

Las Vegas 89110

ZIP code · NV · Nevada > Clark County > Las Vegas

BUYER'S MARKET

\$338K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

511

SALES (12 MO)

\$364K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



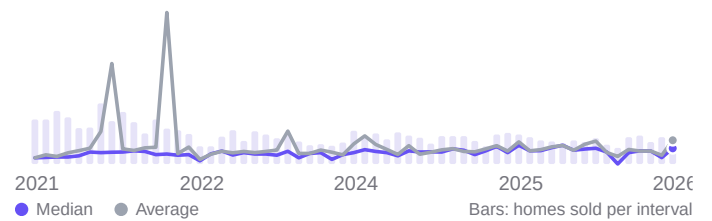
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$370K · Average \$434K

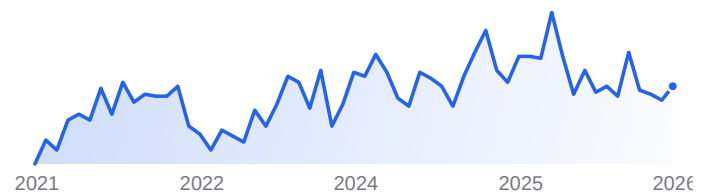
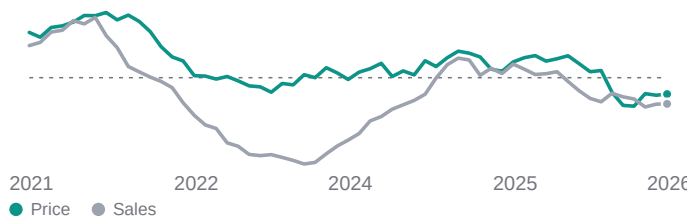


Growth (year over year)

Price -7.6% · Sales -12.0%

Price per square foot

\$222/ft²

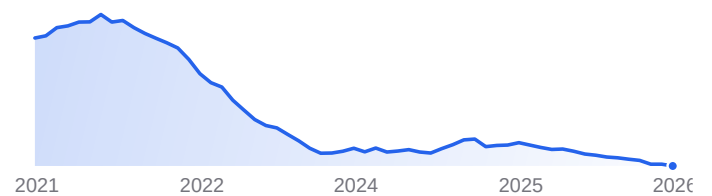
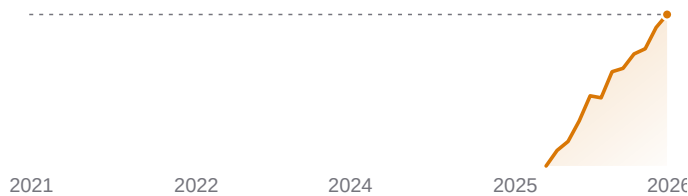


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

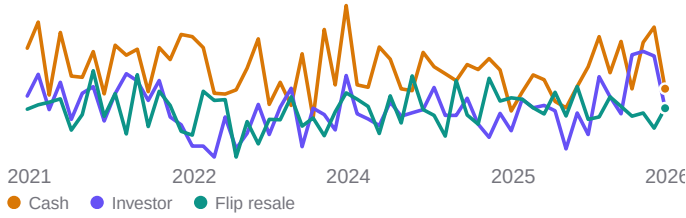
3.0%



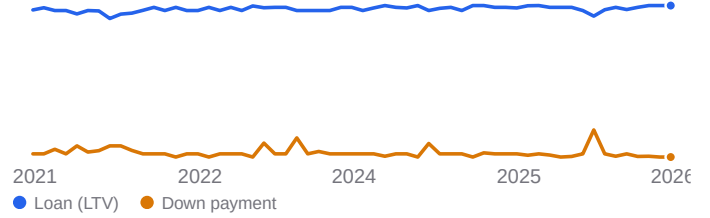
BUYERS & OUTCOMES

Buyer mix

Cash 19% · Investor 14% · Flip resale 14%

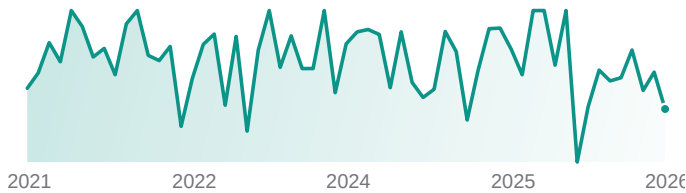


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



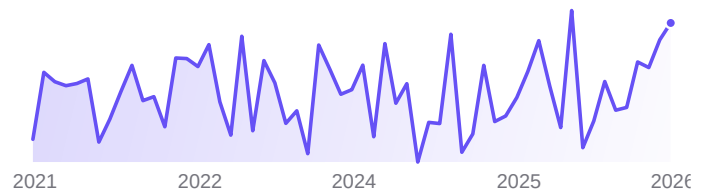
Sellers who sold at a gain

90%



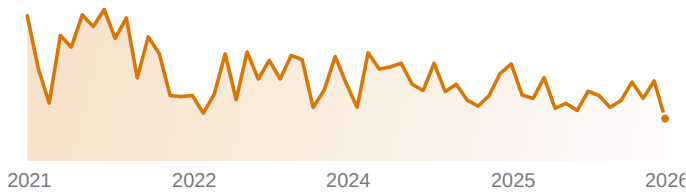
Typical hold before selling

14.1 yrs



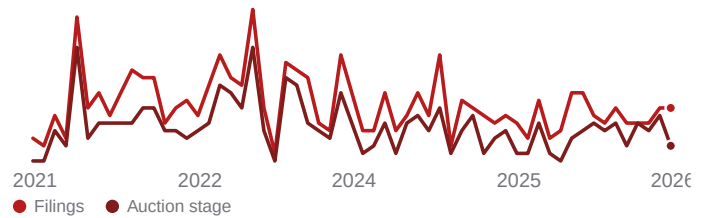
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 7 · Auction stage 2



HOUSING STOCK

Homes	16,811
Median value (AVM)	\$364K
Median size	1,423 ft²
Median bedrooms	3
Median year built	1984
Single family	82%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	0.7%
Owner occupied	72%
Company owned	20%
Median loan-to-value	39%

Typical ownership tenure

12.3 yrs

COMMUNITY

Population	75,959
Density	6,430 / mi²
Median household income	\$51K
Average household income	\$65K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	137
Homes occupied	96%
Bachelor's or higher	8%
Poverty rate	17.0%
Unemployment	1.5%
Average temp	67°F
Annual precip	5 in
Sunshine	85%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.