

Las Vegas 89113

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

BUYER'S MARKET

\$457K

MEDIAN SALE PRICE

-21.4%

1-YR CHANGE

973

SALES (12 MO)

\$499K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



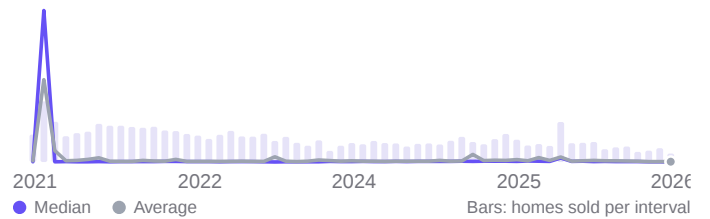
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$438K · Average \$488K

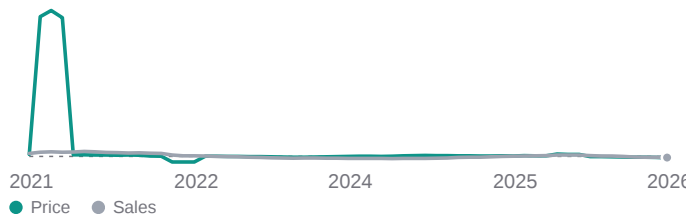


Growth (year over year)

Price -21.4% · Sales -18.4%

Price per square foot

\$243/ft²

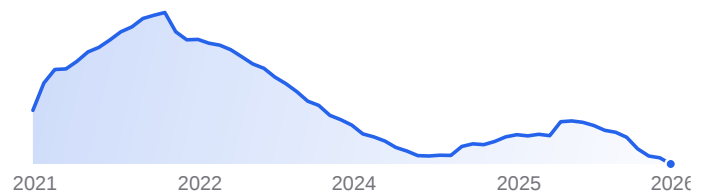


Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

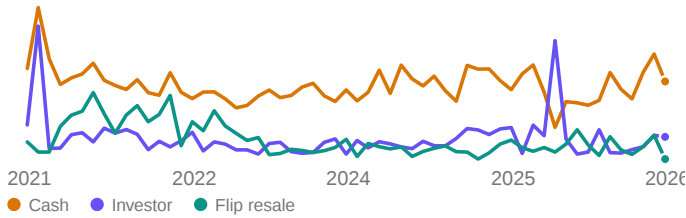
5.7%



BUYERS & OUTCOMES

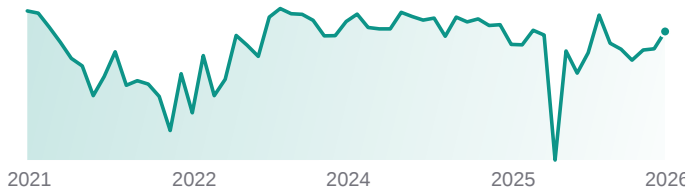
Buyer mix

Cash 34% · Investor 9.8% · Flip resale 0%



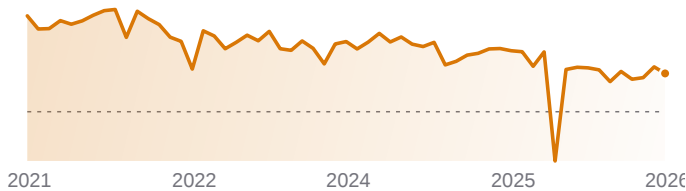
Sellers who sold at a gain

89%

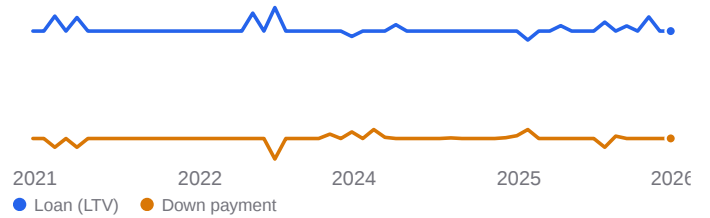


Median annualized return at resale

+4.1%

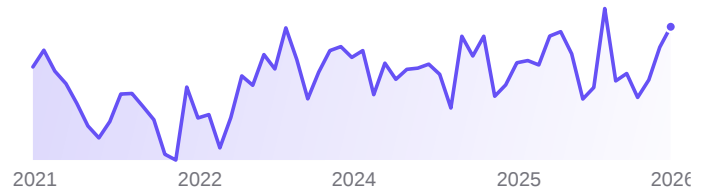


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 9 · Auction stage 2



HOUSING STOCK

Homes	17,132
Median value (AVM)	\$499K
Median size	1,897 ft²
Median bedrooms	3
Median year built	2006
Single family	74%
Condos	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.8%
Owner occupied	61%
Company owned	32%
Median loan-to-value	45%

Typical ownership tenure

7.6 yrs

COMMUNITY

Population	34,196
Density	3,346 / mi²
Median household income	\$88K
Average household income	\$118K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	126
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	10.0%
Unemployment	2.0%
Average temp	65°F
Annual precip	6 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.