

# Las Vegas 89115

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

**BUYER'S MARKET**

**\$302K**

MEDIAN SALE PRICE

**-9.2%**

1-YR CHANGE

**412**

SALES (12 MO)

**\$338K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



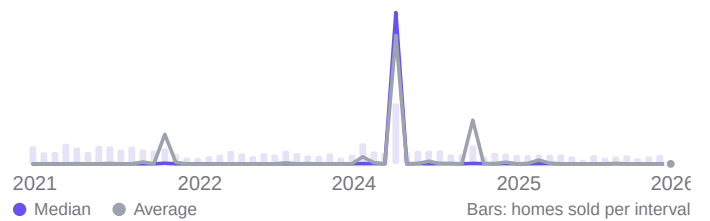
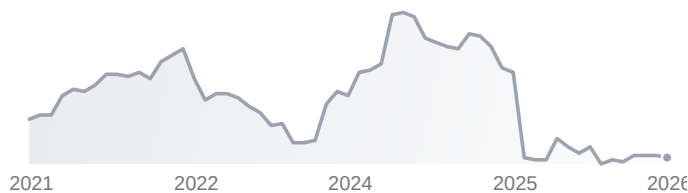
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$290K · Average \$279K

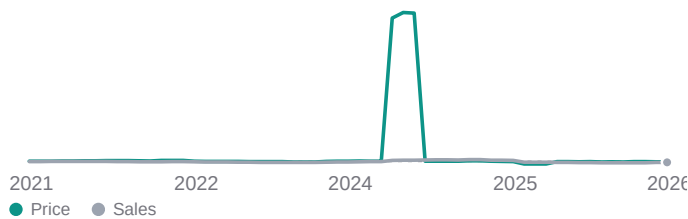


Growth (year over year)

Price -9.2% · Sales -33.1%

Price per square foot

\$199/ft²

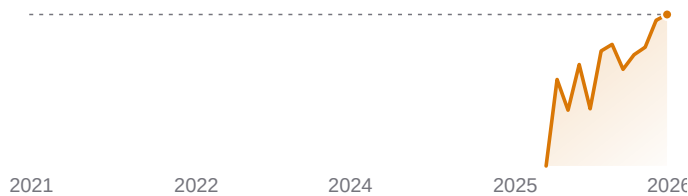


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

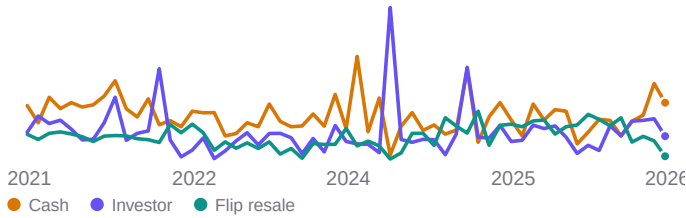
3.5%



## BUYERS & OUTCOMES

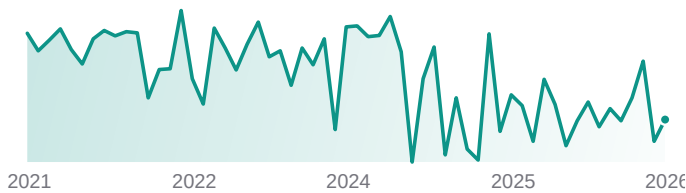
### Buyer mix

Cash 33% · Investor 15% · Flip resale 3.7%



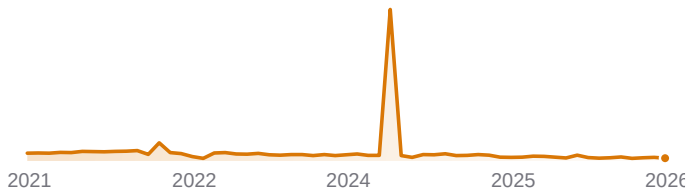
### Sellers who sold at a gain

79%

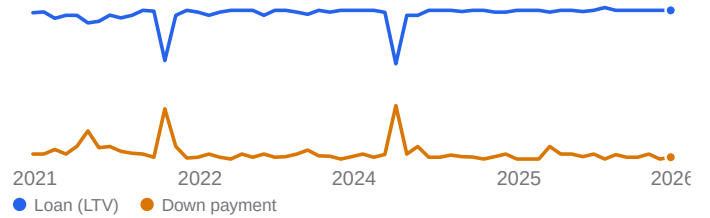


### Median annualized return at resale

+4.3%

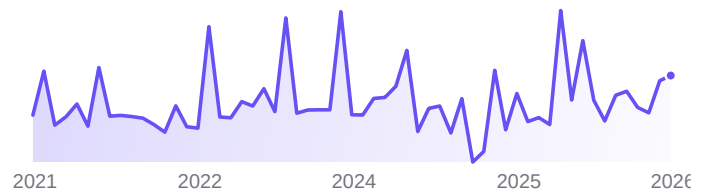


### Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



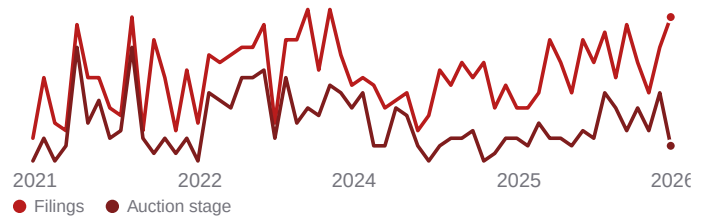
### Typical hold before selling

7.0 yrs



### Preforeclosure filings

Filings 19 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,807    |
| Median value (AVM) | \$338K    |
| Median size        | 1,327 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1996      |
| Single family      | 70%       |
| Condos             | 14%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 59%  |
| Underwater (LTV 125% or more) | 0.5% |
| Owner occupied                | 62%  |
| Company owned                 | 25%  |
| Median loan-to-value          | 39%  |

Typical ownership tenure

**8.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>72,415</b>      |
| Density                          | <b>1,402 / mi²</b> |
| Median household income          | <b>\$45K</b>       |
| Average household income         | <b>\$53K</b>       |
| Crime index (US avg 100)         | <b>93</b>          |
| Air pollution index (US avg 100) | <b>83</b>          |
| Earthquake index (US avg 100)    | <b>137</b>         |
| Homes occupied                   | <b>93%</b>         |
| Bachelor's or higher             | <b>6%</b>          |
| Poverty rate                     | <b>25.9%</b>       |
| Unemployment                     | <b>1.5%</b>        |
| Average temp                     | <b>55°F</b>        |
| Annual precip                    | <b>10 in</b>       |
| Sunshine                         | <b>85%</b>         |

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.