

# Las Vegas 89119

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

BALANCED MARKET

**\$277K**

MEDIAN SALE PRICE

**+9.4%**

1-YR CHANGE

**348**

SALES (12 MO)

**\$248K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



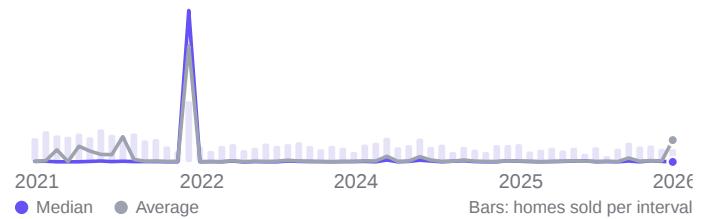
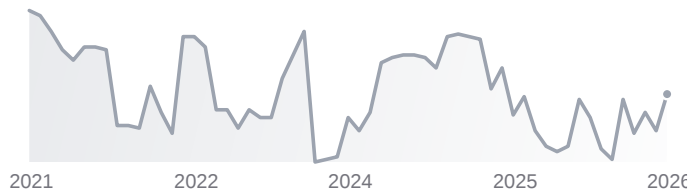
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$199K · Average \$3.3M

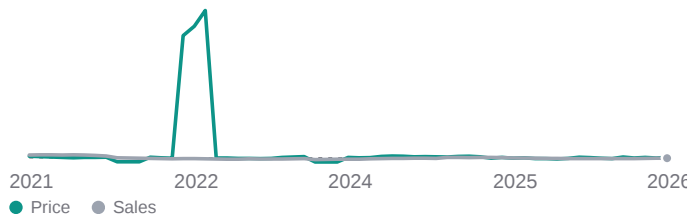


Growth (year over year)

Price +9.4% · Sales -10.5%

Price per square foot

\$190/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

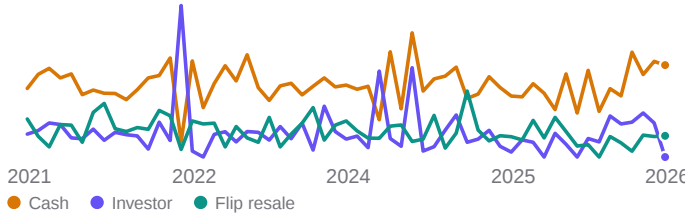
3.7%



## BUYERS & OUTCOMES

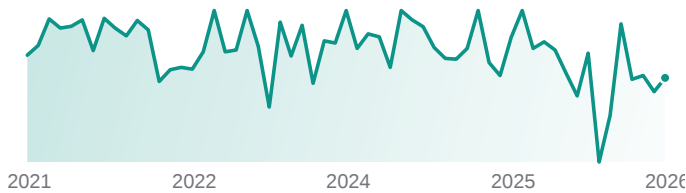
### Buyer mix

Cash 46% · Investor 0% · Flip resale 11%



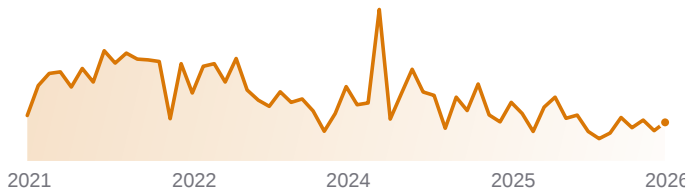
### Sellers who sold at a gain

85%

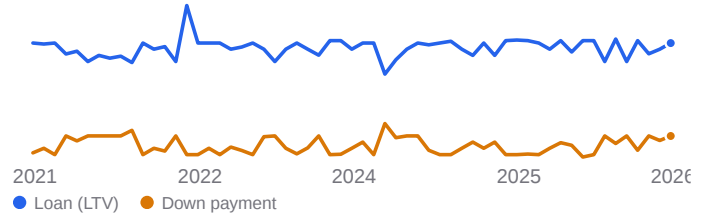


### Median annualized return at resale

+4.9%

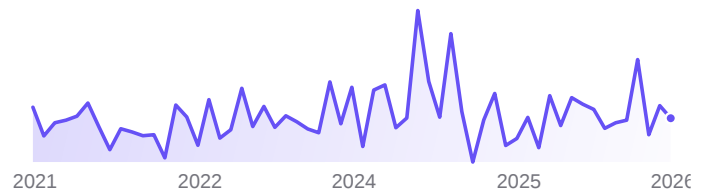


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



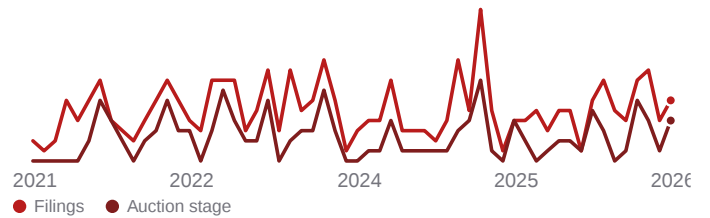
### Typical hold before selling

7.1 yrs



### Preforeclosure filings

Filings 6 · Auction stage 4



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 9,365     |
| Median value (AVM) | \$248K    |
| Median size        | 1,172 ft² |
| Median bedrooms    | 2         |
| Median year built  | 1981      |
| Single family      | 40%       |
| Condos             | 40%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 65%  |
| Underwater (LTV 125% or more) | 1.0% |
| Owner occupied                | 44%  |
| Company owned                 | 38%  |
| Median loan-to-value          | 29%  |

Typical ownership tenure

**10.0 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>52,745</b>      |
| Density                          | <b>3,945 / mi²</b> |
| Median household income          | <b>\$45K</b>       |
| Average household income         | <b>\$59K</b>       |
| Crime index (US avg 100)         | <b>143</b>         |
| Air pollution index (US avg 100) | <b>92</b>          |
| Earthquake index (US avg 100)    | <b>134</b>         |
| Homes occupied                   | <b>90%</b>         |
| Bachelor's or higher             | <b>14%</b>         |
| Poverty rate                     | <b>19.1%</b>       |
| Unemployment                     | <b>1.9%</b>        |
| Average temp                     | <b>66°F</b>        |
| Annual precip                    | <b>5 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.