

Las Vegas 89122

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

BALANCED MARKET

\$325K

MEDIAN SALE PRICE

-6.1%

1-YR CHANGE

822

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



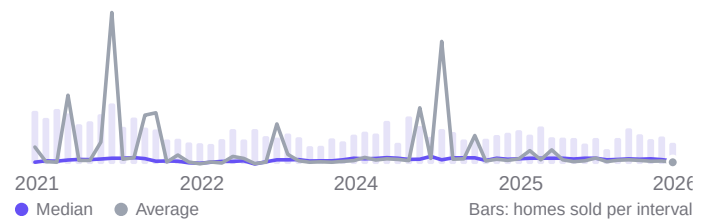
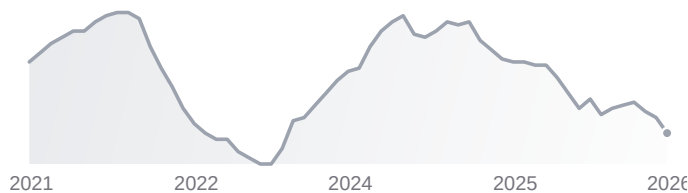
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$308K · Average \$288K

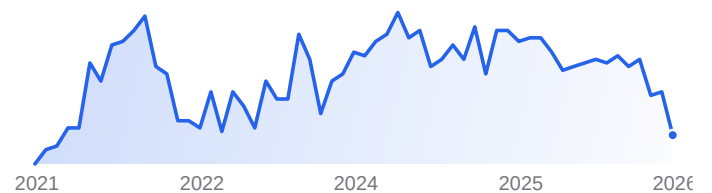
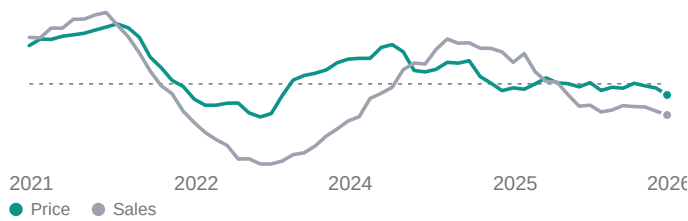


Growth (year over year)

Price -6.1% · Sales -17.2%

Price per square foot

\$205/ft²

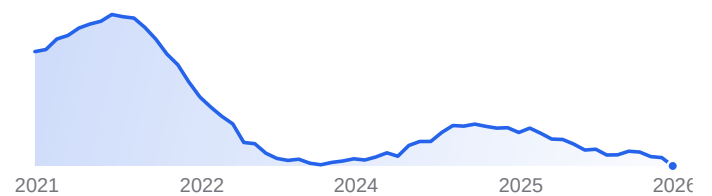
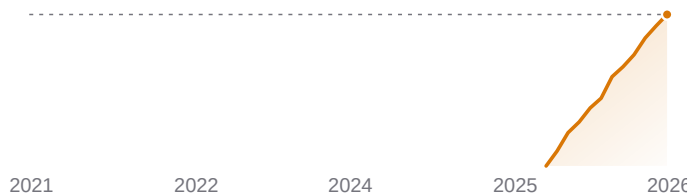


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

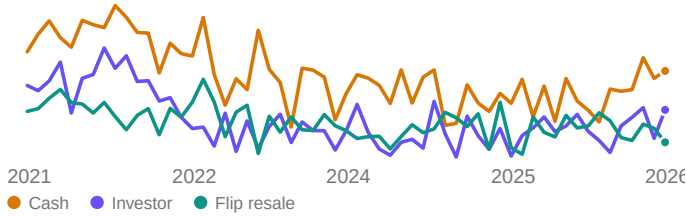
5.2%



BUYERS & OUTCOMES

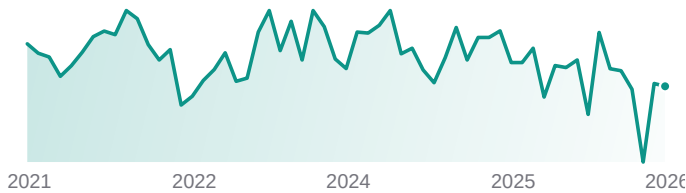
Buyer mix

Cash 26% · Investor 16% · Flip resale 7.0%



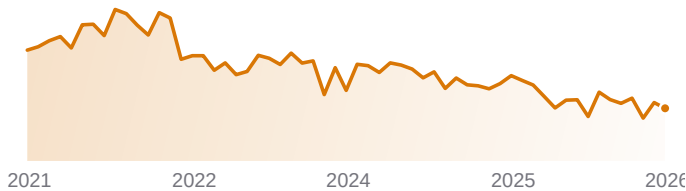
Sellers who sold at a gain

90%

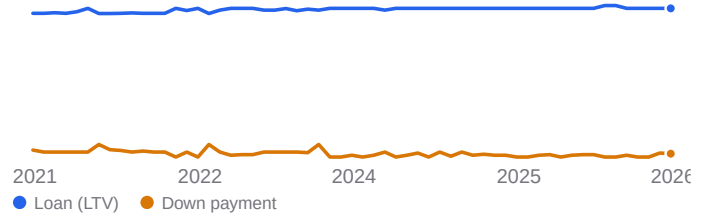


Median annualized return at resale

+4.8%

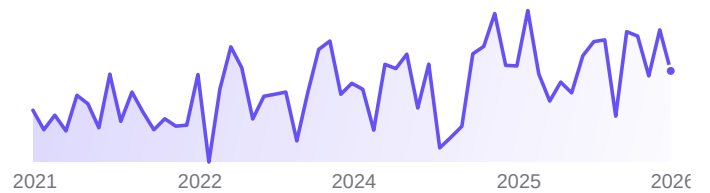


Financing (share of purchase price) Loan (LTV) 98% · Down payment 4.0%



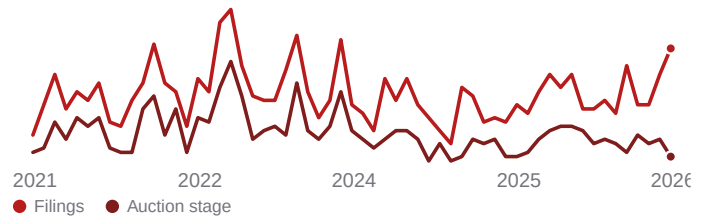
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 27 · Auction stage 2



HOUSING STOCK

Homes	15,764
Median value (AVM)	\$356K
Median size	1,472 ft²
Median bedrooms	3
Median year built	2003
Single family	73%
Condos	9.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.0%
Owner occupied	73%
Company owned	21%
Median loan-to-value	49%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	57,316
Density	6,367 / mi²
Median household income	\$53K
Average household income	\$66K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	74
Earthquake index (US avg 100)	128
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	16.2%
Unemployment	1.6%
Average temp	68°F
Annual precip	4 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.