

Las Vegas 89124

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

BALANCED MARKET

\$421K

MEDIAN SALE PRICE

-31.5%

1-YR CHANGE

140

SALES (12 MO)

\$613K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



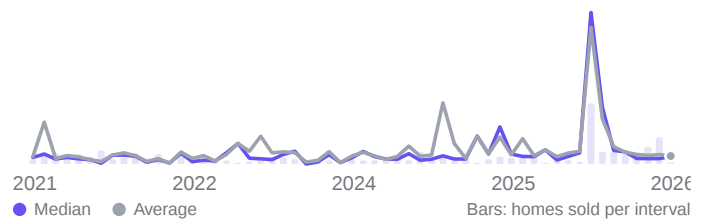
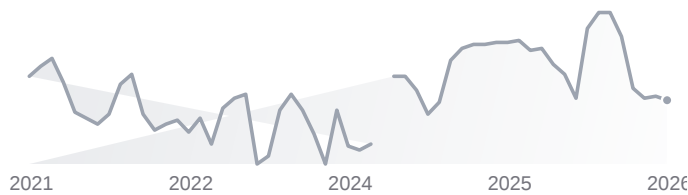
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$500K · Average \$521K

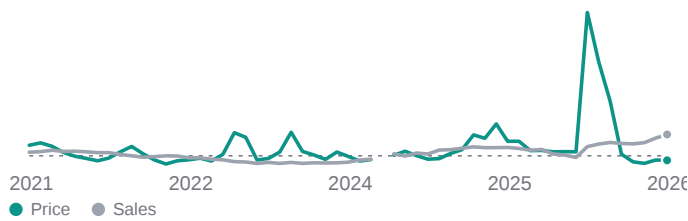


Growth (year over year)

Price -31.5% · Sales +145.6%

Price per square foot

\$429/ft²

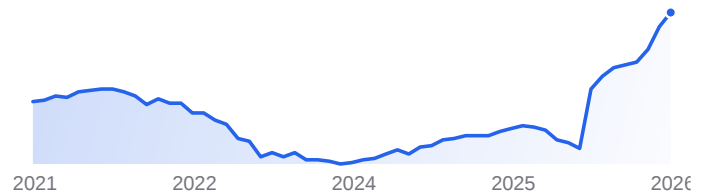


Sale premium vs estimated value

-6.8%

Annual turnover (share of homes sold)

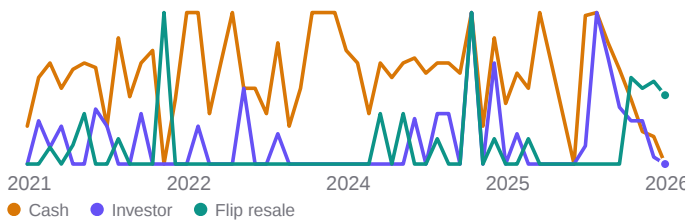
12%



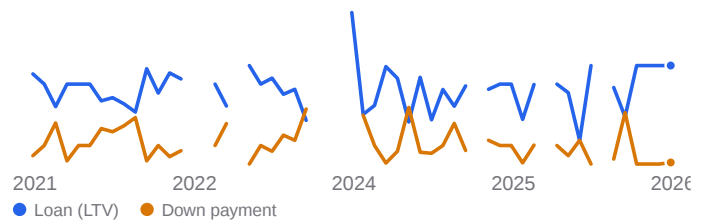
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 45%

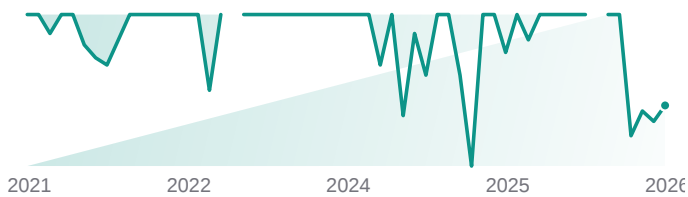


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.4%



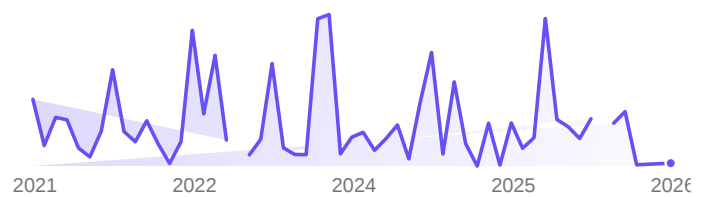
Sellers who sold at a gain

40%



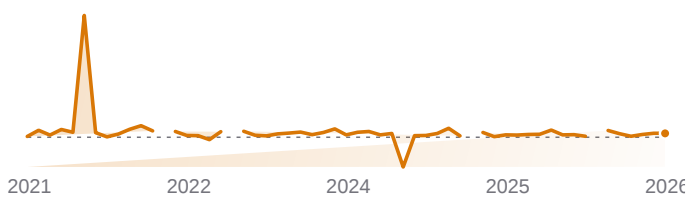
Typical hold before selling

0.6 yrs



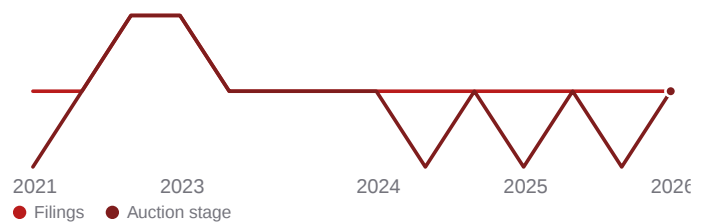
Median annualized return at resale

+7.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,146
Median value (AVM)	\$613K
Median size	1,472 ft²
Median bedrooms	2
Median year built	1991
Single family	83%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	0.3%
Owner occupied	24%
Company owned	56%
Median loan-to-value	10%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	6,131
Density	9 / mi²
Median household income	\$101K
Average household income	\$115K
Crime index (US avg 100)	30
Air pollution index (US avg 100)	88
Earthquake index (US avg 100)	93
Homes occupied	65%
Bachelor's or higher	5%
Poverty rate	2.4%
Unemployment	0.3%
Average temp	51°F
Annual precip	15 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.