

Las Vegas 89128

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

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

-14.8%

1-YR CHANGE

598

SALES (12 MO)

\$381K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



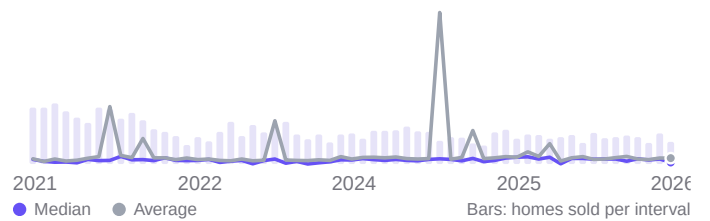
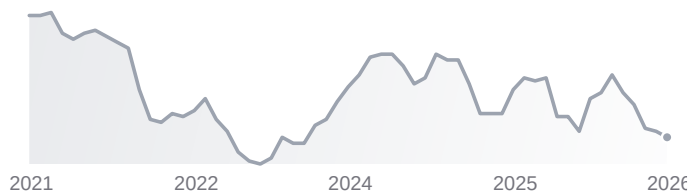
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$305K · Average \$401K

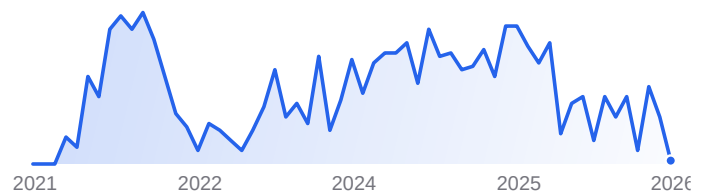
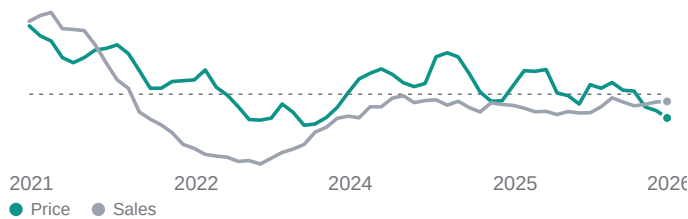


Growth (year over year)

Price -14.8% · Sales -4.5%

Price per square foot

\$221/ft²

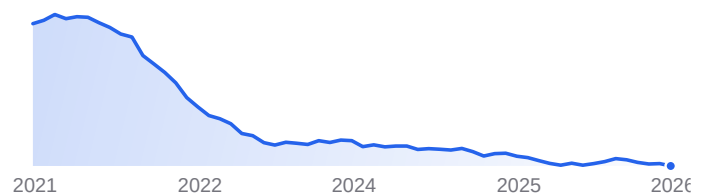
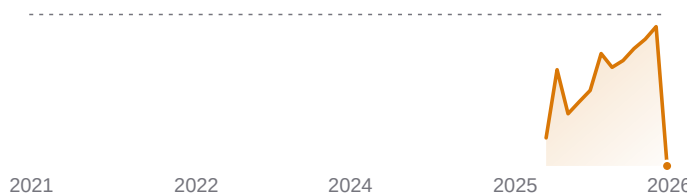


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

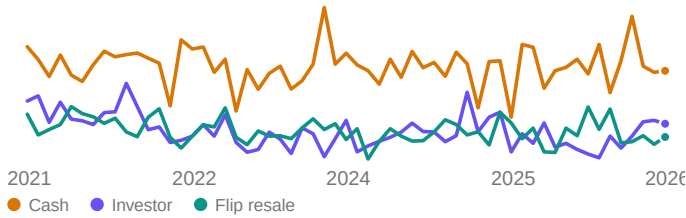
4.3%



BUYERS & OUTCOMES

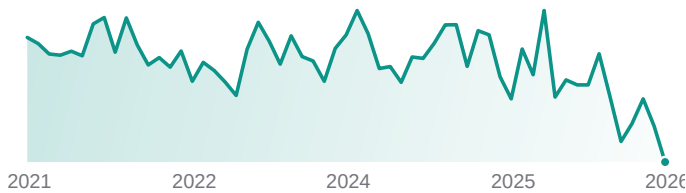
Buyer mix

Cash 33% · Investor 14% · Flip resale 9.5%



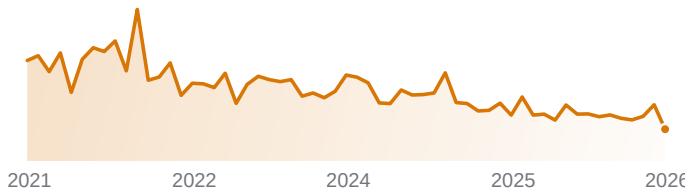
Sellers who sold at a gain

79%

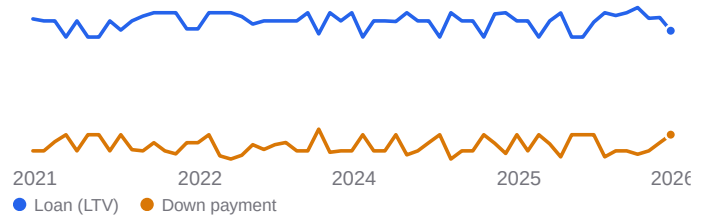


Median annualized return at resale

+3.2%

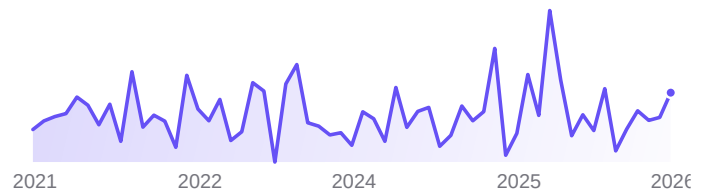


Financing (share of purchase price) Loan (LTV) 84% · Down payment 20%



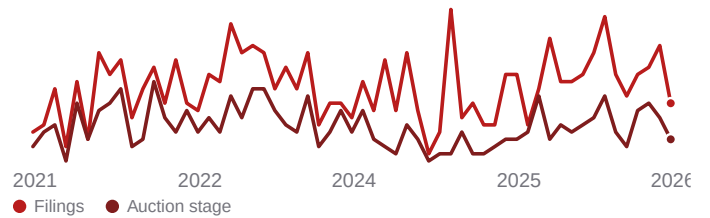
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 8 · Auction stage 3



HOUSING STOCK

Homes	14,047
Median value (AVM)	\$381K
Median size	1,493 ft²
Median bedrooms	3
Median year built	1992
Single family	61%
Condos	32%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.1%
Owner occupied	58%
Company owned	33%
Median loan-to-value	36%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	40,729
Density	6,828 / mi²
Median household income	\$66K
Average household income	\$91K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	125
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	8.2%
Unemployment	1.7%
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.