

Las Vegas 89129

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

BUYER'S MARKET

\$409K

MEDIAN SALE PRICE

-16.1%

1-YR CHANGE

746

SALES (12 MO)

\$441K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



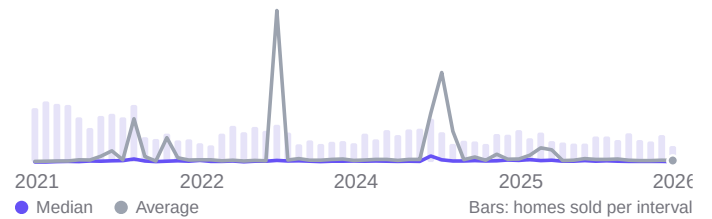
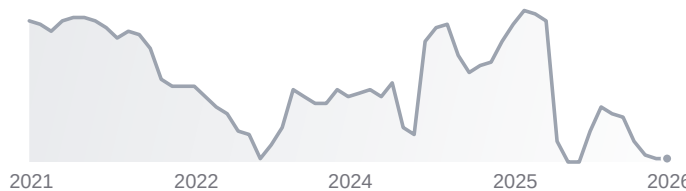
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$405K · Average \$471K

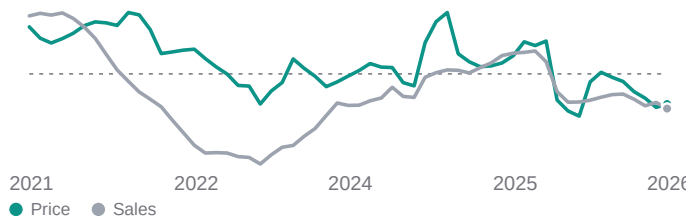


Growth (year over year)

Price -16.1% · Sales -18.6%

Price per square foot

\$236/ft²

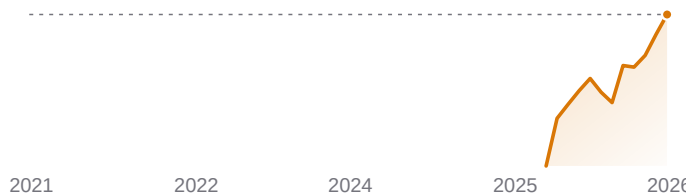


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

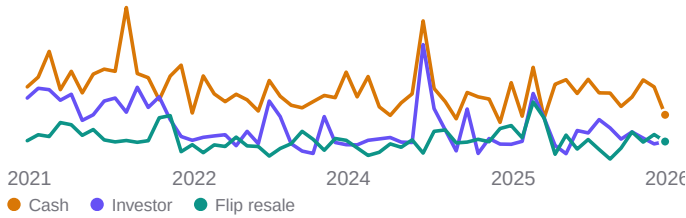
3.9%



BUYERS & OUTCOMES

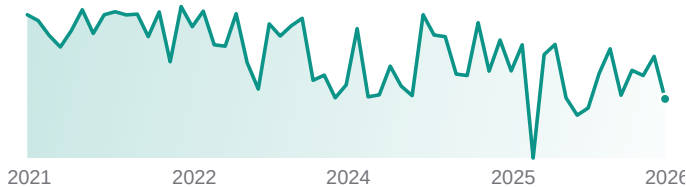
Buyer mix

Cash 20% · Investor 8.9% · Flip resale 8.9%



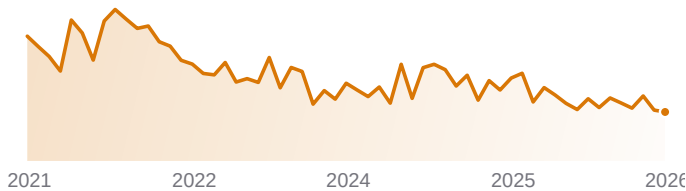
Sellers who sold at a gain

84%

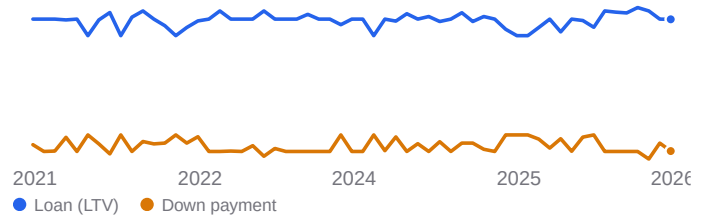


Median annualized return at resale

+4.1%

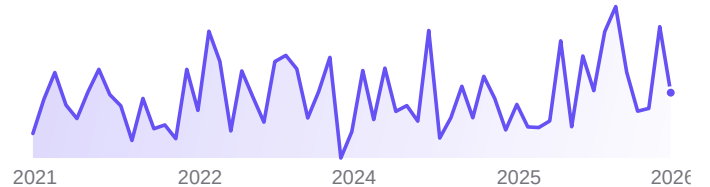


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



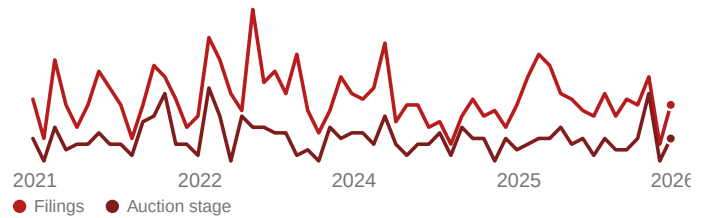
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 11 · Auction stage 5



HOUSING STOCK

Homes	19,280
Median value (AVM)	\$441K
Median size	1,870 ft²
Median bedrooms	3
Median year built	1999
Single family	87%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.1%
Owner occupied	70%
Company owned	31%
Median loan-to-value	46%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	59,001
Density	5,504 / mi²
Median household income	\$88K
Average household income	\$118K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	122
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	8.4%
Unemployment	1.8%
Average temp	64°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.