

Las Vegas 89130

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

BALANCED MARKET

\$427K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

530

SALES (12 MO)

\$438K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



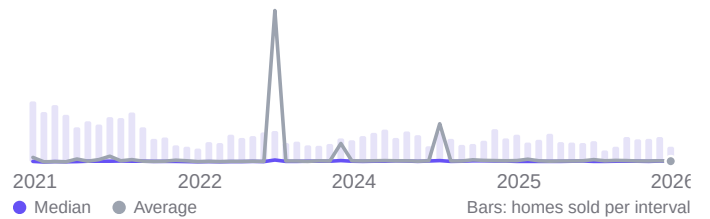
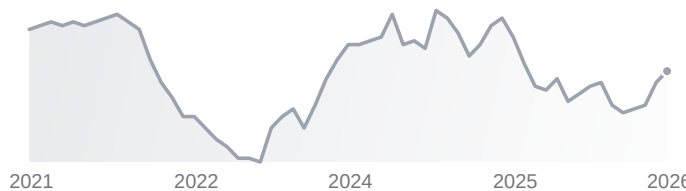
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$410K · Average \$434K

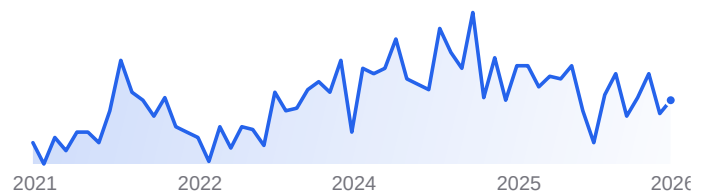
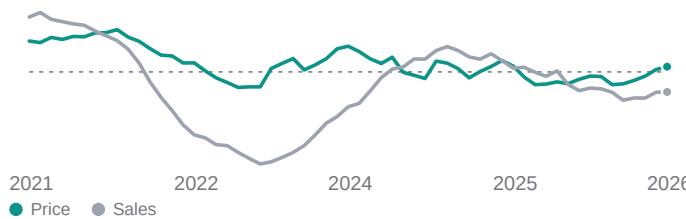


Growth (year over year)

Price +3.1% · Sales -11.5%

Price per square foot

\$241/ft²

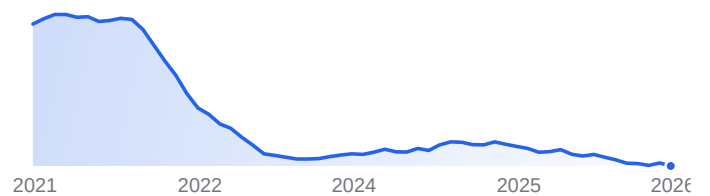
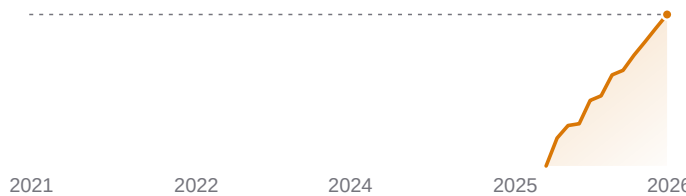


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

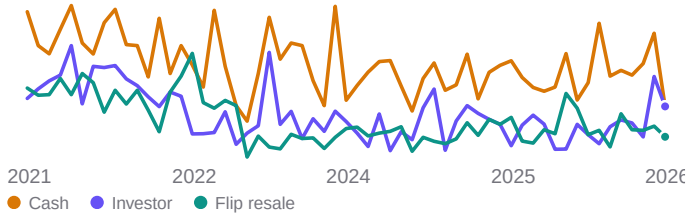
4.2%



BUYERS & OUTCOMES

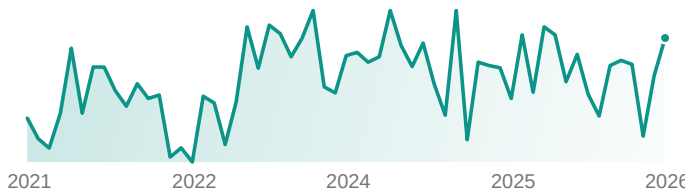
Buyer mix

Cash 15% · Investor 15% · Flip resale 6.1%



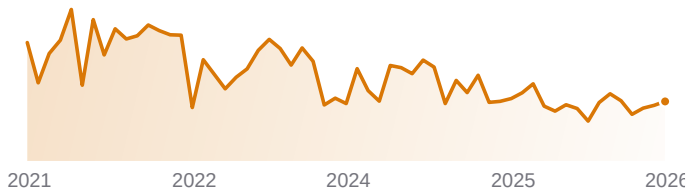
Sellers who sold at a gain

97%

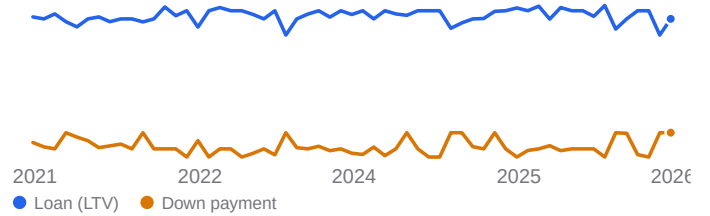


Median annualized return at resale

+4.9%

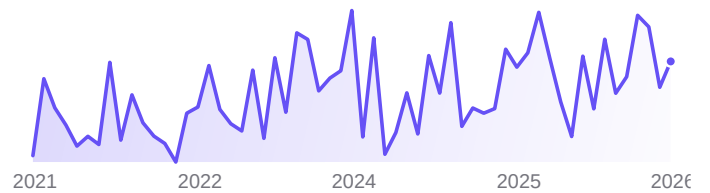


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



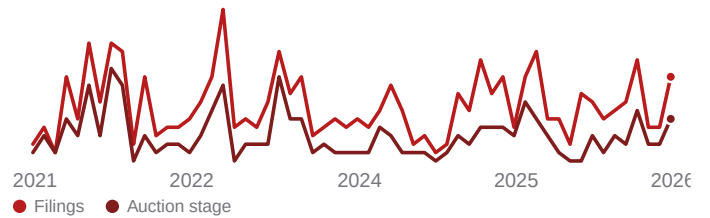
Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 10 · Auction stage 5



HOUSING STOCK

Homes	12,547
Median value (AVM)	\$438K
Median size	1,802 ft²
Median bedrooms	3
Median year built	1996
Single family	90%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.5%
Owner occupied	76%
Company owned	29%
Median loan-to-value	49%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	35,745
Density	4,714 / mi²
Median household income	\$83K
Average household income	\$100K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	123
Homes occupied	97%
Bachelor's or higher	12%
Poverty rate	7.8%
Unemployment	1.6%
Average temp	65°F
Annual precip	5 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.