Las Vegas 89134

BALANCED MARKET

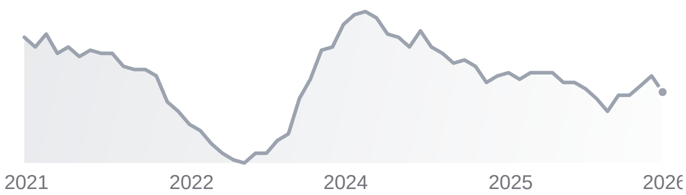
ZIP code · NV · Nevada › Clark County › Las Vegas

$480K	-3.2%	736	$500K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

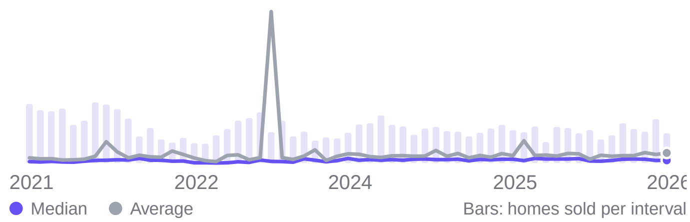
Market temperature Balanced market · 56 / 100

MARKET TRENDS (5 YEARS)

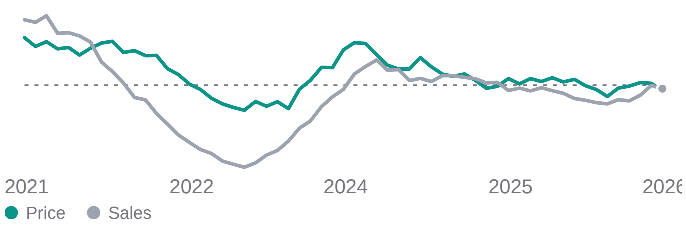
Market temperature (0–100) 56 / 100



Sale prices Median $470K · Average $676K



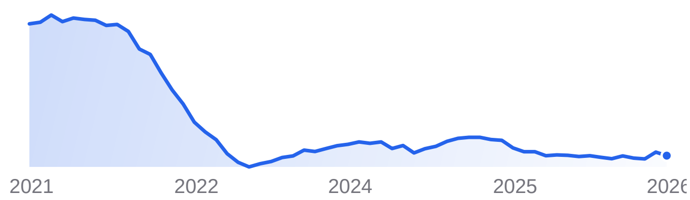
Growth (year over year) Price -3.2% · Sales -1.9%



Price per square foot $304/ft²

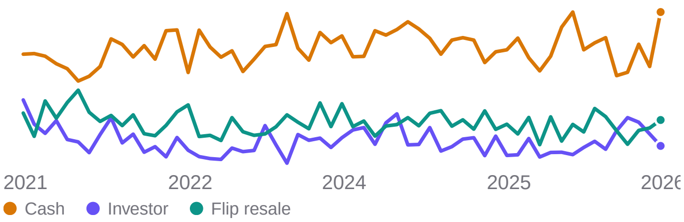
Sale premium vs estimated value +0.0%

Annual turnover (share of homes sold) 5.7%

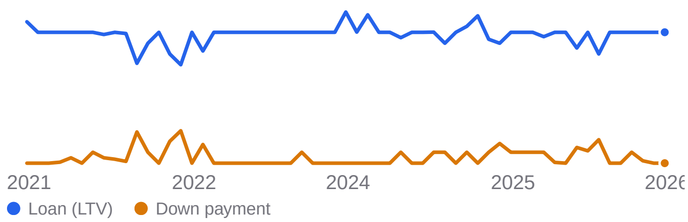


BUYERS & OUTCOMES

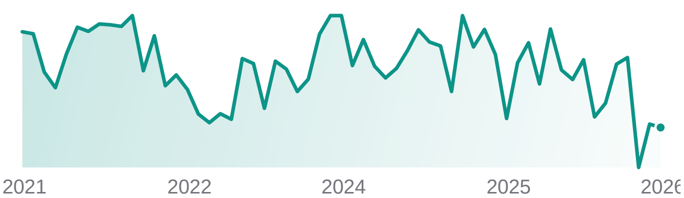
Buyer mix — Cash 61% · Investor 7.0% · Flip resale 18%



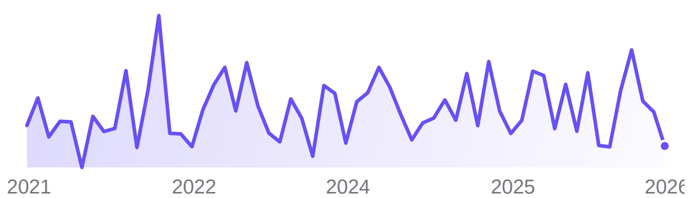
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%



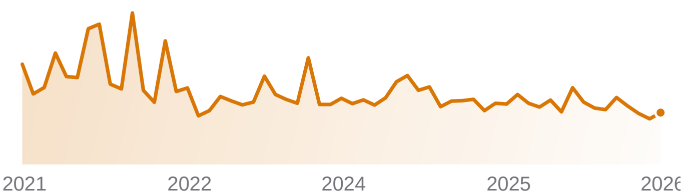
Sellers who sold at a gain — 88%



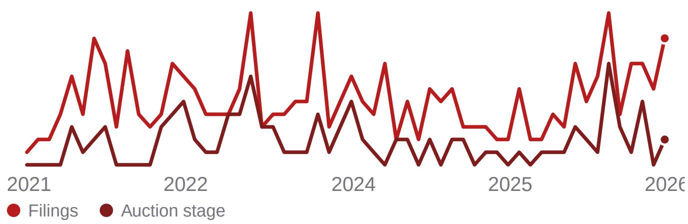
Typical hold before selling — 5.8 yrs



Median annualized return at resale — +3.5%



Preforeclosure filings — Filings 10 · Auction stage 2



HOUSING STOCK

Homes	**12,821**
Median value (AVM)	**$500K**
Median size	**1,690 ft²**
Median bedrooms	**2**
Median year built	**1995**
Single family	**80%**
Condos	**2.7%**

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	**68%**
Underwater (LTV 125% or more)	**1.9%**
Owner occupied	**72%**
Company owned	**47%**
Median loan-to-value	**30%**

Typical ownership tenure	9.7 yrs

COMMUNITY

Population	25,403
Density	3,534 / mi²
Median household income	$88K
Average household income	$114K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	122
Homes occupied	93%
Bachelor's or higher	27%
Poverty rate	6.7%
Unemployment	1.0%
Average temp	63°F
Annual precip	7 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.