

Las Vegas 89138

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

BALANCED MARKET

\$800K

MEDIAN SALE PRICE

+13.4%

1-YR CHANGE

1,011

SALES (12 MO)

\$746K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

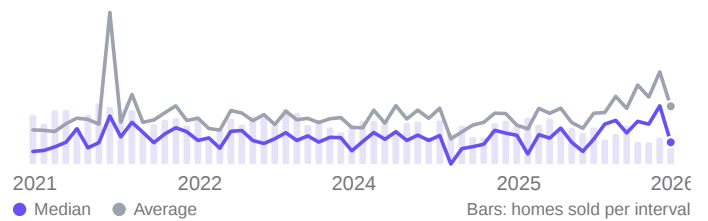
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$700K · Average \$898K

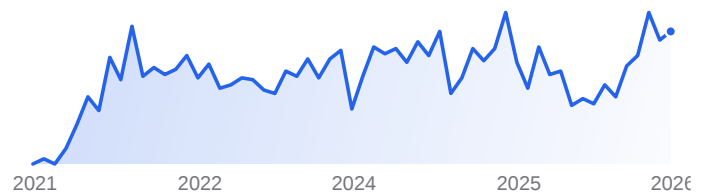
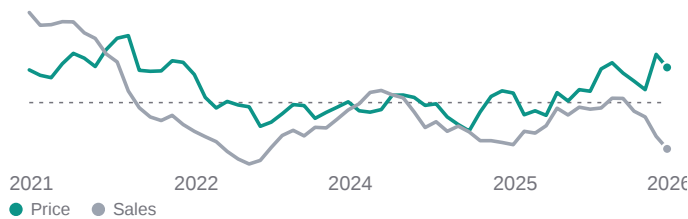


Growth (year over year)

Price +13.4% · Sales -17.7%

Price per square foot

\$360/ft²

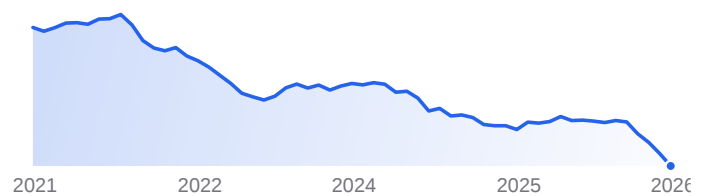
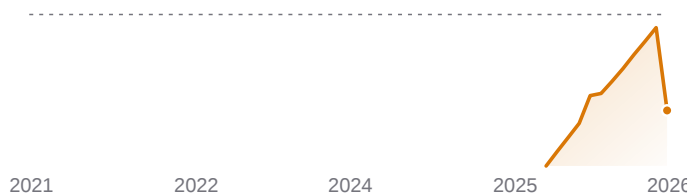


Sale premium vs estimated value

-1.5%

Annual turnover (share of homes sold)

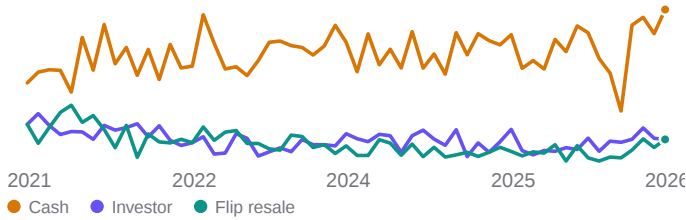
7.6%



BUYERS & OUTCOMES

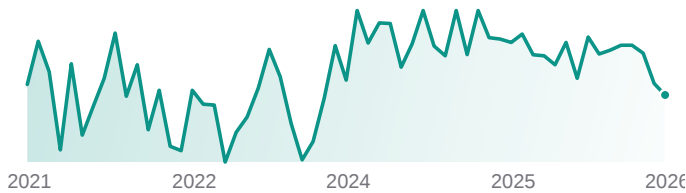
Buyer mix

Cash 46% · Investor 6.5% · Flip resale 6.5%



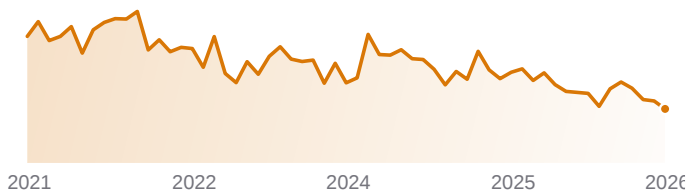
Sellers who sold at a gain

84%

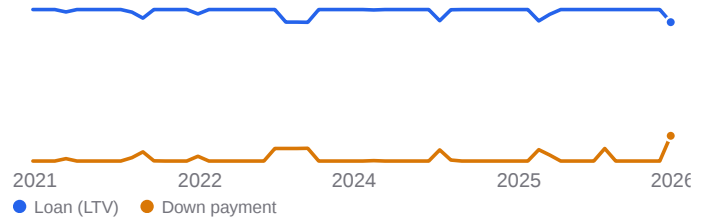


Median annualized return at resale

+4.5%

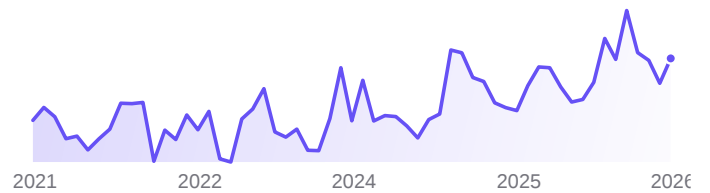


Financing (share of purchase price) Loan (LTV) 75% · Down payment 30%



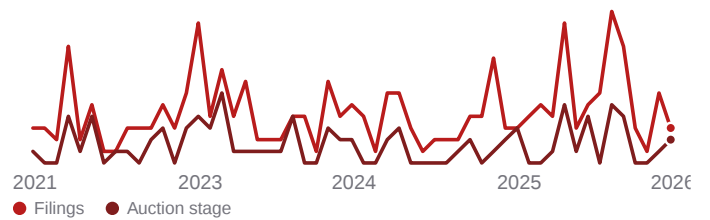
Typical hold before selling

4.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	13,301
Median value (AVM)	\$746K
Median size	2,335 ft²
Median bedrooms	3
Median year built	2018
Single family	87%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	0.8%
Owner occupied	73%
Company owned	36%
Median loan-to-value	48%

Typical ownership tenure

5.2 yrs

COMMUNITY

Population	15,643
Density	1,101 / mi²
Median household income	\$134K
Average household income	\$182K
Crime index (US avg 100)	21
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	119
Homes occupied	95%
Bachelor's or higher	37%
Poverty rate	2.4%
Unemployment	1.9%
Average temp	50°F
Annual precip	16 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.