

Las Vegas 89141

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

BALANCED MARKET

\$530K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

960

SALES (12 MO)

\$545K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



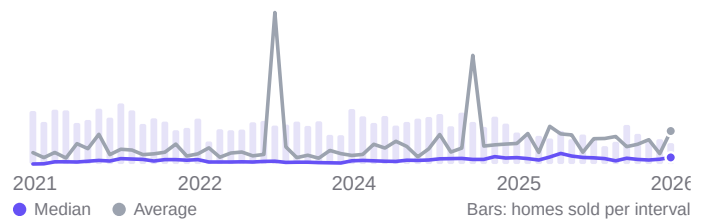
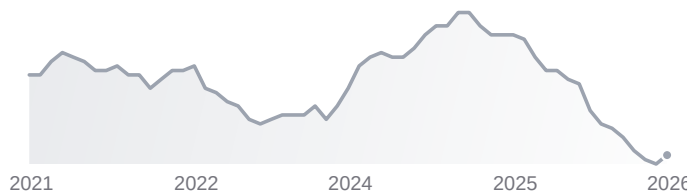
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$550K · Average \$904K

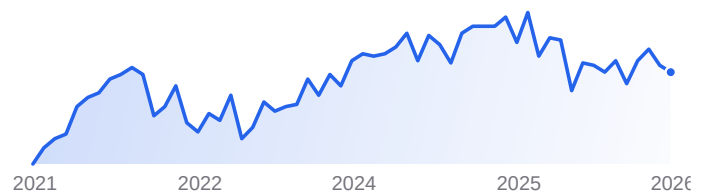
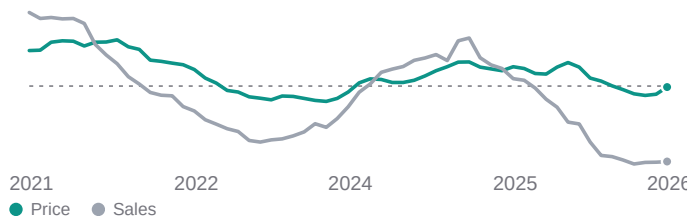


Growth (year over year)

Price -0.5% · Sales -34.9%

Price per square foot

\$242/ft²

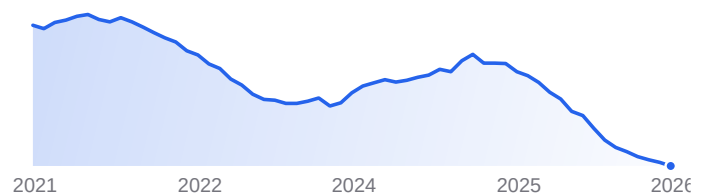


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

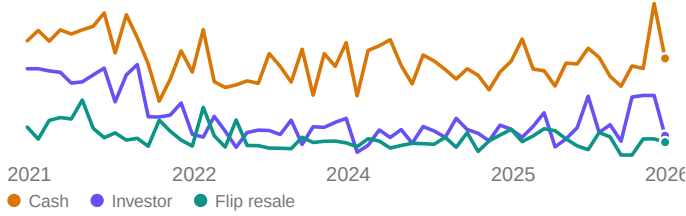
5.5%



BUYERS & OUTCOMES

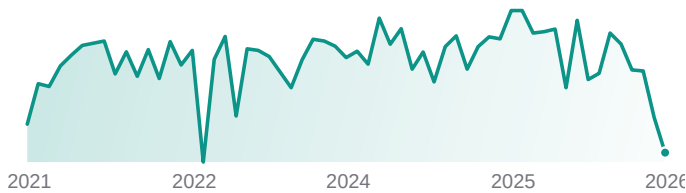
Buyer mix

Cash 24% · Investor 4.8% · Flip resale 3.2%



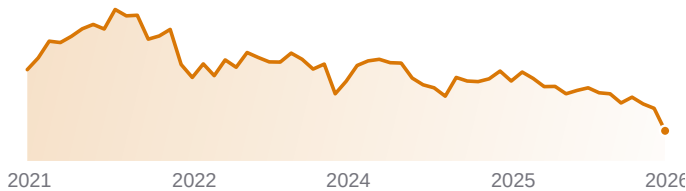
Sellers who sold at a gain

73%

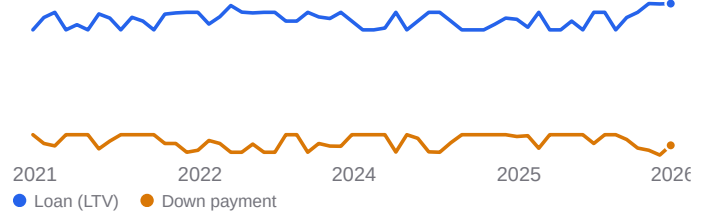


Median annualized return at resale

+2.4%

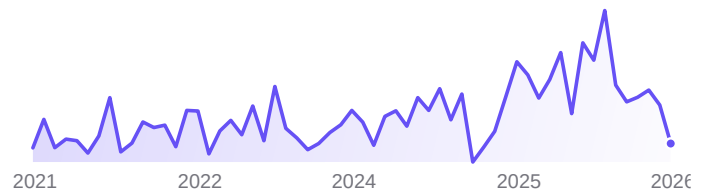


Financing (share of purchase price) Loan (LTV) 95% · Down payment 14%



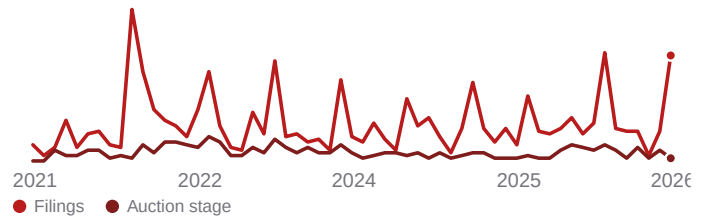
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 40 · Auction stage 2



HOUSING STOCK

Homes	17,592
Median value (AVM)	\$545K
Median size	2,281 ft²
Median bedrooms	4
Median year built	2008
Single family	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	45%
Underwater (LTV 125% or more)	0.6%
Owner occupied	72%
Company owned	28%
Median loan-to-value	55%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	39,335
Density	3,545 / mi²
Median household income	\$105K
Average household income	\$135K
Crime index (US avg 100)	19
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	91
Homes occupied	93%
Bachelor's or higher	30%
Poverty rate	6.4%
Unemployment	1.8%
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.