

Las Vegas 89142

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

BUYER'S MARKET

\$347K

MEDIAN SALE PRICE

-3.3%

1-YR CHANGE

295

SALES (12 MO)

\$362K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



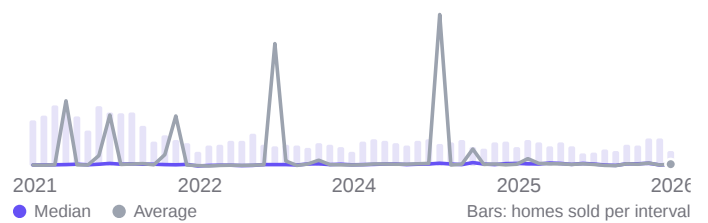
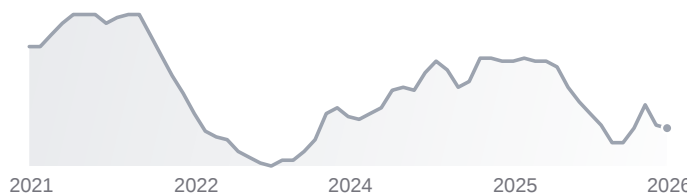
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$345K · Average \$344K

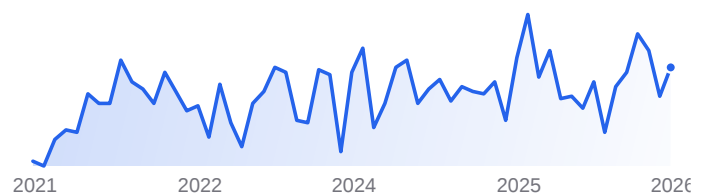
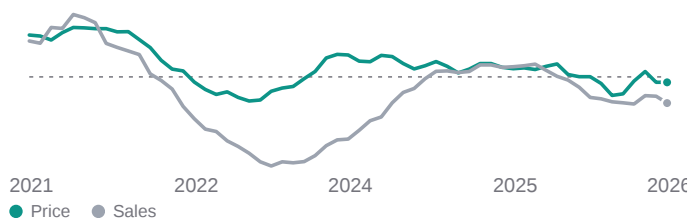


Growth (year over year)

Price -3.3% · Sales -16.0%

Price per square foot

\$232/ft²

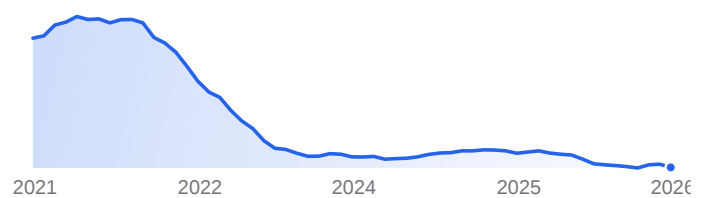
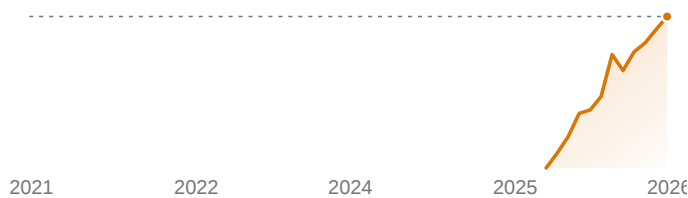


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

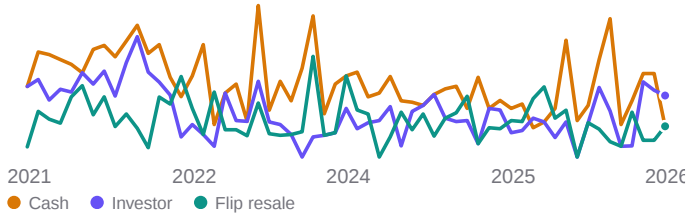
3.1%



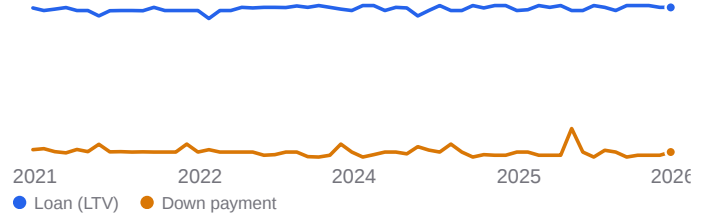
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 21% · Flip resale 11%



Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



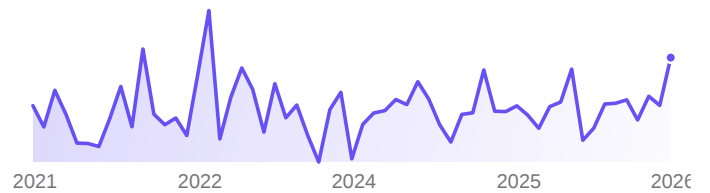
Sellers who sold at a gain

100%



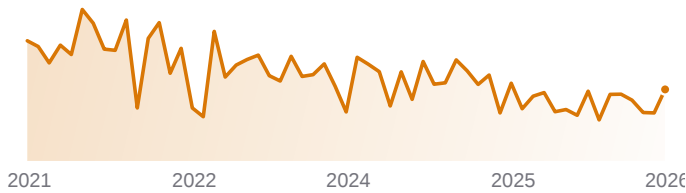
Typical hold before selling

13.9 yrs



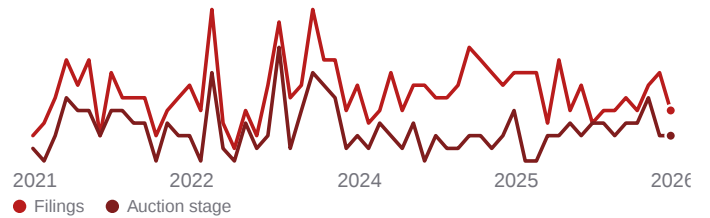
Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	9,666
Median value (AVM)	\$362K
Median size	1,478 ft²
Median bedrooms	3
Median year built	1995
Single family	84%
Condos	9.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.9%
Owner occupied	72%
Company owned	20%
Median loan-to-value	45%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	38,072
Density	1,599 / mi²
Median household income	\$61K
Average household income	\$74K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	140
Homes occupied	97%
Bachelor's or higher	9%
Poverty rate	15.3%
Unemployment	1.7%
Average temp	67°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.