

Las Vegas 89144

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

BALANCED MARKET

\$555K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

316

SALES (12 MO)

\$527K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



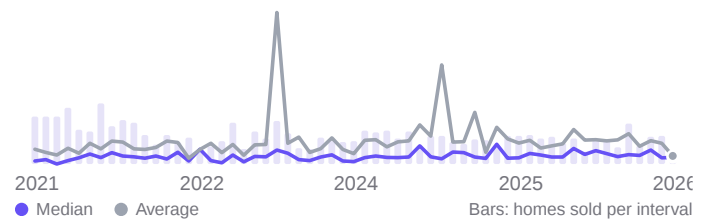
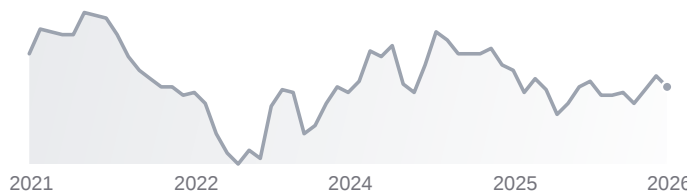
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$515K · Average \$541K

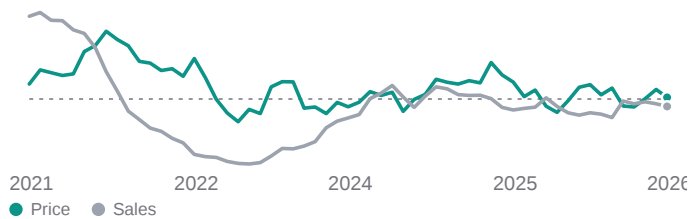


Growth (year over year)

Price +1.2% · Sales -5.4%

Price per square foot

\$307/ft²

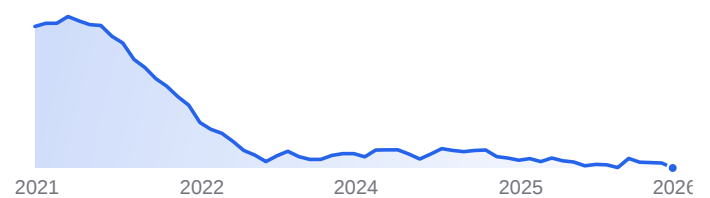
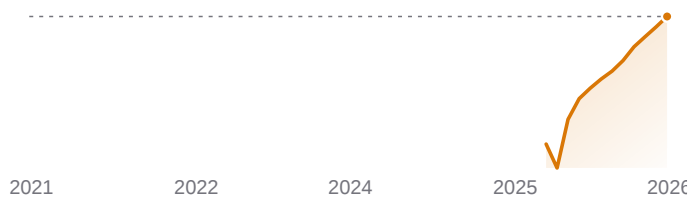


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

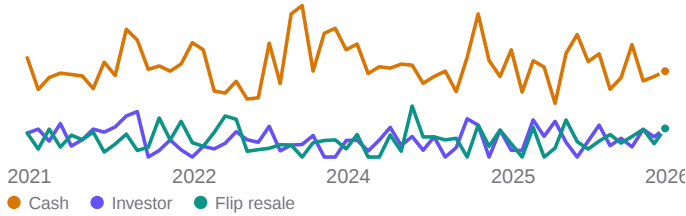
4.1%



BUYERS & OUTCOMES

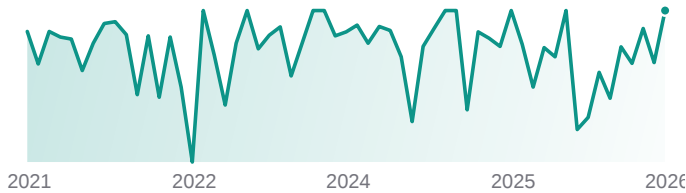
Buyer mix

Cash 40% · Investor 13% · Flip resale 13%



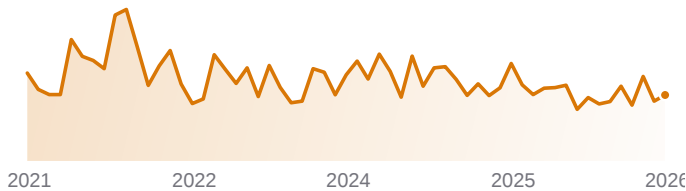
Sellers who sold at a gain

100%

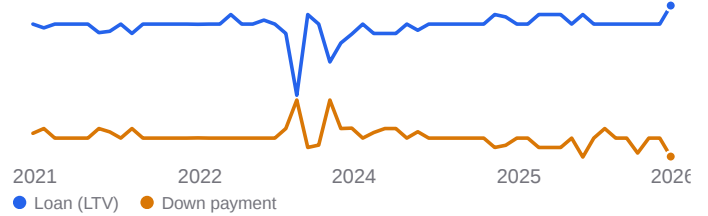


Median annualized return at resale

+5.1%

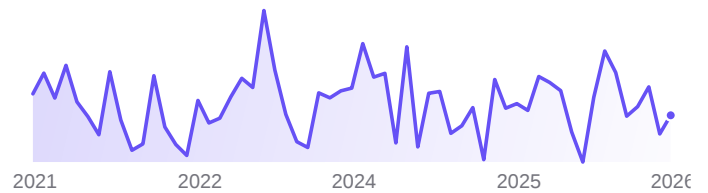


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



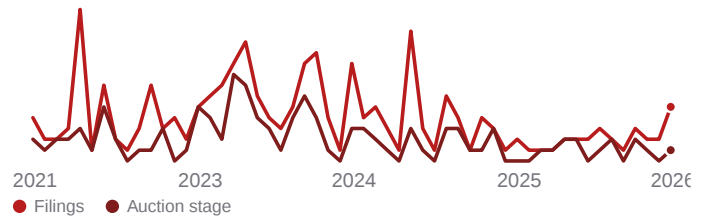
Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	7,781
Median value (AVM)	\$527K
Median size	1,727 ft²
Median bedrooms	3
Median year built	2000
Single family	74%
Condos	21%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.7%
Owner occupied	61%
Company owned	38%
Median loan-to-value	35%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	19,843
Density	4,539 / mi²
Median household income	\$106K
Average household income	\$156K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	126
Homes occupied	93%
Bachelor's or higher	28%
Poverty rate	7.3%
Unemployment	1.7%
Average temp	64°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.