

Las Vegas 89145

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

BALANCED MARKET

\$383K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

428

SALES (12 MO)

\$382K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



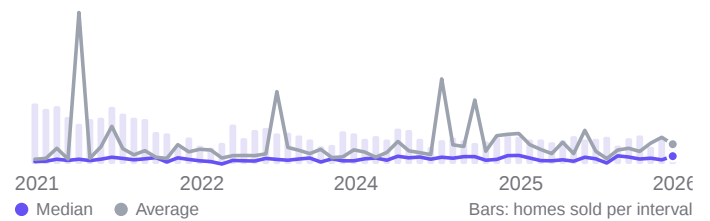
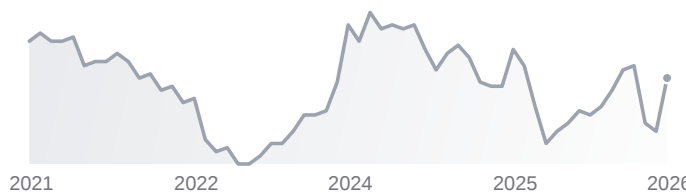
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$420K · Average \$648K

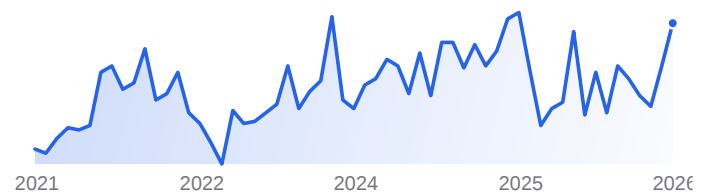
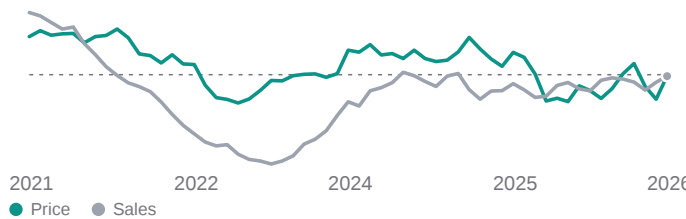


Growth (year over year)

Price -0.5% · Sales -0.7%

Price per square foot

\$273/ft²

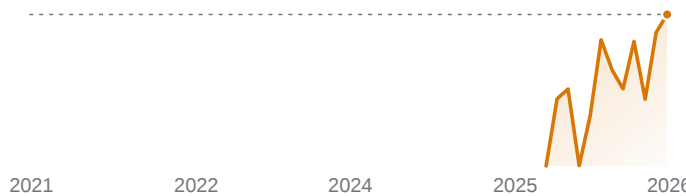


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

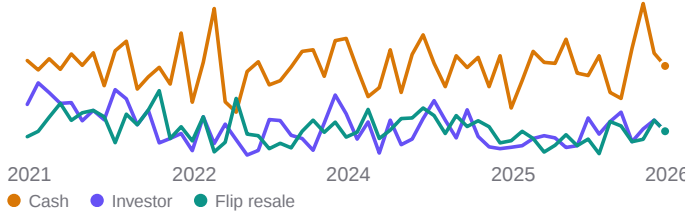
4.4%



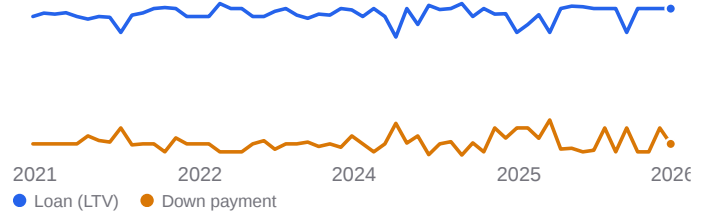
BUYERS & OUTCOMES

Buyer mix

Cash 36% · Investor 11% · Flip resale 11%

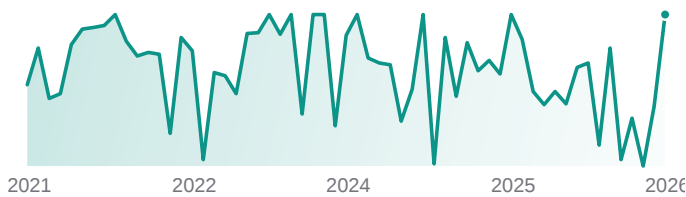


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



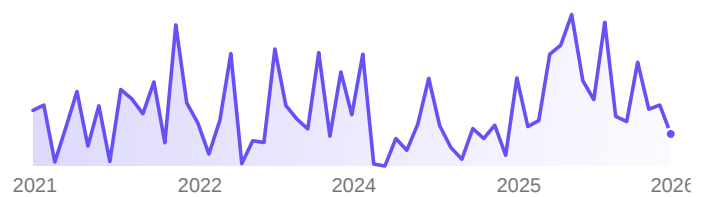
Sellers who sold at a gain

100%



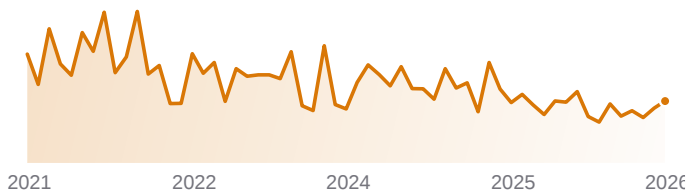
Typical hold before selling

6.4 yrs



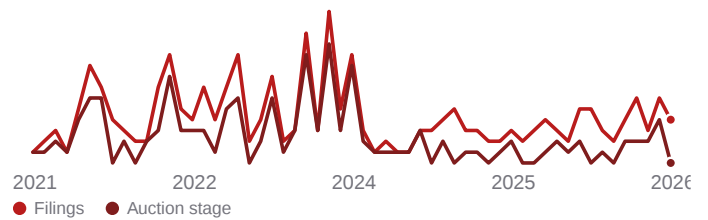
Median annualized return at resale

+5.2%



Preforeclosure filings

Filings 4 · Auction stage 0



HOUSING STOCK

Homes	9,751
Median value (AVM)	\$382K
Median size	1,567 ft²
Median bedrooms	3
Median year built	1990
Single family	67%
Condos	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	66%
Company owned	29%
Median loan-to-value	42%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	27,229
Density	6,309 / mi²
Median household income	\$67K
Average household income	\$94K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	123
Homes occupied	94%
Bachelor's or higher	18%
Poverty rate	13.4%
Unemployment	1.6%
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.