

Las Vegas 89147

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

BUYER'S MARKET

\$398K

MEDIAN SALE PRICE

-9.2%

1-YR CHANGE

667

SALES (12 MO)

\$404K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



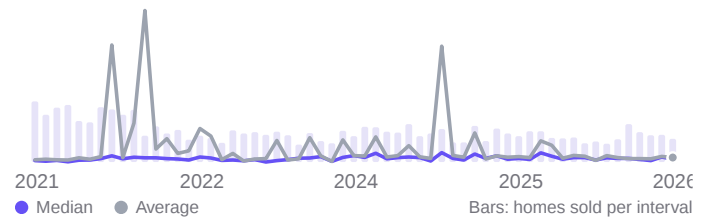
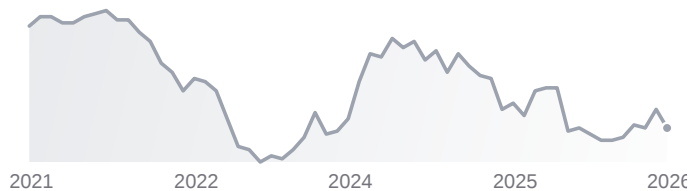
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$395K · Average \$426K

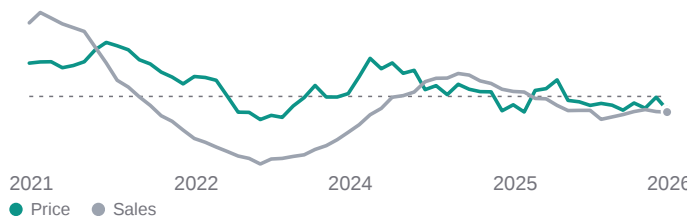


Growth (year over year)

Price -9.2% · Sales -10.7%

Price per square foot

\$243/ft²

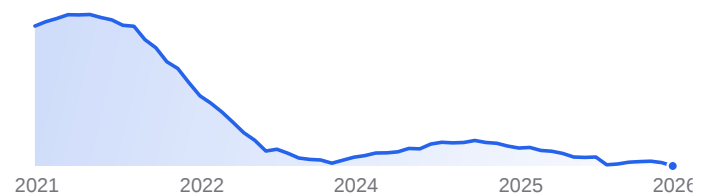
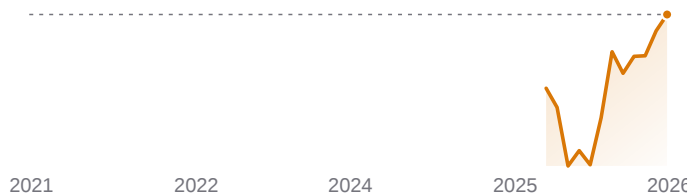


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

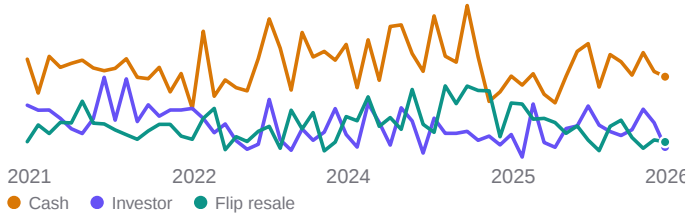
3.8%



BUYERS & OUTCOMES

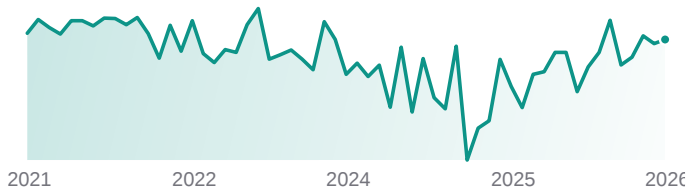
Buyer mix

Cash 31% · Investor 3.8% · Flip resale 5.8%



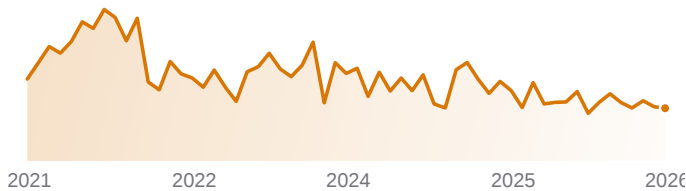
Sellers who sold at a gain

94%

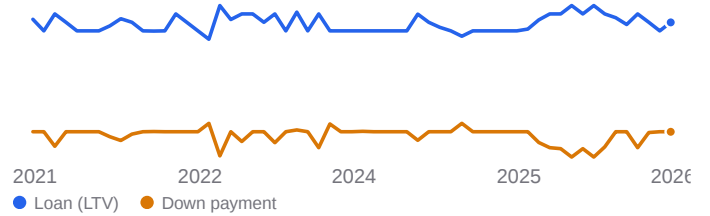


Median annualized return at resale

+4.1%

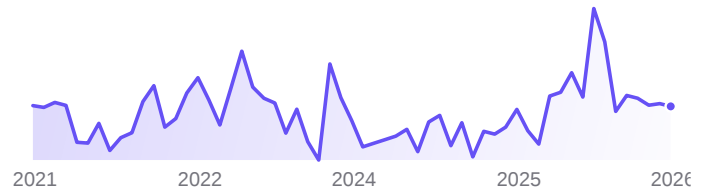


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



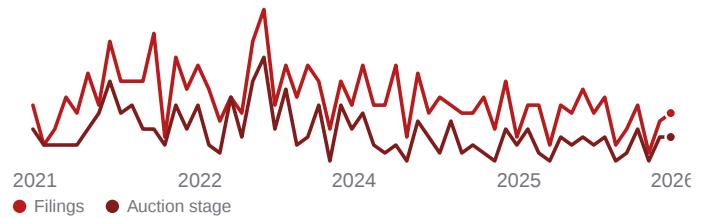
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 6 · Auction stage 3



HOUSING STOCK

Homes	17,587
Median value (AVM)	\$404K
Median size	1,599 ft²
Median bedrooms	3
Median year built	1996
Single family	73%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.9%
Owner occupied	61%
Company owned	28%
Median loan-to-value	39%

Typical ownership tenure

11.2 yrs

COMMUNITY

Population	59,511
Density	8,274 / mi²
Median household income	\$66K
Average household income	\$89K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	117
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	10.4%
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.