

Las Vegas 89148

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

BUYER'S MARKET

\$475K

MEDIAN SALE PRICE

-5.7%

1-YR CHANGE

870

SALES (12 MO)

\$474K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



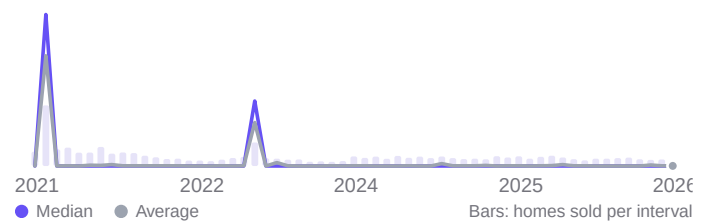
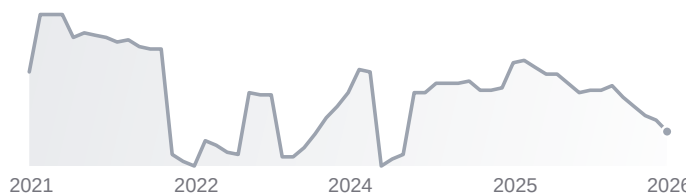
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$450K · Average \$545K

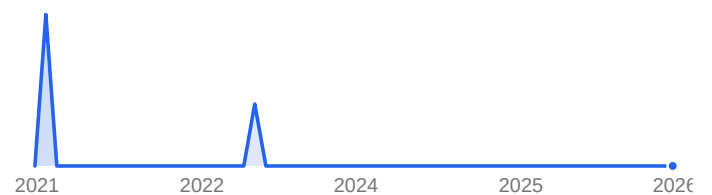
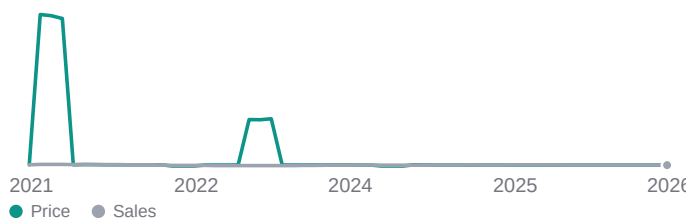


Growth (year over year)

Price -5.7% · Sales -14.1%

Price per square foot

\$252/ft²

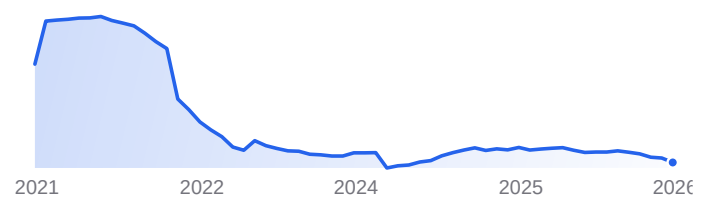


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

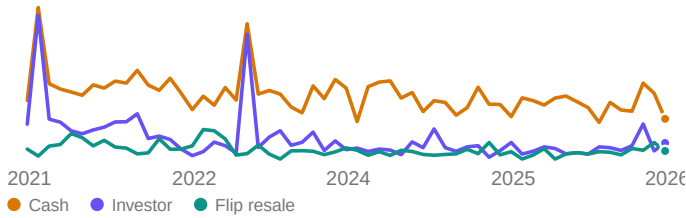
3.8%



BUYERS & OUTCOMES

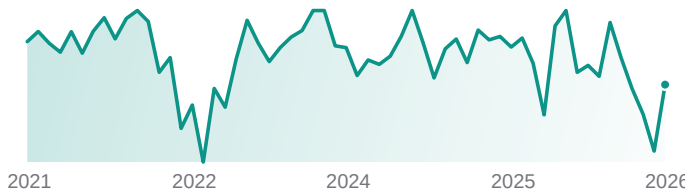
Buyer mix

Cash 22% · Investor 8.9% · Flip resale 4.4%



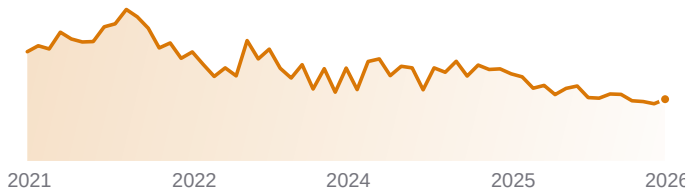
Sellers who sold at a gain

90%

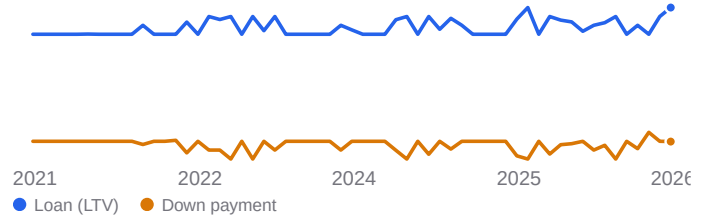


Median annualized return at resale

+4.7%

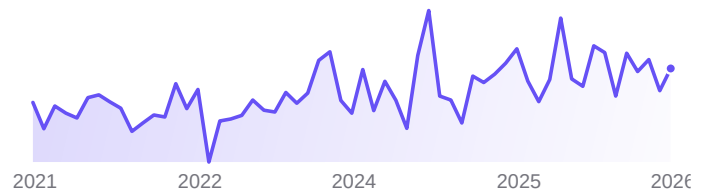


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



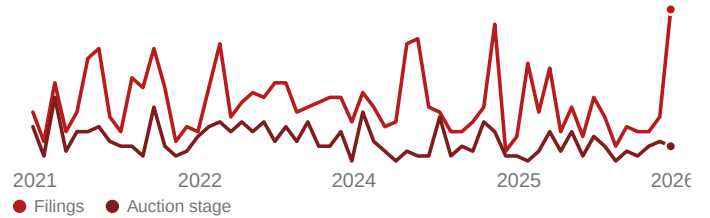
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 31 · Auction stage 3



HOUSING STOCK

Homes	22,954
Median value (AVM)	\$474K
Median size	1,943 ft²
Median bedrooms	3
Median year built	2005
Single family	85%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	0.7%
Owner occupied	62%
Company owned	35%
Median loan-to-value	42%

Typical ownership tenure

8.7 yrs

COMMUNITY

Population	65,482
Density	8,131 / mi²
Median household income	\$83K
Average household income	\$106K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	107
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	9.4%
Unemployment	1.8%
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.