

Las Vegas 89149

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

BUYER'S MARKET

\$507K

MEDIAN SALE PRICE

-12.1%

1-YR CHANGE

681

SALES (12 MO)

\$498K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



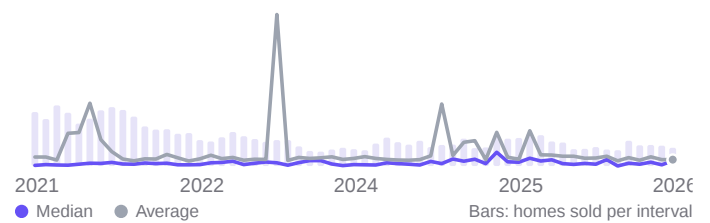
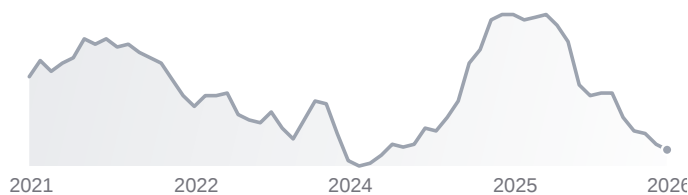
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

31 / 100

Sale prices

Median \$565K · Average \$604K

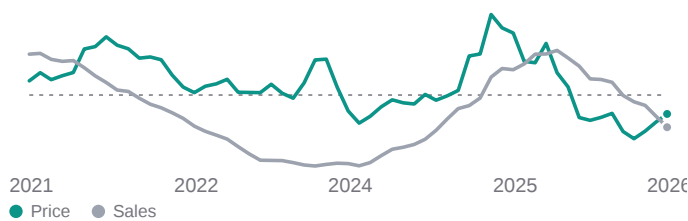


Growth (year over year)

Price -12.1% · Sales -20.6%

Price per square foot

\$240/ft²

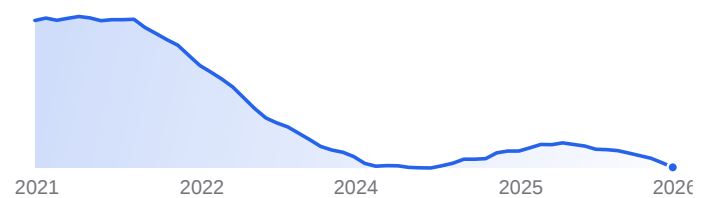
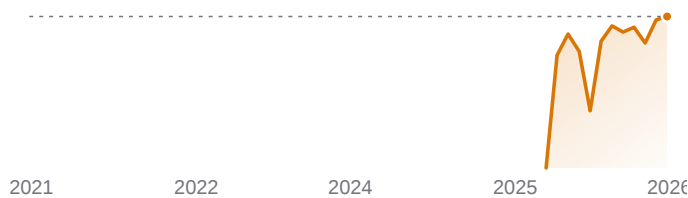


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

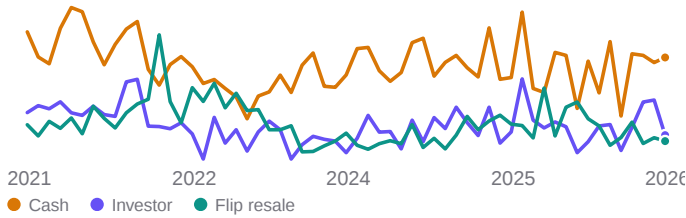
4.3%



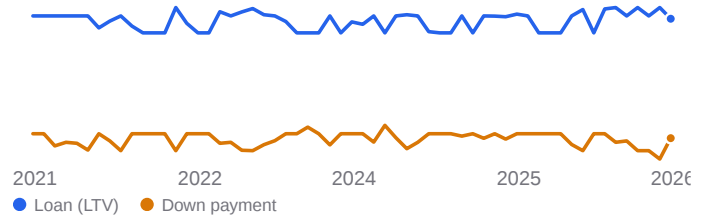
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 7.7% · Flip resale 5.8%

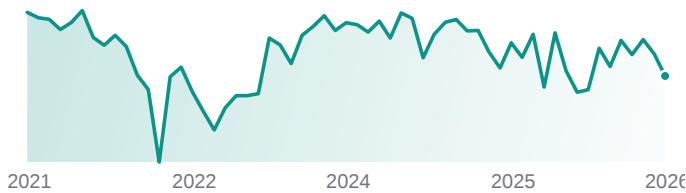


Financing (share of purchase price) Loan (LTV) 88% · Down payment 17%



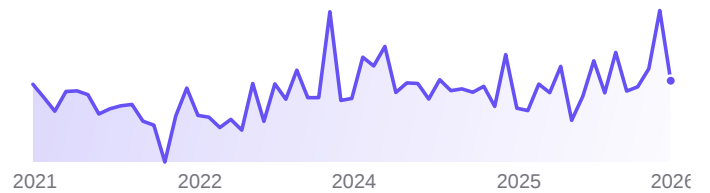
Sellers who sold at a gain

82%



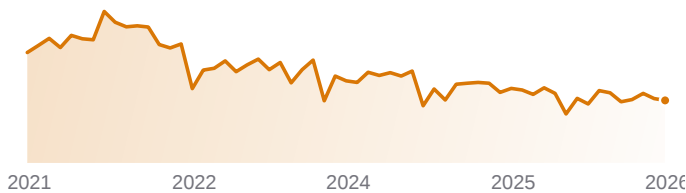
Typical hold before selling

6.3 yrs



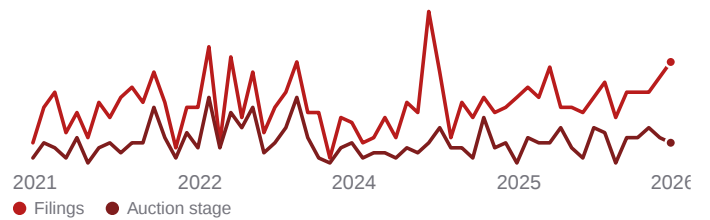
Median annualized return at resale

+5.5%



Preforeclosure filings

Filings 20 · Auction stage 4



HOUSING STOCK

Homes	15,885
Median value (AVM)	\$498K
Median size	2,089 ft²
Median bedrooms	3
Median year built	2005
Single family	88%
Condos	7.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	0.8%
Owner occupied	73%
Company owned	32%
Median loan-to-value	47%

Typical ownership tenure

8.3 yrs

COMMUNITY

Population	45,091
Density	3,661 / mi²
Median household income	\$97K
Average household income	\$123K
Crime index (US avg 100)	24
Air pollution index (US avg 100)	96
Earthquake index (US avg 100)	122
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	5.3%
Unemployment	1.7%
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.