

Las Vegas 89156

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

BUYER'S MARKET

\$287K

MEDIAN SALE PRICE

-19.2%

1-YR CHANGE

399

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



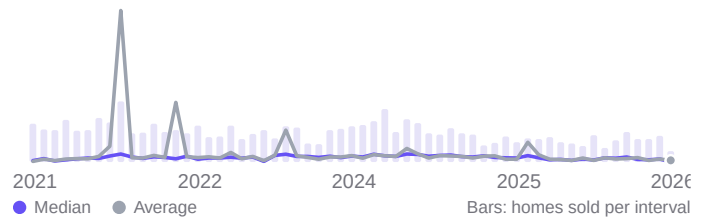
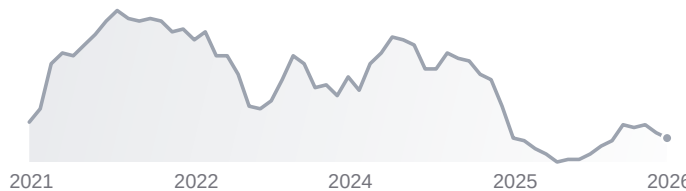
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$250K · Average \$287K

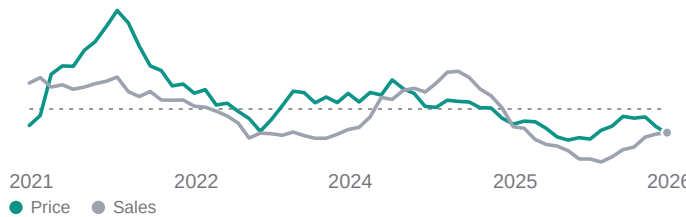


Growth (year over year)

Price -19.2% · Sales -18.6%

Price per square foot

\$204/ft²

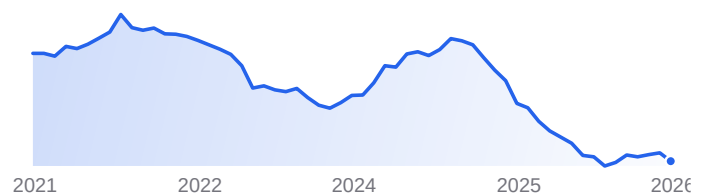
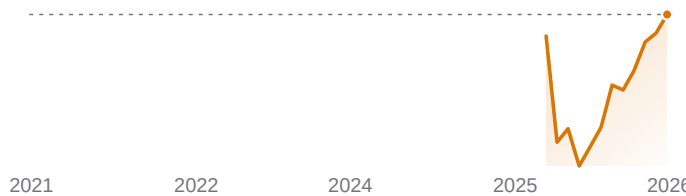


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

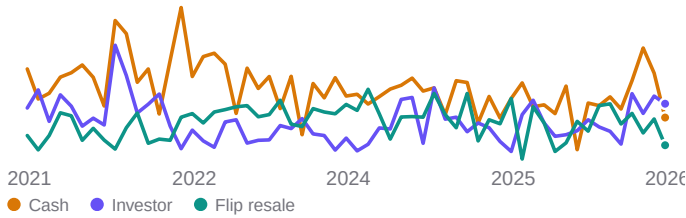
4.4%



BUYERS & OUTCOMES

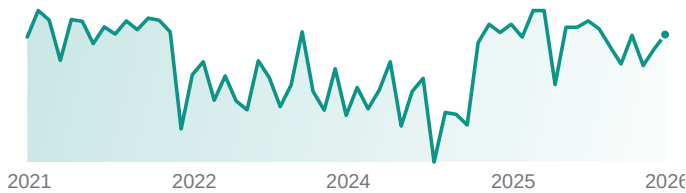
Buyer mix

Cash 18% · Investor 24% · Flip resale 5.9%



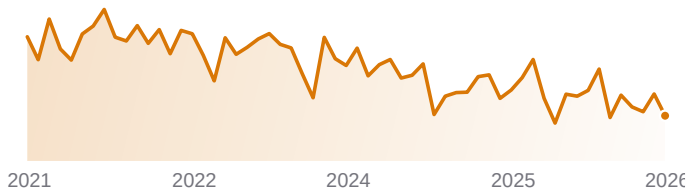
Sellers who sold at a gain

94%

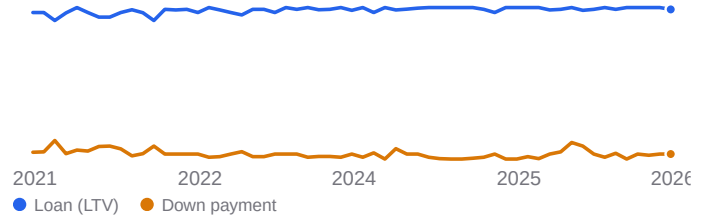


Median annualized return at resale

+4.2%

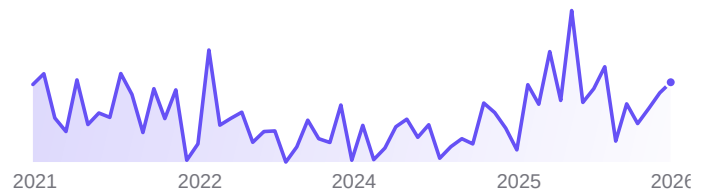


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



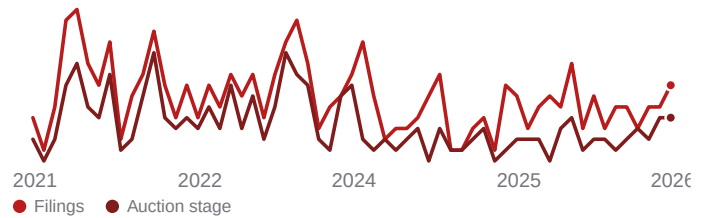
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 7 · Auction stage 4



HOUSING STOCK

Homes	8,992
Median value (AVM)	\$356K
Median size	1,472 ft²
Median bedrooms	3
Median year built	1994
Single family	73%
Condos	7.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	0.8%
Owner occupied	70%
Company owned	20%
Median loan-to-value	46%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	30,806
Density	1,636 / mi²
Median household income	\$60K
Average household income	\$78K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	140
Homes occupied	96%
Bachelor's or higher	10%
Poverty rate	16.5%
Unemployment	1.7%
Average temp	67°F
Annual precip	5 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.