

Las Vegas 89161

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

SELLER'S MARKET

\$1M

MEDIAN SALE PRICE

5

SALES (12 MO)

\$1.3M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

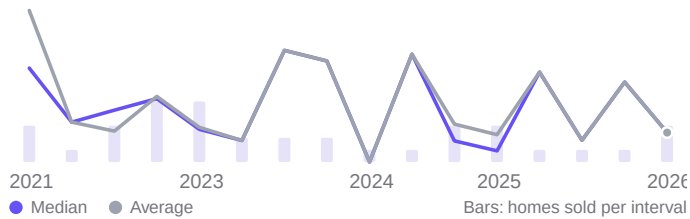
MARKET TRENDS (5 YEARS)

Sale prices

Median \$1M · Average \$1M

Growth (year over year)

Price +49.3% · Sales -42.9%

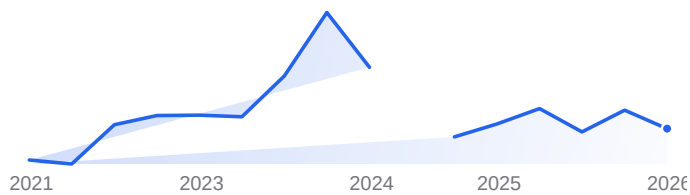


Price per square foot

\$432/ft²

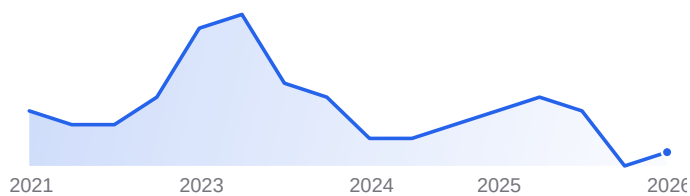
Sale premium vs estimated value

-29.4%



Annual turnover (share of homes sold)

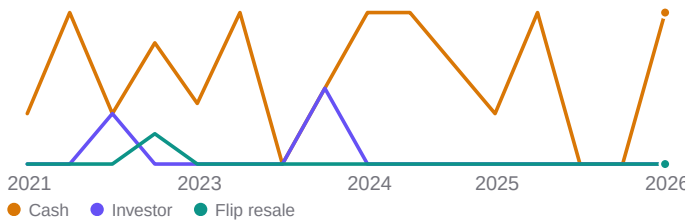
2.5%



BUYERS & OUTCOMES

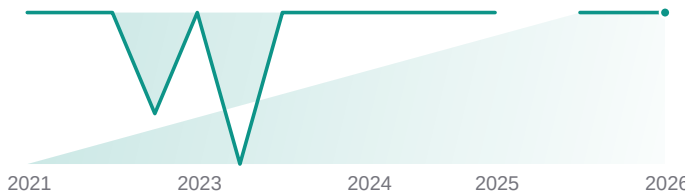
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



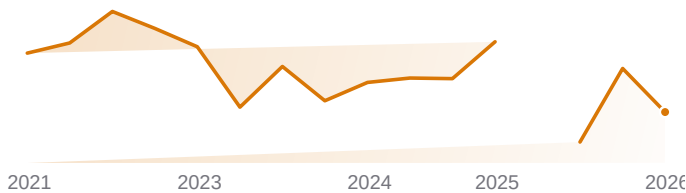
Sellers who sold at a gain

100%

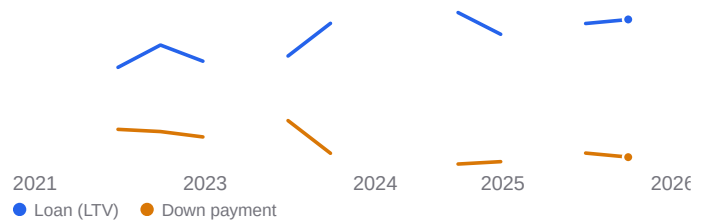


Median annualized return at resale

+4.7%

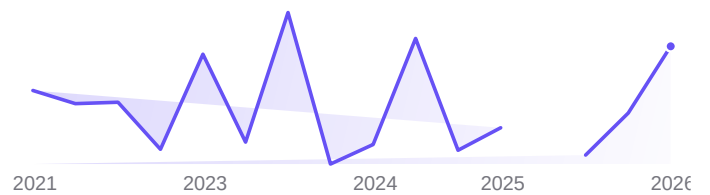


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



Typical hold before selling

19.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	200
Median value (AVM)	\$1.3M
Median size	2,654 ft²
Median bedrooms	3
Median year built	1993
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	0.7%
Owner occupied	49%
Company owned	50%
Median loan-to-value	27%
Typical ownership tenure	13.0 yrs

COMMUNITY

Population	17,960
Density	56 / mi²
Median household income	\$138K
Average household income	\$186K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	91
Earthquake index (US avg 100)	129
Homes occupied	94%
Bachelor's or higher	30%
Poverty rate	4.1%
Unemployment	1.9%
Average temp	53°F
Annual precip	14 in
Sunshine	85%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.