

Las Vegas 89166

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

BUYER'S MARKET

\$502K

MEDIAN SALE PRICE

-4.7%

1-YR CHANGE

841

SALES (12 MO)

\$503K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



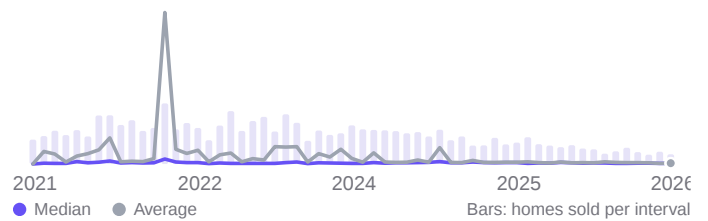
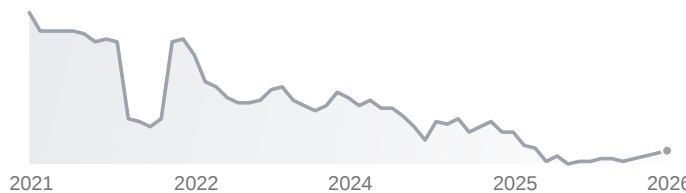
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$495K · Average \$510K

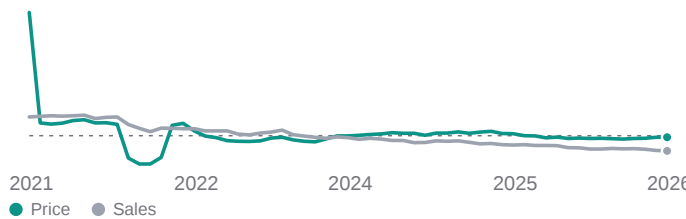


Growth (year over year)

Price -4.7% · Sales -43.7%

Price per square foot

\$243/ft²

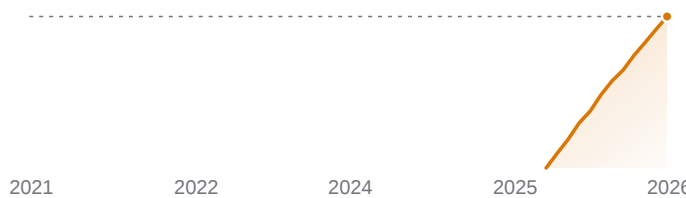


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

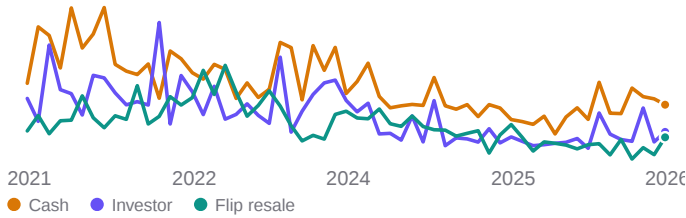
5.9%



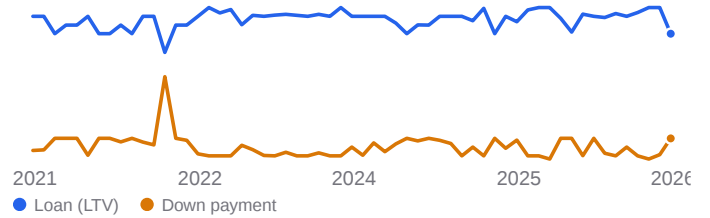
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 10% · Flip resale 8.2%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



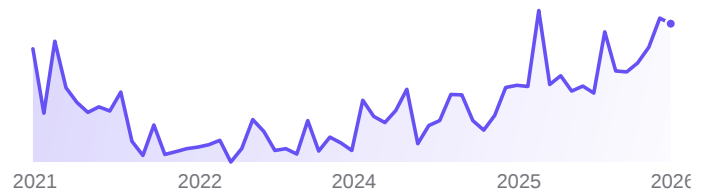
Sellers who sold at a gain

87%



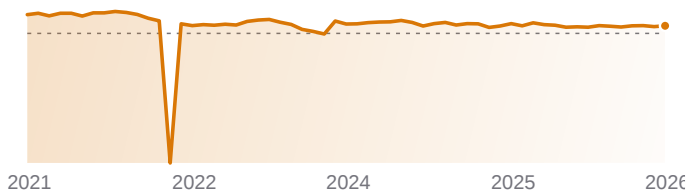
Typical hold before selling

5.0 yrs



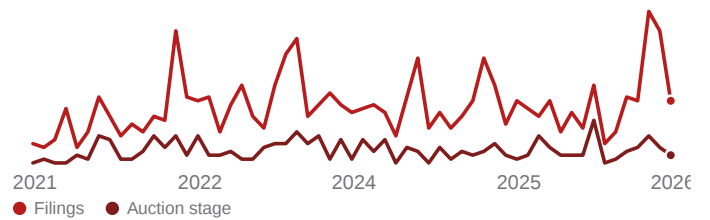
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 16 · Auction stage 2



HOUSING STOCK

Homes	14,169
Median value (AVM)	\$503K
Median size	2,075 ft²
Median bedrooms	3
Median year built	2017
Single family	88%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	37%
Underwater (LTV 125% or more)	0.5%
Owner occupied	78%
Company owned	25%
Median loan-to-value	63%

Typical ownership tenure

4.8 yrs

COMMUNITY

Population	23,624
Density	112 / mi²
Median household income	\$101K
Average household income	\$132K
Crime index (US avg 100)	17
Air pollution index (US avg 100)	95
Earthquake index (US avg 100)	118
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	5.9%
Unemployment	1.8%
Average temp	52°F
Annual precip	15 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.