

Las Vegas 89169

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

BALANCED MARKET

\$321K

MEDIAN SALE PRICE

+67.0%

1-YR CHANGE

207

SALES (12 MO)

\$296K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

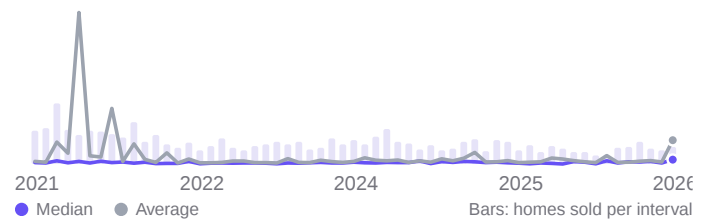
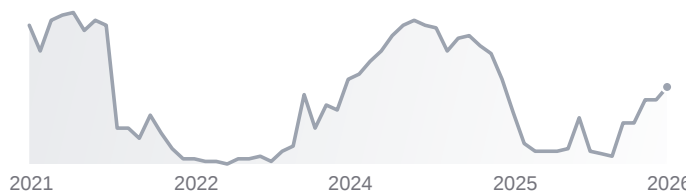
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$425K · Average \$1.6M

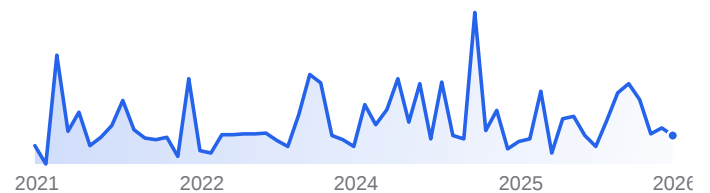
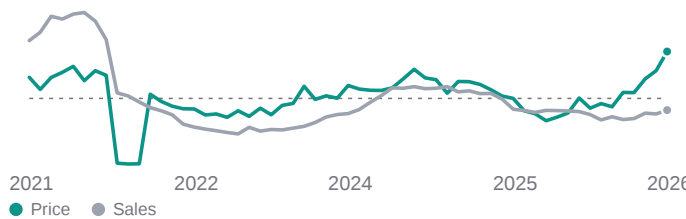


Growth (year over year)

Price +67.0% · Sales -16.9%

Price per square foot

\$189/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

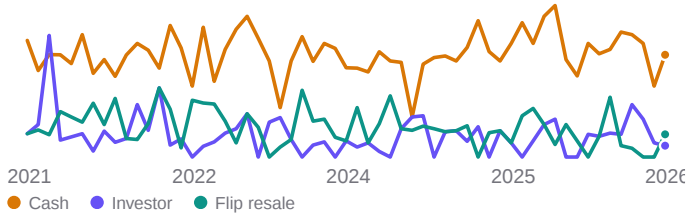
4.3%



BUYERS & OUTCOMES

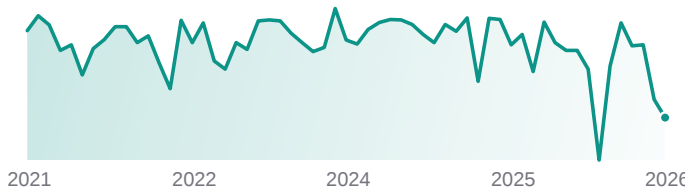
Buyer mix

Cash 45% · Investor 5.0% · Flip resale 10%



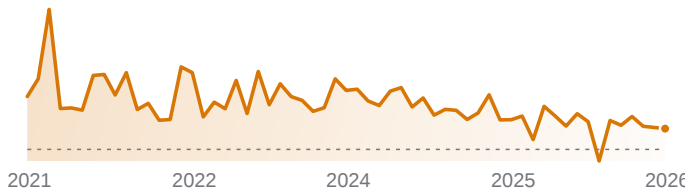
Sellers who sold at a gain

60%

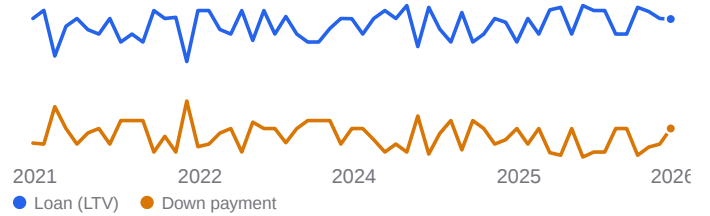


Median annualized return at resale

+3.5%

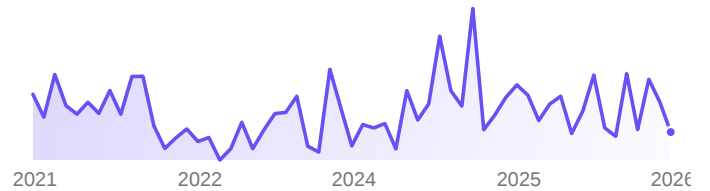


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



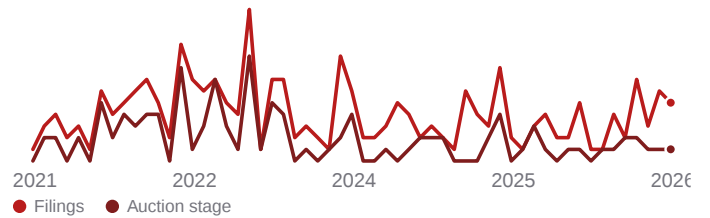
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 1



HOUSING STOCK

Homes	4,807
Median value (AVM)	\$296K
Median size	1,156 ft²
Median bedrooms	2
Median year built	1971
Single family	39%
Condos	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.8%
Owner occupied	46%
Company owned	32%
Median loan-to-value	24%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	28,495
Density	8,039 / mi²
Median household income	\$41K
Average household income	\$50K
Crime index (US avg 100)	156
Air pollution index (US avg 100)	92
Earthquake index (US avg 100)	136
Homes occupied	86%
Bachelor's or higher	13%
Poverty rate	24.4%
Unemployment	1.8%
Average temp	66°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.