

Las Vegas 89178

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

BUYER'S MARKET

\$456K

MEDIAN SALE PRICE

-8.3%

1-YR CHANGE

684

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



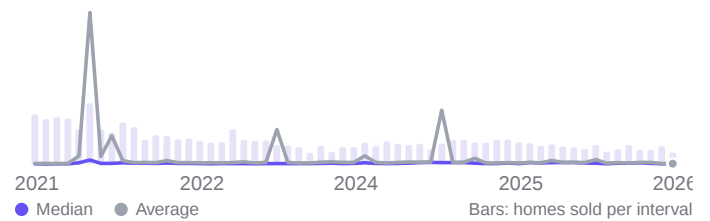
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$450K · Average \$450K

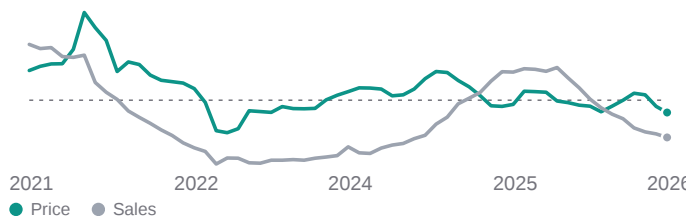


Growth (year over year)

Price -8.3% · Sales -24.9%

Price per square foot

\$243/ft²

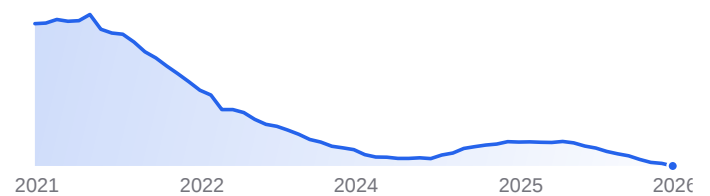
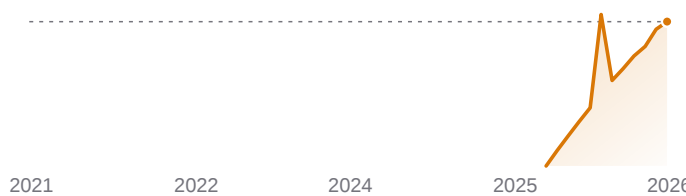


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

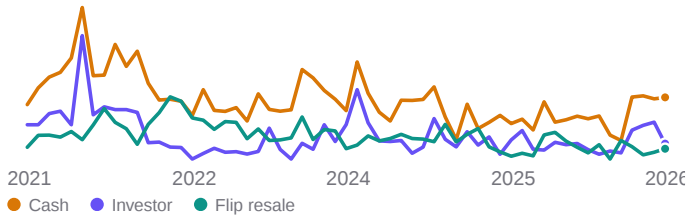
4.2%



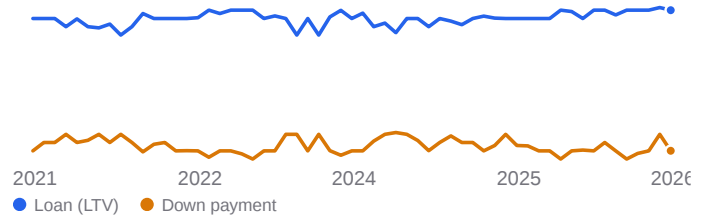
BUYERS & OUTCOMES

Buyer mix

Cash 29% · Investor 7.3% · Flip resale 4.9%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



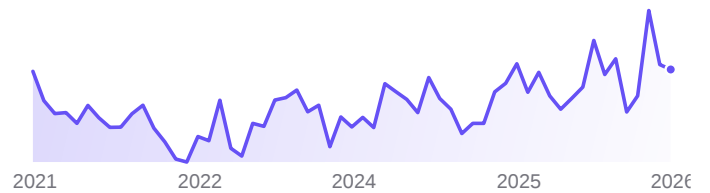
Sellers who sold at a gain

90%



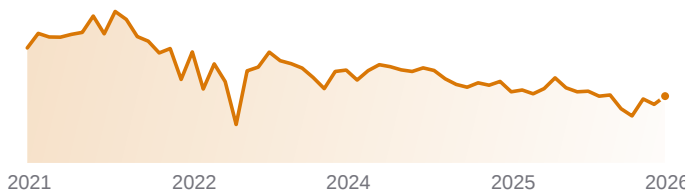
Typical hold before selling

7.9 yrs



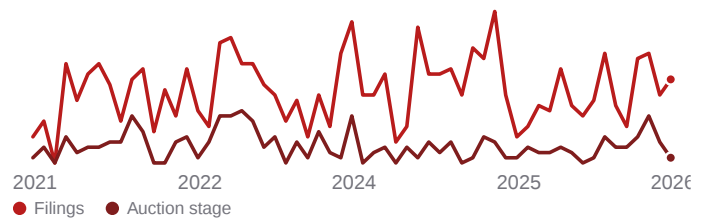
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 17 · Auction stage 2



HOUSING STOCK

Homes	16,468
Median value (AVM)	\$488K
Median size	2,022 ft²
Median bedrooms	3
Median year built	2007
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	0.6%
Owner occupied	73%
Company owned	24%
Median loan-to-value	54%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	28,750
Density	2,291 / mi²
Median household income	\$90K
Average household income	\$108K
Crime index (US avg 100)	17
Air pollution index (US avg 100)	84
Earthquake index (US avg 100)	97
Homes occupied	97%
Bachelor's or higher	24%
Poverty rate	9.7%
Unemployment	2.0%
Average temp	60°F
Annual precip	9 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.