

Las Vegas 89179

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

BUYER'S MARKET

\$433K

MEDIAN SALE PRICE

-9.4%

1-YR CHANGE

133

SALES (12 MO)

\$475K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



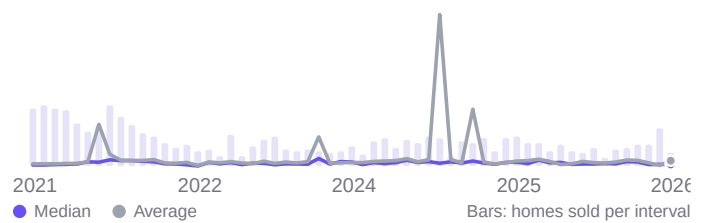
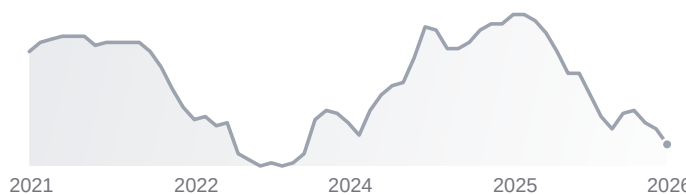
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

29 / 100

Sale prices

Median \$435K · Average \$500K

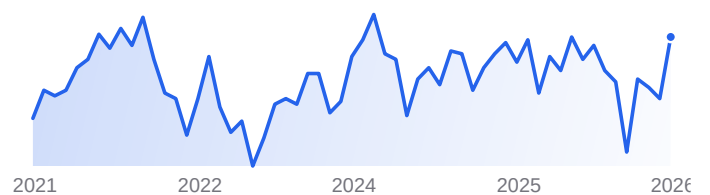
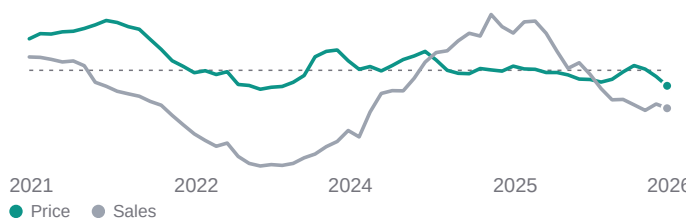


Growth (year over year)

Price -9.4% · Sales -23.1%

Price per square foot

\$248/ft²

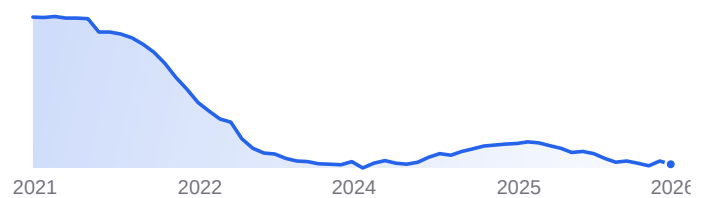


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

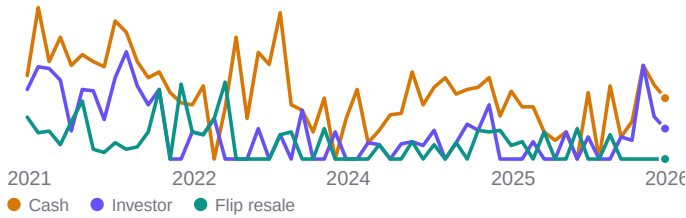
3.3%



BUYERS & OUTCOMES

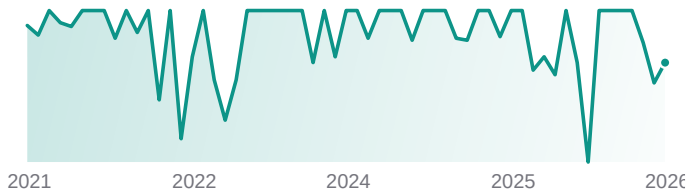
Buyer mix

Cash 25% · Investor 13% · Flip resale 0%



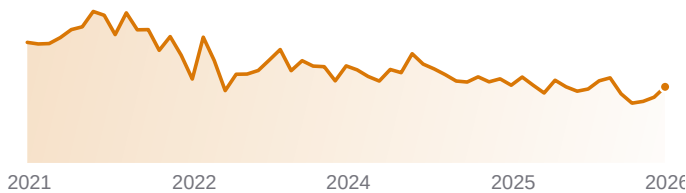
Sellers who sold at a gain

88%

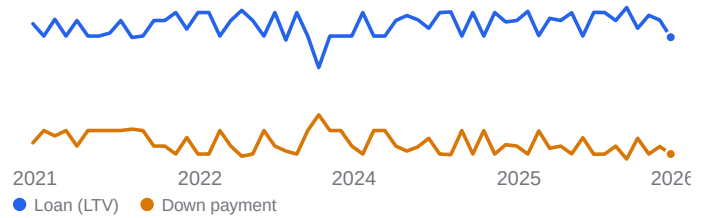


Median annualized return at resale

+5.8%

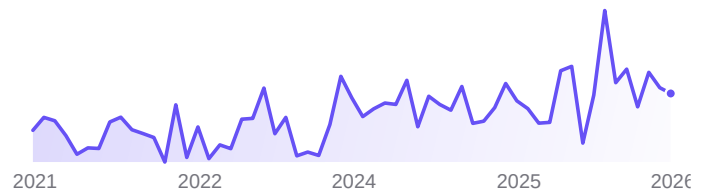


Financing (share of purchase price) Loan (LTV) 79% · Down payment 5.0%



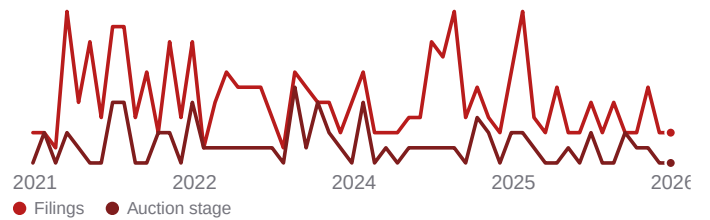
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 0



HOUSING STOCK

Homes	4,038
Median value (AVM)	\$475K
Median size	1,966 ft²
Median bedrooms	3
Median year built	2013
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	0.4%
Owner occupied	76%
Company owned	22%
Median loan-to-value	52%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	13,215
Density	433 / mi²
Median household income	\$108K
Average household income	\$129K
Crime index (US avg 100)	7
Air pollution index (US avg 100)	83
Earthquake index (US avg 100)	96
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	4.9%
Unemployment	2.3%
Average temp	61°F
Annual precip	8 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.