

Las Vegas 89183

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

BUYER'S MARKET

\$396K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

531

SALES (12 MO)

\$406K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



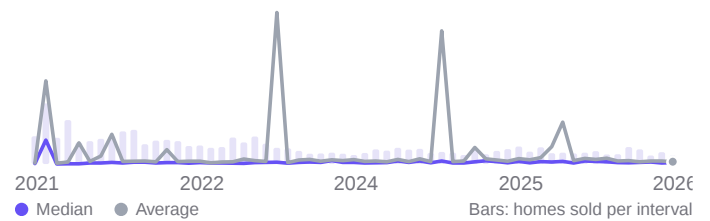
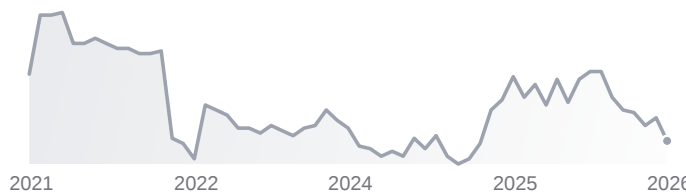
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$390K · Average \$429K

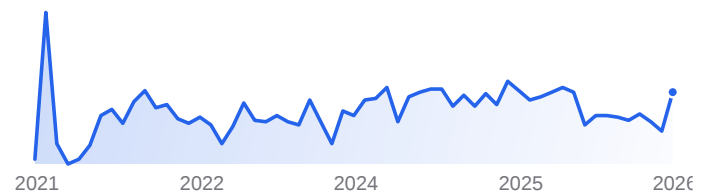
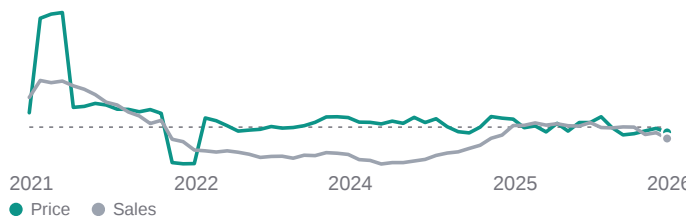


Growth (year over year)

Price -6.2% · Sales -13.1%

Price per square foot

\$257/ft²

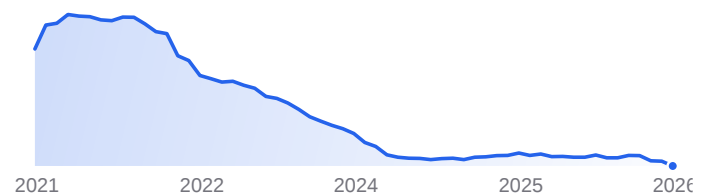
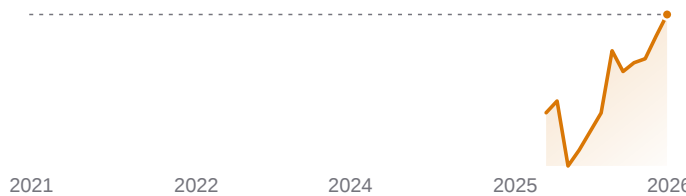


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

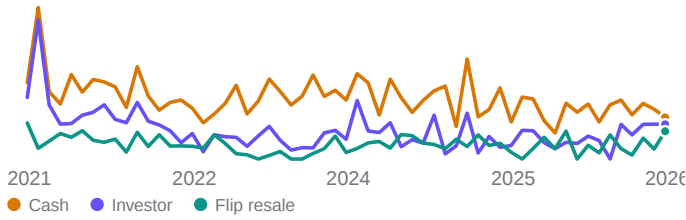
3.9%



BUYERS & OUTCOMES

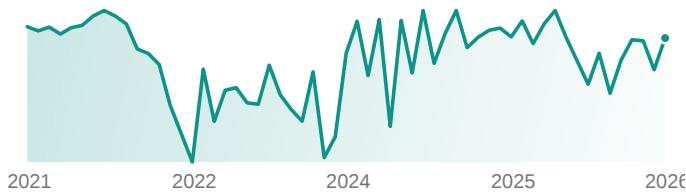
Buyer mix

Cash 18% · Investor 15% · Flip resale 12%



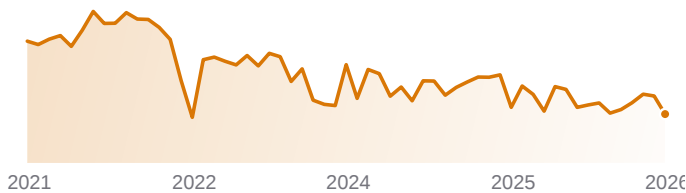
Sellers who sold at a gain

94%

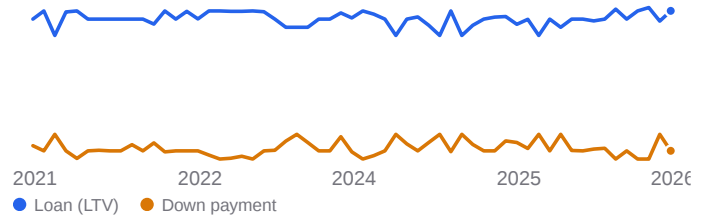


Median annualized return at resale

+3.9%

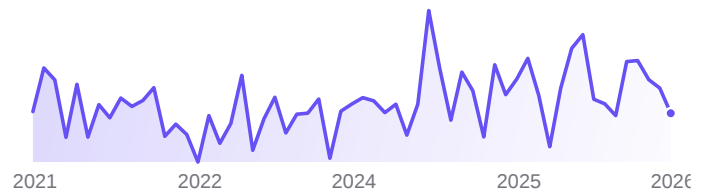


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



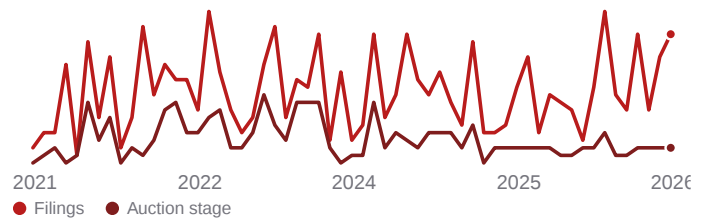
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 17 · Auction stage 2



HOUSING STOCK

Homes	13,699
Median value (AVM)	\$406K
Median size	1,646 ft²
Median bedrooms	3
Median year built	2003
Single family	77%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	0.7%
Owner occupied	64%
Company owned	27%
Median loan-to-value	49%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	42,361
Density	6,219 / mi²
Median household income	\$76K
Average household income	\$101K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	131
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	9.2%
Unemployment	1.9%
Average temp	65°F
Annual precip	6 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.