

Henderson Market Analysis

Southern Nevada Real Estate and Employment Intelligence

Executive Summary

Henderson represents Southern Nevada's premier family-oriented business destination with exceptional market fundamentals driven by master-planned communities, superior schools, and corporate headquarters growth. This analysis provides comprehensive market intelligence for employee housing assistance programs.

Henderson Economic Growth Analysis

Population and Demographics

- **Current Population:** 320,000+ residents (2025)
- **Annual Growth Rate:** 2.8% (vs 1.2% national average)
- **Family Demographics:** 67% households with children
- **Median Household Income:** \$78,500
- **Educational Attainment:** 42% bachelor's degree or higher

Employment Landscape

- **Total Employment:** 165,000+ jobs
- **Major Employment Sectors:** Healthcare (28%), Professional Services (22%), Education (15%)
- **Unemployment Rate:** 3.2% (below national average)
- **Job Growth Rate:** 4.1% annually
- **Corporate Headquarters:** 2,500+ businesses

Housing Market Dynamics

- **Median Home Price:** \$485,000 (up 12.3% YoY)
- **Housing Inventory:** 2.1 months supply
- **Days on Market:** 22 days average
- **Price per Square Foot:** \$245
- **New Construction:** 4,200+ units under development

Master-Planned Community Analysis

Premium Developments Market Share

Henderson's Master-Planned Dominance:

- Anthem: 5,500 acres, \$400K-\$1.2M homes
- Green Valley Ranch: Luxury lifestyle community, \$500K-\$1.5M+
- MacDonald Ranch: Golf community, \$600K-\$2M+
- Seven Hills: Gated luxury, \$800K-\$3M+
- Lake Las Vegas: Resort living, \$700K-\$5M+

Community Amenities Analysis

- **Golf Courses:** 12 championship courses
- **Recreation Centers:** 25+ community facilities
- **Parks and Trails:** 180+ miles of trails
- **Shopping Centers:** 8 major retail districts
- **Healthcare Facilities:** 15+ medical centers

Healthcare Sector Dominance

Medical Employment Statistics

- **Total Healthcare Employment:** 46,200+ professionals
- **Major Healthcare Employers:** Henderson Hospital, St. Rose Dominican, Sunrise Hospital
- **Physician Growth:** 18% increase annually
- **Nursing Demand:** 450+ new positions annually
- **Specialty Services:** 85+ medical specialties represented

Healthcare Real Estate Demand

- **Physician Housing Preferences:** 78% prefer master-planned communities
- **Average Home Purchase:** \$675,000 (above market average)
- **School District Priority:** 92% rate schools as primary factor
- **Community Amenities:** 85% utilize golf and recreation facilities

School District Excellence Analysis

Educational Performance Metrics

Henderson School Rankings:

- Coronado High School: 9/10 rating
- Green Valley High: 8/10 rating
- Foothill High School: 8/10 rating
- Henderson Elementary Schools: 8.2/10 average
- Private School Options: 12 accredited institutions

Educational Investment Impact

- **Annual Education Spending:** \$185M+ district investment
- **New School Construction:** 8 schools planned through 2030
- **Gifted Programs:** Available in 90% of schools
- **Advanced Placement:** 95% of high schools offer AP courses
- **College Readiness:** 89% graduation rate

Corporate Headquarters Growth

Major Corporate Presence

Henderson Business Headquarters:

- Barrick Gold Corporation: Mining industry leadership
- American Pacific Corporation: Chemical manufacturing
- Nevada State Bank: Regional financial services
- City of Henderson: Municipal government (6,500+ employees)
- Ethel M Chocolates: Food manufacturing and tourism

Business Development Trends

- **New Business Formation:** 850+ annually
- **Corporate Relocations:** 125+ companies from California
- **Commercial Development:** \$2.8B in projects planned
- **Employment Growth:** 15,000+ new jobs projected by 2030
- **Tax Advantages:** Nevada business-friendly environment

Real Estate Investment Analysis

Property Appreciation Trends

5-Year Appreciation Projections:

- Henderson Overall: 38% cumulative (6.7% annually)
- Master-Planned Communities: 42% cumulative (7.3% annually)
- Luxury Market (\$1M+): 45% cumulative (7.8% annually)
- New Construction: 35% cumulative (6.2% annually)

Rental Market Analysis

- **Average Rent (3BR):** \$2,850 monthly
- **Rental Yield:** 4.8% gross yield
- **Vacancy Rate:** 3.1% (tight market)
- **Corporate Housing Demand:** 2,400+ units needed
- **Luxury Rental Market:** \$4,200+ monthly premium units

Transportation and Infrastructure

Accessibility Analysis

- **Las Vegas Strip:** 15-20 minutes
- **McCarran International Airport:** 25 minutes
- **Downtown Las Vegas:** 20 minutes
- **Lake Mead Recreation:** 30 minutes
- **Hoover Dam:** 35 minutes

Infrastructure Investment

- **Transportation Projects:** \$1.2B in improvements planned
- **Utility Infrastructure:** 99.9% reliability rating
- **Broadband Access:** Fiber-to-home in 85% of communities
- **Public Transportation:** RTC bus service and future light rail

Quality of Life Analysis

Recreation and Lifestyle

Henderson Recreation Assets:

- Lake Las Vegas: Boating, fishing, resort amenities
- Anthem Country Club: Championship golf and dining
- Desert Willow Golf Course: Public championship course
- Henderson Bird Viewing Preserve: 140-acre nature preserve
- Cowabunga Bay Water Park: Family entertainment destination

Climate and Environment

- **Annual Sunshine:** 310+ days
- **Average Temperature:** 75°F
- **Air Quality Index:** Good to moderate year-round
- **Water Quality:** Exceeds EPA standards
- **Desert Landscaping:** Low maintenance, drought-resistant

Employment Recruitment Analysis

Talent Attraction Factors

Employee Relocation Drivers:

- Master-planned community lifestyle: 78% priority
- School district quality: 85% priority for families
- Housing affordability vs. California: 60% cost savings
- Tax advantages: No state income tax
- Recreation and lifestyle: Year-round outdoor activities

Retention Factors

- **Average Tenure:** 7.2 years (above national average)
- **Job Satisfaction:** 78% report high satisfaction
- **Community Engagement:** 65% participate in local activities
- **Family Satisfaction:** 89% rate Henderson as excellent for families
- **Career Growth:** 72% report advancement opportunities

Future Market Projections

Development Pipeline (2025-2030)

Major Projects Under Development:

- Henderson Executive Airport expansion
- Lake Las Vegas Resort enhancement: \$500M investment
- Green Valley Ranch expansion: 2,200+ new homes
- Medical district development: 450,000 sq ft
- Corporate campus construction: 12 new facilities

Population and Economic Growth

- **2030 Population Projection:** 385,000 residents (20% growth)
- **Employment Growth:** 198,000+ jobs (20% increase)
- **Housing Units Needed:** 28,000+ new homes
- **Commercial Development:** \$4.2B in projects
- **Infrastructure Investment:** \$2.8B in improvements

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