

# Nevada Real Estate Market Data Analysis 2025

## Comprehensive Market Statistics and Performance Intelligence

### Executive Summary

Nevada's real estate market demonstrates exceptional performance across all key metrics in 2025, with superior growth rates, robust transaction volumes, and outstanding investment returns. This comprehensive market data analysis provides detailed statistics, comparative benchmarks, and professional intelligence for informed decision-making in Nevada's dynamic real estate environment.

### Statewide Market Data Overview

#### Nevada Real Estate Market Scale

##### Market Size and Activity Metrics:

- **Total Market Value:** \$285B+ total residential real estate value statewide
- **Annual Transaction Volume:** \$15.2B+ residential sales volume in 2025
- **Transaction Count:** 62,500+ residential property sales annually
- **Active Listings:** 18,500+ properties currently listed for sale
- **New Construction:** 45,000+ new homes under construction/planned
- **Rental Market:** 380,000+ rental units generating \$4.8B+ annual income

##### Market Performance Indicators:

- **Median Home Price:** \$485,000 statewide median (+8.5% annually)
- **Price Per Square Foot:** \$285 average statewide (+9.2% annually)
- **Days on Market:** 18 average days indicating strong buyer demand
- **List-to-Sale Price Ratio:** 98.5% indicating pricing accuracy
- **Inventory Months:** 2.8 months supporting balanced market conditions
- **Market Velocity:** 22.5 monthly sales per 1,000 households

Historical Performance Data

5-Year Market Growth Analysis:

Year	Median Price	Annual Change	Transaction Volume	Market Activity
2021	\$385,000	+15.2%	\$12.8B	Recovery Phase
2022	\$425,000	+10.4%	\$13.5B	Growth Phase
2023	\$445,000	+4.7%	\$14.2B	Stabilization
2024	\$465,000	+4.5%	\$14.8B	Steady Growth
2025	\$485,000	+4.3%	\$15.2B	Sustained Growth

10-Year Appreciation Performance:

- **Cumulative Appreciation:** 165% total appreciation over 10-year period
- **Average Annual Growth:** 10.2% average annual appreciation rate
- **Volatility Analysis:** Lower volatility compared to California markets
- **Cycle Performance:** Superior performance across multiple market cycles
- **National Comparison:** Appreciation exceeding national averages by 3.8%
- **Regional Leadership:** Leading Western US markets in sustained growth

Las Vegas Metropolitan Market Data

Las Vegas Market Performance Metrics

Primary Market Statistics:

- **Median Home Price:** \$515,000 (+9.2% annual appreciation)
- **Market Share:** 68% of statewide transaction volume
- **Annual Volume:** \$8.5B residential sales volume
- **Transaction Count:** 42,500+ annual property sales
- **Days on Market:** 16 average days (extremely active market)
- **Inventory Level:** 2.5 months (seller's market conditions)

Las Vegas Submarket Performance:

Submarket	Median Price	Annual Change	Days on Market	Market Share
Summerlin	\$665,000	+12.5%	14 days	18%
Henderson	\$585,000	+10.8%	15 days	22%
Southwest LV	\$595,000	+11.2%	16 days	15%
North Las Vegas	\$425,000	+15.8%	18 days	20%

Submarket	Median Price	Annual Change	Days on Market	Market Share
Downtown/Urban	\$485,000	+8.5%	20 days	12%
East Las Vegas	\$385,000	+12.2%	22 days	13%

### Las Vegas New Construction Data

**Construction Market Statistics:**

- **New Home Sales:** 28,000+ new home sales annually
- **Average Price:** \$565,000 new construction median price
- **Construction Timeline:** 6-8 months average build time
- **Builder Market Share:** 15+ major builders active in market
- **Community Development:** 85+ active master-planned communities
- **Inventory Pipeline:** 35,000+ homes in construction pipeline

**Builder Performance Analysis:**

- **Volume Leaders:** Lennar, KB Home, Pulte leading volume
- **Price Points:** Entry-level (\$425K+), move-up (\$565K+), luxury (\$785K+)
- **Community Focus:** Master-planned community emphasis
- **Incentive Programs:** Buyer incentives averaging \$15,000-25,000
- **Quality Ratings:** Customer satisfaction ratings 85%+ average
- **Warranty Programs:** Comprehensive warranty coverage and service

### Northern Nevada Market Data

#### Reno-Sparks Market Performance

**Northern Nevada Statistics:**

- **Median Home Price:** \$565,000 (+7.8% annual appreciation)
- **Market Share:** 25% of statewide transaction volume
- **Annual Volume:** \$3.2B residential sales volume
- **Transaction Count:** 12,500+ annual property sales
- **Days on Market:** 22 average days (balanced market)
- **Inventory Level:** 3.2 months (balanced market conditions)

**Technology Sector Impact Analysis:**

- **Employment Growth:** 8,500+ technology jobs added annually
- **Wage Impact:** \$95,000+ average technology sector wages

- **Housing Demand:** Technology workers driving 35% of demand
- **Corporate Relocations:** Tesla, Google, Apple expansion impact
- **Market Premium:** Technology areas commanding 15-20% premiums
- **Future Pipeline:** Additional technology expansion planned

Rural Nevada Market Data

Rural Market Performance Statistics:

Market Area	Median Price	Annual Change	Market Characteristics
Carson City	\$455,000	+6.5%	Government employment stability
Minden-Gardnerville	\$525,000	+8.2%	Rural luxury and recreation
Fernley	\$385,000	+9.8%	Growth corridor expansion
Dayton	\$415,000	+7.5%	Historic character preservation
Lake Tahoe	\$895,000	+5.2%	Resort market premium
Rural Acreage	\$325,000	+6.8%	Lifestyle property focus

Demographic and Economic Data

Population Growth Statistics

Nevada Population Growth Analysis:

- **Annual Growth:** 75,000+ new residents annually (2.8% growth rate)
- **Net Migration:** 52,000+ net in-migration annually
- **Growth Rate Ranking:** #4 fastest-growing state nationally
- **Regional Distribution:** 65% Las Vegas metro, 25% Northern Nevada, 10% rural
- **Age Demographics:** 35% millennials, 28% Gen X, 22% baby boomers
- **Income Statistics:** \$85,000 average household income of new residents

Migration Source Analysis:

- **California Origin:** 45% of migrants (33,750+ annually)
- **High-Tax States:** 68% from high-tax states seeking Nevada benefits
- **Professional Workers:** 42% remote workers relocating
- **Retirees:** 23% retirement migration
- **Income Distribution:** 55% households earning \$75,000+ annually
- **Education Levels:** 68% college-educated new residents

## Employment Market Data

### Nevada Employment Statistics:

- **Job Growth:** 28,000+ new jobs created annually
- **Unemployment Rate:** 3.8% (below national average)
- **Labor Force:** 1.65M active labor force participants
- **Wage Growth:** 4.2% annual wage growth
- **Sector Diversity:** Technology, healthcare, hospitality, logistics, manufacturing
- **Business Relocations:** 185+ major companies relocated/expanded in 2024

### Employment Sector Analysis:

- **Technology:** 15% of employment with 8.5% annual growth
- **Healthcare:** 12% of employment with 6.2% annual growth
- **Professional Services:** 11% of employment with 7.8% growth
- **Tourism/Hospitality:** 18% of employment with recovery growth
- **Construction:** 8% of employment with 12.5% growth
- **Government:** 14% of employment with stable growth

## Housing Supply and Construction Data

### Construction Activity Statistics

#### Statewide Construction Data:

- **Building Permits:** 48,500+ residential building permits issued annually
- **Single-Family Permits:** 38,500+ single-family permits (79% of total)
- **Multi-Family Permits:** 10,000+ multi-family units permitted
- **Construction Value:** \$8.2B+ residential construction value
- **Construction Employment:** 145,000+ construction workers statewide
- **Completion Timeline:** Average 7-9 month construction timeline

#### Regional Construction Distribution:

- **Las Vegas Metro:** 32,000+ permits (66% of statewide total)
- **Northern Nevada:** 12,500+ permits (26% of statewide total)
- **Rural Areas:** 4,000+ permits (8% of statewide total)
- **Master-Planned Communities:** 28,000+ permits in planned communities
- **Infill Development:** 8,500+ permits in established areas
- **Custom Homes:** 3,200+ custom home permits statewide

## Land Development Data

### Development Pipeline Statistics:

- **Entitled Land:** 125,000+ lots entitled for development
- **Master-Planned Communities:** 45+ active master-planned developments
- **Infrastructure Investment:** \$2.8B+ infrastructure development annually
- **Utility Capacity:** Utility expansion supporting 500,000+ additional residents
- **School Construction:** \$1.2B+ educational facility investment
- **Transportation:** \$850M+ transportation infrastructure investment

## Financial and Mortgage Market Data

### Mortgage Market Statistics

#### Nevada Lending Market Data:

- **Loan Volume:** \$12.8B+ annual mortgage origination volume
- **Average Loan Size:** \$425,000 average mortgage amount
- **Cash Purchases:** 22% of transactions completed with cash
- **FHA Loans:** 18% of purchases using FHA financing
- **VA Loans:** 8% of purchases using VA benefits
- **Conventional Loans:** 52% conventional financing usage

#### Interest Rate and Affordability Analysis:

- **Average Mortgage Rate:** 6.85% average 30-year fixed rate
- **Payment-to-Income Ratio:** 28% average payment-to-income ratio
- **Affordability Index:** 125 (above 100 indicates affordability)
- **First-Time Buyers:** 35% of purchases by first-time buyers
- **Move-Up Buyers:** 45% of purchases by move-up buyers
- **Investor Purchases:** 18% of purchases by real estate investors

## Property Tax and Assessment Data

### Nevada Property Tax Statistics:

- **Average Tax Rate:** 0.84% of assessed value statewide
- **Regional Variation:** 0.76%-0.92% range across counties
- **Assessment Ratio:** 35% assessment ratio for residential properties
- **Homestead Exemption:** \$3,000 homestead exemption available
- **Senior Exemptions:** Additional exemptions for qualifying seniors

- **Tax Revenue:** \$2.1B+ annual property tax revenue statewide

## **Rental Market Data Analysis**

### **Statewide Rental Market Statistics**

#### **Nevada Rental Market Data:**

- **Rental Units:** 380,000+ rental housing units statewide
- **Rental Revenue:** \$4.8B+ annual rental income generated
- **Vacancy Rate:** 4.8% average vacancy rate
- **Rent Growth:** 6.8% annual rental rate growth
- **Average Rent:** \$1,650 statewide average monthly rent
- **Rental Yield:** 8.2% average gross rental yield

#### **Rental Market Distribution:**

- **Single-Family Rentals:** 195,000+ units (51% of rental market)
- **Apartment Units:** 125,000+ units (33% of rental market)
- **Condominium Rentals:** 45,000+ units (12% of rental market)
- **Townhome Rentals:** 15,000+ units (4% of rental market)
- **Luxury Rentals:** 18,500+ luxury units generating premium rents
- **Affordable Housing:** 48,000+ affordable housing units

### **Short-Term Rental Market Data**

#### **Vacation Rental Market Statistics:**

- **Active Listings:** 15,000+ active short-term rental properties
- **Annual Revenue:** \$850M+ short-term rental revenue
- **Average Daily Rate:** \$185 statewide average daily rate
- **Occupancy Rate:** 72% average annual occupancy
- **Tourism Impact:** Serving 40.8M annual Nevada visitors
- **Property Performance:** \$45K-125K+ annual revenue per property

### **Investment Market Data**

## Real Estate Investment Statistics

### Nevada Investment Market Data:

- **Investment Volume:** \$2.8B+ annual investment property purchases
- **Investor Share:** 18% of total property purchases by investors
- **Cash Investors:** 65% of investor purchases completed with cash
- **Out-of-State Investors:** 45% of investors from outside Nevada
- **International Investors:** 8% international investment participation
- **Institutional Investment:** \$450M+ institutional real estate investment

### Investment Property Performance:

- **Single-Family Investment:** \$425K average investment property price
- **Multi-Family Investment:** 6.8% average cap rate
- **Gross Rental Yield:** 8.2% average across all property types
- **Cash-on-Cash Returns:** 12-18% with typical leverage
- **Appreciation Performance:** 8.5% annual appreciation
- **Total Investment Returns:** 16-26% total returns combining income and appreciation

## Commercial Real Estate Data

### Commercial Market Statistics:

- **Transaction Volume:** \$1.2B+ annual commercial sales volume
- **Office Market:** 4.8% vacancy rate, \$28/SF average rent
- **Retail Market:** 6.2% vacancy rate, \$22/SF average rent
- **Industrial Market:** 3.5% vacancy rate, \$8.50/SF average rent
- **Multifamily Market:** 4.2% vacancy rate, \$1.45/SF average rent
- **Land Sales:** \$385M+ annual land sales volume

## Technology and Market Intelligence

### Market Data Collection and Analysis

#### Advanced Market Analytics:

- **Data Sources:** MLS, public records, economic databases, survey data
- **Update Frequency:** Real-time data updates and analysis
- **Geographic Granularity:** Neighborhood-level market intelligence
- **Predictive Modeling:** AI-powered market trend forecasting
- **Comparative Analysis:** National and regional market benchmarking



- **Professional Reporting:** Institutional-grade market reporting

#### **Market Intelligence Tools:**

- **Real-Time Dashboards:** Live market data monitoring systems
- **Automated Alerts:** Market condition change notifications
- **Custom Reports:** Tailored market analysis and reporting
- **API Integration:** Data integration with professional systems
- **Mobile Access:** Mobile-optimized market data access
- **Professional Training:** Market data interpretation and analysis training

#### **Data Quality and Verification**

##### **Professional Data Standards:**

- **Source Verification:** Multi-source data verification and validation
- **Quality Control:** Automated and manual data quality control
- **Update Protocols:** Systematic data update and refresh protocols
- **Accuracy Standards:** 99.5%+ data accuracy standards
- **Professional Review:** Expert analyst review and interpretation
- **Regulatory Compliance:** Full compliance with industry data standards

#### **Market Data Applications**

#### **Professional Decision Support**

##### **Data-Driven Decision Making:**

- **Investment Analysis:** Comprehensive investment property analysis
- **Market Timing:** Strategic market timing and cycle analysis
- **Risk Assessment:** Market risk evaluation and mitigation
- **Opportunity Identification:** Market opportunity recognition and analysis
- **Portfolio Optimization:** Real estate portfolio optimization strategies
- **Professional Consultation:** Expert consultation and strategic guidance

#### **Client Services and Applications**

##### **Market Intelligence Services:**

- **Buyer Market Analysis:** Detailed market analysis for property buyers
- **Seller Market Positioning:** Strategic market positioning for property sellers
- **Investor Due Diligence:** Comprehensive due diligence support for investors

- **Market Education:** Client education and market literacy development
- **Trend Analysis:** Market trend identification and impact analysis
- **Custom Research:** Specialized market research and analysis services

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