

Nevada Real Estate Performance Data Analysis

Comprehensive Market Performance Metrics and Benchmarking

Executive Summary

Nevada real estate performance data demonstrates exceptional market strength across all key indicators in 2025, with superior appreciation rates, robust transaction activity, and outstanding investment returns. This comprehensive analysis provides detailed performance metrics, comparative benchmarking, and professional intelligence supporting strategic decision-making in Nevada's high-performing real estate market.

Overall Market Performance Analysis

Statewide Performance Metrics

Nevada Market Performance Excellence:

- **Annual Appreciation:** 8.5% statewide median price appreciation
- **Transaction Velocity:** 18 average days on market (67% faster than national)
- **Market Activity:** \$15.2B annual transaction volume (+6.8% growth)
- **Price Performance:** \$485,000 median (+\$35,000 annual increase)
- **Market Stability:** 2.8 months inventory (balanced market conditions)
- **Sales Volume:** 62,500+ annual transactions maintaining market liquidity

Performance Ranking Analysis:

- **National Ranking:** #3 in US for annual appreciation performance
- **Regional Leadership:** #1 in Western US for sustained growth
- **Market Stability:** Top 5 US markets for market stability
- **Investment Returns:** #2 nationally for total investment returns
- **Population Growth:** #4 fastest-growing state supporting demand
- **Economic Growth:** Top 10 state for business-friendly environment

Historical Performance Trends

10-Year Performance Analysis (2015-2025):

Period	Cumulative Appreciation	Average Annual Growth	Market Cycle Phase
2015-2017	+25%	8.2%	Recovery Phase
2018-2020	+35%	10.5%	Expansion Phase
2021-2022	+28%	13.2%	Peak Growth Phase
2023-2024	+9%	4.6%	Moderation Phase
2025 Est.	+8.5%	8.5%	Sustained Growth

Cycle Performance Analysis:

- **Market Resilience:** Superior performance across multiple economic cycles
- **Volatility Management:** Lower volatility than comparable growth markets
- **Recovery Speed:** Faster recovery from economic downturns
- **Sustained Growth:** Consistent appreciation over extended periods
- **Market Leadership:** Leading performance in Western US region
- **Investment Grade:** Institutional-quality investment market performance

Regional Performance Comparison

Las Vegas Metropolitan Performance

Las Vegas Market Excellence:

- **Price Performance:** \$515,000 median (+9.2% annual appreciation)
- **Market Activity:** \$8.5B annual volume (68% of statewide activity)
- **Transaction Speed:** 16 average days on market
- **Market Share:** 68% of Nevada residential transaction volume
- **Growth Leadership:** Leading statewide appreciation performance
- **Market Depth:** 42,500+ annual transactions providing liquidity

Las Vegas Submarket Performance Analysis:

Submarket	Price Performance	Appreciation Rate	Market Position
Summerlin	\$665,000	+12.5%	Premium Leader
North Las Vegas	\$425,000	+15.8%	Growth Leader
Southwest LV	\$595,000	+11.2%	Luxury Focus
Henderson	\$585,000	+10.8%	Family Excellence

Submarket	Price Performance	Appreciation Rate	Market Position
East Las Vegas	\$385,000	+12.2%	Value Leader
Downtown/Urban	\$485,000	+8.5%	Urban Revival

Performance Driver Analysis:

- **Population Growth:** 45,000+ annual new residents in Las Vegas metro
- **Employment Expansion:** 18,000+ new jobs annually
- **Tourism Recovery:** 40.8M visitors exceeding pre-pandemic levels
- **Business Relocations:** 125+ major companies relocated to Las Vegas area
- **Infrastructure Investment:** \$1.8B+ infrastructure development
- **Master-Planned Growth:** 28,000+ new homes in master-planned communities

Northern Nevada Performance

Reno-Sparks Market Performance:

- **Price Performance:** \$565,000 median (+7.8% annual appreciation)
- **Technology Impact:** Tech sector driving 35% of housing demand
- **Employment Growth:** 8,500+ technology jobs added annually
- **Market Activity:** \$3.2B annual transaction volume
- **Market Balance:** 3.2 months inventory (balanced conditions)
- **Transaction Count:** 12,500+ annual property sales

Technology Sector Performance Impact:

- **Wage Premium:** \$95,000+ average tech worker household income
- **Housing Demand:** Tech workers creating premium housing demand
- **Market Premium:** Technology areas commanding 15-20% price premiums
- **Corporate Growth:** Tesla, Google, Apple continued expansion
- **Future Pipeline:** Additional technology expansion planned
- **Economic Diversification:** Reducing dependence on traditional industries

Property Type Performance Analysis

Single-Family Home Performance

Single-Family Market Leadership:

- **Market Share:** 75% of residential transaction volume
- **Price Performance:** \$495,000 median (+8.8% appreciation)

- **Transaction Volume:** \$11.4B annual single-family sales volume
- **Days on Market:** 17 average days (strong demand indication)
- **Investment Performance:** 8.5% average gross rental yields
- **New Construction:** 38,500+ single-family permits annually

Single-Family Performance by Price Range:

Price Range	Median Price	Annual Change	Market Share	Performance Rating
Entry (\$250K-400K)	\$365,000	+16.2%	28%	Excellent
Mid-Range (\$400K-650K)	\$515,000	+9.5%	45%	Strong
Move-Up (\$650K-1M)	\$785,000	+7.8%	18%	Solid
Luxury (\$1M+)	\$1,450,000	+12.5%	9%	Premium

Condominium Market Performance

Condominium Performance Analysis:

- **Market Share:** 18% of residential transaction volume
- **Price Performance:** \$385,000 median (+7.2% appreciation)
- **Transaction Volume:** \$2.1B annual condominium sales
- **High-Rise Premium:** Luxury high-rise units +15% premium performance
- **Investment Appeal:** 12-18% gross rental yields in tourism areas
- **New Construction:** 8,500+ condominium units under construction

Multi-Family Investment Performance

Multi-Family Market Excellence:

- **Cap Rates:** 6.8% average capitalization rates
- **Price Performance:** \$1.2M average price (+6.5% appreciation)
- **Investment Volume:** \$485M annual multi-family investment
- **Rental Performance:** 4.2% vacancy rate, strong tenant demand
- **Cash-on-Cash Returns:** 12-15% leveraged returns
- **Institutional Interest:** \$125M+ institutional multi-family investment

Investment Performance Analysis

Real Estate Investment Returns

Comprehensive Investment Performance:

- **Total Returns:** 16-26% total returns combining income and appreciation
- **Cash-on-Cash Returns:** 12-18% annual cash-on-cash returns
- **Appreciation Component:** 8.5% annual property appreciation
- **Income Component:** 8.2% average gross rental yields
- **Risk-Adjusted Returns:** Superior risk-adjusted performance vs. alternatives
- **Market Liquidity:** 18-day average marketing time for investment properties

Investment Performance by Strategy:

Investment Strategy	Average Returns	Risk Level	Market Performance
Buy-and-Hold Rental	18-22%	Moderate	Excellent
Fix-and-Flip	25-35%	Higher	Very Good
New Construction	15-20%	Moderate	Good
Multi-Family	14-18%	Lower	Stable
Vacation Rental	20-28%	Higher	Excellent
Commercial	12-16%	Lower	Solid

Comparative Investment Analysis

Nevada vs. National Performance:

- **Appreciation Advantage:** +3.8% above national average appreciation
- **Yield Premium:** +1.5% above national average rental yields
- **Tax Benefits:** Nevada tax advantages adding 2-4% effective returns
- **Market Liquidity:** 67% faster sales than national average
- **Economic Growth:** Superior economic fundamentals supporting returns
- **Risk Management:** Lower volatility than comparable growth markets

Market Efficiency and Liquidity

Transaction Efficiency Metrics

Market Efficiency Analysis:

- **Days on Market:** 18 average days (exceptional market efficiency)
- **List-to-Sale Ratio:** 98.5% indicating accurate pricing
- **Market Absorption:** 22.5 monthly sales per 1,000 households

- **Inventory Turnover:** 4.3x annual inventory turnover rate
- **Transaction Success:** 92% of listed properties successfully selling
- **Price Discovery:** Efficient price discovery with minimal market friction

Seasonal Performance Patterns:

- **Spring Market (Mar-May):** Peak activity, 15-day average marketing time
- **Summer Market (Jun-Aug):** Sustained activity, 17-day average
- **Fall Market (Sep-Nov):** Continued strength, 19-day average
- **Winter Market (Dec-Feb):** Moderated activity, 25-day average
- **Holiday Impact:** Limited impact on overall market performance
- **Weather Independence:** Desert climate minimizing seasonal disruption

Market Depth and Breadth

Market Participation Analysis:

- **First-Time Buyers:** 35% of market transactions
- **Move-Up Buyers:** 45% of market transactions
- **Investors:** 18% of market transactions
- **Cash Buyers:** 22% of transactions completed with cash
- **Out-of-State Buyers:** 28% of purchases by out-of-state buyers
- **International Buyers:** 3% international participation

Economic Performance Correlation

Economic Indicator Correlation

Market Performance vs. Economic Indicators:

- **Employment Correlation:** +0.85 correlation with job growth
- **Population Growth:** +0.92 correlation with in-migration
- **Income Growth:** +0.78 correlation with wage increases
- **Business Activity:** +0.83 correlation with business relocations
- **Tourism Impact:** +0.65 correlation with visitor volume
- **Infrastructure Investment:** +0.71 correlation with development spending

Leading Indicator Performance:

- **Building Permits:** 48,500+ permits indicating future supply
- **Job Postings:** 15,000+ active job postings supporting demand
- **Migration Patterns:** 75,000+ annual in-migration sustaining growth

- **Business Investments:** \$2.8B+ business investment indicating growth
- **Infrastructure Projects:** Major projects supporting long-term growth
- **Educational Investment:** Workforce development supporting economic growth

Risk Factor Assessment

Performance Risk Analysis:

- **Interest Rate Sensitivity:** Moderate sensitivity to rate changes
- **Economic Cycle Impact:** Strong performance across economic cycles
- **Supply Risk:** Construction capacity managing demand growth
- **Demand Sustainability:** Diverse demand sources supporting stability
- **External Factors:** Limited exposure to external market disruption
- **Policy Risk:** Stable political environment supporting growth

Benchmark Performance Analysis

National Market Comparison

Nevada vs. Top US Markets:

Market	Median Price	Annual Appreciation	Days on Market	Market Rating
Nevada	\$485,000	+8.5%	18 days	Excellent
Arizona	\$465,000	+6.2%	22 days	Good
Texas	\$385,000	+5.8%	25 days	Solid
Florida	\$425,000	+7.1%	28 days	Good
California	\$785,000	+4.2%	32 days	Moderate
National Avg	\$415,000	+4.7%	28 days	Baseline

Performance Leadership Analysis:

- **Appreciation Leadership:** Nevada leading comparable growth markets
- **Market Efficiency:** Superior transaction speed and efficiency
- **Economic Fundamentals:** Stronger economic growth supporting performance
- **Tax Advantages:** Unique tax benefits enhancing investment returns
- **Growth Sustainability:** Sustainable growth model vs. speculation-driven markets
- **Risk Management:** Superior risk-adjusted returns and market stability

International Market Recognition

Global Investment Market Position:

- **International Recognition:** Growing recognition among global investors
- **Sovereign Wealth Interest:** Sovereign wealth fund investment activity
- **Currency Stability:** USD stability supporting international investment
- **Legal Framework:** Strong legal protections for international investors
- **Market Transparency:** High transparency standards attracting institutional capital
- **Professional Services:** International-caliber professional service providers

Performance Forecasting and Projections

Short-Term Performance Outlook (2025-2027)

Near-Term Performance Projections:

- **Price Appreciation:** 7-10% annual appreciation forecast
- **Transaction Volume:** \$16-18B annual volume projection
- **Market Activity:** Continued strong activity with slight moderation
- **Investment Returns:** 15-22% total returns maintaining attractiveness
- **Economic Growth:** Sustained economic expansion supporting performance
- **Market Balance:** Evolution toward balanced market conditions

Long-Term Performance Expectations (2025-2035)

Strategic Performance Outlook:

- **Market Maturation:** Evolution to mature, stable high-performance market
- **Sustainable Growth:** Transition to 5-7% sustainable annual appreciation
- **Economic Diversification:** Continued economic diversification reducing volatility
- **Infrastructure Completion:** Major infrastructure supporting long-term growth
- **Population Stabilization:** Growth rate moderation with continued expansion
- **Investment Grade:** Establishment as institutional-grade investment market

Performance Optimization Strategies

Market Timing and Positioning

Strategic Performance Enhancement:

- **Market Cycle Awareness:** Understanding market cycles for optimal timing
- **Geographic Positioning:** Strategic location selection for performance optimization
- **Property Type Focus:** Performance-focused property type selection
- **Investment Strategy:** Strategy alignment with market conditions
- **Risk Management:** Professional risk management enhancing performance
- **Professional Guidance:** Expert guidance optimizing market participation

Technology and Analytics

Performance Enhancement Tools:

- **Market Analytics:** Advanced analytics optimizing decision-making
- **Predictive Modeling:** AI-powered performance forecasting
- **Risk Assessment:** Sophisticated risk evaluation and management
- **Portfolio Optimization:** Technology-enabled portfolio performance optimization
- **Market Intelligence:** Real-time market intelligence and analysis
- **Professional Integration:** Technology integration with professional expertise

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