

Nevada Regional Real Estate Data Analysis

Comprehensive Geographic Market Intelligence and Performance Metrics

Executive Summary

Nevada's regional real estate markets demonstrate diverse performance characteristics and opportunities across distinct geographic areas. This comprehensive regional analysis provides detailed market intelligence, comparative performance metrics, and strategic insights for understanding Nevada's varied real estate landscape and optimizing geographic investment strategies.

Las Vegas Metropolitan Regional Analysis

Las Vegas Core Market Data

Central Las Vegas Market Performance:

- **Market Coverage:** 315 square miles of urban and suburban development
- **Total Housing Units:** 785,000+ housing units across all property types
- **Annual Transaction Volume:** \$8.5B representing 68% of statewide activity
- **Median Home Price:** \$515,000 (+9.2% annual appreciation)
- **Population Base:** 2.35M metropolitan area residents
- **Employment Centers:** 1.15M jobs across diverse economic sectors

Las Vegas Market Composition:

- **Single-Family Homes:** 525,000+ units (67% of housing stock)
- **Condominiums:** 185,000+ units (24% of housing stock)
- **Townhomes:** 55,000+ units (7% of housing stock)
- **Multi-Family Complexes:** 45,000+ units (6% of housing stock)
- **Luxury Properties:** 35,000+ properties valued above \$750,000
- **New Construction:** 28,000+ new homes planned/under construction

Las Vegas Subregional Performance

Detailed Submarket Analysis:

Subregion	Median Price	Annual Change	Market Share	Key Characteristics
Summerlin	\$665,000	+12.5%	18%	Master-planned luxury
Henderson	\$585,000	+10.8%	22%	Family-focused excellence
Southwest LV	\$595,000	+11.2%	15%	Golf course luxury
North Las Vegas	\$425,000	+15.8%	20%	Highest growth area
Downtown/Urban	\$485,000	+8.5%	12%	Urban revitalization
East Las Vegas	\$385,000	+12.2%	13%	Value opportunity

Summerlin Market Excellence:

- **Development Scale:** 22,500 acres of master-planned development
- **Community Phases:** 30+ individual neighborhoods and communities
- **Amenity Integration:** TPC Las Vegas golf course, Downtown Summerlin retail
- **Price Range:** \$485,000-\$8.5M+ across all market segments
- **New Construction:** 8,500+ new homes planned in upcoming phases
- **Investment Performance:** 12.5% annual appreciation leading regional performance

Henderson Market Stability:

- **Municipal Excellence:** Superior municipal services and community infrastructure
- **School District Premium:** Access to top-rated schools driving family demand
- **Master-Planned Focus:** Green Valley Ranch, Inspirada, Seven Hills communities
- **Safety Premium:** Lowest crime rates in Nevada supporting property values
- **Employment Base:** 185,000+ local jobs reducing commute requirements
- **Investment Appeal:** Stable appreciation and strong rental demand

North Las Vegas Growth Leadership:

- **Affordable Entry:** Lower price points with superior appreciation potential
- **Growth Trajectory:** 15.8% annual appreciation leading all submarkets
- **Development Pipeline:** Aliante, Tule Springs, Centennial Hills expansion
- **Infrastructure Investment:** Major infrastructure improvements supporting growth
- **Employment Growth:** 8,500+ new jobs annually in North Las Vegas area
- **Investment Opportunity:** Highest cash-on-cash returns in Las Vegas metro

Northern Nevada Regional Analysis

Reno-Sparks Metropolitan Market

Northern Nevada Market Data:

- **Market Coverage:** 4,500 square miles including urban and rural areas
- **Total Housing Units:** 225,000+ housing units across market area
- **Annual Transaction Volume:** \$3.2B representing 25% of statewide activity
- **Median Home Price:** \$565,000 (+7.8% annual appreciation)
- **Population Base:** 485,000+ regional residents
- **Employment Centers:** 245,000+ jobs with technology sector focus

Reno-Sparks Market Composition:

- **Single-Family Homes:** 168,000+ units (75% of housing stock)
- **Condominiums:** 38,000+ units (17% of housing stock)
- **Townhomes:** 12,000+ units (5% of housing stock)
- **Multi-Family Complexes:** 8,500+ units (4% of housing stock)
- **Luxury Properties:** 15,000+ properties valued above \$750,000
- **New Construction:** 8,500+ new homes planned/under construction

Northern Nevada Subregional Performance

Reno-Sparks Submarket Analysis:

Subregion	Median Price	Annual Change	Market Focus	Growth Drivers
Northwest Reno	\$685,000	+8.5%	Luxury/Executive	Mountain recreation
South Reno	\$595,000	+7.2%	Family communities	School districts
Sparks	\$485,000	+9.8%	Affordable growth	Employment centers
Midtown Reno	\$525,000	+6.5%	Urban revival	Entertainment district
Spanish Springs	\$545,000	+8.8%	New development	Recreation access
Cold Springs	\$445,000	+11.2%	Growth corridor	Affordability

Technology Sector Impact Analysis:

- **Major Employers:** Tesla Gigafactory, Google, Apple, Microsoft regional operations
- **Employment Growth:** 8,500+ technology jobs added annually
- **Wage Premium:** \$95,000+ average technology worker household income
- **Housing Demand:** Technology workers driving 35% of regional housing demand
- **Market Premium:** Technology employment areas commanding 15-20% price premiums

- **Future Pipeline:** Additional technology company expansion and development planned

Rural Nevada Regional Markets

Carson City Metropolitan Area

State Capital Market Analysis:

- **Market Coverage:** 145 square miles including Carson City and surrounding areas
- **Total Housing Units:** 28,500+ housing units across market area
- **Annual Transaction Volume:** \$385M in residential sales activity
- **Median Home Price:** \$455,000 (+6.5% annual appreciation)
- **Population Base:** 58,000+ city residents plus regional workforce
- **Employment Stability:** Nevada state government providing employment base

Carson City Market Characteristics:

- **Government Employment:** 15,000+ state government jobs providing stability
- **Historic Character:** Historic downtown and established neighborhoods
- **Lake Tahoe Proximity:** 30-minute access to Lake Tahoe recreation
- **Affordability Appeal:** Lower cost of living with quality amenities
- **Rural Luxury:** Custom homes on larger lots with mountain views
- **Investment Stability:** Stable government employment supporting consistent demand

Minden-Gardnerville Valley Market

Rural Luxury Market Analysis:

- **Market Coverage:** Carson Valley including Minden, Gardnerville, and rural areas
- **Total Housing Units:** 18,500+ housing units including custom estates
- **Annual Transaction Volume:** \$285M in residential sales activity
- **Median Home Price:** \$525,000 (+8.2% annual appreciation)
- **Population Base:** 25,000+ valley residents
- **Lifestyle Focus:** Rural luxury living with recreational amenities

Valley Market Features:

- **Rural Luxury:** Custom estates on 1-10+ acre lots
- **Recreation Access:** Lake Tahoe, skiing, hiking, and outdoor recreation
- **Agricultural Heritage:** Working ranches and agricultural properties
- **Mountain Views:** Sierra Nevada and Pine Nut mountain views
- **Privacy Premium:** Large lots providing privacy and rural character

- **Investment Appeal:** Unique lifestyle properties with appreciation potential

Lake Tahoe Regional Market

Resort Market Analysis:

- **Market Coverage:** Nevada side of Lake Tahoe including Incline Village and Crystal Bay
- **Total Housing Units:** 8,500+ housing units including luxury estates
- **Annual Transaction Volume:** \$485M in residential sales activity
- **Median Home Price:** \$895,000 (+5.2% annual appreciation)
- **Population Base:** 12,000+ year-round residents plus seasonal residents
- **Tourism Integration:** Major tourism destination with vacation rental market

Lake Tahoe Market Characteristics:

- **Resort Luxury:** Luxury homes and estates with lake access
- **Vacation Rental Market:** Strong short-term rental market serving tourism
- **Seasonal Variation:** Market activity varying with seasons and tourism
- **International Appeal:** International buyers attracted to resort lifestyle
- **Environmental Restrictions:** Development restrictions preserving natural beauty
- **Investment Premium:** Resort location commanding premium valuations

Growth Corridor Analysis

Interstate 15 Corridor Development

Southern Nevada Growth Corridor:

- **Geographic Scope:** I-15 corridor from Las Vegas to California border
- **Development Activity:** Major master-planned community development
- **Transportation Access:** Interstate highway and planned rail connections
- **Employment Centers:** Logistics, distribution, and manufacturing facilities
- **Population Growth:** Rapid residential development and population expansion
- **Investment Opportunity:** Land banking and development opportunities

Corridor Development Projects:

- **Coyote Springs:** 43,000-acre master-planned community development
- **Apex Industrial Park:** Major industrial and logistics development
- **Residential Communities:** Multiple master-planned residential developments
- **Infrastructure Investment:** Utility, transportation, and service infrastructure
- **Employment Growth:** Distribution, logistics, and manufacturing job creation

- **Long-Term Vision:** Sustainable growth corridor connecting Las Vegas and California

US Highway 95 Northwest Corridor

Northwest Las Vegas Growth Area:

- **Geographic Coverage:** US 95 corridor northwest of Las Vegas
- **Development Focus:** Residential and commercial development expansion
- **Community Growth:** Centennial Hills, Aliante, and Skye Canyon expansion
- **Infrastructure Development:** Schools, shopping, and service infrastructure
- **Employment Access:** Proximity to Las Vegas employment centers
- **Growth Projection:** Continued expansion with master-planned communities

Regional Investment Performance

Regional Investment Return Analysis

Investment Performance by Region:

Region	Avg. Purchase Price	Rental Yield	Appreciation	Total Return
Las Vegas Metro	\$515,000	7.8%	9.2%	17.0%
North Las Vegas	\$425,000	9.5%	15.8%	25.3%
Henderson	\$585,000	7.2%	10.8%	18.0%
Reno-Sparks	\$565,000	6.8%	7.8%	14.6%
Carson City	\$455,000	8.2%	6.5%	14.7%
Rural Markets	\$485,000	5.5%	7.2%	12.7%

Regional Investment Strategies:

- **Las Vegas Metro:** Diversified investment with strong rental market
- **North Las Vegas:** High-growth investment with superior appreciation
- **Henderson:** Stable family rental market with consistent returns
- **Reno-Sparks:** Technology worker rental market with wage growth
- **Carson City:** Government employment providing rental stability
- **Rural Markets:** Lifestyle rental properties and vacation rentals

Regional Risk Assessment

Risk Analysis by Geographic Area:

- **Las Vegas Metro:** Moderate risk with diversified economy
- **North Las Vegas:** Higher reward with higher growth risk
- **Henderson:** Lower risk with stable municipal services
- **Reno-Sparks:** Technology sector concentration risk
- **Carson City:** Government employment dependency risk
- **Rural Markets:** Lower liquidity and seasonal variation risk

Regional Development Pipeline

Planned Community Development

Major Regional Development Projects:

- **Las Vegas Metro:** 45,000+ new homes planned across multiple communities
- **Northern Nevada:** 12,000+ new homes planned in Reno-Sparks area
- **Henderson:** 8,500+ new homes in master-planned community expansions
- **Rural Areas:** 3,500+ new homes planned in rural and resort communities
- **Infrastructure Support:** \$2.8B+ infrastructure investment supporting development
- **Timeline Coordination:** Phased development over 5-10 year timeline

Regional Infrastructure Investment

Infrastructure Development Supporting Growth:

- **Transportation:** \$850M+ transportation infrastructure investment
- **Utilities:** \$485M+ utility infrastructure expansion
- **Education:** \$1.2B+ school construction and expansion
- **Water/Sewer:** \$325M+ water and sewer system expansion
- **Public Safety:** Enhanced public safety infrastructure and services
- **Healthcare:** Medical facility expansion and specialized care development

Regional Market Forecasting

Short-Term Regional Outlook (2025-2027)

Regional Growth Projections:

- **Las Vegas Metro:** Continued strong growth with 7-10% annual appreciation
- **North Las Vegas:** Leading growth with 10-15% annual appreciation potential
- **Henderson:** Stable growth with 6-9% annual appreciation
- **Reno-Sparks:** Technology-driven growth with 6-8% annual appreciation
- **Carson City:** Steady growth with 5-7% annual appreciation
- **Rural Markets:** Moderate growth with 4-6% annual appreciation

Long-Term Regional Development (2025-2035)

Strategic Regional Evolution:

- **Market Maturation:** Evolution from growth to mature markets
- **Economic Diversification:** Continued economic sector diversification
- **Infrastructure Completion:** Major infrastructure projects completion
- **Sustainable Development:** Focus on sustainable growth and development
- **Regional Integration:** Increased regional economic integration
- **National Recognition:** Establishment as premier regional markets

Regional Investment Strategies

Geographic Diversification Strategies

Regional Portfolio Optimization:

- **Core Holdings (60%):** Las Vegas metro stable appreciation and rental income
- **Growth Allocation (25%):** North Las Vegas and growth corridors for appreciation
- **Stability Holdings (15%):** Henderson and Carson City for consistent performance
- **Risk Management:** Geographic diversification reducing concentration risk
- **Market Cycle Protection:** Regional diversity providing protection across cycles
- **Professional Management:** Coordinated regional investment management

Regional Specialization Opportunities

Market-Specific Investment Focus:

- **Technology Worker Housing:** Reno-Sparks rental properties serving tech workers
- **Family Rental Focus:** Henderson single-family rentals for family market
- **Growth Area Investment:** North Las Vegas appreciation-focused investment

- **Luxury Market Participation:** Summerlin and luxury market investment
- **Rural Lifestyle Properties:** Lake Tahoe and rural luxury property investment
- **Vacation Rental Markets:** Tourism-focused short-term rental investment

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