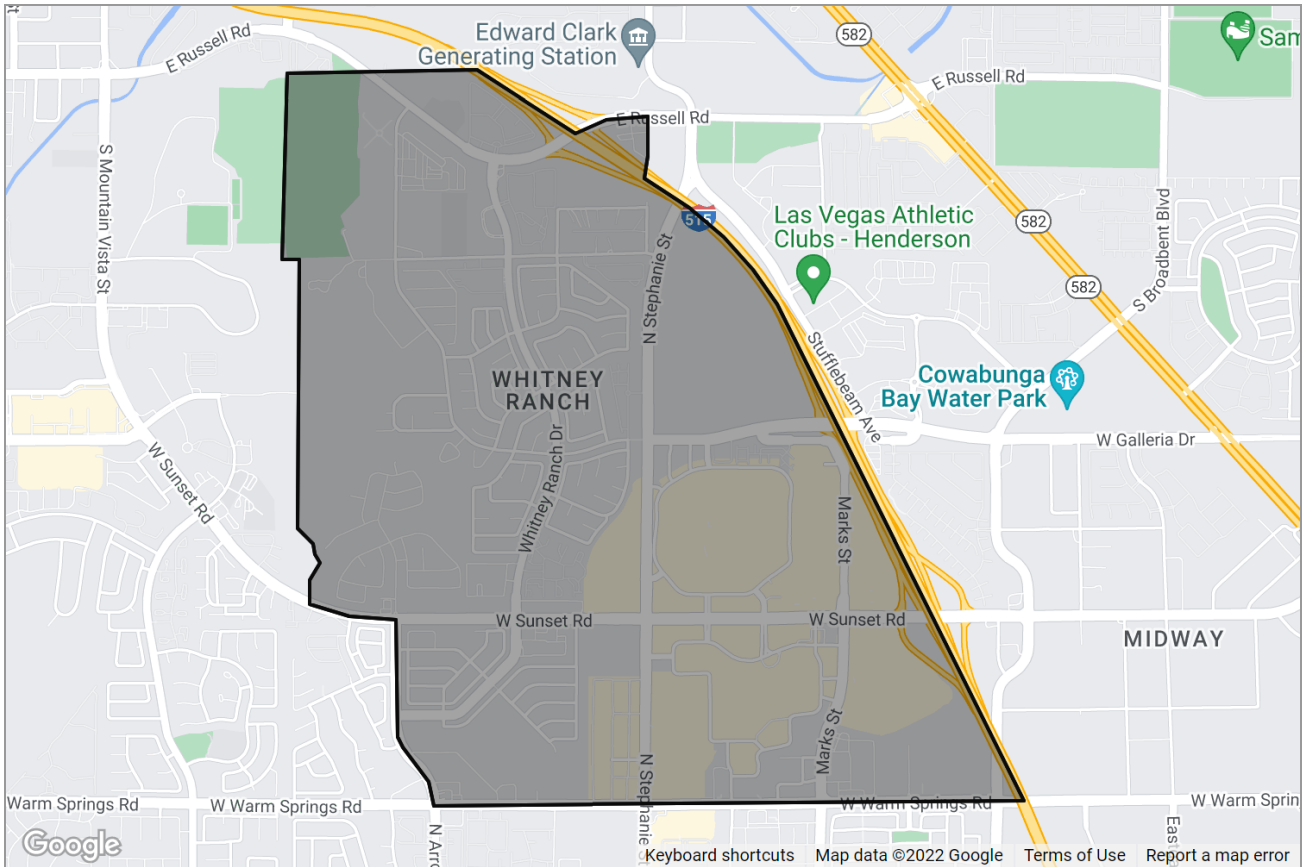




NEIGHBORHOOD REPORT


Whitney Ranch in Henderson, NV



Presented by

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| | |
|---|---|
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Office: Own-LasVegas.com

Anchor Realty Group
Las Vegas, NV 89128





Neighborhood: Housing Stats and Charts

| | Whitney Ranch | Henderson | Clark County | Nevada | USA |
|---|---------------|-----------|--------------|---------|--------|
| Median Estimated Home Value | \$403K | \$492K | \$428K | \$445K | \$335K |
| Estimated Home Value 12-Month Change | +17% | +25.2% | +27.7% | +25.2% | +24.9% |
| Median List Price | \$450K | \$575K | \$495K | \$500K | – |
| List Price 1-Month Change | -2.5% | -2.2% | -0.6% | 0% | – |
| List Price 12-Month Change | +2.7% | +15% | +21.3% | +20.5% | – |
| Median Home Age | 27 | 22 | 25 | 27 | 42 |
| Own | 47% | 64% | 54% | 56% | 64% |
| Rent | 53% | 36% | 46% | 44% | 36% |
| \$ Value of All Buildings for which Permits Were Issued | – | – | \$2.82B | \$4.06B | \$307B |
| % Change in Permits for All Buildings | – | – | +4% | +7% | +13% |
| % Change in \$ Value for All Buildings | – | – | +16% | +10% | +10% |

Median Sales Price vs. Sales Volume

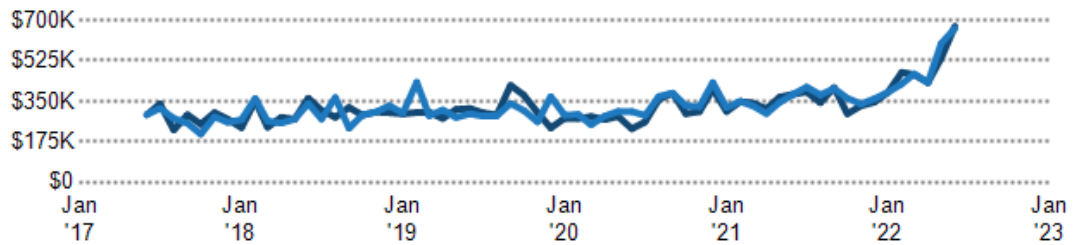
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

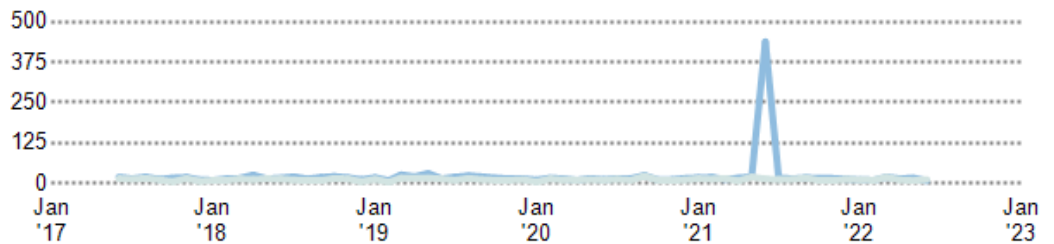
Update Frequency: Monthly

- Median Sales Price Public Records
- Median Sales Price Listings
- Sales Volume Public Records
- Sales Volume Listings

Median Sales Price



Sales Volume





Median Listing Price vs. Listing Volume

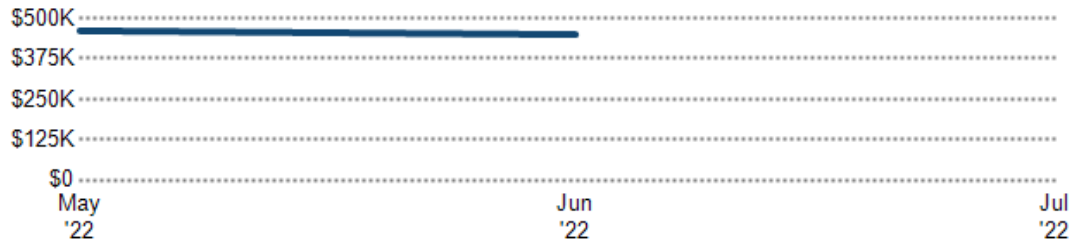
This chart compares the listings and public records sales price trend and sales volume for homes in an area.

Data Source: Public Record and Listing data

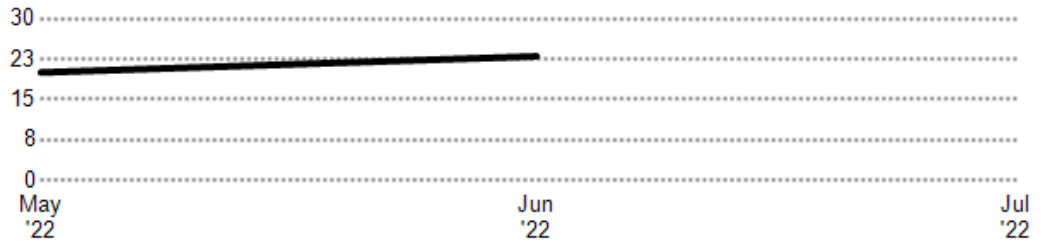
Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume



Price Range of Homes Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Range



Price per Square Foot of Homes Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Data Source: Public records data

Update Frequency: Daily

- Sales Count By Price Per Sq Ft





Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Data Source: Public records data

Update Frequency: Daily



■ Sales Count By Living Area

Age Range of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Data Source: Public records data

Update Frequency: Daily



■ Sales Count by Age of House

Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Data Source: Public records data

Update Frequency: Daily



■ Sales Count by Bedroom





Neighborhood: People Stats and Charts

| | Whitney Ranch | Henderson | Clark County | Nevada | USA |
|------------------------------|---------------|-----------|--------------|--------|-------|
| Population | 14.7K | 300K | 2.18M | 2.97M | 325M |
| Population Density per Sq Mi | 4.76K | 2.83K | 277 | 27.1 | — |
| Population Change since 2010 | +9.4% | +23.9% | +18.2% | +17% | +8.2% |
| Median Age | 35 | 42 | 37 | 38 | 38 |
| Male / Female Ratio | 47% | 49% | 50% | 50% | 49% |





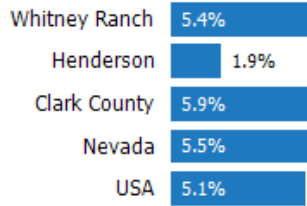
Education Levels of Population

This chart shows the educational achievement levels of adults in an area, compared with other geographies.

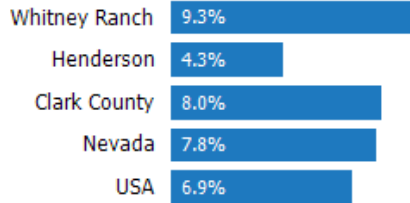
Data Source: U.S. Census American Community Survey via Esri, 2020

Update Frequency: Annually

Less Than 9th Grade



9-12th Grade/No Diploma



High School Graduate



Associate Degree



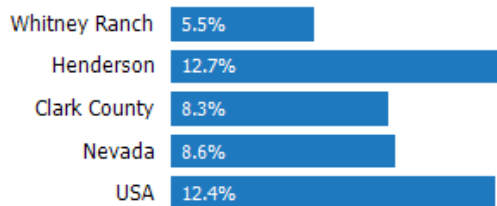
Bachelor's Degree



At Least a College Education



Grad/Professional Degree





Population of Children by Age Group

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Whitney Ranch



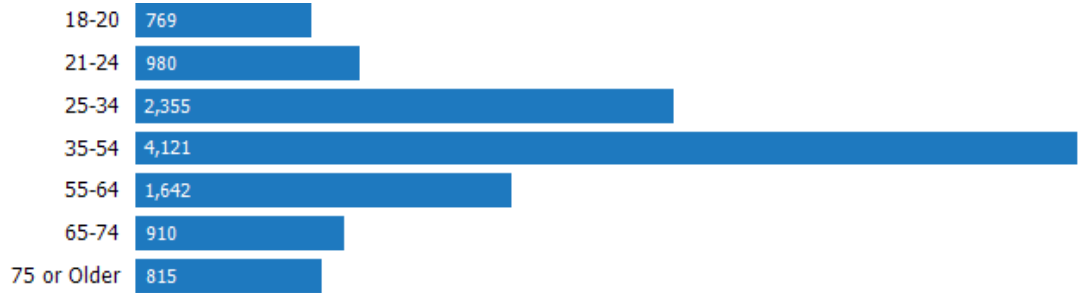
Population of Adults by Age Group

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Whitney Ranch



Households With Children

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Data Source: U.S. Census

Update Frequency: Annually

Whitney Ranch



Household Income Brackets

This chart shows annual household income levels within an area.

Data Source: U.S. Census

Update Frequency: Annually

Whitney Ranch



Presidential Voting Pattern

This chart shows how residents of a county voted in the 2020 presidential election.

Data Source: USElectionAtlas.org

Update Frequency: Quadrennially





Neighborhood: Economic Stats and Charts

| | Whitney Ranch | Henderson | Clark County | Nevada | USA |
|-------------------------|---------------|-----------|--------------|----------|----------|
| Income Per Capita | \$28,178 | \$39,990 | \$30,704 | \$31,557 | \$34,103 |
| Median Household Income | \$59,434 | \$74,147 | \$59,340 | \$60,365 | \$62,843 |
| Unemployment Rate | - | 4.9% | 6% | 4.7% | 3.8% |
| Unemployment Number | - | - | 67.6K | 70.7K | - |
| Employment Number | - | - | - | 1.44M | - |
| Labor Force Number | - | - | - | 1.51M | - |

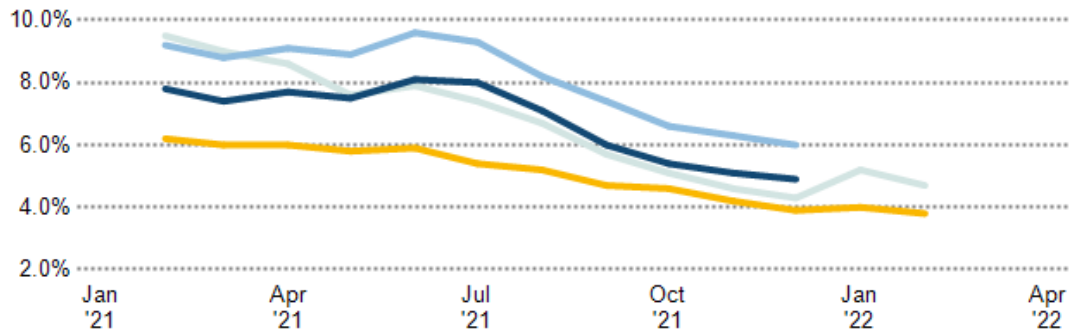
Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Data Source: Bureau of Labor Statistics

Update Frequency: Monthly

- Henderson
- Clark County
- Nevada
- USA



Occupational Categories

This chart shows categories of employment within an area.

Data Source: U.S. Census

Update Frequency: Annually

- Whitney Ranch





Neighborhood: Quality of Life Stats and Charts

Quality of Life in –

| | Whitney Ranch | Henderson | Clark County | Nevada | USA |
|--|---------------|-----------|--------------|--------|-------|
| Elevation (in feet) | 2,341 | – | 3,290 | – | – |
| Annual Rainfall (in inches) | 5.01 | 6.64 | 8.15 | 10.98 | – |
| Annual Snowfall (in inches) | 1.55 | 1.55 | 4.54 | 31.47 | – |
| Days of Full Sun (per year) | 180 | 180 | 174 | 147 | – |
| Travel Time to Work (in minutes) | 25 | 24 | 25 | 25 | 27 |
| Water Quality - Health Violations | – | – | – | – | – |
| Water Quality - Monitoring and Report Violations | – | – | – | – | – |
| Superfund Sites | 0 | 0 | 0 | 2 | 2,417 |
| Brownfield Sites | No | Yes | Yes | Yes | Yes |

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Data Source: U.S. Census

Update Frequency: Annually

Whitney Ranch



How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Data Source: U.S. Census

Update Frequency: Annually



Average Monthly Temperature

This chart shows average temperatures in the area you searched.

Data Source: NOAA

Update Frequency: Annually





Walkability Scores (out of 5)

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Data Source: Maponics

Update Frequency: Quarterly

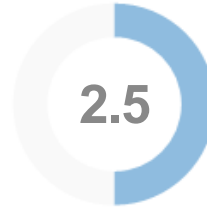
Overall Score



Amenity Score



Leisure Score



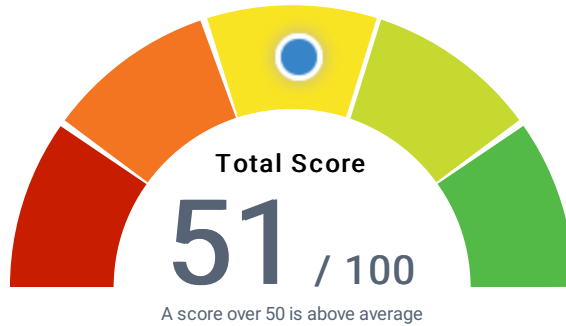
AARP Livability™ Index for 89014

This chart rates the overall livability of a selected ZIP code on a scale from 0 to 100. AARP Livability™ is a trademark of AARP Inc.

Data Source: [AARP](#)

Update Frequency: Annual

0-19 20-39 40-59 60-79 80-100



| | |
|------------------------------|-----------|
| Housing | 57 |
| Affordability & Access | |
| Neighborhood | 56 |
| Access to Life, Work & Play | |
| Transportation | 72 |
| Safe & Convenient Options | |
| Environment | 33 |
| Clean Air & Water | |
| Health | 55 |
| Prevention, Access & Quality | |
| Engagement | 31 |
| Civic & Social Involvement | |
| Opportunity | 51 |
| Inclusion & Possibilities | |