

WELCOME TO

Nevada

A BRIEF INTRODUCTION
TO THE SILVER STATE

A REAL ESTATE EBOOK FROM



INTRODUCING ONE OF THE HOTTEST REAL ESTATE MARKETS:

Nevada

Known for its abundant sunshine, affordable housing, and world-class tourism industry, Nevada has a little something for everyone. There are 337 recreational trails, more than 440 casinos to play, and four breathtaking national parks for nature enthusiasts. So, it's no surprise that people are flocking to the Silver State's shimmering cities.

Top Markets in Nevada




LAS VEGAS

The largest city in Nevada, Las Vegas is a world-renowned recreation destination. Sin City's iconic strip hosts a collection of neon-clad resorts, casinos, and restaurants, plus luxury high-rise living. Of course, the city offers much more than that. The Summerlin and Peccole Ranch neighborhoods have been rated some of the best in Las Vegas for raising children away from all the neon lights. Young professionals and families alike are sure to win big with a home in Vegas.

*Local
tip:*

If you're looking to escape the strip, take a 20-minute drive to a whole new world. Red Rock Canyon is a nearby National Conservation Area perfect for hiking, biking, and climbing. Stop by the visitor's center for an array of exhibits, information on local flora and fauna, and even live desert tortoise habitats.

The median home value in Las Vegas is \$296,251, which is a 5.8% increase from the previous year. Zillow predicts this figure will rise another 7.4% within the next year.

An aerial night view of the Las Vegas skyline, showing numerous illuminated buildings and streets. The image is faded to serve as a background for the text.

“Las Vegas looks the
way you’d imagine
heaven must look
at night.”

- Chuck Palahniuk

Top Markets in Nevada

RENO

Often considered a mini Las Vegas, Reno has all the casinos without the crowds. Nestled just east of the Sierra Nevadas, the city is also a stone's throw from picturesque Lake Tahoe, a hub for swimming, boating, and fishing, and hosts the country's highest concentration of first-rate ski resorts. With a burgeoning economy and year-round recreation, Reno is an ideal destination for Nevadans and transplants alike.

*Local
tip:*

For an activity that perfectly marries Reno's world-class recreation and neon casino industry, you can rock climb above the iconic, fluorescent Reno arch. "The Big Wall," the world's largest outdoor climbing wall, is located outside Reno's Basecamp Climbing Gym. Scale the wall after dark, illuminated by the sign's red and blue glow.

The median home value in Reno is \$755,937, which is a 6.8% increase from the previous year. Zillow predicts this figure will rise another 7.9% within the next year.





Top Markets in Nevada

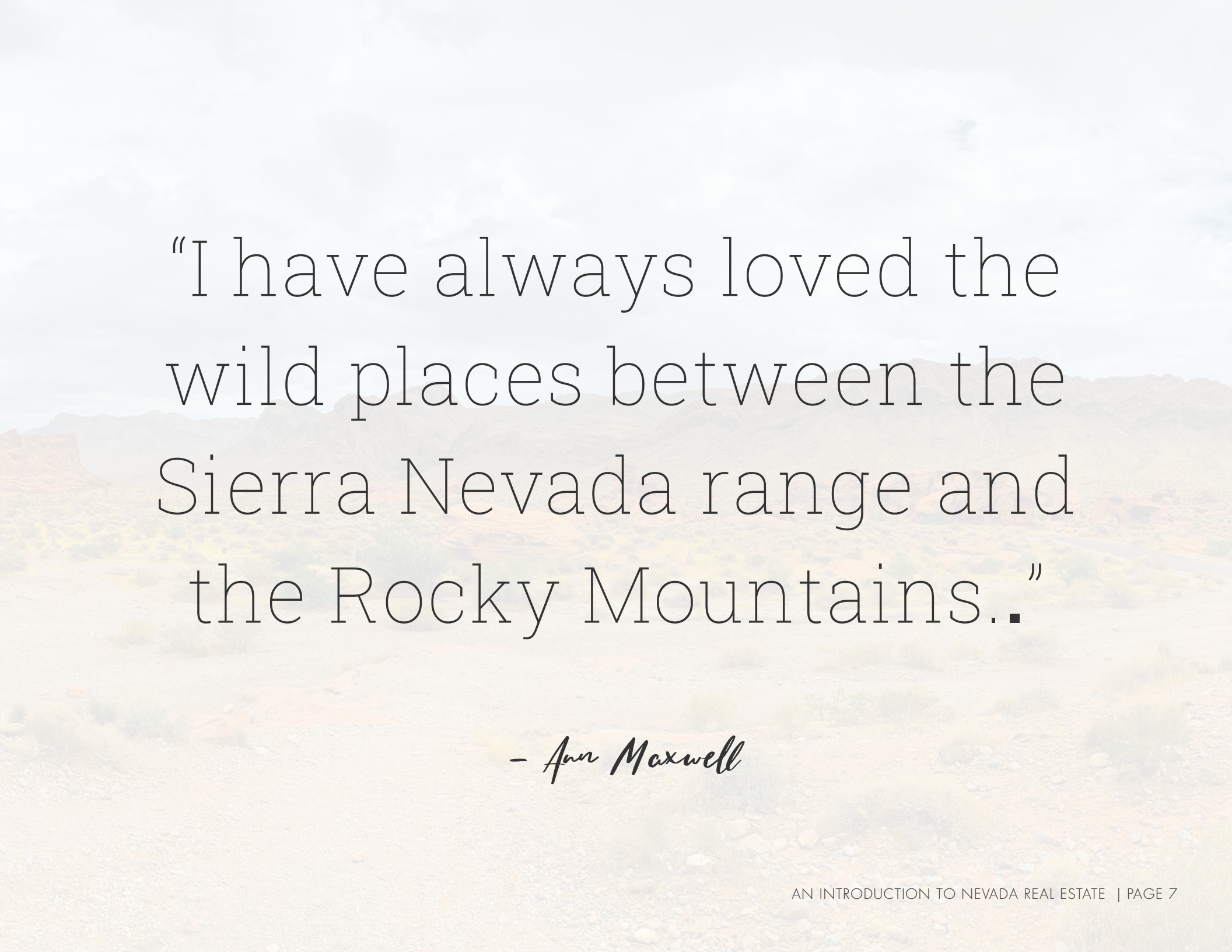
BOULDER CITY

Boulder City, a charming, quiet community in southern Nevada, is home to the historic Hoover Dam and a slower pace of living. The average income of a Boulder City resident is nearly 10% higher than the national average, and the city's crime rate is 67% lower than the national average. Between the city's ban on gambling and its quaint, small-town appeal, Boulder City is a popular location for retirees and growing families.

*Local
tip:*

- : Nearby Lake Mead offers activities for outdoor enthusiasts, history buffs, and artists alike. Schedule
- : a scuba diving excursion, explore the Historic Railroad Trail, or photograph the region's diverse and
- : abundant flora and fauna.

The median home value in Boulder City is \$334,509, which is a 7.1% increase from the previous year. Zillow predicts this figure will rise another 7.7% within the next year.



“I have always loved the
wild places between the
Sierra Nevada range and
the Rocky Mountains..”

- Ann Maxwell



Top Markets in Nevada

CARSON CITY

Carson City, named after famed frontiersman Kit Carson, is the state capital and considered the heart of Nevada's history. The metro sits in the northwestern portion of the state, just 20 minutes south of Reno. It shares the same amenities Lake Tahoe provides with smaller neighborhoods and a thriving historic district. Homeseekers are sure to love the many Queen Anne, Gothic Revival, and Victorian-style homes that characterize the Carson City community.

*Local
tip:*

The Kit Carson trail weaves through some of the town's most notable historic neighborhoods. A blue line painted on streets and sidewalks leads past landmarks like Mark Twain's brother's house, where the author stayed in the 1860s, the childhood home of Ferris Wheel inventor George Ferris, and even a filming location of John Wayne's *The Shootist*.

The median home value in Carson City is \$346,850, which is a 5.3% increase from the previous year. Zillow predicts this figure will rise another 6.0% within the next year.

Top Markets in Nevada

PAHRUMP

The town of Pahrump sits on the Nevada-California border, about an hour east of Death Valley National Park, one of the hottest and driest regions in the world. Embracing all the area has to offer, locals enjoy high-speed racing, off-roading in the nearby Dumont Dunes, and, believe it or not, water jetpacking. The action never stops in this real-life oasis, perfect for any adventurers looking for authentic desert living.

Local tip:

Stop by the Pahrump Valley Winery, dubbed Nevada's Winery in the Desert, for a refreshing glass of Desert Blush rosé. The region's hot, dry days help the wine grapes ripen faster, resulting in a unique selection of sweet, fruity, and jammy vintages. The winery has been awarded gold, silver, and bronze medals for its Nevada-grown bottles.

The median home value in Pahrump is \$257,128, which is a 4.7% increase from the previous year. Zillow predicts this figure will rise another 6.8% within the next year.





Why Nevada Real Estate?

With a high demand for real estate, strong economic growth, and world-class recreation, Nevada markets are some of the best in the country for real estate professionals.

Quick Stats - NEVADA

AVERAGE HOME PRICE IN NEVADA 2010:	\$149k
AVERAGE HOME PRICE IN NEVADA 2020:	\$319k
MEDIAN NV HOME VALUE:	\$316,102
AVERAGE RENT:	\$1,540
AVERAGE DAYS LISTED:	90
HOMES WITH NEGATIVE EQUITY:	1.7%

NEVADA MARKET OVERVIEW:

The Clark County School District employs over 30,000 people locally, and the state remains a major hub for large industries like tourism, hospitality, agriculture, and manufacturing. With a diverse job market and strong economic forecast, we can expect real estate to follow.

MARKET PERDICTION:

According to Zillow, the Nevada real estate market is predicted to grow 7.5% in the next year.

THERE'S NEVER BEEN A BETTER TIME TO BECOME A

Nevada Real Estate Agent

Between the world-class tourism, the colorful communities, and the fact that there's always something unique going on, Nevada has become an appealing destination for employers, families, and real estate agents alike. In October 2020, Las Vegas saw a home value increase of 11% compared to the same month a year previous, reaching a new record high. Number of homes sold also increased 11% year-over-year in October 2020. With numbers projected to grow in each respective market, now is the time for new real estate agents to start selling in Nevada.

If you want to learn more about how you can easily get your license and join the ranks of Nevada real estate agents, visit us at TheCEShop.com/Nevada/NV-Real-Estate. There you'll be able to find out how to become an agent and how The CE Shop can help you achieve your goals through our award-winning real estate education.

About Us

Founded in 2005, The CE Shop has become the leading provider of online real estate education. With industry-leading pass rates and support from Pre-Licensing through CE, our students are better prepared to set themselves up for success.

Our ever-expanding course catalog of Pre-Licensing, Exam Prep, and Continuing Education products are trusted throughout the industry and offer agents across the country the education they rely on.

With products available in all 50 states and D.C., we're driven by a desire to constantly improve, both for ourselves and our students.

