



Henderson, Nevada.

Current market data.

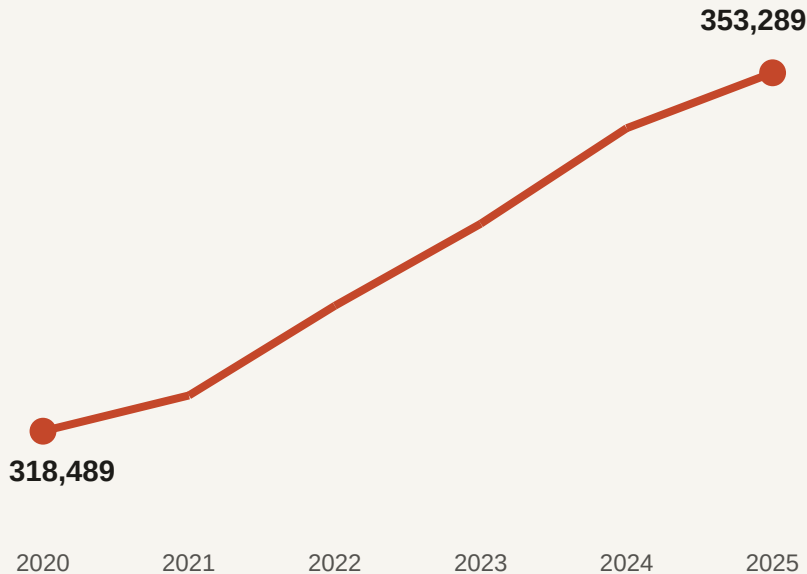
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.9% since 2020.

353,289

people, the 2nd-largest of Nevada's cities and towns.



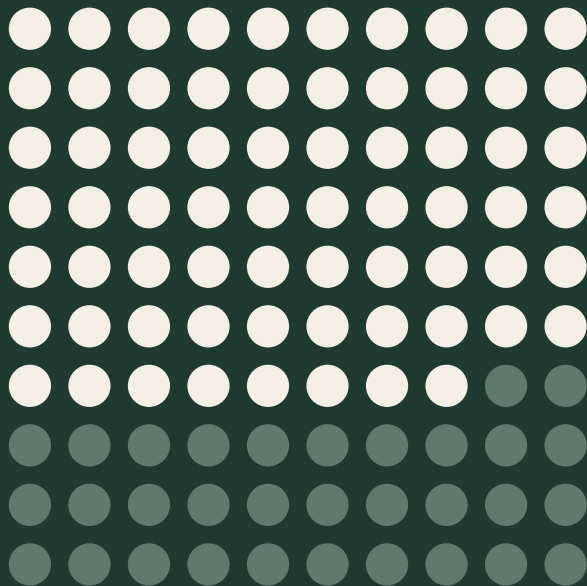
THE WORKDAY

7 in 10 jobs here go to
people who live somewhere
else.

67.5%

of 115,211 jobs located in Henderson are filled by
in-commuters.

Source: Census LEHD LODES, 2023



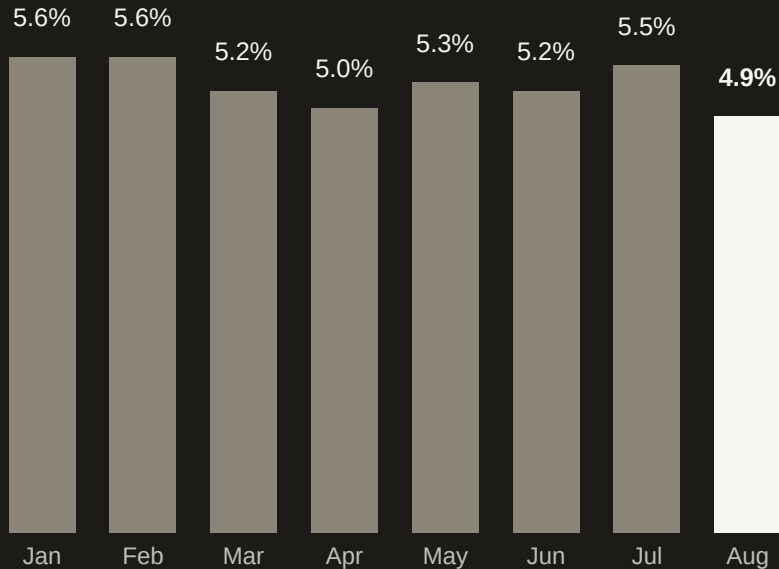
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
4.9%.

4.9%

in August 2026, the latest month released. A year earlier it was 5.6%.



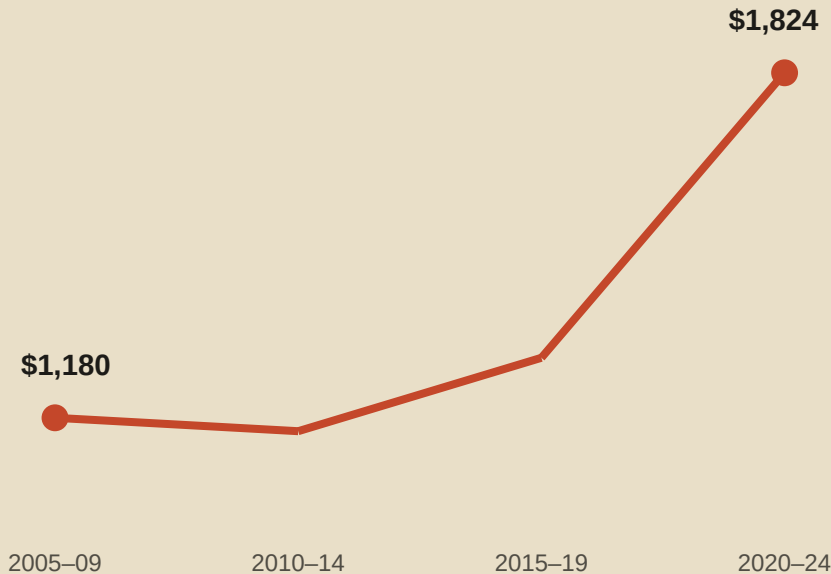


RENT

**Median rent is up 55%
since the 2005–2009
survey, before inflation.**

\$1,824

a month. Nevada's median is \$1,597.



THE SEAM

Cross one tract line and median rent doubles.

A \$2,493 gap between neighbors, the sharpest rent edge between adjacent tracts in Clark County.

TRACT 33.09

\$771

TRACT 33.22

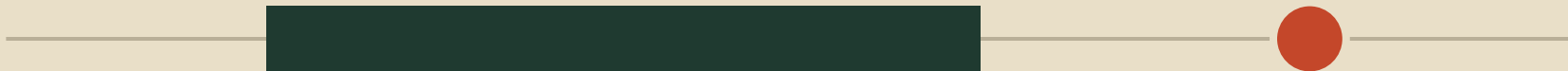
\$3,264



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,054–\$1,581



\$1,824 median

is the monthly rent range local workforce wages support.

BUILDING

47% of the housing here was built before 2000.

35,701

homes permitted in ten years,
2016–2025

25%

of those were in multifamily
buildings

47%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 141,297 homes here.

497–1,152

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs **11%**
more than Nevada's.

\$484,900

median home value in Henderson.

Henderson



Nevada



U.S.



THAT WAS HENDERSON'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/nv/henderson/

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