



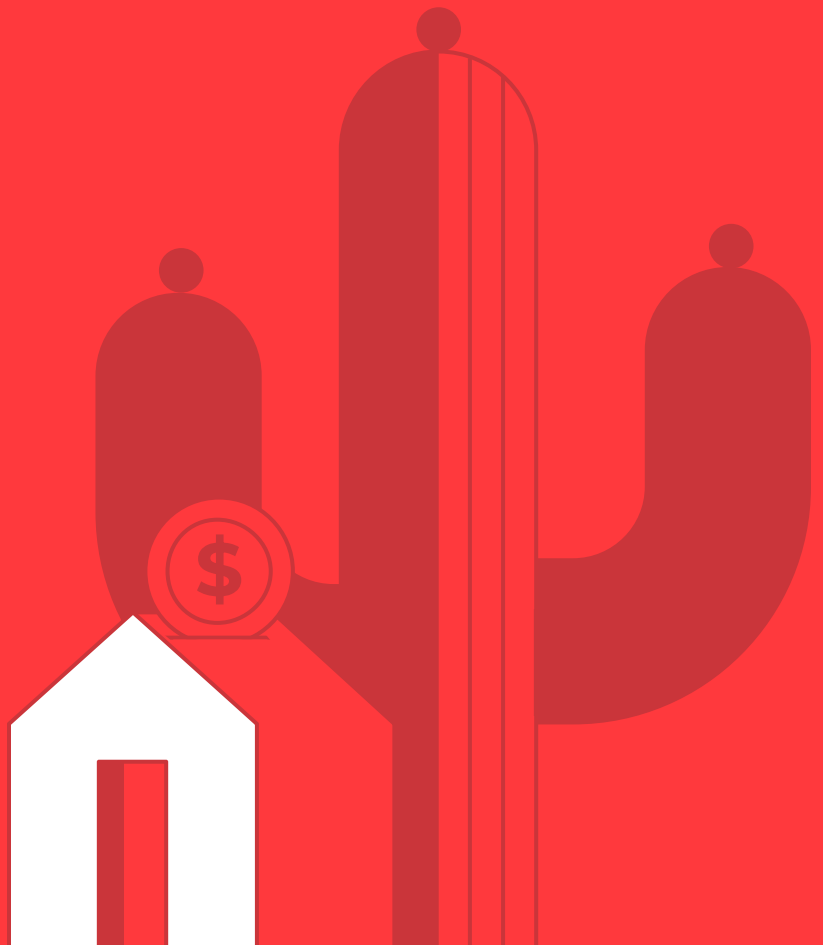
AD Mortgage

NMLS# 958660



Nevada Down Payment Cheat Sheet

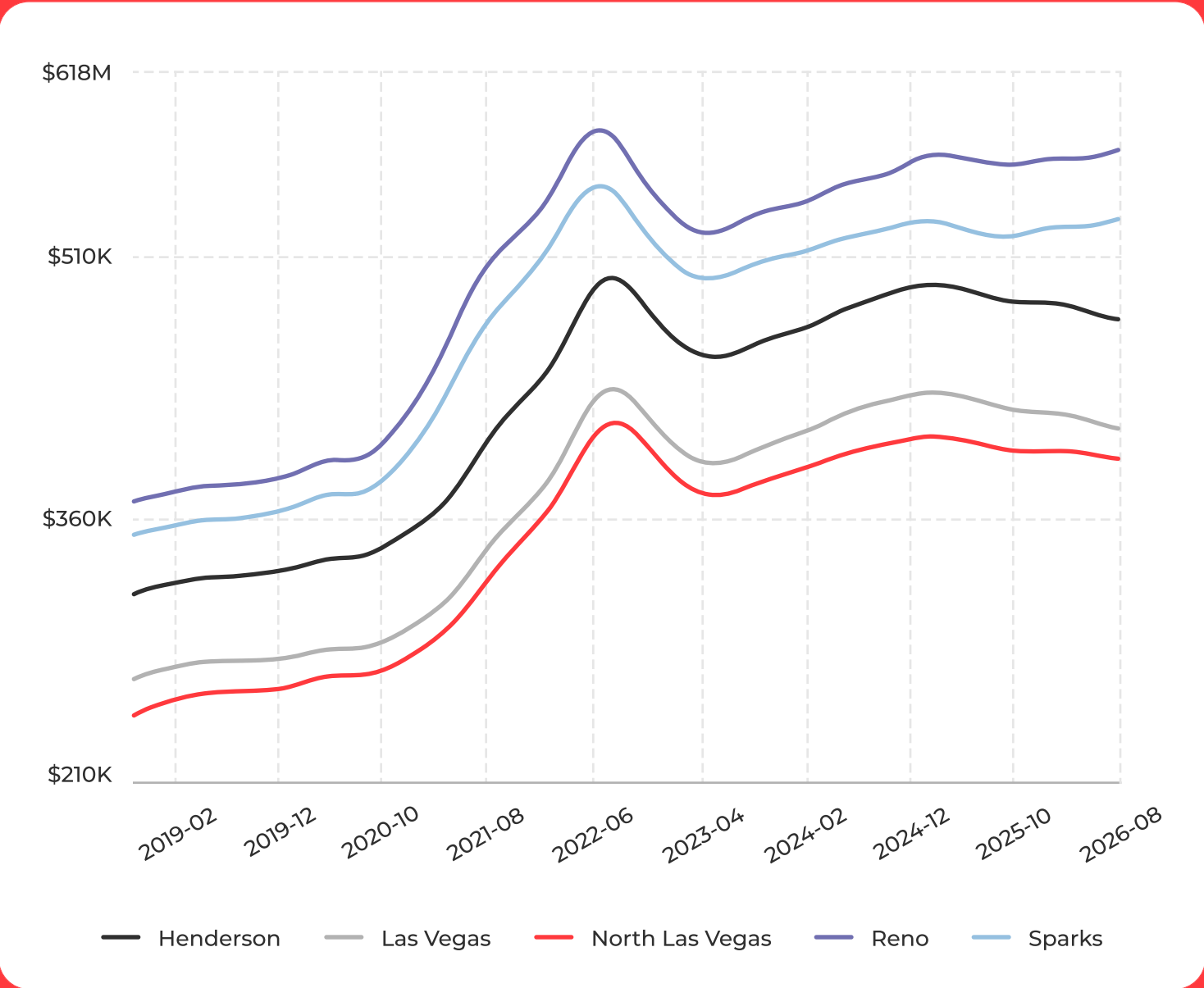
How Long Buyers May Need
to Save in Major Nevada Cities



Nevada Housing Market

Median Sales Price: **\$442,027**

Median Time on Market: **29 days**



Las Vegas



● House for sale

\$615,000

4 bed 4 bath 2,834 sq ft

4411 Paseo El Rio Dr,
Las Vegas, NV 89121



● House for sale

\$2,500,000

7 bed 9 bath 4,566 sq ft

1355 Westwind Rd,
Las Vegas, NV 89146



● House for sale

\$475,000

3 bed 2 bath 1,998 sq ft

5901 Grand Heritage St,
Las Vegas, NV 89130

Stage	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Las Vegas, NV	\$419,144	\$78,556	15%	4.60%	17.4	8%	10.0

Henderson



● House for sale

\$614,950

4 bed 4 bath 2,861 sq ft

311 Mount Langley St,
Henderson, NV 89015



● House for sale

\$1,749,900

5 bed 4 bath 3,476 sq ft

252 Hull St,
Henderson, NV 89015



● House for sale

\$1,300,000

5 bed 3 bath 3,169 sq ft

1929 Gleneagles Ct,
Henderson, NV 89074

Stage	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Henderson, NV	\$479,263	\$95,415	15%	4.60%	16.4	8%	9.4

North Las Vegas



● House for sale

\$639,900

4 bed 3 bath 3,105 sq ft

5736 Willowcreek Rd,
North Las Vegas, NV 89031



● House for sale

\$435,000

3 bed 3 bath 1,858 sq ft

1844 Arch Stone Ave,
North Las Vegas, NV 89031



● House for sale

\$595,000

5 bed 3 bath 3,079 sq ft

2613 Oscar Mariano Ave,
North Las Vegas, NV 89032

Stage	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
North Las Vegas, NV	\$402,439	\$78,969	15%	4.60%	16.6	8%	9.6

Reno



● House for sale

\$600,000

4 bed 3 bath 2,919 sq ft

3972 Kettle Rock Dr,
Reno, NV 89508

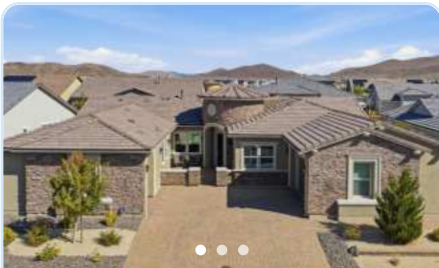


● House for sale

\$595,000

2 bed 3 bath 1,400 sq ft

110 Rissone Ln,
Reno, NV 89503



● House for sale

\$1,499,000

5 bed 4 bath 3,860 sq ft

2317 Blushing Rock Dr,
Reno, NV 89521

Stage	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Reno, NV	\$573,360	\$85,605	15%	4.60%	21.8	8%	12.6

Sparks

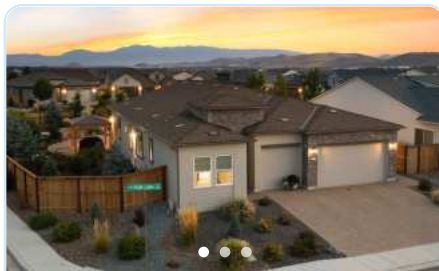


● House for sale

\$2,800,000

5 bed 6 bath 7,375 sq ft

2565 Old Waverly Ct,
Sparks, NV 89436



● House for sale

\$780,000

2 bed 3 bath 2,120 sq ft

2197 High Lake St,
Sparks, NV 89436



● House for sale

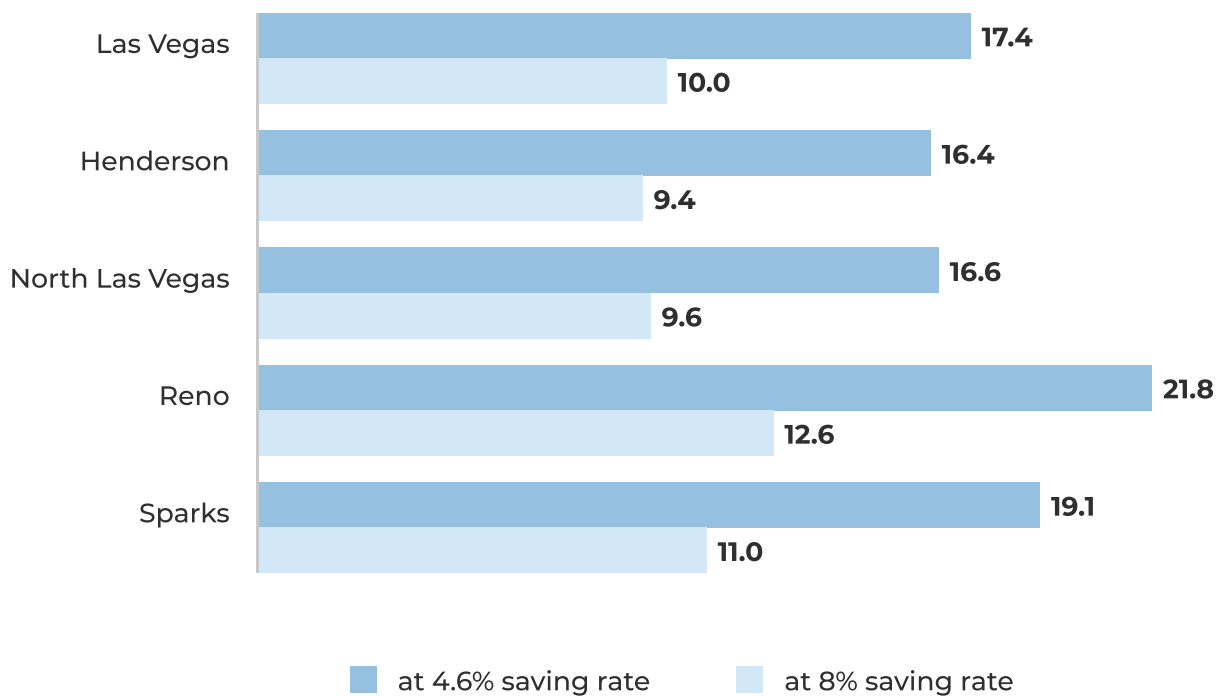
\$542,500

3 bed 2 bath 1,620 sq ft

6182 Farm House Ct,
Sparks, NV 89436

Stage	Typical Home Values	Median Household Income	Down Payment	Personal Saving Rate	Years to Save	Moderate Household Saving Rate	Years to Save
Sparks, NV	\$535,221	\$91,545	15%	4.60%	19.1	8%	11.0

Years to Save for a Down Payment



How to Save for a Down Payment Faster

- ✓ Set a clear target you need to save
- ✓ Keep down payment savings in a separate, high-yield account
- ✓ Consider borrowing from family or friends
- ✓ Lower bills and optimize expenses
- ✓ Pay off high-interest debts
- ✓ Explore state and multi-county down payment assistance programs, including:
 - **Nevada Housing Division Home is Possible (HIP):** up to 5% of the loan amount for down payment and closing costs, no first-time buyer requirement under the standard program.
 - **Nevada Housing Division Worker Advantage:** \$20,000 in down payment assistance for eligible essential workers, structured as a 0% interest, no-payment, non-forgivable 30-year second mortgage.
- ✓ Explore local down payment assistance programs, including:
 - **Rural Nevada Development Corporation (RNDC) DPA:** up to \$30,000 in no-interest deferred assistance for eligible low-income first-time homebuyers in Carson City and 14 rural Nevada counties.
 - **Neighborhood Housing Services of Southern Nevada WISH Program:** a savings-match down payment assistance program for eligible homebuyers in Southern Nevada, offering a 4:1 match up to \$32,837 while funds are available.
 - **FHLB Middle-Income DPA:** up to \$50,000 for qualifying buyers through participating Nevada lenders, with required buyer contribution and income limits.

Study Methodology

Typical home values represent Zillow Home Value Index (ZHVI) data as of May 31, 2026. All values reflect housing prices at the city level, based on municipal boundaries, not metropolitan statistical areas.

The selection of cities is based on population data from the U.S. Census Bureau (May 2025), focusing on the largest incorporated places in Nevada.

Median household income figures are based on the most recent data available from the U.S. Census Bureau's American Community Survey (ACS). Income data was retrieved using city- or town-level queries (e.g., "Sparks city, Nevada") to ensure geographic consistency with home value estimates.

The median percent down payment (15%) is derived from the 2025 NAR Home Buyers and Sellers Generational Trends Report, which provides benchmark data on typical buyer behavior across the United States. This percentage reflects a simplified average between first-time and repeat buyers for the purposes of this model.

The personal saving rate is taken from the Bureau of Economic Analysis (BEA), based on the most recent national release for August 2025. In addition to calculations using the official national saving rate (4.6%), the analysis includes an alternative scenario applying a moderate household saving rate of 8%, reflecting real-world saving patterns.

Down payment assistance programs referenced are examples only and may not be available through AD Mortgage. AD Mortgage accepts only eligible down payment assistance programs that meet provider eligibility requirements, applicable program guidelines, investor requirements, and underwriting criteria.

