



Las Vegas-Henderson-Paradise, NV

2021

Mean Appraised Value

\$ 426,593

Mean Appraised Value in
Communities of Color

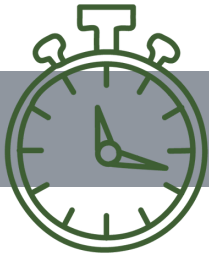
\$ 289,545



Mean Appraised Value in
White Neighborhoods

\$595,310

Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.

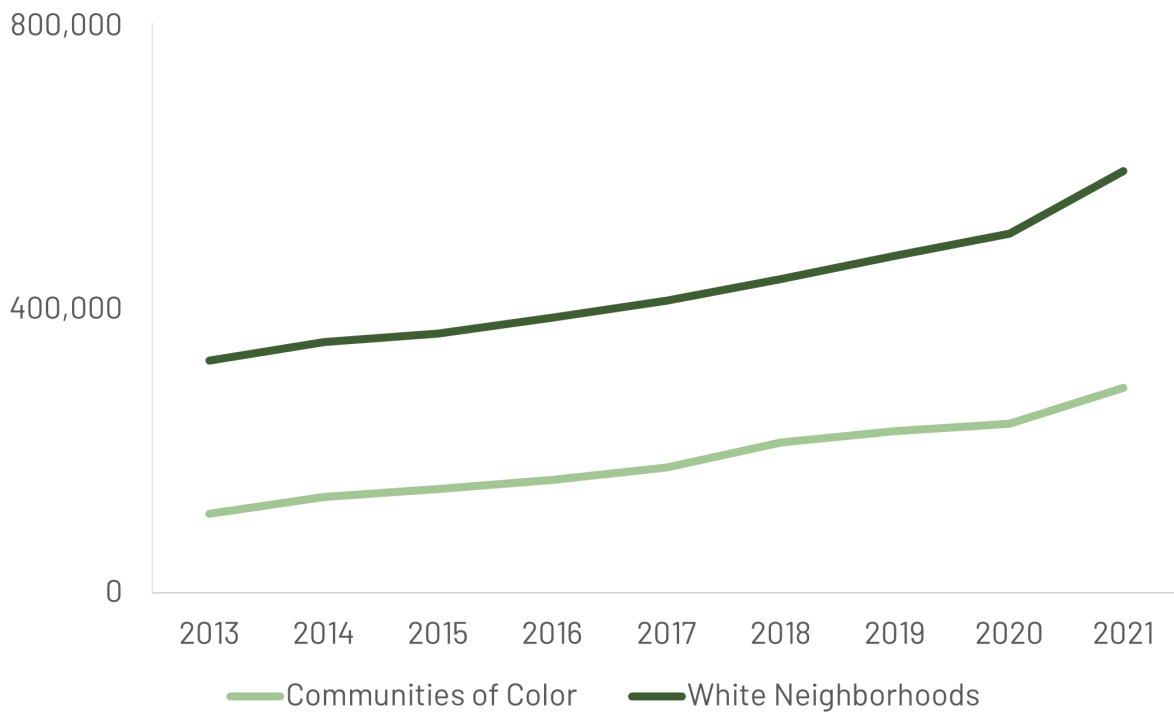


Over Time, 2013-2021

Figure 1

Mean Appraised Values Over Time

2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

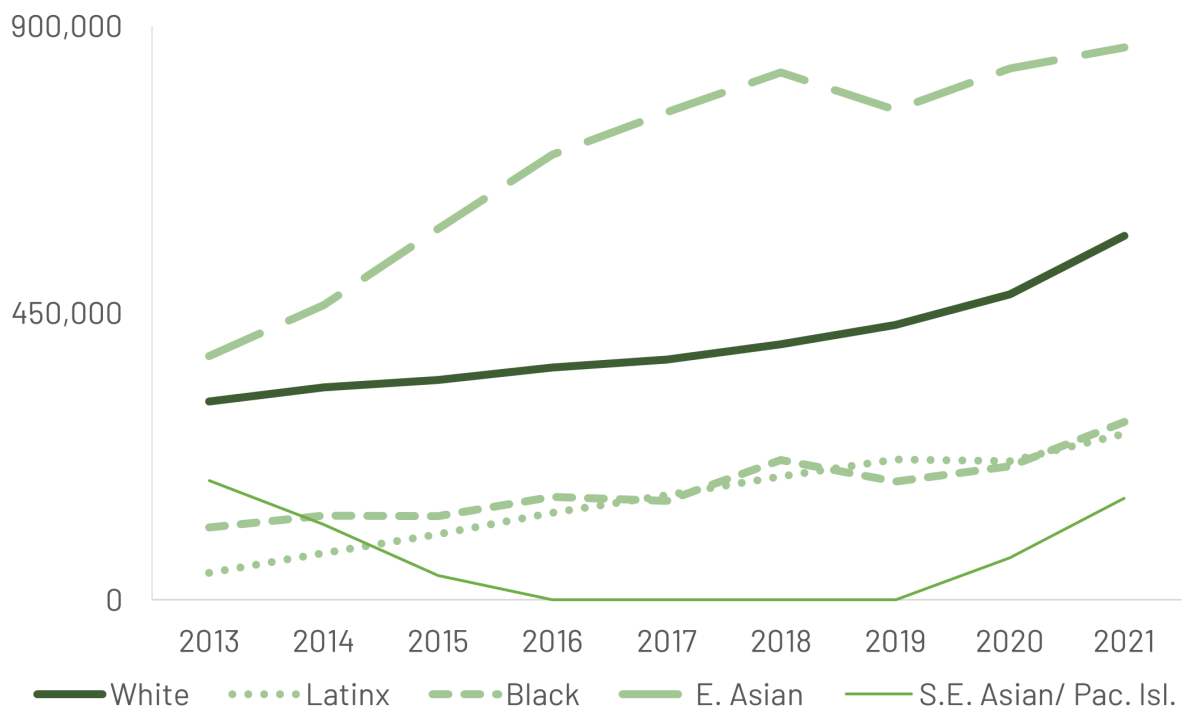
	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	111,634	134,961	146,656	159,447	177,212	211,799	228,104	238,814	289,545
White Neighborhoods	327,798	353,922	366,090	388,226	412,128	442,542	475,228	506,608	595,310



By Racial Group

Figure 2

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

Metropolitan Area Racial Group Proportions, 2021

White	Latinx	Black	East Asian	Southeast Asian & Pacific Islander	Other Communities of Color
0.43	0.33	0.12	0.03	0.07	0.01

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised