



OLGA MORENO

REAL ESTATE

LAS VEGAS

YOUR ULTIMATE RELOCATION GUIDE

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REALTY

Welcome to Vegas

WHERE EVERYDAY LIFE FEELS LIKE A DREAM



Buying or selling in the Las Vegas Valley isn't just a transaction — it's a lifestyle move. And with someone who's lived it from all sides, I know the ups, downs, and everything in between. I'm Olga Moreno — Vegas local, real estate expert, and your guide to navigating the excitement of life in Las Vegas, North Las Vegas, and Henderson.

Whether you're relocating for career, lifestyle, retirement, or investment, ***this guide is your one-stop resource to help you feel at home before you even unpack.***

Why Move?

LAS VEGAS ISN'T JUST THE STRIP



— it's a dynamic and growing region with luxurious master-planned communities, modern amenities, endless entertainment, and surprisingly serene suburbs.

- No State Income Tax: Keep more of your income where it belongs — in your pocket.
- Diverse Neighborhoods: From high-rise condos to sprawling estates with mountain views.
- Thriving Economy: Tech, healthcare, hospitality, and remote work hubs.
- Outdoor Paradise: Red Rock Canyon, Lake Mead, golf courses, and hiking trails.
- Luxury Living Meets Affordability: A surprising value for upscale homes.

Area Spotlights

Las Vegas (The Strip & Downtown)

Urban energy meets high-end comfort. Perfect for those who love nightlife, dining, and entertainment, but still want a quiet home retreat.

North Las Vegas

More than a budget-friendly option — this growing area offers new construction homes, smart investments, and space to grow.

Northwest Las Vegas

This scenic suburban area offers larger lots, mountain views, and a quieter pace — perfect for families or buyers seeking space and serenity.

Henderson + Lake Las Vegas

A favorite for professionals, retirees, and relocation buyers wanting upscale serenity just minutes from the city.

Spring Valley & Southwest Las Vegas

Located just west of the Strip, these areas combine suburban convenience with quick city access.

Summerlin

A master-planned community nestled against Red Rock Canyon, Summerlin is the gold standard for upscale suburban living in the Vegas Valley.



Las Vegas: More Than Just the Strip

Start your day with coffee in a stylish suburban neighborhood, hike sandstone trails by late morning, and toast the evening with rooftop views or live music under neon skies.

From upscale shopping and vibrant arts districts to family-friendly parks and unbeatable entertainment, Las Vegas is a city where everyday life feels anything but ordinary.



What Does It Really Cost?

LIFE IN LAS VEGAS

01. Income Tax

Nevada is one of the most tax-friendly states in the U.S. — and it starts with zero state income tax. That's right: no tax on wages, salaries, or retirement income. For high earners and business owners relocating to Las Vegas, this creates a significant financial advantage compared to states like California or New York, where income taxes can take a major bite.

02. Property Taxes

Nevada's property tax rates are well below the national average, with Clark County (home to Las Vegas, North Las Vegas, and Henderson) averaging around 0.55% of assessed home value. This makes owning real estate — even luxury properties — much more affordable long-term. Plus, homeowners can apply for tax abatements and caps on annual increases to help keep costs predictable.

03. Sales Tax

Sales tax in Las Vegas hovers around 8.38%, which includes both state and local rates. While slightly above the national average, Nevada does not tax groceries or prescription medications, which helps reduce the burden of everyday expenses.

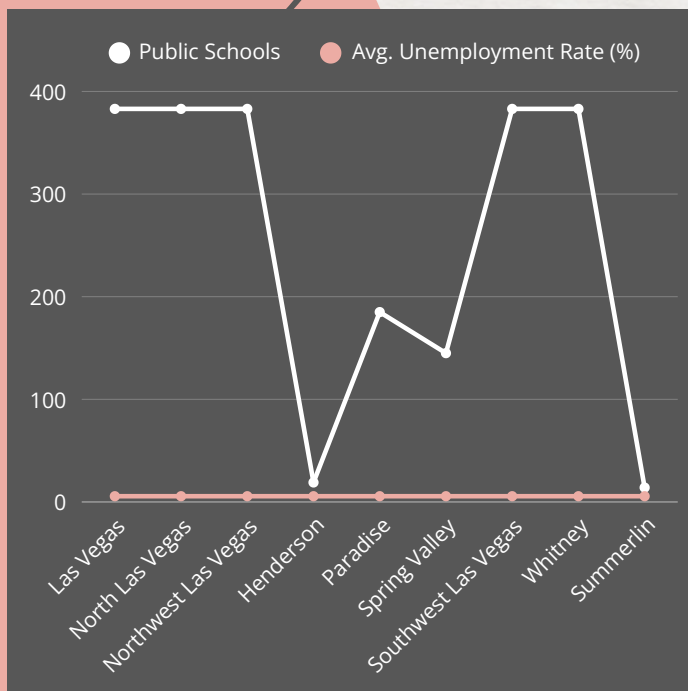
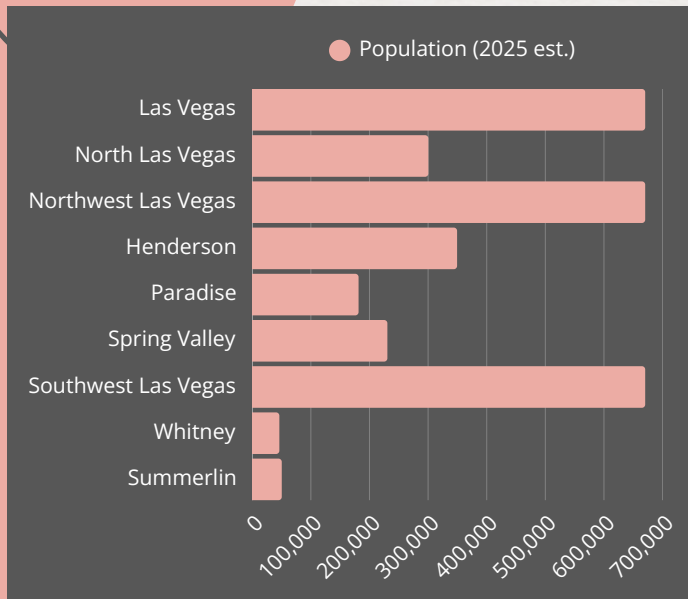
04. Tax-Friendly Policies

Nevada is highly attractive to both working professionals and retirees due to its overall low-tax environment. With no inheritance tax, no estate tax, and strong protections on retirement income, it's a favorite destination for those looking to preserve wealth.



Las Vegas by the Numbers

PEOPLE, HOUSEHOLDS & MORE



All listed areas are located within Clark County, Nevada.

The number of public schools includes elementary, middle, and high schools. Some areas are served by schools within the broader Clark County School District (CCSD), which encompasses 383 schools in total.

In April 2025, Clark County home prices were up 2.3% compared to last year, selling for a median price of \$449K. On average, homes in Clark County sell after 47 days on the market compared to 36 days last year. There were 2,830 homes sold in April this year, down from 3,040 last year.



Las Vegas Weather

PLAN YOUR MOVE WITH CONFIDENCE

Seasonal Highlights

Winter (December – February)

- Temperature: Average highs in the upper 50s°F; lows in the upper 30s°F.
- Precipitation: Moderate rainfall, with February being one of the wetter months.
-

Spring (March – May)

- Temperature: Warming trend with highs ranging from the low 70s°F to low 90s°F.
- Precipitation: Decreasing rainfall, making it one of the drier seasons.

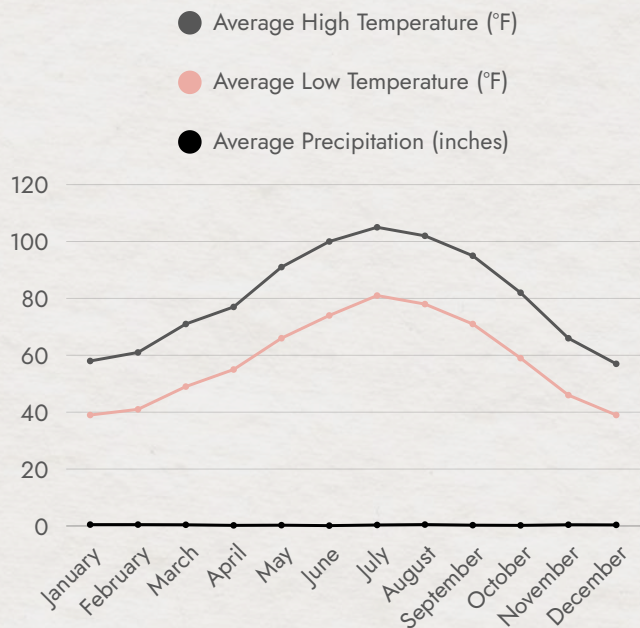
Summer (June – August)

- Temperature: Hot and dry, with highs often exceeding 100°F.
- Precipitation: Slight increase due to monsoonal moisture, especially in August.

Fall (September – November)

- Temperature: Gradual cooling with highs from the mid-90s°F down to mid-60s°F.
- Precipitation: Light rainfall, maintaining mostly dry conditions.

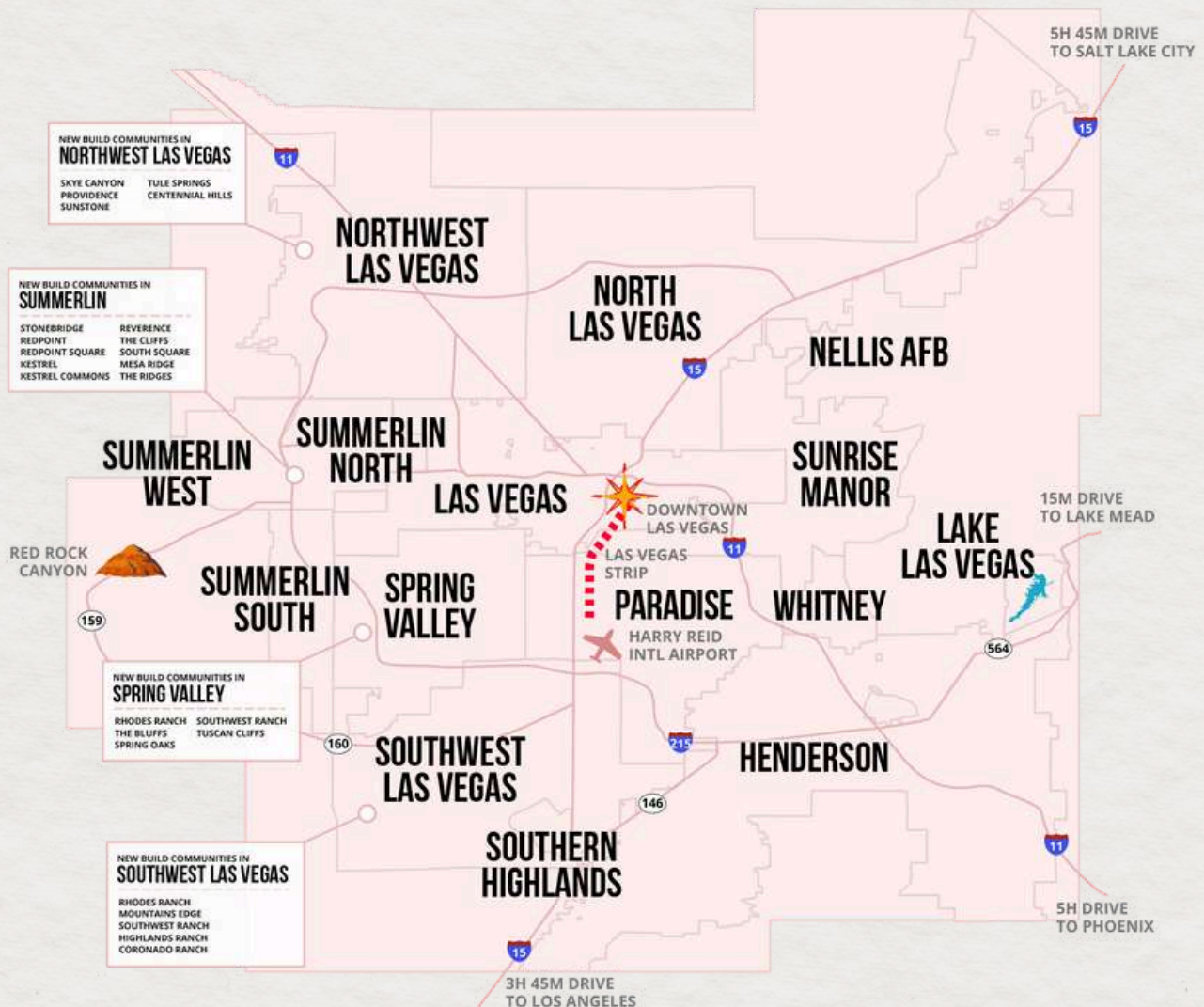
Las Vegas boasts over 300 days of sunshine annually



Explore our Interactive Map

Find the Right Neighborhood for Your Lifestyle

Relocating to the Las Vegas area? Whether you're looking for vibrant city energy, peaceful suburban streets, or luxurious golf-course living, our interactive map is your personalized guide to finding the perfect fit.

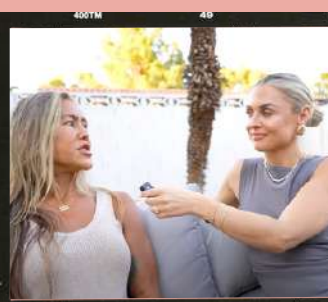
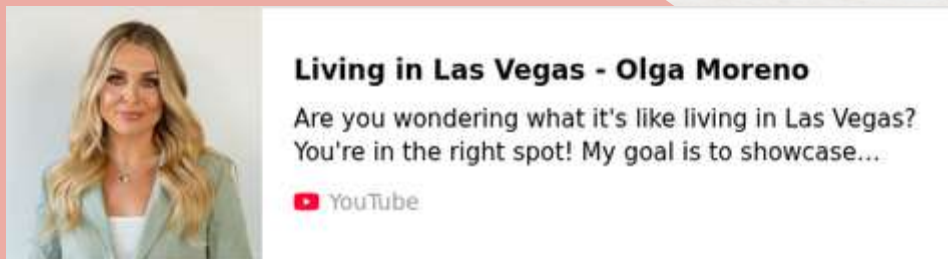
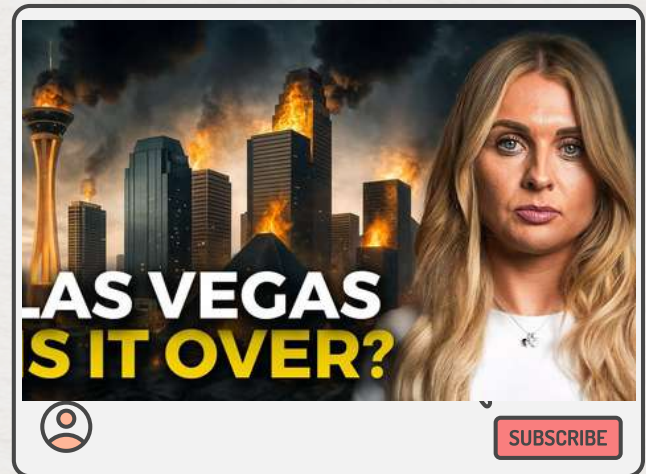


Visit Website

Explore Las Vegas

REAL HOMES. REAL NEIGHBORHOODS. REAL ADVICE.

**BUYING OR SELLING IN
THE LAS VEGAS AREA?
DON'T JUST READ
ABOUT IT — SEE IT FOR
YOURSELF!**



Where to Shop in Las Vegas

MALLS, BOUTIQUES & LUXURY FINDS

Downtown Summerlin

📍 1980 Festival Plaza Dr, Las Vegas, NV 89135

Just minutes from Red Rock Canyon and nestled in the master-planned Summerlin community, this outdoor lifestyle center is a favorite for locals. Downtown Summerlin offers over 125 shops and restaurants, including Lululemon, Dillard's, West Elm, and Trader Joe's — all surrounded by walkable streets, parks, and community events.

Fashion Show Las Vegas

📍 The Strip | 3200 Las Vegas Blvd S, Las Vegas, NV 89109

One of the largest shopping destinations on the Las Vegas Strip, Fashion Show features over 250 stores, including Nordstrom, Neiman Marcus, Zara, Apple, and more. With a mix of upscale and mainstream retailers, this center is perfect for those who want variety in one iconic location. Don't miss the live runway shows that happen right inside the mall!



Las Vegas North Premium Outlets

📍 875 S Grand Central Pkwy, Las Vegas, NV 89106

Bargain hunters and brand loyalists unite at this outdoor outlet mall, featuring over 175 designer and name-brand stores. Shop top labels like Gucci, Coach, Nike, Tory Burch, and Burberry — all at discounted prices. Located near Downtown Las Vegas, it's a go-to for savvy shoppers looking for serious savings without sacrificing style.



Flavors of Vegas

MUST-TRY SPOTS

Looking for dining recommendations to pair with your shopping day?

These iconic restaurants deliver a true taste of Vegas, from celebrity-chef flair to beloved local favorites:

1. Lotus of Siam (Authentic Thai | Off the Strip)

Frequently ranked among the best Thai restaurants in the U.S., Lotus of Siam is a local legend. Known for its bold flavors, expansive wine list, and Northern Thai specialties, this is a must-visit for foodies who want to explore off-the-beaten-path eats.

2. Estiatorio Milos (Upscale Mediterranean | The Venetian)

For a refined experience, Estiatorio Milos offers ultra-fresh seafood flown in daily, with Greek-inspired dishes in a sleek, modern setting. It's ideal for a high-end lunch during a Strip shopping spree or a memorable dinner with a view.

3. Barry's Downtown Prime (Classic Steakhouse | Circa Resort)

Located in Downtown Las Vegas, Barry's brings retro glam and modern Vegas energy to the steakhouse experience. It's perfect for celebrating a new home purchase or impressing visiting friends — plus, their martinis are legendary.



What to Do?

LAS VEGAS EXPERIENCE

Living in Vegas means more than casinos and concerts.

Red Rock Canyon National Conservation Area

📍 Just 25 minutes west of the Strip

Love the outdoors? Red Rock Canyon offers breathtaking desert landscapes, scenic drives, and over 30 miles of hiking and biking trails. Locals frequent it for weekend hikes, rock climbing, or simply to catch a sunset over the sandstone cliffs. It's an amazing way to unwind just minutes from the city.



The Sphere Experience

📍 255 Sands Ave, Las Vegas, NV 89169

One of Las Vegas' most futuristic and immersive attractions, The Sphere combines cutting-edge visuals, surround sound, and

storytelling to create unforgettable shows and concerts. It's more than an event — it's a 360-degree entertainment experience.

Downtown Container Park

📍 707 Fremont St, Las Vegas, NV 89101

This family-friendly urban playground in Downtown Las Vegas features boutique shops, local food, live music, and art — all housed in repurposed shipping containers. Great for date nights, weekend strolls, or bringing out-of-town guests. It's a vibrant reminder that Vegas has a creative, community-focused side, too.





Las Vegas: Live Where Others Vacation

Wake up to breathtaking desert views, spend your afternoons hiking Red Rock or teeing off at world-class golf courses, and wind down with five-star dining or a headline show on the Strip.

With over 300 days of sunshine, no state income tax, and a lifestyle that blends luxury, entertainment, and outdoor adventure, Las Vegas offers something for every kind of dreamer.

Where to Learn?

SCHOOLS & EDUCATION

Public Education: Clark County School District (CCSD)

The Clark County School District (CCSD) is the fifth-largest school district in the United States, serving over 309,000 students across 373 schools, including 233 elementary schools, 61 middle schools, and 54 high schools.

Top-Ranked Private Schools:

Las Vegas hosts a variety of private and independent schools known for academic excellence, small class sizes, and specialized curricula.

- **The Meadows School** – Located in Summerlin, this nonsectarian, college preparatory school serves students from preschool through grade 12. It boasts a 100% college acceptance rate for graduates and offers a rigorous academic program with 24 AP courses.
- **The Dr. Miriam & Sheldon G. Adelson Educational Campus** – A Jewish day school offering a comprehensive curriculum from preschool through 12th grade, emphasizing academic excellence and Jewish values.

Higher Education & Universities

Las Vegas is home to several higher education institutions offering a wide range of undergraduate, graduate, and professional programs.

- **University of Nevada, Las Vegas (UNLV)**: A top-tier public research university (R1 classification) offering over 350 degree programs across various disciplines. UNLV is known for its programs in hospitality, law, and business.
- **Nevada State University**: Located in Henderson, this institution focuses on liberal arts and sciences, education, and nursing programs.



Healthcare in Las Vegas

HOSPITALS, CLINICS & WELLNESS RESOURCES

1. University Medical Center of Southern Nevada (UMC)

- Location: 1800 W. Charleston Blvd, Las Vegas, NV
- Overview: UMC is Nevada's only Level I Trauma Center, offering comprehensive emergency services, a renowned burn care center, and a children's hospital. As a teaching hospital affiliated with the UNLV School of Medicine, UMC is at the forefront of medical education and innovation.



2. Sunrise Hospital & Medical Center

- Location: 3186 S. Maryland Parkway, Las Vegas, NV
- Overview: As the largest acute care facility in Nevada with 701 beds, Sunrise Hospital provides a wide range of services, including a Level II Trauma Center, comprehensive cardiac care, and a dedicated children's hospital.

3. MountainView Hospital

- Location: 3100 N. Tenaya Way, Las Vegas, NV
- Overview: This 425-bed facility offers specialized services in neurology, cardiology, and orthopedics. MountainView is known for its advanced surgical programs and commitment to patient-centered care.

4. Southern Hills Hospital & Medical Center

- Location: 9300 W. Sunset Road, Las Vegas, NV
- Overview: Serving the southwest Las Vegas community, Southern Hills provides comprehensive services, including emergency care, maternity services, and a behavioral health unit. The hospital is recognized for its high patient satisfaction ratings.



Who's Hiring?

MAJOR EMPLOYERS IN THE LAS VEGAS AREA

Las Vegas boasts a diverse economy with leading employers spanning hospitality, healthcare, government, education, and technology sectors. This multifaceted employment landscape offers ample opportunities for professionals relocating to the area.

Hospitality & Gaming Giants

- **MGM Resorts International:** Operating renowned properties like Bellagio, Mandalay Bay, and MGM Grand, MGM Resorts employs approximately 63,000 individuals worldwide, with a significant presence in Las Vegas.
- **Caesars Entertainment:** Managing iconic venues such as Caesars Palace and Harrah's, Caesars Entertainment is a major employer in the region.
- **Las Vegas Sands Corp.:** Though it has sold some of its Las Vegas properties, Las Vegas Sands remains influential in the hospitality sector.

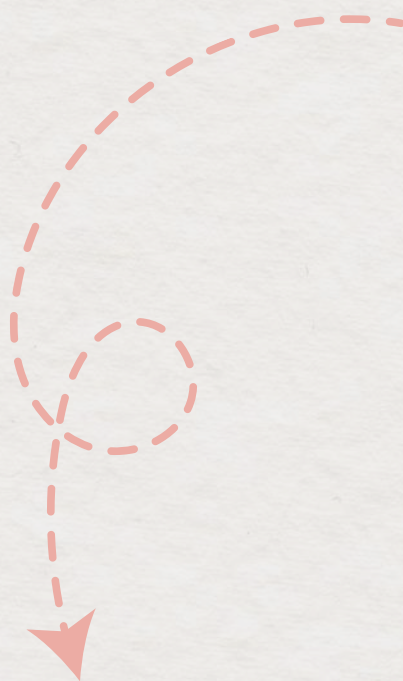


Las Vegas's economy is further diversified by prominent corporate and tech employers

Corporate & Tech Employers

- **Cox Holdings, Inc.:** With a significant presence in Las Vegas, Cox Holdings is a major employer in the telecommunications sector.
- **Allegiant Travel Company:** Headquartered in Las Vegas, Allegiant employs over 1,000 people, contributing to the city's transportation industry.
- **Switch:** A leader in data center services, Switch is a key player in Las Vegas's growing tech industry.

EXPLORING **COMMUNITIES**



LAS VEGAS

ENTERTAINMENT CAPITAL



Amenities:

Las Vegas boasts a plethora of amenities, including world-class dining, shopping, and entertainment options. Residents enjoy access to numerous parks, recreational facilities, and a vibrant arts scene.

Notable Attractions:

The iconic Las Vegas Strip features renowned casinos, shows, and restaurants. Other attractions include the Fremont Street Experience and the Las Vegas Arts District.

Why Resident Loves it:

Residents appreciate the city's dynamic lifestyle, diverse cultural offerings, and economic opportunities. The favorable tax environment, with no state income tax, is also a significant draw.

Community Vibe:

Las Vegas offers a blend of urban excitement and suburban comfort, with neighborhoods catering to various lifestyles, from bustling downtown areas to tranquil residential communities.



Watch
it Now



POPULATION

656,274



MEDIAN HOME PRICE

\$455,000



SCHOOL DISTRICT

Clark County School
District (CCSD)



PUBLIC TRANSIT

RTC Bus Network

NORTH LAS VEGAS

GROWING COMMUNITY



Watch
it Now

Amenities:

North Las Vegas offers a range of amenities, including parks, libraries, and community centers. The city is investing in infrastructure to support its growing population.

Notable Attractions:

Aliante Nature Discovery Park and the Craig Ranch Regional Park provide outdoor recreation opportunities.

Why Resident Loves it:

Residents value the city's affordability, family-friendly neighborhoods, and proximity to Las Vegas's employment centers.

Community Vibe:

A suburban atmosphere with a strong sense of community and ongoing development projects enhancing quality of life.



POPULATION
270,773



MEDIAN HOME PRICE
\$372,300



SCHOOL DISTRICT
Clark County School
District (CCSD)



PUBLIC TRANSIT
RTC Bus Network

NORTHWEST LAS VEGAS

SCENIC TRANQUILITY



Watch
it Now

Amenities:

This area features spacious homes, parks, and access to outdoor activities, including hiking and biking trails.

Notable Attractions:

Proximity to Red Rock Canyon National Conservation Area offers residents stunning natural landscapes and recreational opportunities.

Why Resident Loves it:

Residents appreciate the peaceful environment, larger lot sizes, and a sense of escape from the city's hustle.

Community Vibe:

A blend of rural charm and suburban convenience, attracting those seeking a quieter lifestyle.



POPULATION

Part of Las Vegas



MEDIAN HOME PRICE

\$545,000



SCHOOL DISTRICT

Clark County School District (CCSD)



PUBLIC TRANSIT

Limited RTC

HENDERSON

FAMILY-FRIENDLY LIVING



Amenities:

Henderson offers top-rated schools, numerous parks, and recreational facilities. The city has a strong emphasis on community events and safety.

Notable Attractions:

The District at Green Valley Ranch and Lake Las Vegas provide shopping, dining, and entertainment options.

Why Resident Loves it:

Residents enjoy the city's clean, safe neighborhoods, excellent schools, and abundant outdoor activities.

Community Vibe:

A suburban environment with a focus on family and community engagement.



POPULATION
336,534



MEDIAN HOME PRICE
\$465,000



SCHOOL DISTRICT
Clark County School District (CCSD)



PUBLIC TRANSIT
RTC & Bike-Friendly

THE STRIP

ENTERTAINMENT HUB



Watch
it Now

Amenities:

Home to the University of Nevada, Las Vegas (UNLV), Paradise offers educational resources, shopping centers, and diverse dining options.

Notable Attractions:

The Las Vegas Strip runs through Paradise, featuring world-famous resorts and entertainment venues.

Why Resident Loves it:

Residents benefit from living near major attractions and employment centers, with a vibrant nightlife and cultural scene.

Community Vibe:

An energetic urban atmosphere with a mix of residential and commercial areas.



POPULATION
186,178



MEDIAN HOME PRICE
\$358,400



SCHOOL DISTRICT
Clark County School
District (CCSD)



PUBLIC TRANSIT
Extensive RTC

SPRING VALLEY

DIVERSE SUBURBIA



Watch
it Now

Amenities:

Spring Valley offers a variety of restaurants, shopping centers, and parks. The area is known for its cultural diversity and community events.

Notable Attractions:

Chinatown Plaza provides unique dining and shopping experiences.

Why Resident Loves it:

Residents enjoy the area's diversity, convenient location, and access to amenities.

Community Vibe:

A multicultural suburban community with a welcoming atmosphere.



POPULATION

219,913



MEDIAN HOME PRICE

\$407,900



SCHOOL DISTRICT

Clark County School
District (CCSD)



PUBLIC TRANSIT

RTC Bus Network

SOUTHWEST LAS VEGAS

MODERN DEVELOPMENTS



Watch
it Now

Amenities:

This area features new housing developments, shopping centers, and dining options. Proximity to the Las Vegas Strip adds to its appeal.

Notable Attractions:

The area is near the future Brightline high-speed train station, enhancing connectivity.

Why Resident Loves it:

Residents appreciate the modern homes, convenient location, and growing infrastructure.

Community Vibe:

A rapidly developing suburban area attracting professionals and families.



POPULATION

Part of Las Vegas



MEDIAN HOME PRICE

\$473,000



SCHOOL DISTRICT

Clark County School District (CCSD)



PUBLIC TRANSIT

Limited RTC

SUMMERLIN

MASTER-PLANNED LUXURY



Amenities:

Summerlin offers upscale amenities, including golf courses, shopping centers, and top-rated schools. The area features extensive parks and trail systems.

Notable Attractions:

Downtown Summerlin provides shopping, dining, and entertainment options. Red Rock Canyon is nearby for outdoor enthusiasts.

Why Resident Loves it:

Residents enjoy the area's master-planned design, high-quality amenities, and scenic beauty.

Community Vibe:

An affluent, family-friendly community with a focus on active lifestyles.



Watch
it Now



POPULATION
100,000



MEDIAN HOME PRICE
\$609,000



SCHOOL DISTRICT
Clark County School
District (CCSD)



PUBLIC TRANSIT
Limited RTC

SOUTHERN HIGHLANDS

MASTER-PLANNED LUXURY



Watch
it Now

Amenities:

This upscale community offers a private 18-hole golf club, country-club amenities, parks, spas, retail centers, and medical facilities—all within a secure, gated neighborhood

Notable Attractions:

Home to the Southern Highlands Golf Club, an acclaimed Robert Trent Jones Sr./Jr. design that hosts PGA-level events . The Southern Highlands Marketplace features shops, restaurants, and weekend community events

Why Resident Loves it:

Residents appreciate the premium lifestyle, secure environment, and top-quality amenities in a picturesque foothills setting . Living here offers a blend of luxury, community, and convenience.

Community Vibe:

A tight-knit, affluent neighborhood that centers around health, leisure, and social engagement in a serene and well-maintained environment .



POPULATION
25,084



MEDIAN HOME PRICE
\$600,000



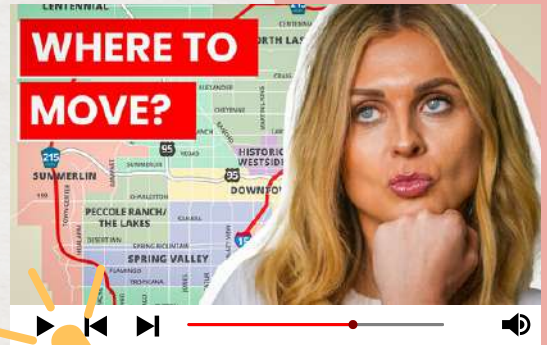
SCHOOL DISTRICT
Clark County School
District (CCSD)



PUBLIC TRANSIT
RTC operates 39+ bus routes through the community; CCSD provides student bus service; convenient access to Park-and-Ride lots and I-15 freeway .

NELLIS AFB

MILITARY, ACCESSIBLE, PRACTICAL



Watch
it Now

Amenities:

The Nellis area includes on-base facilities like a commissary, hospital, fitness centers, and schools for military families. Off base, residents enjoy easy access to big-box retailers, local dining, and family parks. The area is also close to Sunrise Vista Golf Course and several affordable housing communities.

Notable Attractions:

Thunderbirds Museum and Aviation Nation Air Show are must-visits for military families and aviation fans, showcasing the legacy of the Air Force. The nearby Las Vegas Motor Speedway brings NASCAR, drag racing, and events that draw in visitors year-round.

Why Resident Loves it:

Military families enjoy the convenience of living close to the base while having access to the Las Vegas metro area. There's a strong support network for service members, plus affordable housing options both on and off base.

Community Vibe:

This area has a strong military presence, fostering a community-oriented and resilient lifestyle. It's a practical and modest neighborhood with a mix of active-duty members, veterans, and civilian contractors.



POPULATION
9,000~



MEDIAN HOME PRICE
\$275,000–
\$325,000



SCHOOL DISTRICT
Clark County School
District (CCSD)



PUBLIC TRANSIT
Served by RTC bus
routes; many rely on
private vehicles or on-
base shuttles

SUNRISE MANOR

AFFORDABLE, SCENIC, DIVERSE



Watch
it Now

Amenities:

Sunrise Manor sits at the base of the Las Vegas Range, offering residents easy access to outdoor recreation, including hiking and desert vistas. The neighborhood features local parks, shopping centers, community centers, and a mix of older and newer housing. It's one of the most affordable areas in the valley, with a focus on accessibility and convenience.

Notable Attractions:

Sunrise Mountain is a major attraction offering scenic views and hiking trails for outdoor lovers. Sam's Town Hotel & Gambling Hall provides entertainment, dining, and a bowling alley, making it a popular local hub.

Why Resident Loves it:

Residents enjoy the mountain views, spacious lots, and a quieter setting while remaining just a short drive from Downtown and the Strip. Its affordability attracts families, retirees, and first-time homeowners alike.

Community Vibe:

The vibe is laid-back and family-oriented, with a strong mix of cultures and generations. It's a working-class community with pride in its local businesses and schools.



POPULATION
205,000~



MEDIAN HOME PRICE
\$325,000



SCHOOL DISTRICT
Clark County School
District (includes Las
Vegas High School)



PUBLIC TRANSIT
Well-served by RTC
buses and commuter
routes to downtown

LAKE LAS VEGAS

WATERFRONT, RESORT-STYLE, UPSCALE



Watch
it Now

Amenities:

Lake Las Vegas is a picturesque residential and resort community surrounding a 320-acre private lake. Amenities include luxury golf courses, private marinas, high-end restaurants, lakeside hotels, spas, and walking trails. Residents have access to water sports, a yacht club, and the Village at Lake Las Vegas with boutique shopping and events.

Notable Attractions:

Reflection Bay Golf Club, designed by Jack Nicklaus, is a major draw for golf enthusiasts. The Village at Lake Las Vegas hosts outdoor concerts, seasonal festivals, and lakefront dining experiences, creating a charming Mediterranean feel.

Why Resident Loves it:

Lake Las Vegas offers a tranquil, resort-style lifestyle just 30 minutes from the Strip. People love the luxury waterfront homes, scenic beauty, and the sense of escape it provides without leaving town.

Community Vibe:

Exclusive and serene, the vibe is luxurious yet friendly— attracting retirees, second-home buyers, and professionals seeking a peaceful oasis. HOA communities maintain beautifully landscaped grounds, and residents value privacy and elegance.



POPULATION
3,000~



MEDIAN HOME PRICE
\$800,000+



SCHOOL DISTRICT
Clark County School District (e.g., Josh Stevens ES, Lake Mead Christian Academy)



PUBLIC TRANSIT
Limited RTC service; primarily car-dependent



OLGA MORENO

REAL ESTATE

READY TO MAKE

LAS
VEGAS

YOUR HOME?

If you have any additional questions on moving to the area, finding a mortgage lender, or just want to connect, feel free to reach out to me directly. I would be honored for the opportunity welcome you home here in Las Vegas!

(702) 271-0650

olga@morenogrp.com