

A professional headshot of Zach WalkerLieb, a man with short dark hair and a beard, wearing a dark suit, white shirt, and a patterned tie. To his right is a circular logo with a green stylized 'Z' and the text 'ZACH walkerlieb'. Below the logo is a black box with the phone number '(702) 743-9998' and 'S.0171335.LLC'. A black box below the phone number lists four achievements. At the bottom of the image is a row of logos: MYVEGAS, REALTOR MAGAZINE, REAL VEGAS, MANSION GLOBAL, WSJ, 30:30, and LAS VEGAS REVIEW JOURNAL.

- Keller Williams International Top 100 Agents - 2023-2025
- #1 Producer with Keller Williams in Las Vegas
- Las Vegas Realtors Top 40 Under 40 Hall of Fame Inductee
- Luxury Homes In Summerlin, NV Real Estate Agent

Zach WalkerLieb Highlights Surging Demand Across Summerlin 89138 Real Estate Market

August 10, 2026

LAS VEGAS, NV - August 10, 2026 -

Zach WalkerLieb, a Las Vegas real estate professional and Managing Partner of Willow Manor, has released new commentary examining the structural shift underway in Summerlin's 89138 zip code, an area now drawing sustained interest from out-of-state buyers and luxury home seekers.

Recent findings from the California Policy Lab at UC Berkeley confirm that Nevada ranks first in the nation for per capita in-migration from California, and a significant share of those relocating households are settling in Summerlin West, which falls within the 89138 zip code. The financial motivations are substantial. A household earning \$200,000 annually can save between \$14,000 and \$20,000 each year by shifting tax residency from California to Nevada, which does not levy a state income tax. Coastal homeowners are also transferring accumulated housing equity into Las Vegas properties, where median single-family prices remain well below those in California metro markets.

Beyond the tax and equity considerations, WalkerLieb notes that many buyers are pursuing a deliberate

lifestyle upgrade rather than an affordability trade. Summerlin West offers features that are difficult to replicate elsewhere, including direct trailhead access into the Red Rock Canyon National Conservation Area, mountain views, top-rated schools, and guard-gated privacy. The zip code encompasses distinct villages, each with its own character, among them The Paseos, The Vistas, Reverence, and Stonebridge, with homes ranging from the mid-\$500s to more than \$2 million.

"Buyers arriving from coastal markets are not simply chasing a lower price point, they are seeking privacy, space, and newer construction paired with a trusted school district," said Zach WalkerLieb, Managing Partner of Willow Manor. "Understanding the differences between the villages within this zip code is essential before touring homes, because the right fit depends on how a household intends to live."

WalkerLieb also emphasizes market honesty for those preparing to sell. Despite elevated demand, properly priced homes in good condition are moving while overpriced listings continue to sit. His guidance for sellers focuses on accurate pricing, and his counsel for buyers centers on matching lifestyle needs to the appropriate community. A full Summerlin 89138 real estate market analysis outlining these dynamics has been made available to prospective clients, and Zach WalkerLieb details in this recent blog post the migration patterns, pricing behavior, and buyer profiles shaping the area.

"Clear thinking leads to confident decisions, and that requires honest information rather than optimism," WalkerLieb said. "The goal is to give clients an accurate picture of the market so they can act with certainty in a complex environment."

WalkerLieb has participated in hundreds of millions of dollars in closed sales throughout the Las Vegas valley. He serves as Chairman of the Board for Habitat for Humanity Las Vegas and as a board member of Keystone Corporation, reflecting a long record of civic involvement in the region.

https://youtube.com/shorts/Dad5MXgIhhE?si=KwrU_xLu9a3IzRJ9

Willow Manor is a Las Vegas real estate practice led by Zach WalkerLieb, specializing in luxury and move-up transactions across the Summerlin area and the greater Las Vegas valley. The team provides data-informed guidance for buyers and sellers navigating relocation, luxury purchases, and shifting inventory conditions. Additional market commentary is available through the practice's official website and its active channels on Instagram, Facebook, X, TikTok, LinkedIn, and YouTube.

###

For more information about Zach WalkerLieb, contact the company here: Zach WalkerLieb
Zach WalkerLieb702-743-9998hello@zachwalkerlieb.com10000 W. Charleston Blvd. #130Las Vegas, NV 89135

Zach WalkerLieb

*Zach WalkerLieb, Willow Manor partner & #1 Las Vegas producer, welcomes you to the city's ultimate news hub.
Access luxury real estate trends, civic policy, and the pulse of Nevada from a trusted local leader.*

Website: <https://www.zachwalkerlieb.com/>

Email: hello@zachwalkerlieb.com

Phone: 702-743-9998

