



SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC

LAS VEGAS MSA | MULTIFAMILY

Q3 2022 | 5+ Unit Properties Overview

Las Vegas MSA Overview (5+ Unit Properties)

Total Population **2,292,476**
2021 ACS 1-Year Estimates

Unemployment Rate (%) **5.7%**
as of August 2022

Employment Growth (%) **5.2%**
as of August 2022

Median HH Income **\$63,677**
2021 ACS 1-Year Estimate

Per Capita Income **\$33,387**
2021 ACS 1-Year Estimate

Transaction Volume **\$608M**
\$848.57M (Q3 2021) -28.3% y-o-y

Avg Price/Unit **\$291,449**
\$181,783 (Q3 2021) +60.3% y-o-y

Avg Price/SF **\$310.21**
\$211.22 (Q3 2021) +46.9% y-o-y

AVG Rent/Occupancy (50+ Unit Properties)

Q3 2022	Q3 2021	Increase / Decrease
\$1,525 <small>Avg Rent y-o-y (All Units)</small>	\$1,379	+\$146
94.5% <small>Avg Occupancy Rate y-o-y</small>	96.5%	-2.0%

New Construction (50+)*

Delivered | Avg Absorption
712 Units | 5 Units / Property / Month

Under Construction
8,772 Units

Planned Projects
6,359 Units

Total Inventory

50+ Units
185,870

5-49 Units
14,843

Total Units
200,713

* Project: Figures based on when total projects are delivered.

Q3 2022 Sales Stats

50+ Units

\$574M
\$1.23B (Q3 2021)
-53.2% y-o-y

Transaction Volume

\$36M
\$46M (Q3 2021)
-20.9% y-o-y

5-49 Units

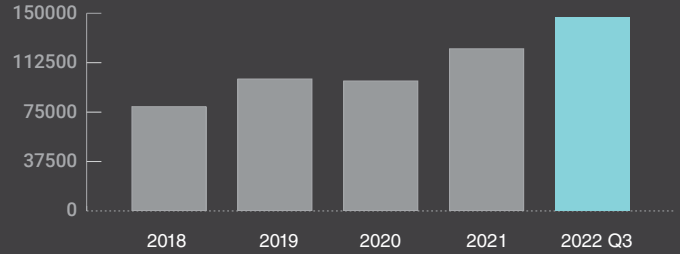
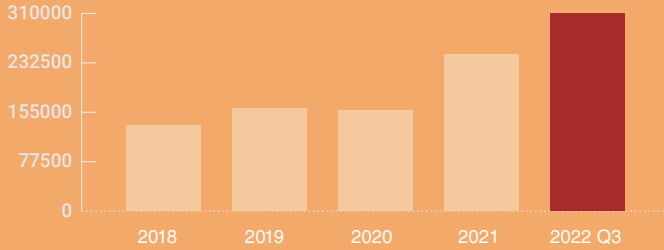
50+ Units

Avg Sales Price Per Unit

5-49 Units

\$309,644 \$197,495 (Q3 2021) +56.8% y-o-y

\$152,192 \$101,913 (Q3 2021) +49.3% y-o-y



\$317.58 \$214.30 (Q3 2021) +48.2% y-o-y

Avg Price/SF

\$224.77 \$173.33 (Q3 2021) +29.7% y-o-y



1992

Avg Year Built

1969

1991 (Q3 2021)

1967 (Q3 2021)

Top Q3 2022 (50+) Sales by Price/Unit

Top Q3 2022 (5-49) Sales by Price/Unit



Vantage Lofts Henderson, 110 Units \$60,250,000 \$547,727/unit \$295.72/SF Built 2014



9926 Star Lake Avenue Las Vegas, 6 Units \$2,200,000 \$366,667/unit \$253.54/SF Built 2004



Alicante Spring Valley, 232 Units \$86,800,000 \$374,138/unit \$342.17/SF Built 2001



5820 Dodd Street Las Vegas, 8 Units \$2,300,000 \$287,500/unit \$552.88/SF Built 1963



Rancho Destino Las Vegas, 184 Units \$65,500,000 \$355,978/unit \$316.59/SF Built 1998



Stax Studios Las Vegas, 44 Units \$8,650,000 \$196,591/unit \$594.09/SF Built 1961

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