

SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC

LAS VEGAS MSA | MULTIFAMILY

YE 2022 | 10+ Unit Properties Overview

Las Vegas Overview (10+ Unit Properties)

Total Population **2,324,288**
2022*

Unemployment Rate (%) **5.6%**
YE 2022*

Employment Growth (%) **4.9%**
YE 2022*

Median HH Income **\$65,805**
2022*

GDP Per Capita **\$61,425**
2022*

Transaction Volume **\$3.71B**
\$5.06B (YE 2021) -26.7% y-o-y

Avg Price/Unit **\$254,746**
\$206,049 (YE 2021) +23.6% y-o-y

Avg Price/SF **\$294.75**
\$236.94 (YE 2021) +24.4% y-o-y

* Forcasted.

AVG Rent/Occupancy (10+ Unit Properties)

| YE 2022 | YE 2021 | Increase / Decrease |
|---|----------------|---------------------|
| \$1,499 <small>Avg Rent y-o-y (All Units)</small> | \$1,458 | +\$41 |
| 93.5% <small>Avg Occupancy Rate y-o-y</small> | 95.8% | -2.3% |

New Construction (10+)**

Delivered | Avg Absorption
2,896 Units | 12 Units / Property / Month

Under Construction
13,560 Units

Planned Projects
7,297 Units

Q4 2022
413

Total Inventory

100+ Units
204,821

10-99 Units
23,355

Total Units
228,176

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

YE 2022 Sales Stats

100+ Units

\$3.51B

\$4.70B (YE 2021)
-25.4% y-o-y

Q4 2022 **\$769M**

Transaction Volume

\$206M

\$362M (YE 2021)
-43.0% y-o-y

Q4 2022 **\$15M**

10-99 Units

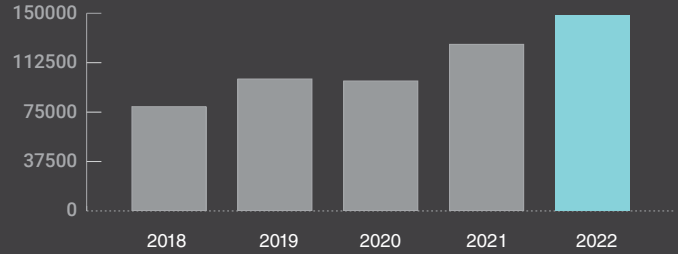
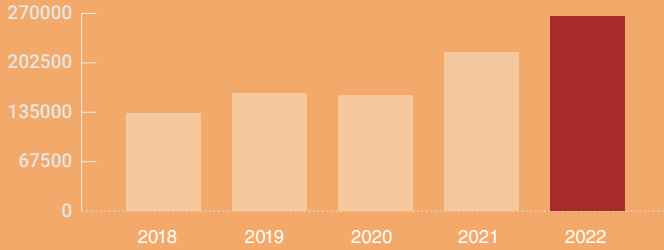
100+ Units

Avg Sales Price Per Unit

10-99 Units

\$265,965 \$216,623 (YE 2021) +22.8% y-o-y

\$148,279 \$126,070 (YE 2021) +17.6% y-o-y



\$304.74

\$245.37 (YE 2021) +24.2% y-o-y

Avg Price/SF

\$176.53

\$162.21 (YE 2021) +8.8% y-o-y



1995

Avg Year Built

1971

1992 (YE 2021)

1972 (YE 2021)

Top YE 2022 (100+) Sales by Price/Unit

Top YE 2022 (10-99) Sales by Price/Unit



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



32 SFRs
 Las Vegas, 32 Units
 \$15,856,871
 \$495,527/unit
 \$326/SF
 Built 2001



Sunrise Palms
 Las Vegas, 122 Units
 \$61,000,000
 \$500,000/unit
 \$730/SF
 Built 2001



9704 Bolton Landing Court
 Las Vegas, 38 Units
 \$17,052,902
 \$448,761/unit
 \$312.07/SF
 Built 2001



Banyan Brighton
 Las Vegas, 133 Units
 \$61,000,000
 \$458,647/unit
 \$341.36/SF
 Built 2022



Nevso Cove
 Spring Valley, 56 Units
 \$16,280,000
 \$290,714/unit
 \$321.48/SF
 Built 2001

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