

SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC

LAS VEGAS MSA | MULTIFAMILY

Q1 2023 | 10+ Unit Properties Overview

Las Vegas MSA Overview (10+ Unit Properties)

Total Population **2,362,988**
March 2023*

Unemployment Rate (%) **6.1%**
March 2023*

Employment Growth (%) **5.0%**
March 2023*

Median HH Income **\$67,672**
March 2023*

GDP Per Capita **\$60,726**
March 2023*

Transaction Volume **\$137M**
\$1.10B (Q1 2022) -87.6% y-o-y

Avg Price/Unit **\$193,293**
\$260,576 (Q1 2022) -25.8% y-o-y

Avg Price/SF **\$215.23**
\$312.45 (Q1 2022) -31.1% y-o-y

* Forecasted

AVG Rent/Occupancy (50+ Unit Properties)

Q1 2023	Q1 2022	Increase / Decrease
\$1,483 Avg Rent y-o-y (All Units)	\$1,489	-\$6
93.2% Avg Occupancy Rate y-o-y	95.2%	-2.0%

New Construction (50+)**

Delivered | Avg Absorption
1,093 Units | 8 Units / Property / Month

Under Construction
9,256 Units

Planned Projects
5,441 Units

Total Inventory

100+ Units
205,472

10-99 Units
23,674

Total Units
229,146

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

Q1 2023 Sales Stats

100+ Units

\$128M
\$1.02B (Q1 2022)
-87.4% y-o-y

Transaction Volume

\$9M
\$80M (Q1 2022)
-89.2% y-o-y

10-99 Units

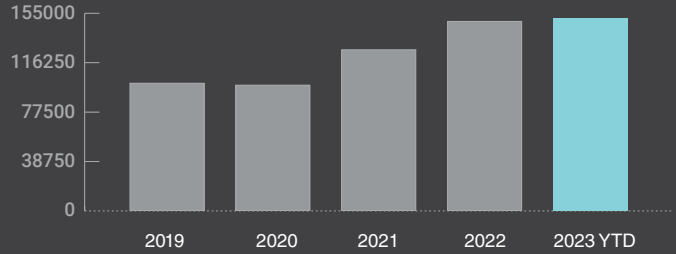
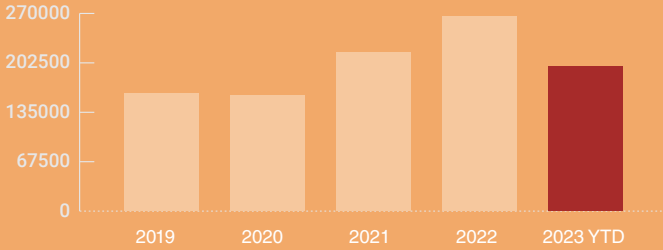
100+ Units

Avg Sales Price Per Unit

10-99 Units

\$196,963 \$271,758 (Q1 2022)
-27.5% y-o-y

\$151,316 \$170,736 (Q1 2022)
-11.4% y-o-y



\$217.80

\$321.14 (Q1 2022)
-32.2% y-o-y

Avg Price/SF

\$183.12

\$231.10 (Q1 2022)
-20.8% y-o-y



1991

1997
(Q1 2022)

Avg Year Built

1970
(Q1 2022)

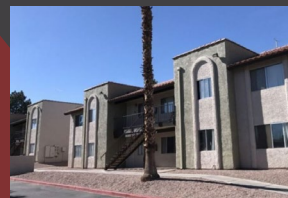
1985

Top Q1 2023 (100+) Sales by Price/Unit

Top Q1 2023 (10-99) Sales by Price/Unit



Tribeca North
North Las Vegas, 312 Units
\$81,000,000
\$259,615/unit
\$268.64/SF
Built 2010



The Reserve at Andover
Las Vegas, 57 Units
\$8,625,000
\$151,316/unit
\$183.12/SF
Built 1985



Vista del Rey
Las Vegas, 192 Units
\$34,100,000
\$177,604/unit
\$179.10/SF
Built 1988



Bonanza Apartments
Las Vegas, 148 Units
\$13,320,000
\$90,000/unit
\$136.33/SF
Built 1975

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