

SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC

LAS VEGAS MSA | MULTIFAMILY

Q2 2023 | 10+ Unit Properties Overview

Las Vegas MSA Overview (10+ Unit Properties)

Total Population **2,353,099**
June 2023*

Unemployment Rate (%) **5.6%**
June 2023*

Employment Growth (%) **4.6%**
June 2023*

Median HH Income **\$68,171**
June 2023*

GDP Per Capita **\$61,016**
June 2023*

Transaction Volume **\$147M**
\$1.23B (Q2 2022) -88.0% y-o-y

Avg Price/Unit **\$169,071**
\$230,775 (Q2 2022) -26.7% y-o-y

Avg Price/SF **\$277.34**
\$278.31 (Q2 2022) -0.3% y-o-y

* Forecasted

AVG Rent/Occupancy (20+ Unit Properties)

Q2 2023	Q2 2022	Increase / Decrease
\$1,484 <small>Avg Rent y-o-y (All Units)</small>	\$1,509	-\$25
93.6% <small>Avg Occupancy Rate y-o-y</small>	95.8%	-2.2%

New Construction (50+)**

Delivered | Avg Absorption
306 Units | 16 Units / Property / Month

Under Construction
10,837 Units

Planned Projects
4,841 Units

Total Inventory

100+ Units
207,060

10-99 Units
23,952

Total Units
231,012

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

Q2 2023 Sales Stats

100+ Units

\$129M
\$1.17B (Q2 2022)
-89.0% y-o-y

Transaction Volume

\$18M
\$52M (Q2 2022)
-64.9% y-o-y

10-99 Units

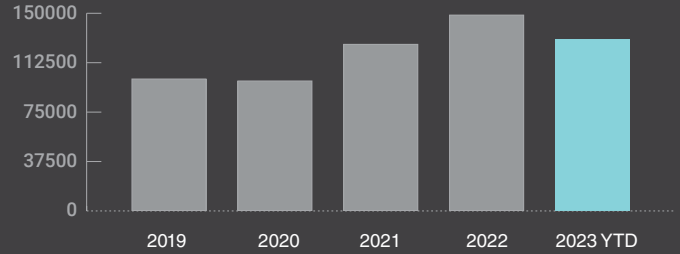
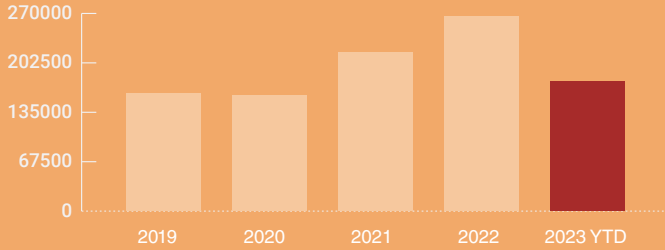
100+ Units

Avg Sales Price Per Unit

10-99 Units

\$176,712 \$239,360 (Q2 2022)
-26.2% y-o-y

\$129,789 \$128,043 (Q2 2022)
+1.4% y-o-y



\$299.06

\$291.72 (Q2 2022)
+2.5% y-o-y

Avg Price/SF

\$183.87

\$137.22 (Q2 2022)
+34.0% y-o-y



1997

Avg Year Built

1979

1989
(Q2 2022)

1973
(Q2 2022)

Top Q2 2023 (100+) Sales by Price/Unit

Top Q2 2023 (10-99) Sales by Price/Unit



The Michael B Townhomes and Flats
Las Vegas, 252 Units
\$67,000,000
\$265,873/unit \ \$274.56/SF
Built 2010



Merlayne Villas
Henderson, 34 Units
\$4,890,000
\$143,824/unit
\$147.11/SF
Built 1994



Ridge on Charleston
Las Vegas, 478 Units
\$62,000,000
\$129,707/unit
\$330.97/SF
Built 1984



Versailles
Las Vegas, 64 Units
\$8,360,000
\$130,625/unit
\$224.54/SF
Built 1999



Atlantic Apartments
Henderson, 14 Units
\$1,750,000
\$125,000/unit
\$276.20/SF
Built 1980

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