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## TOTAL UNIT INVENTORY

100+ UNIT PROPERTIES: **207,060**

10+ UNIT PROPERTIES: **231,012**

### 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

**\$176,712**

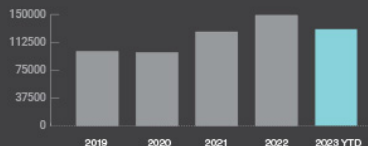
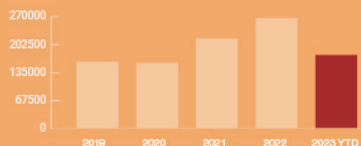
\$239,360 (Q2 2022)  
-26.2% y-o-y

Avg Sales Price Per Unit

10-99 Units

**\$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**

## 100+ UNIT PROPERTIES | Q2 2023 TRANSACTIONS BY YEAR BUILT

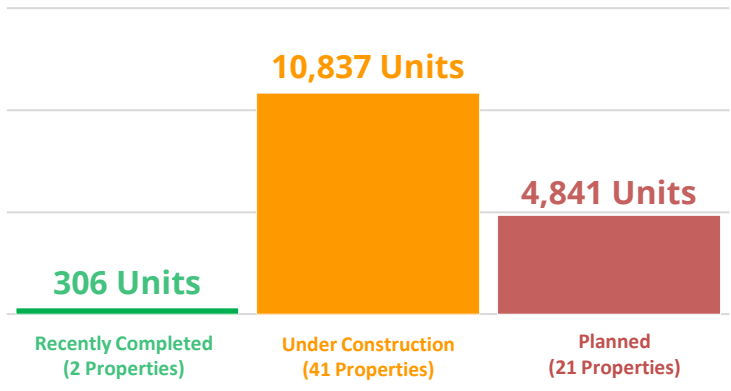
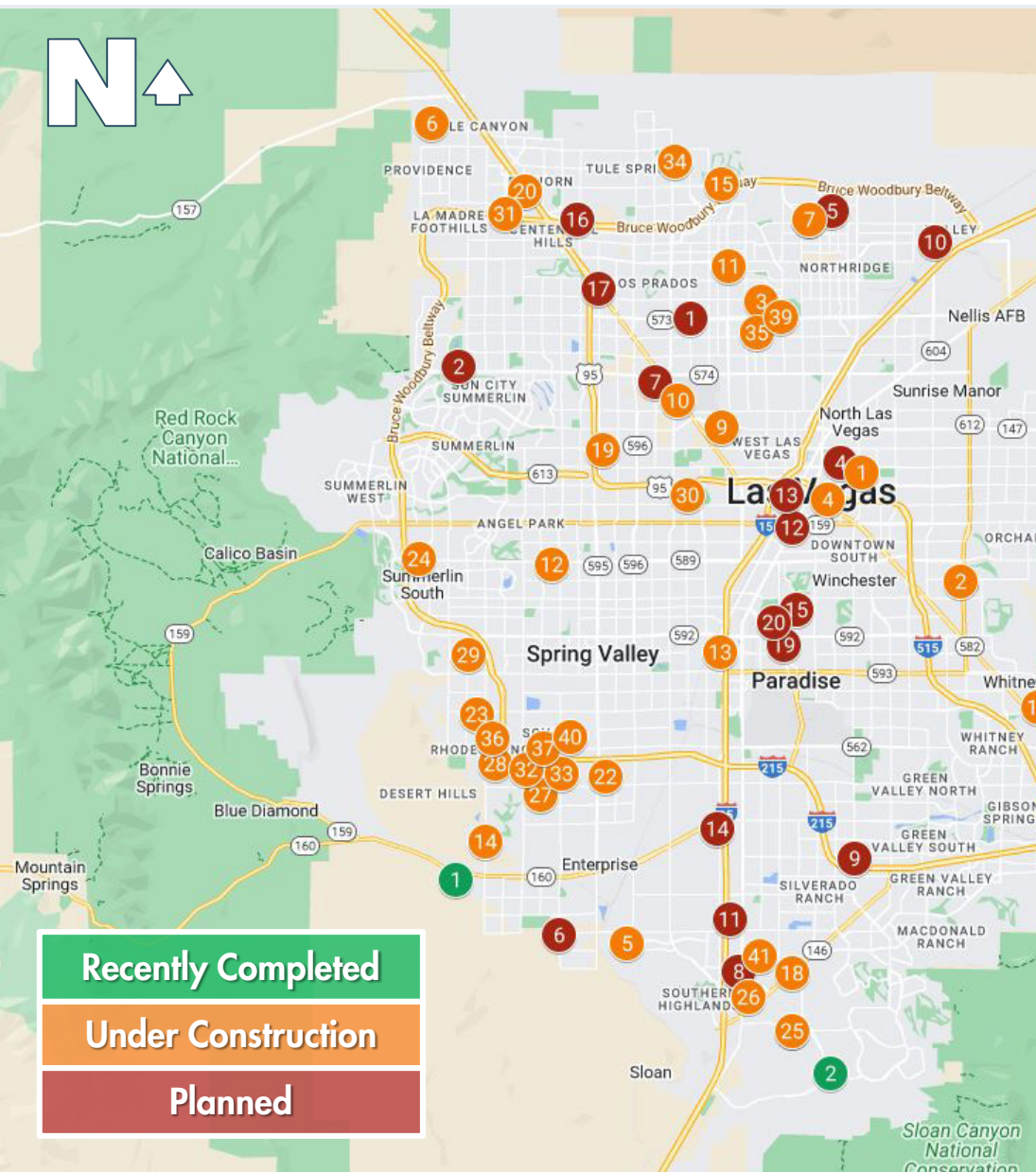
Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$266K	\$275	1
2000-09	--	--	--
1990-99	--	--	--
1980-89	\$130K	\$331	1
Pre-1980	--	--	--

## 10-99 UNIT PROPERTIES | Q2 2023 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	--	--	--
1990-99	\$135K	\$188	2
1980-89	\$125K	\$276	1
Pre-1980	\$114K	\$146	2

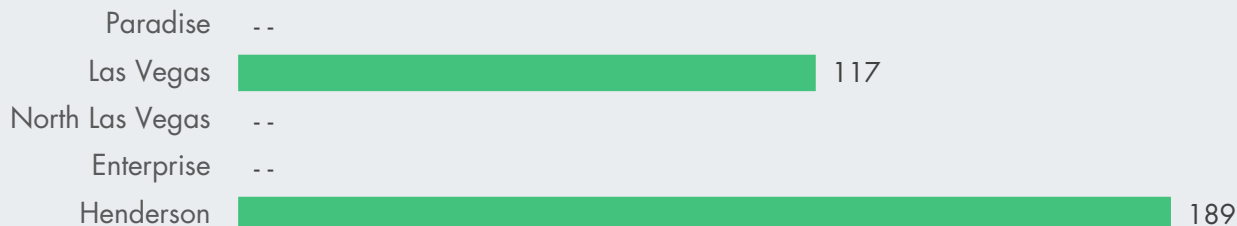


LAS VEGAS MSA CONSTRUCTION PIPELINE – Q2 2023

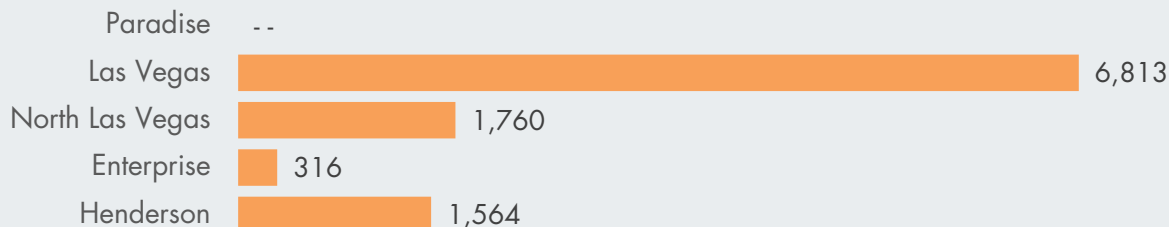


## PER CITY ANALYSIS OF LAS VEGAS MSA

### RECENTLY COMPLETED (BY # OF UNITS)(Q2)



### UNDER CONSTRUCTION (BY # OF UNITS)



### PLANNED (BY # OF UNITS)



**TOTAL UNIT INVENTORY PER CITY**

50+ Unit Properties

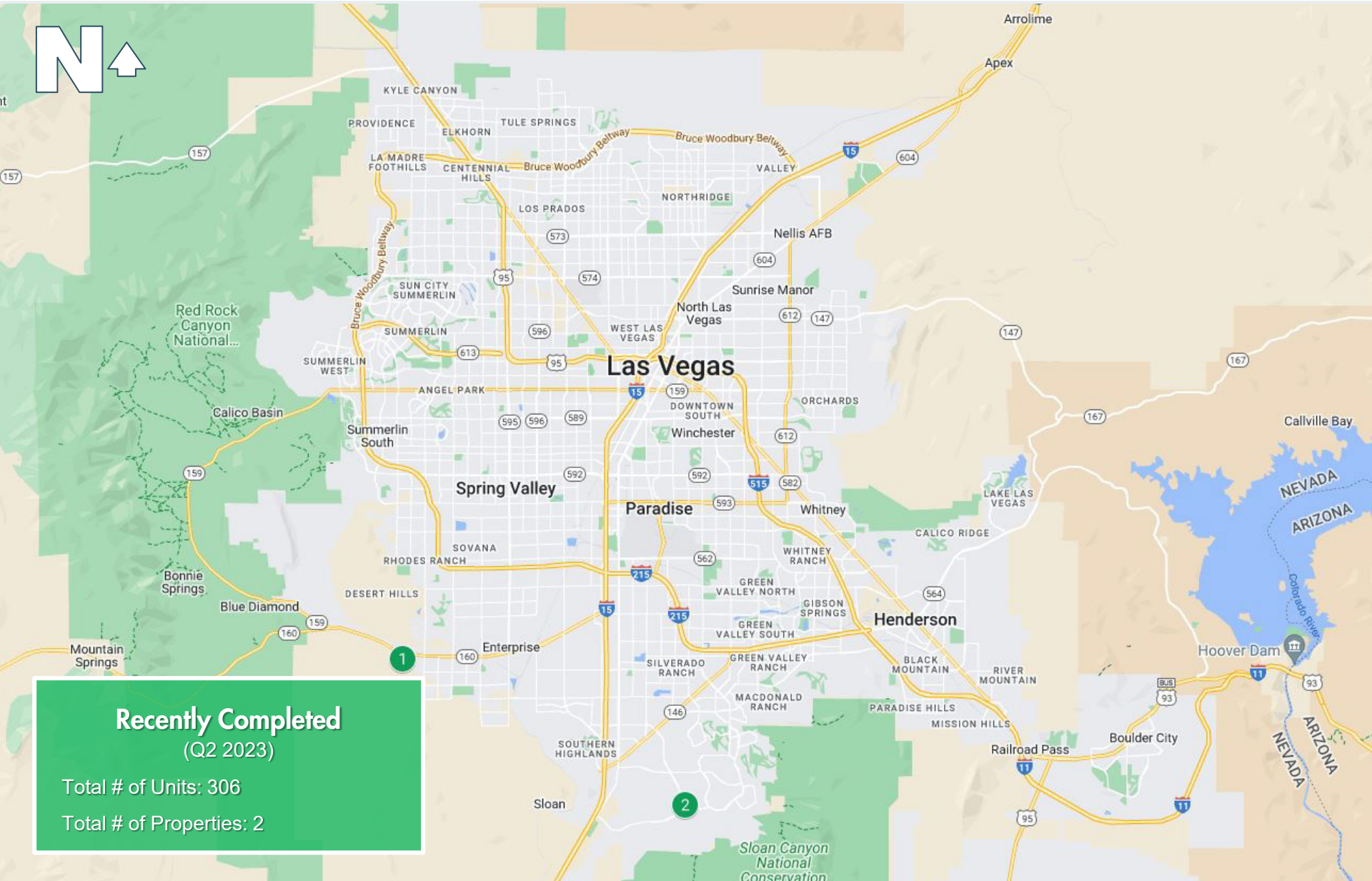
**PARADISE**  
**38,816**

**LAS VEGAS**  
**173,510**

**NORTH LAS VEGAS**  
**13,150**

**ENTERPRISE**  
**8,639**

**HENDERSON**  
**29,776**



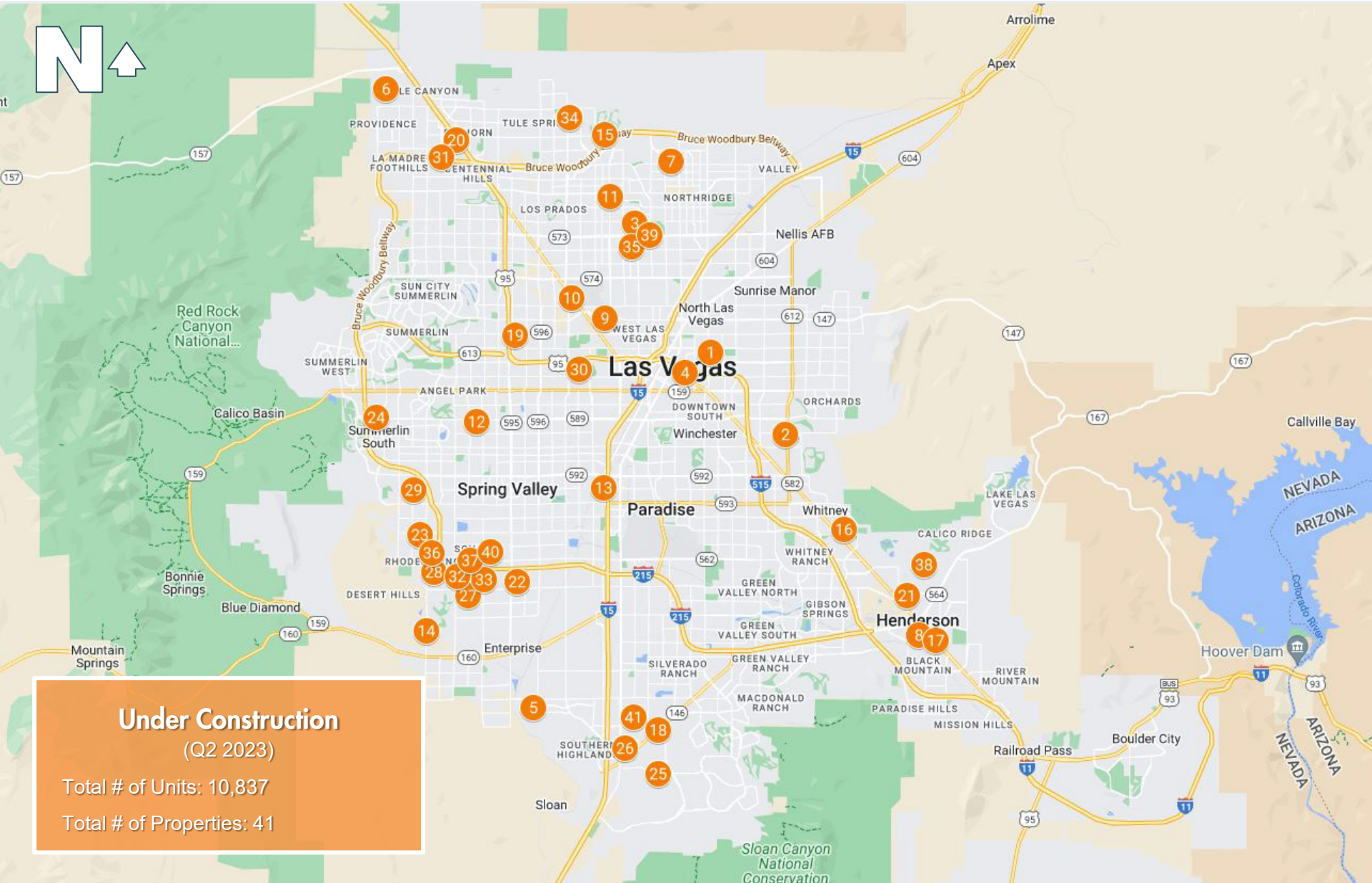
**Recently Completed**  
(Q2 2023)

Total # of Units: 306  
Total # of Properties: 2

### RECENTLY COMPLETED (50+ UNIT PROPERTIES)

	<b>Property Name</b>	<b>Address</b>	<b>Units</b>	<b>Completion Date</b>	<b>Developer</b>
1	Shadow Bay	10013 Mollard Ave	117	05/05/2023	D.R. Horton
2	Mera Henderson	2300 Via Inspirada	189	04/01/2023	Sparrow Partners
<b>Total Completed (Q2 2023)</b>			<b>306</b>		





**Under Construction**  
(Q2 2023)  
Total # of Units: 10,837  
Total # of Properties: 41

## UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

	Property Name	Address	Units	Permit Date	Developer
1	Golden Rule Senior, The	820 North Eastern Ave	60	04/05/2022	NHSSN
2	Vista del Sol	4955 East Vegas Valley Dr	70	05/12/2023	Accessible Space
3	Kings Crossings in Craig Ranch	4728 Tree Swing St	81	01/11/2020	American Homes 4 Rent
4	shareDOWNTOWN @ Fremont East	231 North 11th St	84	04/30/2022	Cherry Development
5	Logan at El Camino, The	10750 El Camino Rd	89	08/18/2022	Edward Homes
6	Banyan Brighton	10500 Glenbrittle Ave	133	11/11/2021	Banyan Residential
7	Rome Pines Senior	353 East Rome Blvd	150	03/21/2022	Nevada H.A.N.D.
8	Watermark, The	215 South Water St	151	10/27/2021	Strada Development Group
9	Lake Mead West	3300 Coran Ln	156	03/21/2022	Foresight Companies
10	Nola Sky	2705 North Rancho Dr	160	11/16/2021	Next Space Development
11	Quarter North	5500 Simmons St	165	06/04/2022	Avenue North / Harvard Investments
12	West Sahara	8007 West Sahara Ave	168	05/15/2023	George Gekakis
13	Print Shop, The	3250 West Harmon Ave	184	12/16/2022	Fore Property Company
14	Capriccio	9420 West Wigwam Ave	195	01/20/2022	Ovation Development
15	Sync	7089 North Aliante Pkwy	203	06/04/2022	Warmington Companies
16	Tempo Phase IV	5625 South Hollywood Blvd	207	05/05/2023	Ovation Development
17	Summit on Boulder	760 South Boulder Hwy	216	01/31/2022	RealSource
18	ILUMINA on Raiders Way	Raiders Way & St. Rose Pkwy	232	08/28/2022	Schulman Properties
19	Calm at Rainbow	1500 North Rainbow Blvd	240	10/17/2022	Ochoa Development
20	Marlowe Centennial Hills	8550 West Deer Springs Way	257	02/19/2023	Greystar

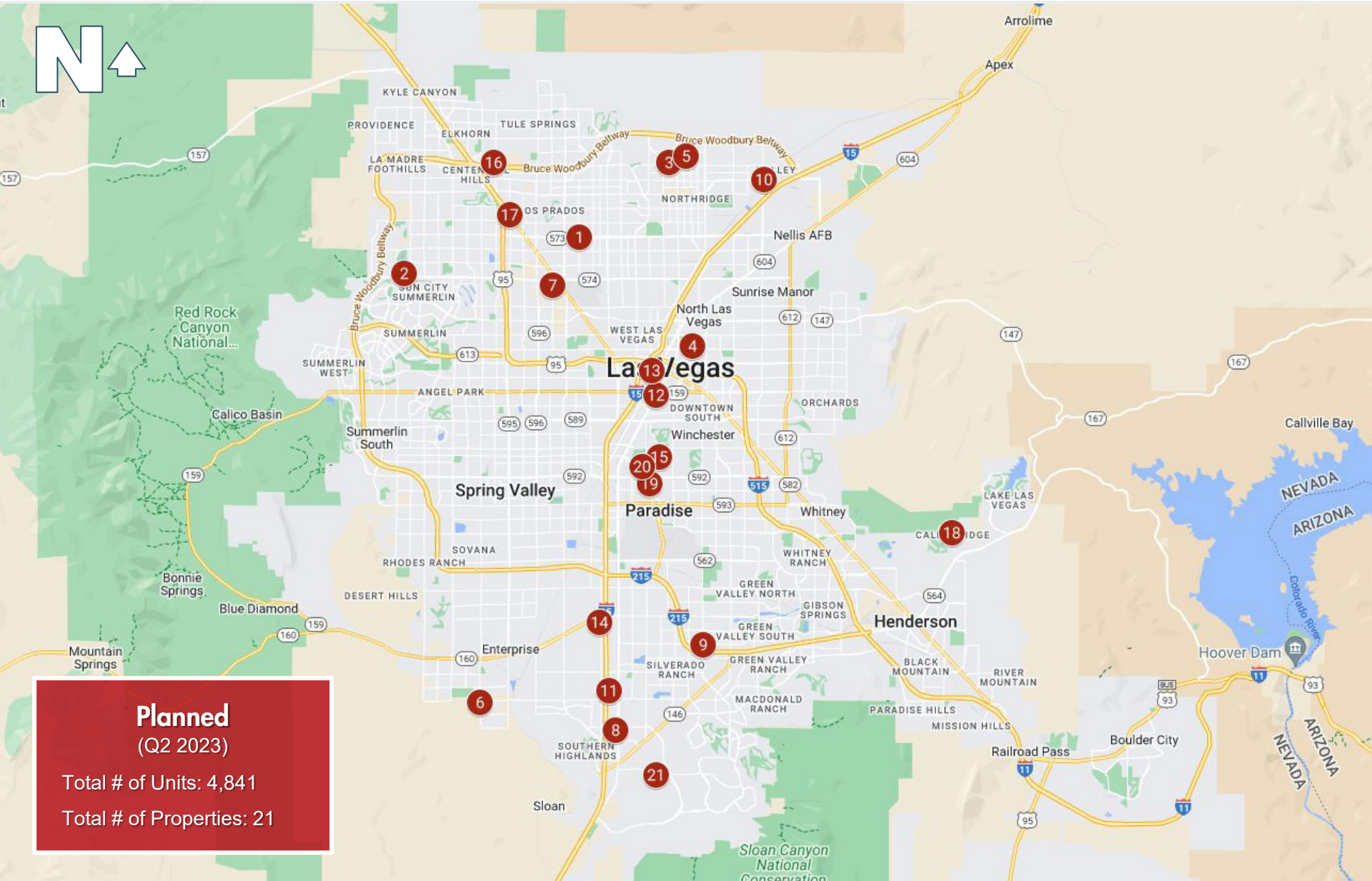


## UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

	Property Name	Address	Units	Permit Date	Developer
21	Element 12	100 East Warm Springs Rd	265	03/26/2022	AG Spanos Companies
22	Rainbow & Arby	6755 West Arby Ave	271	09/07/2022	Ovation Development
23	Highline, The	9625 West Russell Rd	294	07/29/2022	Lyon Living
24	Tanager Echo	2375 Spruce Goose St	295	10/18/2021	Howard Hughes Corporation, The
25	Society	3675 Volunteer Blvd	312	08/03/2021	Nevada West Development
26	LVB	Barbara Ln & South Las Vegas Blvd	316	07/29/2022	Wolff Company, The
27	Core	8341 West Warm Springs Rd	320	07/24/2022	Warmington Companies
28	Sunset Road	9171 West Sunset Rd	326	05/15/2023	Picerne
29	Flamingo Canyon	South Grand Canyon Dr & Peace Way	332	10/17/2022	Ovation Development
30	theAPEX @meadows	4490 Meadows Ln	334	12/31/2021	Silverstein Properties
31	Deer Springs	West Deer Springs Way & North Durango Dr	334	04/15/2022	Ovation Development
32	Vestra at UnCommons	6817 Helen Toland St	354	10/03/2022	Parallel Capital Partners
33	Arca	8030 West Maule Ave	356	06/04/2022	Midby Companies, The
34	Ascend at Valley Vista	7618 North Decatur Blvd	364	05/01/2022	D.R. Horton
35	North Park Living	4100 Scott Robinson Blvd	380	02/09/2023	Southwest Commercial Real Estate
36	Elysian at Post	9280 West Post Rd	384	07/29/2022	Rockpoint Group
37	Elysian at Sunset	8150 Rafael Rivera Way	384	01/30/2021	Calida Group, The
38	Galleria NS Cadence Vista	155 East Galleria Dr	388	02/19/2023	Wolff Company, The
39	Parq at Camino	4555 North Camino Al Norte	417	05/05/2022	Morgan Stonehill
40	Evora	6111 South Buffalo Dr	456	02/16/2022	Sorge, Joseph A.

### UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
41 Ariva	11055 Las Vegas Blvd South	754	12/06/2020	Chang, Lumin
<b>Total Under Construction</b>		<b>10,837</b>		



**Planned**  
(Q2 2023)

Total # of Units: 4,841

Total # of Properties: 21



**PLANNED (50+ UNIT PROPERTIES)**

	<b>Property Name</b>	<b>Address</b>	<b>Units</b>	<b>City</b>	<b>Developer</b>
1	Diamond Valley Senior Living	West Craig Rd & Valley Dr	59	North Las Vegas	Petersen, Darren
2	Challenger Isaac Newton	West Isaac Newton Way & Metro Academy Way	61	Las Vegas	American Homes 4 Rent
3	Rome Pines Senior Phase II	353 East Rome Blvd	75	North Las Vegas	Nevada H.A.N.D.
4	Vision Park	1001 North Bruce St	100	Las Vegas	Blind Center of Nevada
5	Donna Street	6651 North Donna St	108	North Las Vegas	Hen, Shahar
6	Buffalo Drive Senior	10511 South Buffalo Dr	125	Las Vegas	Nevada H.A.N.D.
7	Crystal Park	3000 Michael Way	136	Las Vegas	Becker Enterprises
8	Neal Avenue Lofts	Las Vegas Blvd South & West Neal Ave	193	Las Vegas	Transcontinental Realty Investors
9	Pebble Road and Eastern Avenue	South Eastern Ave & East Pebble Rd	195	Las Vegas	Ovation Development
10	Prosper 207	East Tropical Pkwy & North Lamb Blvd	207	North Las Vegas	Edward Homes
11	Ensworth Street	12085 Ensworth St	258	Las Vegas	Ovation Development
12	Gateway, The	1200 South Las Vegas Blvd	270	Las Vegas	I&L Investments and Management
13	Auric Symphony Park Phase II	250 Promenade Pl	275	Las Vegas	Southern Land Company, The
14	Silverton	8250 Dean Martin Dr	290	Las Vegas	Majestic Realty
15	Royal Crest	602 North Royal Crest Circle	300	Las Vegas	DG Development
16	7350 West Centennial Pkwy	7350 West Centennial Pkwy	314	Las Vegas	Blue Marble Development
17	Rancho Rainbow	North Rainbow Blvd & North Rancho Dr	334	Las Vegas	Calida Group, The
18	APEX @ Galleria	55 East Galleria Dr	336	Henderson	TRU Development
19	ILUMINA on Flamingo	377 East Flamingo Rd	353	Las Vegas	Schulman Properties
20	Ainsley @ Paradise	3900 Paradise Rd	400	Las Vegas	Calida Group, The

## PLANNED (50+ UNIT PROPERTIES)

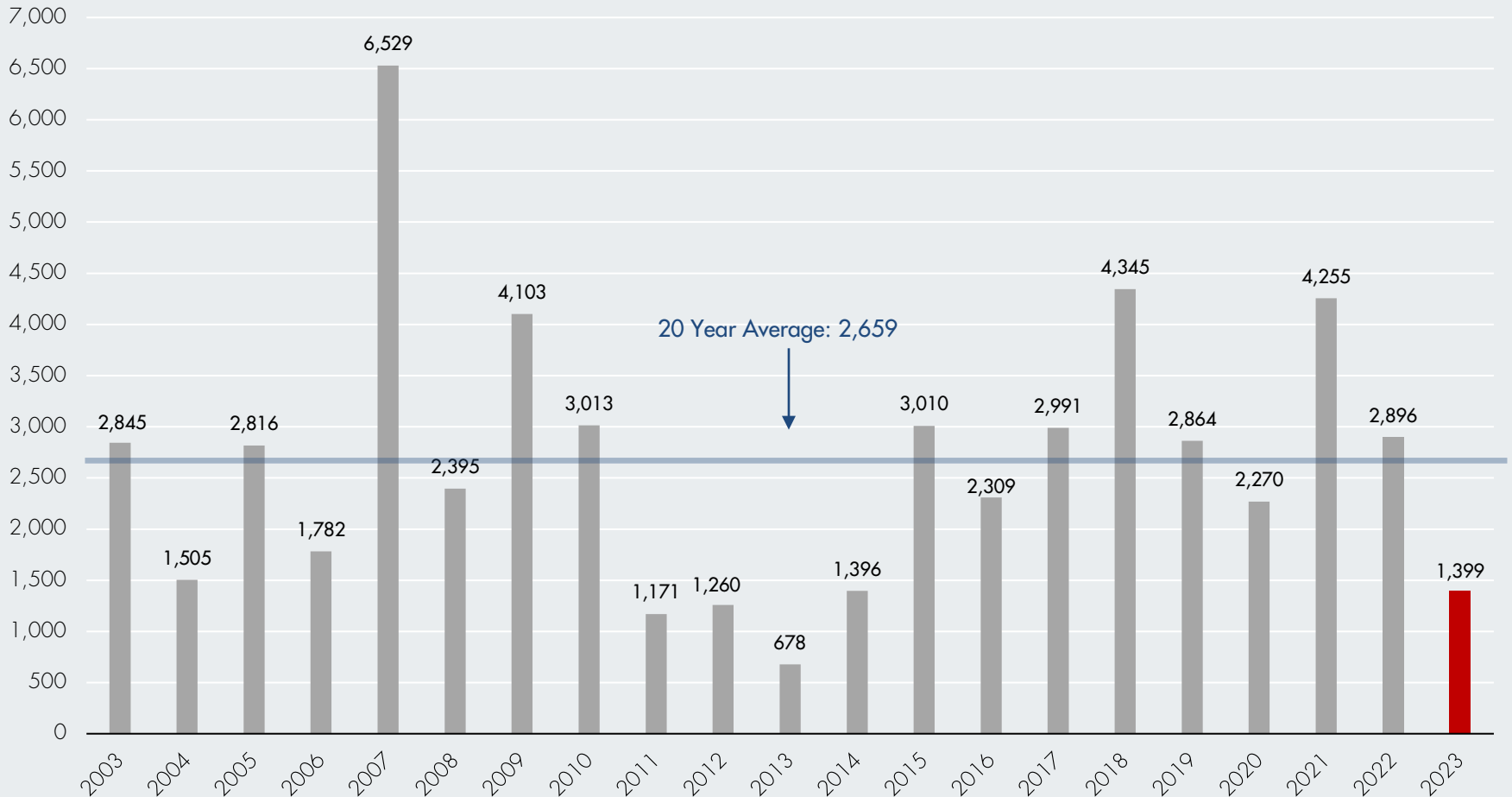
	Property Name	Address	Units	City	Developer
21	Society Phase II	3675 Volunteer Blvd	452	Henderson	Nevada West Development
<b>Total Planned</b>			<b>4,841</b>		

### TOTAL UNIT INVENTORY

10+ UNIT PROPERTIES: **231,012**  
 100+ UNIT PROPERTIES: **207,060**

### PRE-LEASE ABSORPTION RATE

**16**  
 Units/Property/Month  
 (Q2 2023 Avg)





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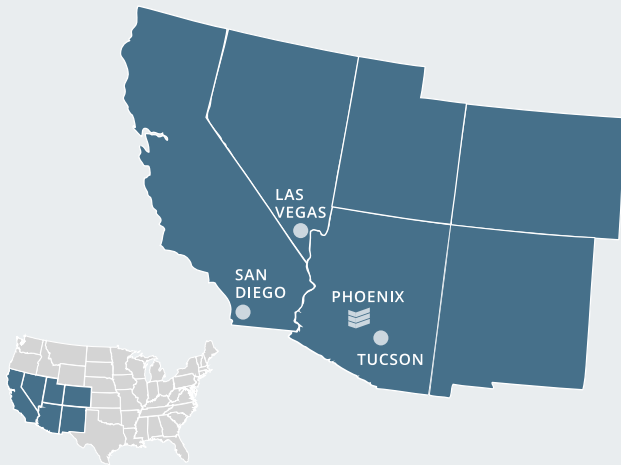
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