

SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC

LAS VEGAS
NEVADA

LAS VEGAS MSA | MULTIFAMILY

Q3 2023 | 10+ Unit Properties Overview

Las Vegas MSA Overview (10+ Unit Properties)

Total Population **2,359,408**
September 2023*

Unemployment Rate (%) **6.3%**
September 2023*

Employment Growth (%) **3.1%**
September 2023*

Median HH Income **\$71,674**
September 2023*

GDP Per Capita **\$61,317**
September 2023*

Transaction Volume **\$88.06M**
\$601.87M (Q3 2022) -85.4% y-o-y

Avg Price/Unit **\$184,226**
\$293,307 (Q3 2022) -37.2% y-o-y

Avg Price/SF **\$237.56**
\$310.41 (Q3 2022) -23.5% y-o-y

* Forecasted

AVG Rent/Occupancy (20+ Unit Properties)

Q3 2023	Q3 2022	Increase / Decrease
\$1,465 <small>Avg Rent y-o-y (All Units)</small>	\$1,520	-\$55
93.5% <small>Avg Occupancy Rate y-o-y</small>	94.4%	-0.9%

New Construction (50+)**

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

Under Construction
10,743 Units

Planned Projects
5,621 Units

Total Inventory

100+ Units
209,214

10-99 Units
23,955

Total Units
233,169

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

Q3 2023 Sales Stats

100+ Units

\$79M

\$544M (Q3 2022)
-85.5% y-o-y

Transaction Volume

\$9M

\$58M (Q3 2022)
-84.4% y-o-y

10-99 Units

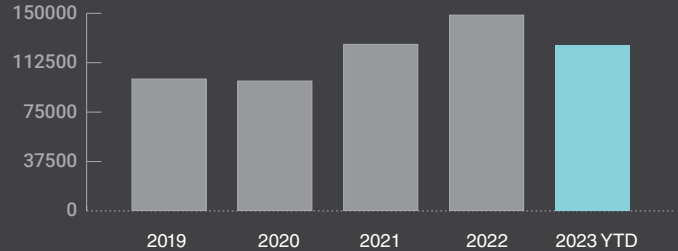
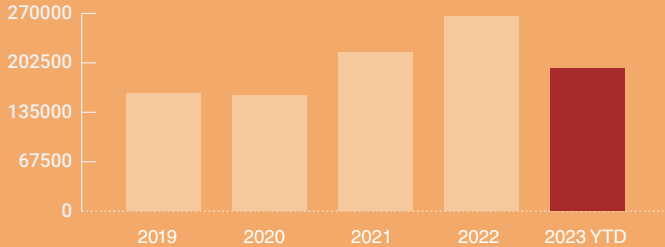
100+ Units

Avg Sales Price Per Unit

10-99 Units

\$194,581 \$323,987 (Q3 2022) -39.9% y-o-y

\$125,833 \$155,655 (Q3 2022) -19.2% y-o-y



\$246.88

\$321.53 (Q3 2022) -23.2% y-o-y

Avg Price/SF

\$178.77

\$234.64 (Q3 2022) -23.8% y-o-y



2023

Avg Year Built

1977

1998 (Q3 2022)

1966 (Q3 2022)

Top Q3 2023 (100+) Sales by Price/Unit

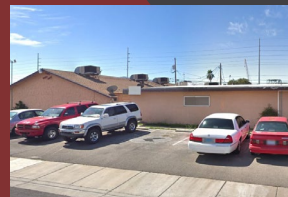
Top Q3 2023 (10-99) Sales by Price/Unit



Alton Southern Highlands
Las Vegas, 406 Units
\$79,000,000
\$194,581/unit
\$246.88/SF
Built 2023



Sunset Apartments
Las Vegas, 30 Units
\$3,860,000
\$128,667/unit
\$179.53/SF
Built 1985



The Palms Apartments
Henderson, 25 Units
\$3,200,000
\$128,000/unit
\$262.73/SF
Built 1967



La Paloma
Las Vegas, 17 Units
\$2,000,000
\$117,647/unit
\$117.65/SF
Built 1978

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