











# SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC



# LAS VEGAS MSA

## OVERVIEW (10+ UNIT PROPERTIES)

	<b>Total Population</b> March 2024*	<b>2,362,452</b>
	<b>Unemployment Rate (%)</b> March 2024*	<b>5.1%</b>
	<b>Employment Growth (%)</b> March 2024*	<b>3.7%</b>
	<b>Median HH Income</b> March 2024*	<b>\$72,290</b>
	<b>GDP Per Capita</b> March 2024*	<b>\$69,463</b>
	<b>Transaction Volume</b> \$137M (Q1 2023)    -90.6% y-o-y	<b>\$13M</b>
	<b>Avg Price/Unit</b> \$193,293 (Q1 2023)    -36.9% y-o-y	<b>\$122,048</b>
	<b>Avg Price/SF</b> \$215.23 (Q1 2023)    -7.7% y-o-y	<b>\$198.56</b>

# AVG RENT/ OCCUPANCY

(20+ UNIT PROPERTIES)

Q1 2024	Q1 2023	% CHANGE
<b>\$1,457</b>	<b>\$1,472</b>	<b>-\$15</b>
Avg Rent y-o-y (All Units)		
<b>93.2%</b>	<b>93.2%</b>	<b>No Change</b>
Avg Occupancy Rate y-o-y		

## NEW CONSTRUCTION (50+) \*\*

### Delivered

1,002 Units

### Avg Absorption

303 Units / Month

### Under Construction

10,492 Units

### Planned Projects

5,573 Units

## TOTAL INVENTORY

### 100+ Units

215,010

### 10-99 Units

24,002

### Total Units

239,012

\* Forecasted

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

# Q1 2024 SALES STATS

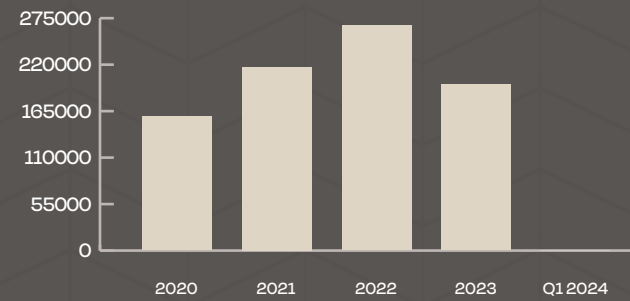
## 100+ UNITS

### Transaction Volume

---  
\$128M (Q1 2023)  
-- y-o-y

### Avg Sales Price Per Unit

---  
\$196,963 (Q1 2023)  
-- y-o-y



### Avg Price/SF

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\$217.80 (Q1 2023)  
-- y-o-y

### Avg Year Built



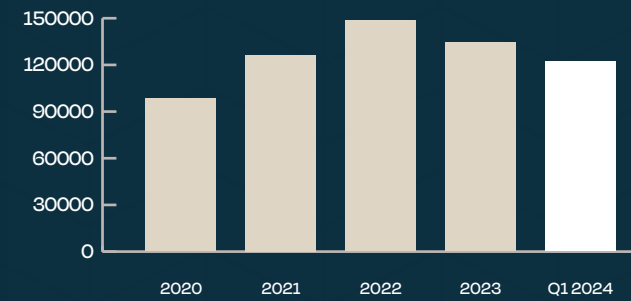
## 10-99 UNITS

### Transaction Volume

**\$13M**  
\$9M (Q1 2023)  
+48.6% y-o-y

### Avg Sales Price Per Unit

**\$122,048**  
\$151,316 (Q1 2023)  
-19.3% y-o-y



### Avg Price/SF

**\$198.56** ↑  
\$183.12 (Q1 2023)  
+8.4% y-o-y

### Avg Year Built



## TOP Q1 2024 (100+)

SALES BY PRICE/UNIT

## TOP Q1 2024 (10-99)

SALES BY PRICE/UNIT



### Sandhill Villas

Las Vegas,  
30 Units  
\$4,700,000  
\$156,667/unit  
\$261.11/SF  
Built 2021



### Sierra Park

Paradise,  
63 Units  
\$7,000,000  
\$111,111/unit  
\$183.05/SF  
Built 1979



### 3782 & 3792 Palos Verdes Street

Las Vegas,  
12 Units  
\$1,115,000  
\$92,917/unit  
\$134.34/SF  
Built 1964, 1965

For additional market information, or if you would like a submarket report  
for your property, please contact us at: [contact@abimultifamily.com](mailto:contact@abimultifamily.com)



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