



SNAP STATS

EXECUTIVE SUMMARY REPORT

LAS VEGAS MSA

OVERVIEW (10+ UNIT PROPERTIES)



Total Population
June 2024*

2,367,560



Unemployment Rate (%)
June 2024

6.2%



Median HH Income
June 2024*

\$72,911

GDP Per Capita
June 2024*

\$70,109



12-Month Transaction Volume
\$1.43B (Q2 2023) -79.2% y-o-y

\$296M

12-Month Price/Unit
\$232,209 (Q2 2023) -45.0% y-o-y

\$127,628

12-Month Cap Rate
4.6% (Q2 2023) +0.8% y-o-y

5.4%

AVG RENT/ OCCUPANCY

Q2 2024	Q2 2023	% CHANGE
\$1,479	\$1,474	+\$5
Avg Rent y-o-y (All Units)		
93.5%	93.2%	+0.3%
Avg Occupancy Rate y-o-y		

NEW CONSTRUCTION (50+) **

Delivered

1,408 Units

Avg Absorption

325 Units / Month

Under Construction

9,630 Units

Planned Projects

6,811 Units

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

* Forecasted

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



ABI MULTIFAMILY

LAS VEGAS OFFICE

9830 WEST TROPICANA AVENUE, SUITE 180, LAS VEGAS, NV 89147

P: 702.820.5660

ABIMULTIFAMILY.COM

DISCLAIMER © 2024 ABI Multifamily | The information and details contained herein have been obtained from third-party sources believed to be reliable; however, ABI Multifamily has not independently verified its accuracy. ABI Multifamily makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information.

SOURCES: ABI Research / Bureau of Labor Statistics / Census Bureau /
YARDI Matrix / Vizzda / CoStar Group / RealPage