



# SNAP STATS





EXECUTIVE SUMMARY REPORT





# LAS VEGAS MSA

## OVERVIEW (10+ UNIT PROPERTIES)

	<b>Total Population</b> September 2024*	<b>2,367,276</b>
	<b>Unemployment Rate (%)</b> August 2024	<b>6.1%</b>
	<b>Employment Growth (%)</b> August 2024	<b>3.7%</b>
	<b>Median HH Income</b> September 2024*	<b>\$73,532</b>
	<b>GDP Per Capita</b> September 2024*	<b>\$70,754</b>
	<b>12-Month Transaction Volume</b> \$863M (Q3 2023) -45.5% y-o-y	<b>\$470M</b>
	<b>12-Month Price/Unit</b> \$181,960 (Q3 2023) +8.3% y-o-y	<b>\$197,015</b>
	<b>12-Month Cap Rate</b> 4.7% (Q3 2023) +0.7% y-o-y	<b>5.4%</b>

# AVG RENT/ OCCUPANCY

Q3 2024	Q3 2023	% CHANGE
\$1,472	\$1,463	+\$9
Avg Rent y-o-y (All Units)		
93.9%	92.8%	+1.1%
Avg Occupancy Rate y-o-y		

NEW CONSTRUCTION (50+) **	
<b>Delivered</b> 1,698 Units	<b>Under Construction</b> 10,203 Units
<b>Avg Absorption</b> 482 Units / Month	<b>Planned Projects</b> 8,412 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**



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SOURCES: ABI Research / Bureau of Labor Statistics / Census Bureau /  
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