



# SNAP STATS





EXECUTIVE SUMMARY REPORT





# LAS VEGAS MSA

## OVERVIEW (10+ UNIT PROPERTIES)

	<b>Total Population</b> December 2024*	<b>2,372,384</b>
	<b>Unemployment Rate (%)</b> November 2024	<b>5.9%</b>
	<b>Employment Growth (%)</b> November 2024	<b>0.4%</b>
	<b>Median HH Income</b> December 2024*	<b>\$78,552</b>
	<b>GDP Per Capita</b> December 2024*	<b>\$75,976</b>
	<b>12-Month Transaction Volume</b> \$465M (YE 2023) +185.8% y-o-y	<b>\$1.33B</b>
	<b>12-Month Price/Unit</b> \$168,904 (YE 2023) +25.4% y-o-y	<b>\$211,821</b>
	<b>12-Month Cap Rate</b> 5.1% (YE 2023) +0.3% y-o-y	<b>5.4%</b>

# AVG RENT/ OCCUPANCY

YE 2024	YE 2023	% CHANGE
<b>\$1,448</b>	<b>\$1,447</b>	<b>+\$1</b>
Avg Rent y-o-y (All Units)		
<b>94.6%</b>	<b>92.6%</b>	<b>+2.0%</b>
Avg Occupancy Rate y-o-y		

NEW CONSTRUCTION (50+) **		
<b>Delivered</b>		<b>Under Construction</b>
6,234 Units	Q4 2024 1,290 Units	9,545 Units
<b>Avg Absorption</b>		<b>Planned Projects</b>
491 Units / Month		9,062 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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