



# SNAP STATS

EXECUTIVE SUMMARY REPORT



# LAS VEGAS MSA OVERVIEW (10+ UNIT PROPERTIES)



**Total Population**  
March 2025\*

**2,392,609**



**Unemployment Rate (%)**  
February 2025

**5.9%**



**Employment Growth (%)**  
February 2025

**-0.3%**



**Median HH Income**  
March 2025\*

**\$79,376**

**GDP Per Capita**  
March 2025\*

**\$76,970**

**12-Month Transaction Volume**  
\$391M (Q1 2024) +368.5% y-o-y

**\$1.83B**

**12-Month Price/Unit**  
\$141,552 (Q1 2024) +62.6% y-o-y

**\$230,107**

**12-Month Cap Rate**  
5.3% (Q1 2024) +0.2% y-o-y

**5.5%**

\* Forecasted

# AVG RENT/ OCCUPANCY

**Q1 2025**

**Q1 2024**

**% CHANGE**

**\$1,447**

**\$1,459**

**-\$12**

Avg Rent y-o-y (All Units)

**94.7%**

**93.1%**

**+1.6%**

Avg Occupancy Rate y-o-y

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

**Delivered**

754 Units

**Avg Absorption**

376 Units / Month

**Under Construction**

9,646 Units

**Planned Projects**

8,622 Units

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

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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