











SNAP STATS

EXECUTIVE SUMMARY REPORT

LAS VEGAS MSA

OVERVIEW (10+ UNIT PROPERTIES)

	Total Population <small>June 2025*</small>	2,383,223
	Unemployment Rate (%) <small>May 2025</small>	5.5%
	Employment Growth (%) <small>May 2025</small>	0.4%
	Median HH Income <small>June 2025*</small>	\$80,200
	GDP Per Capita <small>June 2025*</small>	\$77,964
	12-Month Transaction Volume <small>\$439M (Q2 2024) +351.6% y-o-y</small>	\$1.98B
	12-Month Price/Unit <small>\$178,125 (Q2 2024) +27.2% y-o-y</small>	\$226,663
	12-Month Cap Rate <small>5.3% (Q2 2024) +0.1% y-o-y</small>	5.4%

AVG RENT/ OCCUPANCY

Q2 2025	Q2 2024	% CHANGE
\$1,455	\$1,481	-\$26
Avg Rent y-o-y (All Units)		
95.1%	93.4%	+1.7%
Avg Occupancy Rate y-o-y		

NEW CONSTRUCTION (50+) **	
Delivered 1,068 Units	Under Construction 8,218 Units
Avg Absorption 354 Units / Month	Planned Projects 8,178 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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