







SNAP STATS

EXECUTIVE SUMMARY REPORT



LAS VEGAS MSA

OVERVIEW (10+ UNIT PROPERTIES)

	Total Population September 2025*	2,368,702
	Unemployment Rate (%) August 2025	5.6%
	Employment Growth (%) August 2025	0.0%
	Median HH Income September 2025*	\$81,025
	GDP Per Capita September 2025*	\$78,958
	12-Month Transaction Volume \$922M (Q3 2024) +72.3% y-o-y	\$1.59B
	12-Month Price/Unit \$200,384 (Q3 2024) +15.5% y-o-y	\$231,480
	12-Month Cap Rate 5.4% (Q3 2024) -0.1% y-o-y	5.3%

AVG RENT/ OCCUPANCY

Q3 2025	Q3 2024	% CHANGE
\$1,439	\$1,473	-\$34
Avg Rent y-o-y (All Units)		
94.6%	93.9%	+0.7%
Avg Occupancy Rate y-o-y		

NEW CONSTRUCTION (50+) **	
Delivered 324 Units	Under Construction 8,032 Units
Avg Absorption 267 Units / Month	Planned Projects 7,283 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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