







SNAP STATS

EXECUTIVE SUMMARY REPORT

LAS VEGAS MSA

OVERVIEW (10+ UNIT PROPERTIES)

| | | |
|---|--|------------------|
|  | Total Population December 2025* | 2,372,686 |
|  | Unemployment Rate (%) November 2025 | 5.5% |
|  | Employment Growth (%) November 2025 | -0.1% |
|  | Median HH Income December 2025* | \$81,849 |
|  | GDP Per Capita December 2025* | \$79,953 |
|  | 12-Month Transaction Volume \$1.73B (YE 2024) -19.8% y-o-y | \$1.39B |
| | 12-Month Price/Unit \$220,604 (YE 2024) -5.1% y-o-y | \$209,433 |
| | 12-Month Cap Rate 5.4% (YE 2024) -0.2% y-o-y | 5.2% |

AVG RENT/ OCCUPANCY

| YE 2025 | YE 2024 | % CHANGE |
|----------------------------|---------|----------|
| \$1,411 | \$1,444 | -\$33 |
| Avg Rent y-o-y (All Units) | | |
| 94.2% | 94.6% | -0.4% |
| Avg Occupancy Rate y-o-y | | |

| NEW CONSTRUCTION (50+) ** | | |
|--|-----------------------------|--|
| Delivered 4,048 Units | Q4 2025 576 Units | Under Construction 7,942 Units |
| Avg Absorption 388 Units / Month | | Planned Projects 7,030 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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