

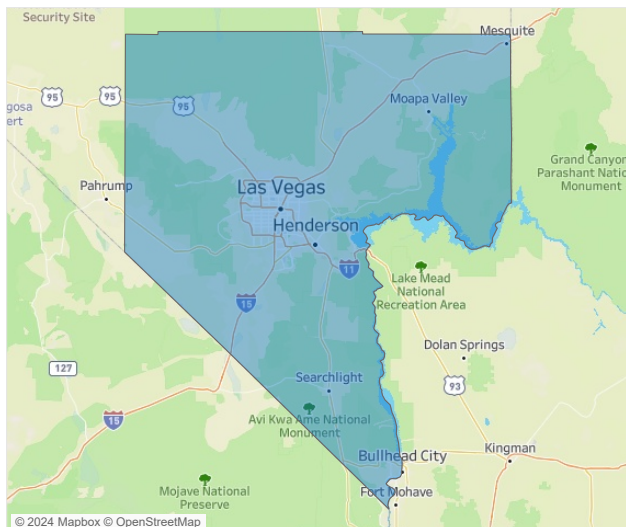


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Las Vegas
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Las Vegas is the **28th** largest multifamily market with **184,424** completed units and **32,417** units in development, **10,239** of which have already broken ground.

New lease asking **rents** are at **\$1,454**, down **-0.9%** ▼ from the previous year placing Las Vegas at **101st** overall in year-over-year rent growth.

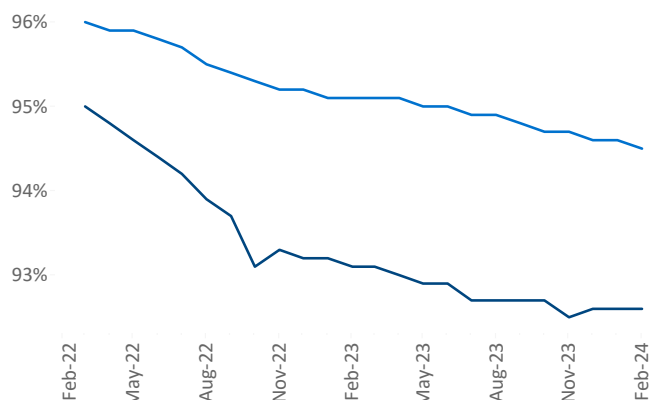
Multifamily housing **demand** has been positive with **2,260** ▲ net units absorbed over the past twelve months. This is up **4,611** ▲ units from the previous year's loss of **-2,351** ▼ absorbed units.

Employment in Las Vegas has grown by **3.4%** ▲ over the past 12 months, while hourly wages have risen by **3.0%** ▲ YoY to **\$29.27** according to the *Bureau of Labor Statistics*.

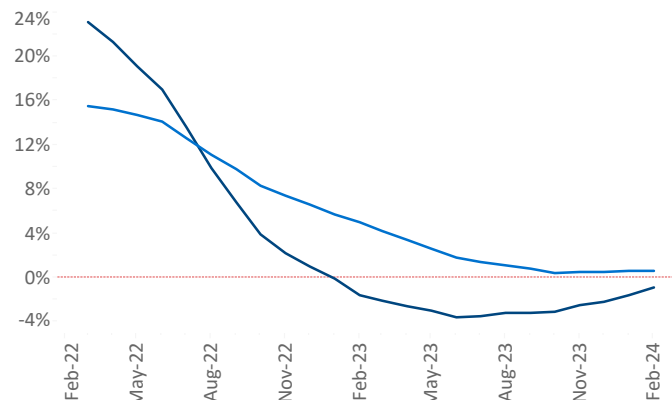
■ Las Vegas

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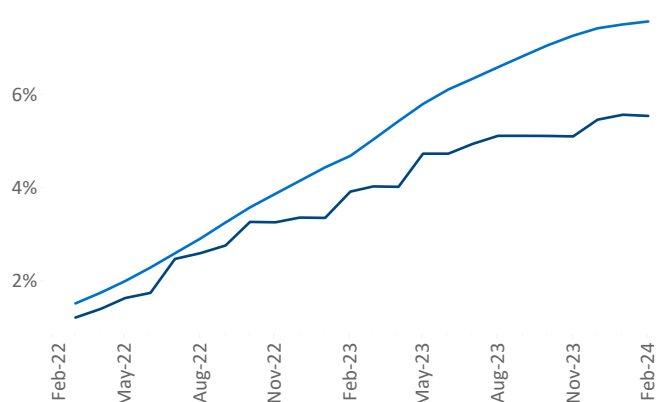
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

