

Yardi® Matrix

MULTIFAMILY REPORT

Vegas' Winning Streak

Winter 2020



Rent Growth Remains Elevated

Transaction Volume Hits Cycle Peak

Rapid Population Growth Boosts Demand

LAS VEGAS MULTIFAMILY

Yardi® Matrix

Economic Resurgence Powers Demand

Las Vegas' multifamily market continues to benefit from the metro's blooming economy. Rental demand is also strong, boosted by a consistent wave of baby boomers who are choosing to relocate. This has kept rent growth among the highest in the country, at 5.4% last year to an average of \$1,117. Despite rent hikes, Vegas remains much more affordable than coastal California metros.

The metro gained 29,200 jobs in the 12 months ending in November. Construction remained the best-performing sector, accounting for more than one-third of growth (10,900 jobs), followed by leisure and hospitality (4,500 jobs). Both sectors are poised for sustained growth with current projects expected to boost an already booming industry. Of the multitude of projects currently underway, the NFL Stadium is scheduled to open in late July, while the 777-room Circa Resort is on track to open in December. Office-using employment sectors are also on the rise, pushing up upscale rental demand, with financial activities and professional and business services adding a total of 7,100 positions.

Transaction activity marked a new cycle high in 2019, with more than \$2.9 billion in apartments changing hands. The average per-unit price rose another 24.3% to \$152,486. On the construction front, last year brought 2,397 new apartments, with some 4,800 additional units underway at the start of the year.

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Recent Las Vegas Transactions

Bloom



City: Las Vegas
Buyer: NexPoint Residential Trust
Purchase Price: \$107 MM
Price per Unit: \$201,705

Lofts at 7100



City: Las Vegas
Buyer: Security Properties
Purchase Price: \$80 MM
Price per Unit: \$211,082

80 On Gibson



City: Henderson, Nev.
Buyer: Keller Investment Properties
Purchase Price: \$70 MM
Price per Unit: \$227,273

Sandpiper



City: Las Vegas
Buyer: Compass Acquisition
Partners
Purchase Price: \$66 MM
Price per Unit: \$135,246