



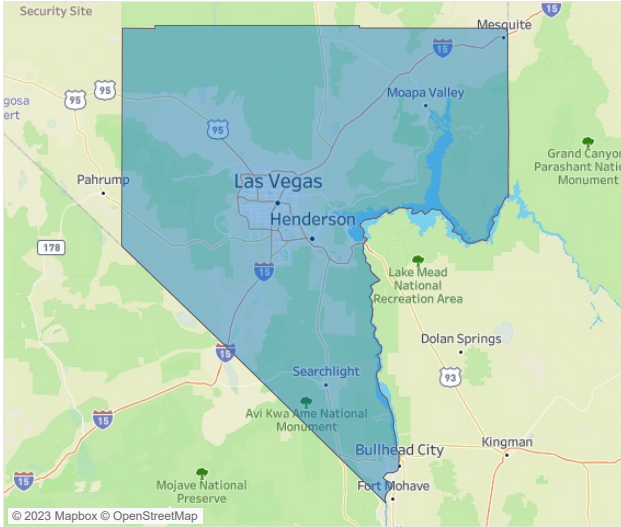
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Las Vegas

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Las Vegas is the **28th** largest multifamily market with **182,094** completed units and **28,764** units in development, **10,131** of which have already broken ground.

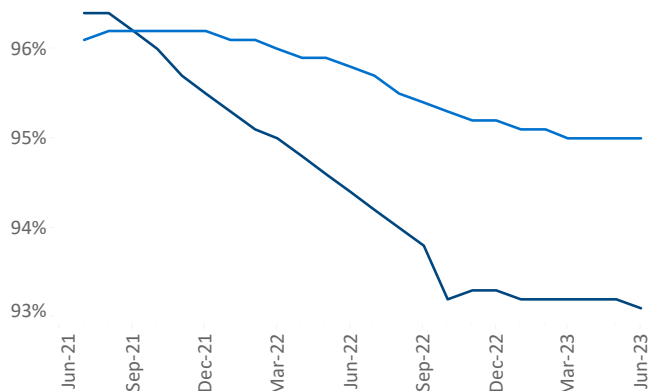
New lease asking **rents** are at **\$1,478**, down **-3.3%** ▼ from the previous year placing Las Vegas at **118th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **813** ▲ net units absorbed over the past twelve months. This is up **1,985** ▲ units from the previous year's loss of **-1,172** ▼ absorbed units.

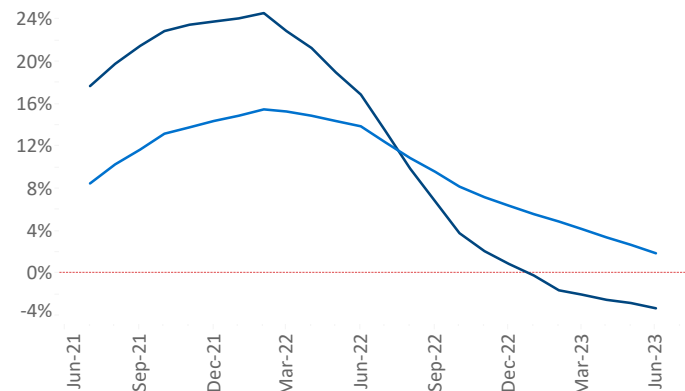
Employment in Las Vegas has grown by **4.2%** ▲ over the past 12 months, while hourly wages have risen by **1.1%** ▲ YoY to **\$28.28** according to the *Bureau of Labor Statistics*.

■ Las Vegas ■ National

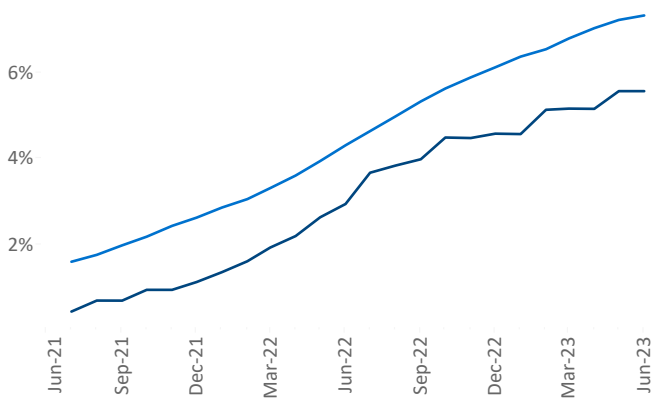
Occupancy



Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12

