



## MULTIFAMILY REPORT

# Las Vegas Feels The Pinch

December 2023

Job Gains Surpass US Pace

Investment Nearly Halts

YoY PPU Declines



# LAS VEGAS MULTIFAMILY



## Rents, Occupancy Decline, Economy Holds Steady

Las Vegas' multifamily fundamentals continued to soften throughout the year, with rents inching up or remaining flat during just three of the first 10 months of 2023. The average asking rent declined 0.2% on a trailing three-month basis and 3.1% year-over-year through October, to \$1,460. The occupancy rate in stabilized properties fell to 92.6% as of September, following another 120-basis-point decrease over 12 months.

Despite moderation in the rental segment, the economy has other plans. Las Vegas employment remained among the strongest in the U.S., up 4.7%, or 39,100 jobs, in the 12 months ending in August, nearly double the 2.5% national average. Yet the rate was 200 basis points below the January figure. Unemployment stood in the 5.5% to 6.1% range throughout the year, improving to 5.4% in October, according to preliminary data from the Bureau of Labor Statistics. Las Vegas trailed the U.S. (3.9%) and the state (5.4%). During the interval, three sectors lost 3,000 jobs combined, while the leading two sectors accounted for nearly three-quarters of the jobs added—leisure and hospitality (16,500 jobs) and professional and business services (12,000 jobs).

Developers delivered 1,977 units in 2023 through October, nearly all in Lifestyle projects. Another 10,788 units were under construction. Meanwhile, investors traded just \$366 million in rental assets, for a price per unit that declined almost 30% year-over-year.

## Market Analysis | December 2023

### Contacts

#### Jeff Adler

Vice President & General  
Manager of Yardi Matrix  
[Jeff.Adler@Yardi.com](mailto:Jeff.Adler@Yardi.com)  
(303) 615-3676

#### Ron Brock, Jr.

Industry Principal, Matrix  
[JR.Brock@Yardi.com](mailto:JR.Brock@Yardi.com)  
(480) 663-1149 x2404

#### Doug Ressler

Media Contact  
[Doug.Ressler@Yardi.com](mailto:Doug.Ressler@Yardi.com)  
(480) 695-3365

### Author

#### Anca Gagiuc

Senior Associate Editor

### Recent Las Vegas Transactions

#### Tribeca North



City: North Las Vegas, Nev.  
Buyer: MG Properties  
Purchase Price: \$81 MM  
Price per Unit: \$259,615

#### Alton Southern Highlands



City: Las Vegas  
Buyer: Tribal Community Development  
Purchase Price: \$79 MM  
Price per Unit: \$194,581

#### The Michael B



City: Las Vegas  
Buyer: Davlyn Investment Properties  
Purchase Price: \$67 MM  
Price per Unit: \$265,873

#### Ridge on Charleston



City: Las Vegas  
Buyer: Westland Real Estate Group  
Purchase Price: \$47 MM  
Price per Unit: \$99,048