

Yardi® Matrix

Las Vegas Fires On All Cylinders

Multifamily Report Winter 2019

Rent Growth Leads West Coast

Construction Drives Employment Gains

Investment Sales Stay Elevated

LAS VEGAS MULTIFAMILY

Yardi® Matrix

Market Analysis

Winter 2019

Contacts

Paul Fiorilla

Associate Director of Research

Paul.Fiorilla@Yardi.com

(800) 866-1124 x5764

Jack Kern

Director of Research and Publications

Jack.Kern@Yardi.com

(800) 866-1124 x2444

Author

Tudor-Vlad Scolca

Associate Editor

Growth Outpaces Nation

Las Vegas capped a strong year for rent growth, as the 7.3% year-over-year improvement was high enough to lead all major metros through 2018. Following what has been an entire cycle of finding its footing, the metro is now a hot spot for commercial development, as well as multifamily investment opportunities. With employment and population on the up and up, further attention is flowing Las Vegas' way, boosting demand for housing. As a result, the average rent hit a new cycle peak, standing at \$1,052 as of December 2018. However, that's still far more affordable than across most coastal markets in the West.

Las Vegas gained 33,900 jobs year-over-year as of October. Construction soared, adding 7,400 positions, with several massive developments underway, including the \$1.9 billion stadium for the Raiders of the National Football League and Southern Highlands—the Olympia Cos.' 2,750-acre master-planned development, which is expected to house 25,000 residents.

Multifamily investment sales in 2018 crossed the \$2 billion mark for the third year in a row. The average price per unit also reached a cycle peak, at \$122,810. Some 3,477 units were completed, while another 17,400 were in the planning and permitting stages. With only 2,340 units scheduled to come online in 2019, demand is expected to push rents up by another 4.0%.

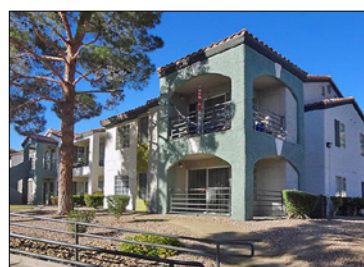
Recent Las Vegas Transactions

Avanti



City: Las Vegas
Buyer: LivCor
Purchase Price: \$68 MM
Price per Unit: \$163,647

The Grove



City: Las Vegas
Buyer: Bean Investment RE
Purchase Price: \$68 MM
Price per Unit: \$264,347

Villa Serena



City: Henderson, Nev.
Buyer: Sunroad Enterprises
Purchase Price: \$53 MM
Price per Unit: \$182,291

Reflections at the Lakes



City: Las Vegas
Buyer: Bridge Investment Group
Purchase Price: \$51 MM
Price per Unit: \$156,441