



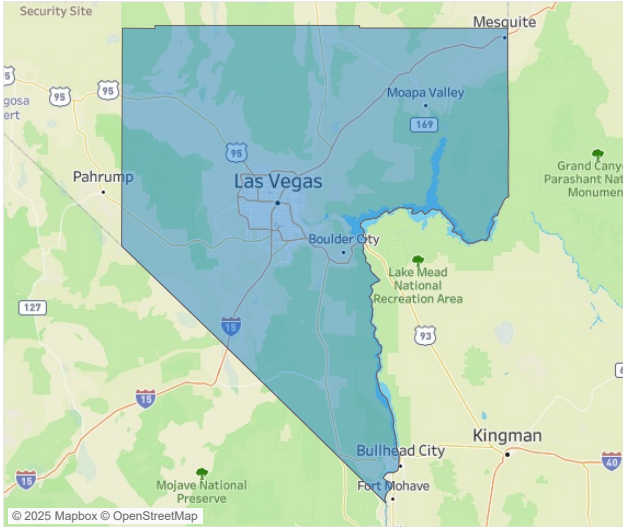
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Las Vegas

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Las Vegas is the **31st** largest multifamily market with **196,281** completed units and **37,767** units in development, **6,328** of which have already broken ground.

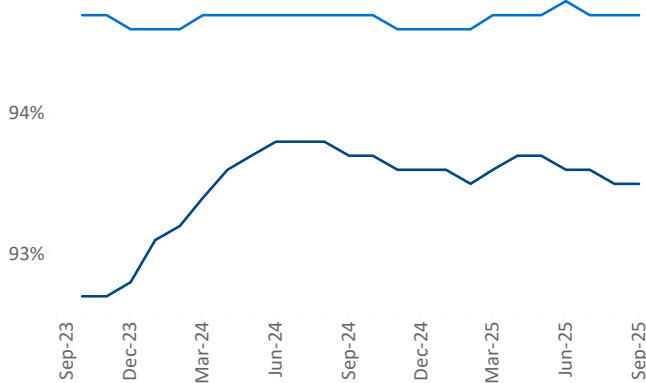
Advertised **rents** are at **\$1,463**, down **-1.8%** ▼ from the previous year placing Las Vegas at **112th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **5,592** ▲ units absorbed over the past twelve months. Absorption decreased by **-832** ▼ units from the previous year's absorption gain of **6,424** ▲ units.

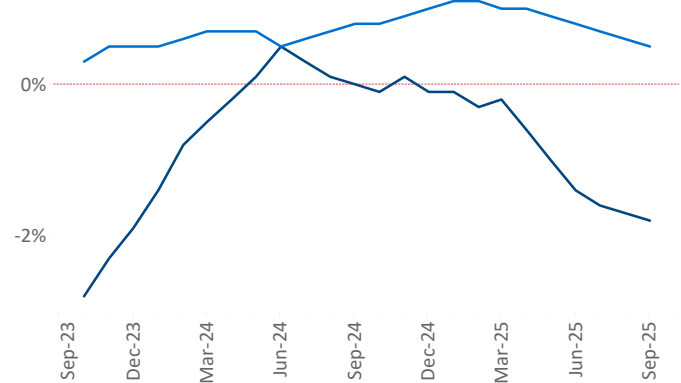
Employment in Las Vegas has grown by **0.2%** ▲ over the past 12 months, while hourly wages have risen by **4.9%** ▲ YoY to **\$32.01** according to the *Bureau of Labor Statistics*.

■ Las Vegas ■ National

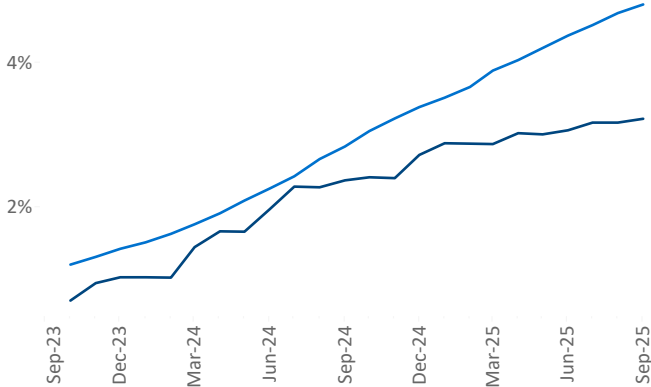
Occupancy



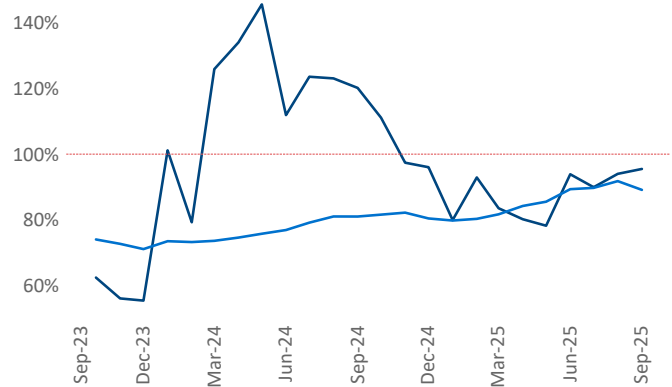
Rent Growth YoY



Units Under Construction as % of Stock



Absorbed Completions T12



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