

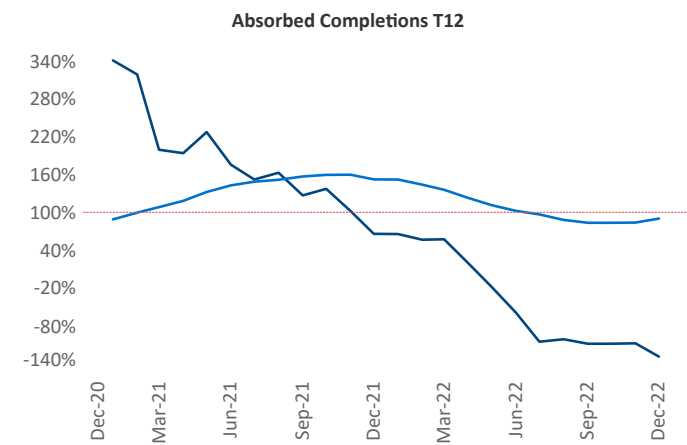
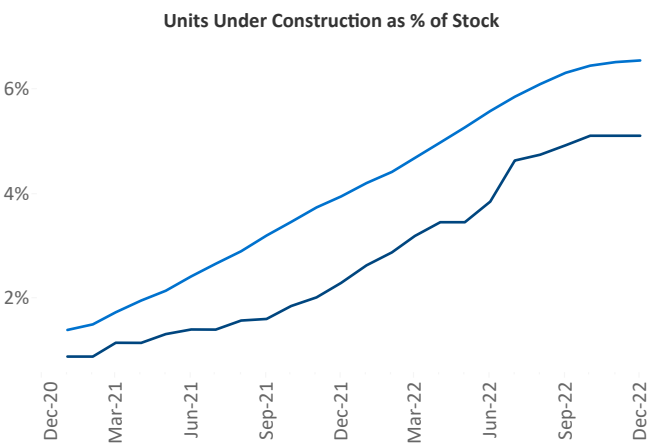
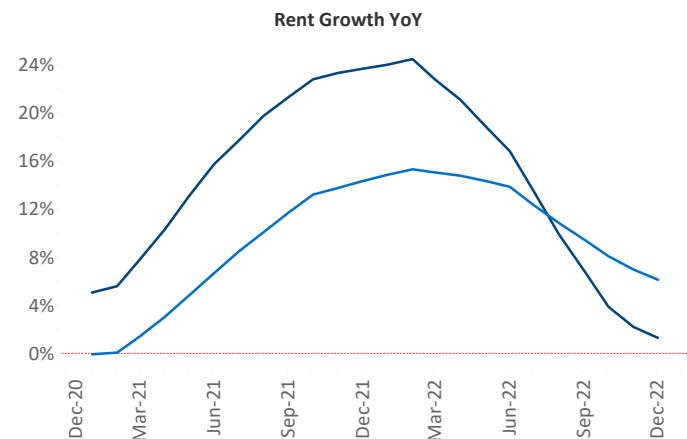
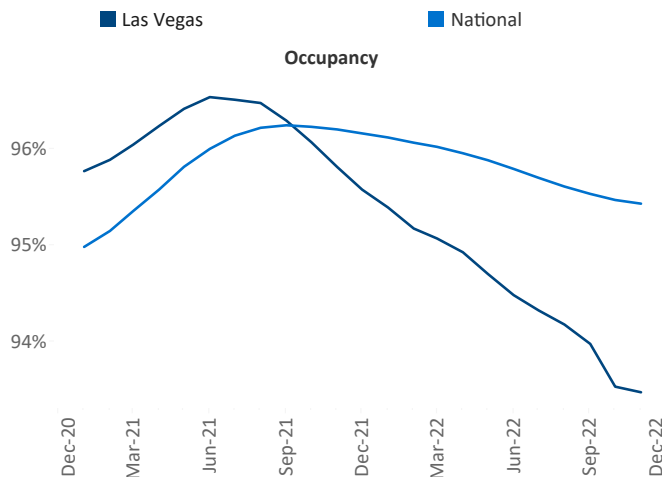


Las Vegas is the **28th** largest multifamily market with **183,298** completed units and **31,774** units in development, **9,381** of which have already broken ground.

New lease asking **rents** are at **\$1,486**, up **1.3%** ▲ from the previous year placing Las Vegas at **118th** overall in year-over-year rent growth.

Multifamily housing **demand** has been negative with **-1,996** ▼ net units absorbed over the past twelve months. This is down **-4,765** ▼ units from the previous year's gain of **2,769** ▲ absorbed units.

Employment in Las Vegas has grown by **4.3%** ▲ over the past 12 months, while hourly wages have risen by **5.8%** ▲ YoY to **\$28.47** according to the *Bureau of Labor Statistics*.



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