

Multifamily Snapshot.

LAS VEGAS, NEV.

FOURTH QUARTER
2022

Key Metrics



AVG SALES/UNIT
\$235,433

YOY
▲
8.16%



AVG RENTS
\$1,408

YOY
▼
-1.01%



AVG VACANCY
8.80%

YOY
▲
3.30%

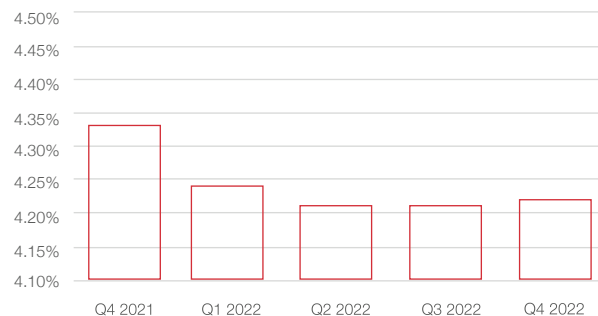
Multifamily Market Continues to Cool from Record Levels

The Las Vegas Multifamily market hit a pivot point at the end of 2022 with average rents and sales prices (per unit) declining for the first time since the Great Recession. Effective rents showed a slight decrease of -1.01% year-over-year (YOY) in the fourth quarter (Q4) after experiencing 20+% YOY growth coming out of the pandemic lockdowns in 2020. Despite being up 8.16% YOY, the average sales price/unit dipped slightly (0.8%) between the Q3 and Q4.

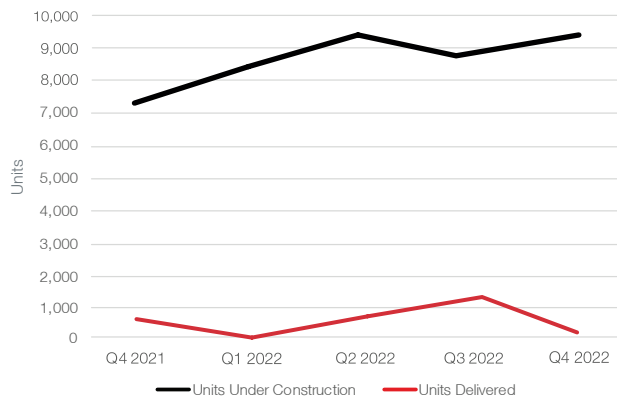
Heading into 2023, rent growth is expected to turn positive again but it may take 12 - 18 months to reach the record high mark (\$1,473/unit) set in the second quarter of 2022. Average cap rates are also expected to see a slight increase with the cost of debt up nearly double from a year ago. The average vacancy rate continued its upward trend in Q4, increasing 130 basis points over the prior quarter. At 8.8%, the average vacancy rate is now more than double the recent low mark (4.1%) set in early 2021. Forecasts expect the average vacancy to continue increasing in the short term, in part due to a wave of new deliveries, before peaking in 2024.

New deliveries are expected to surpass 1,000 units in each of the next several quarters with more than 9,000 new units currently under construction.

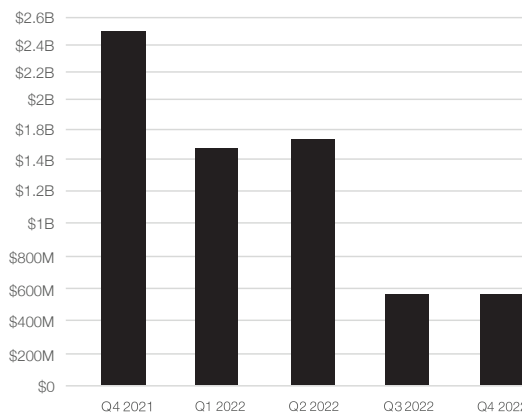
CAP Rate | Sold



Construction Pipeline



Total Sales Volume



Significant Q4 2022 Transactions

NAME	# OF UNITS	YEAR BUILT	SALES PRICE	SUBMARKET
The Sanctuary	320	1988	\$107,900,000	Michael Way
Monterra	344	1999/2012	\$73,250,000	Sunrise Manor
Element	200	1995/2018	\$72,410,000	Angel Park
Summit on Nellis	296	1997/2015	\$64,000,000	Sunrise Manor
Desert Ridge Apts	304	1990/2015	\$63,000,000	Sunrise Manor
Banyan Brighton	133	2022	\$61,000,000	Centennial Hills
The Quinn	237	1991/2017	\$58,500,000	Paradise Valley East
Orchard Club	220	2001	\$40,500,000	Sunrise Manor
Sutton Place	228	1986	\$37,000,000	Woodcrest



6064 S Durango Dr. | Las Vegas, NV
702.383.3383 | naivegas.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction on the suitability of the property for your needs.

MICHAEL ALBANESE

Multifamily Specialist

LIC#BS.0144969 | #PM.0167468