



Las Vegas multifamily report

Q4 2023

**AVISON
YOUNG**

Las Vegas multifamily: Market trends

9.6%

Vacancy rate (%)

The Las Vegas multifamily market is experiencing historically high vacancy rates, with Q4 2023 recording a vacancy rate of 9.6%. This is attributed to the significant influx of new construction and deliveries in 2023, contributing to the ongoing period of elevated vacancy rates in the market.

With 10.8k units in development in Q3 2023, roughly 12% of that development was delivered in Q4 2023, with an addition of 1,327 units to the market.

960

Net absorption (units)

In 2023, the Las Vegas multifamily market experienced positive net absorption, with Q4 recording 960 units of positive absorption for all class types. This marks a shift from consistent negative absorption in the preceding year. Notably, Class B spaces played a significant role in this positive trend, contributing 476 units to the overall positive absorption for Q4 2023.

\$57.6M

Transaction volume (\$)

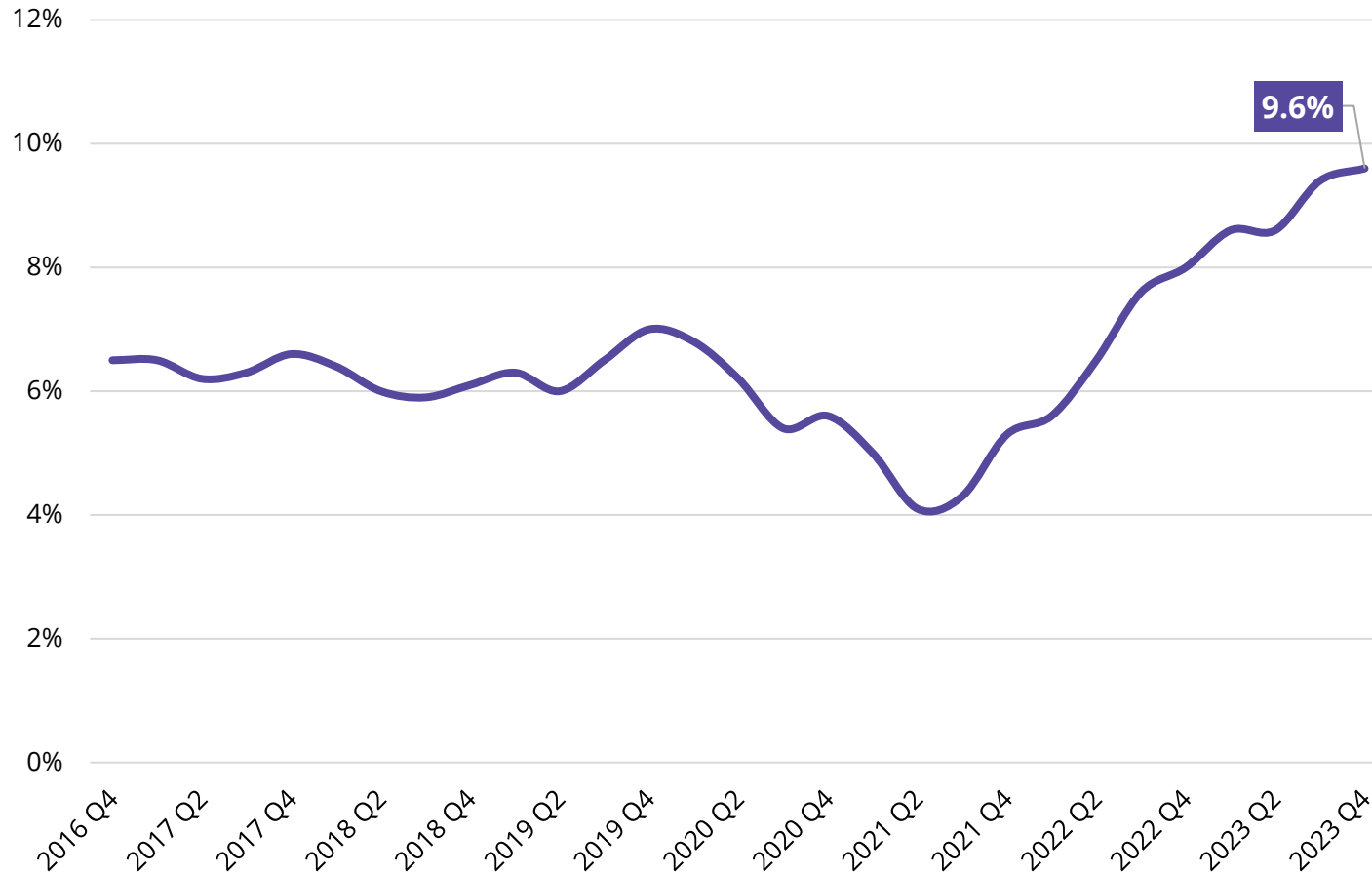
The Las Vegas multifamily market saw a significant drop in transaction volume in 2023, reaching the lowest levels since Q2 2020. Q4 2023 recorded \$57.6 million in sales at \$141,400 per unit, contributing to an annual total of \$383.0 million, notably lower than previous quarters.

Despite this, owners are still pricing their properties at competitive rates, asking tenants for an average rent of \$1,413/unit a month.

Note: The data contained in this market report is based on all Las Vegas markets for apartment buildings with at least 50 units. The data does not include co-ops or condominiums.

Source: AVANT by Avison Young, CoStar

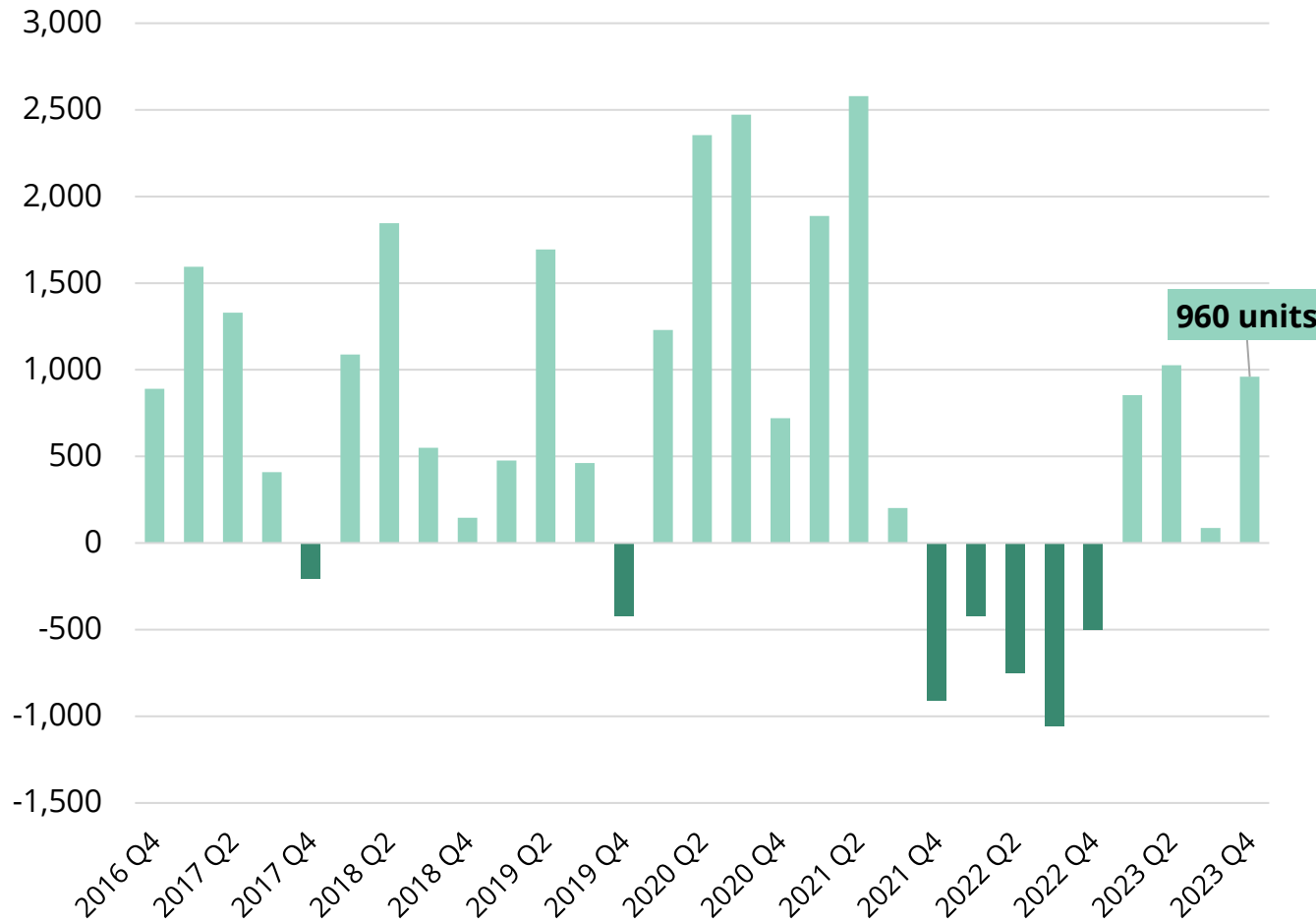
Las Vegas multifamily: Vacancy rate (%)



Vacancy in Las Vegas multifamily market continues to see historically high rates.

The Las Vegas multifamily market is still in the period of highest historical vacancy rates. Q4 2023 recorded 9.6% vacancy, which can be contributed to the high levels of new construction and deliveries added to the market throughout 2023.

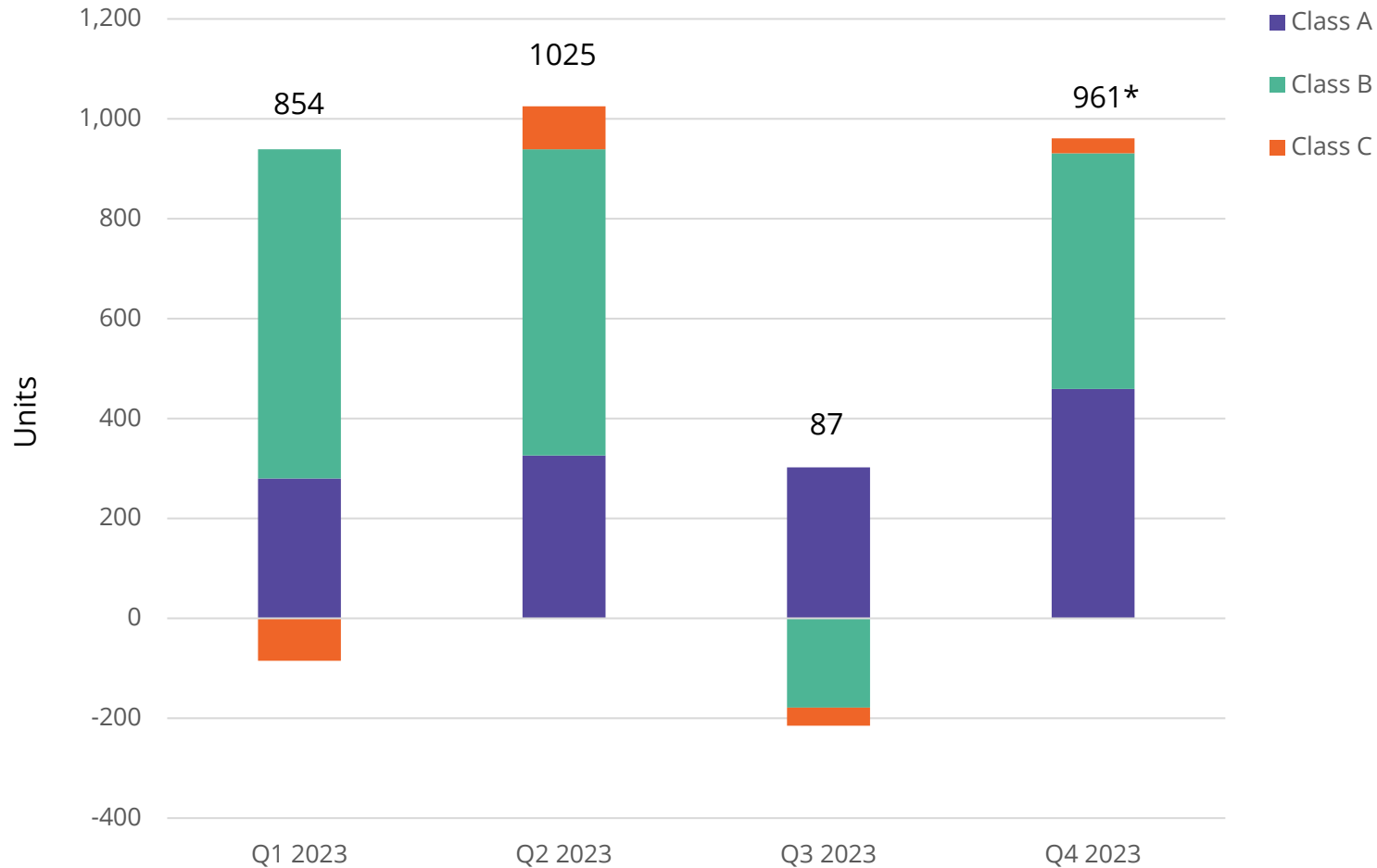
Las Vegas multifamily: Net absorption (units)



Las Vegas net absorption remained positive in 2023.

The Las Vegas multifamily market closed out the year with 960 units of positive absorption for Q4 2023. With consistent levels of negative absorption from the end of 2021 to the end of 2022, 2023 took a positive turn as absorption numbers remained positive.

Las Vegas multifamily: Absorption by class

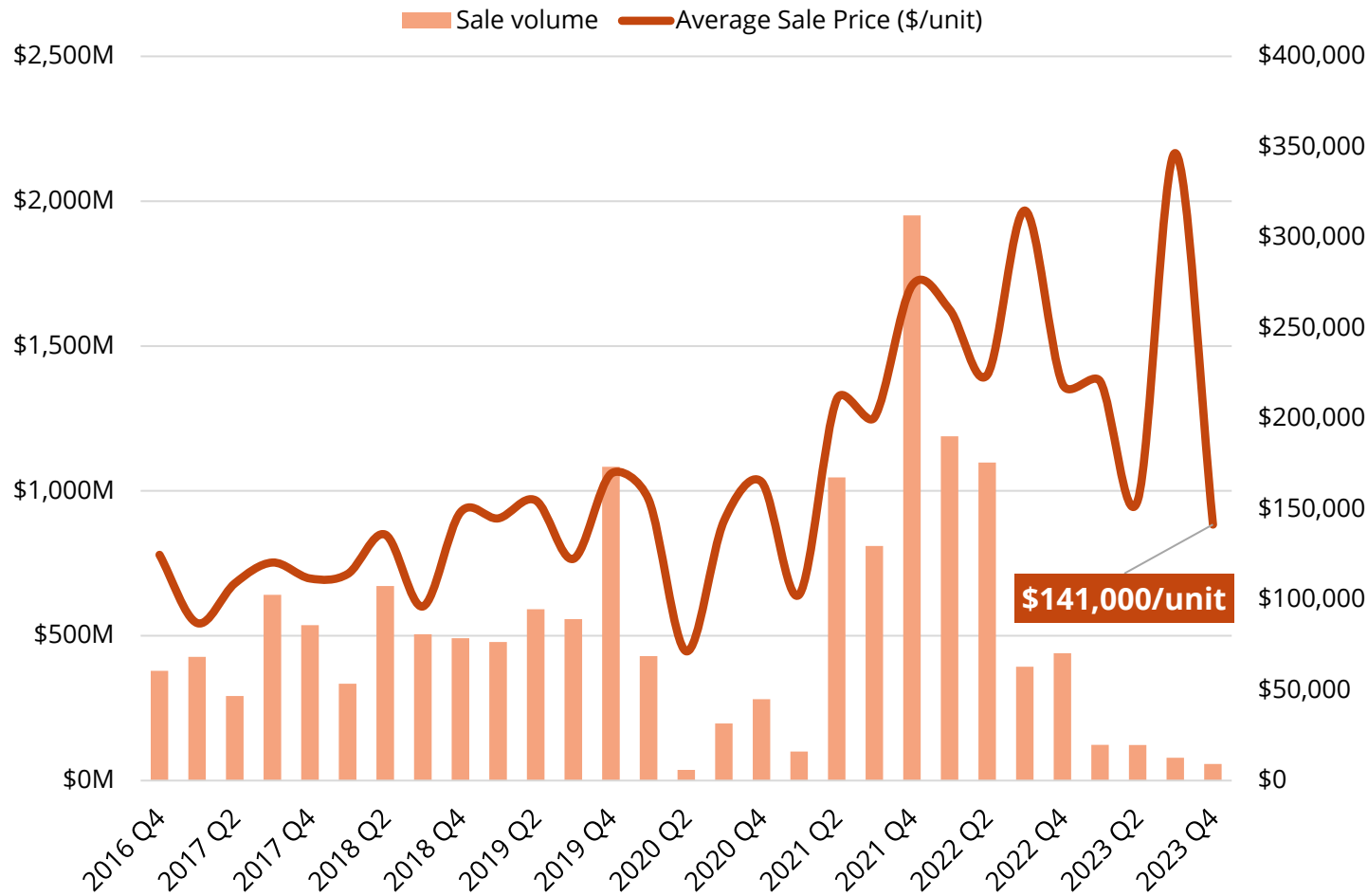


*Different from prior chart as this absorption is not inclusive of Class F space.

Class B carries positive absorption in 2023.

Narrowing down the 2023 absorption numbers, Class B space contributed heavily to positive absorption, out of the three classes shown. This number is not inclusive of Class F space; hence, it's difference from the overall absorption number (960 units). Class B alone contributed 476 units of positive absorption in Q4 2023.

Las Vegas multifamily: Transaction volume (\$)



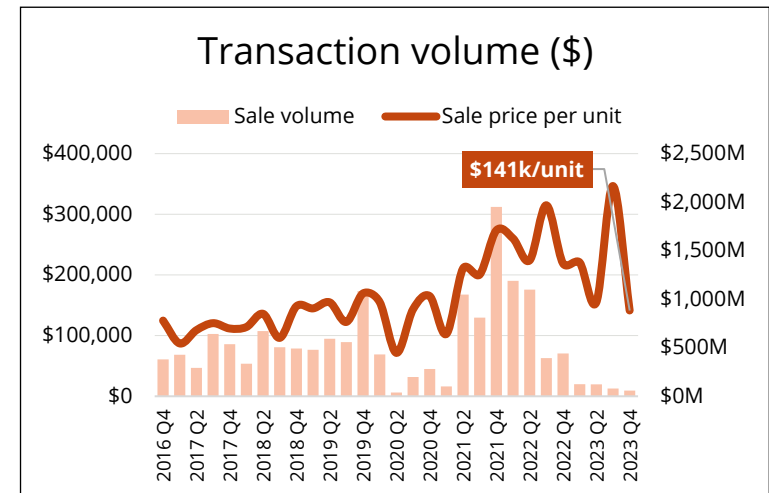
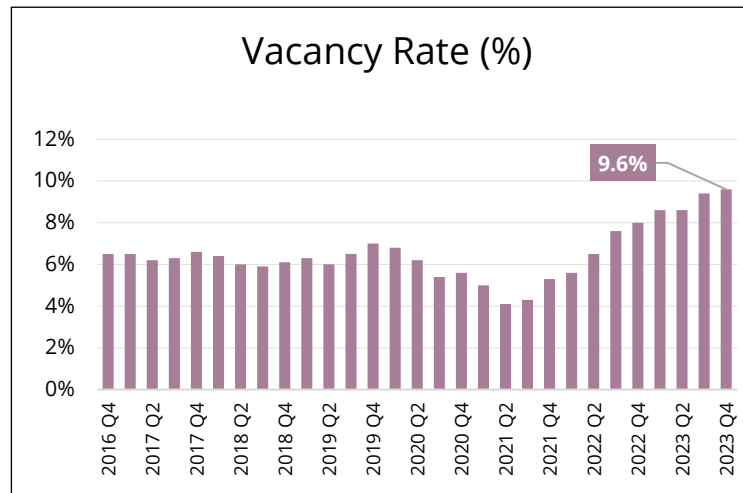
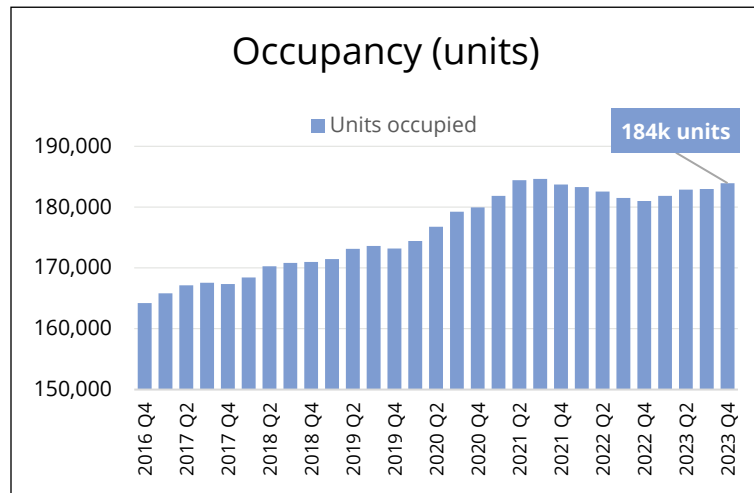
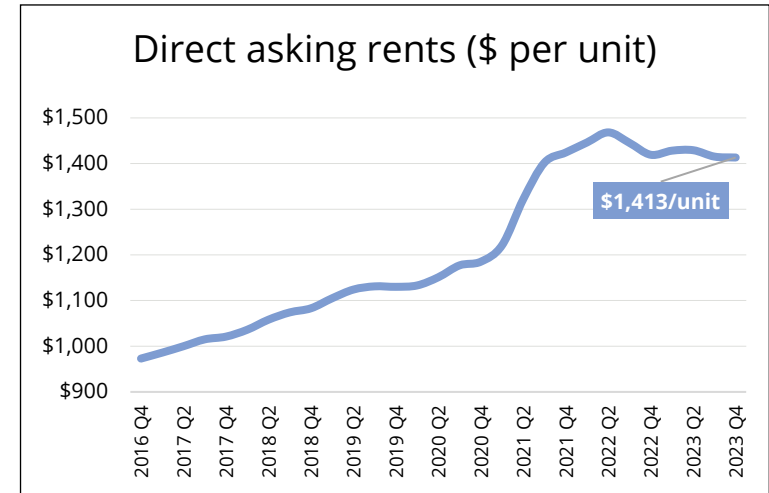
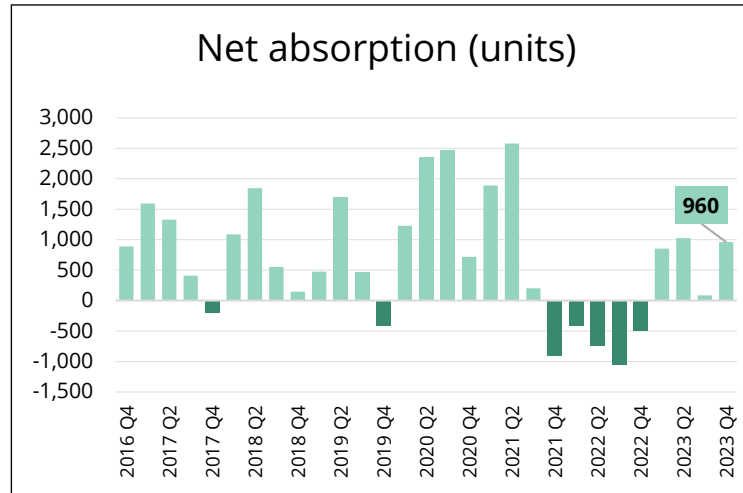
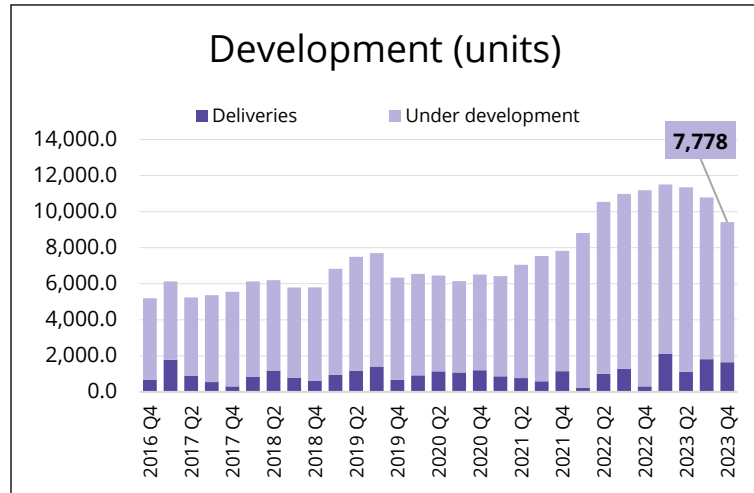
Transaction volume down significantly in 2023 for Las Vegas multifamily market.

Multifamily property sales in the Las Vegas market exhibited poor performance in 2023. The market has not seen numbers as low since the midst of the pandemic in Q2 2020. In Q4 2023, sales amounted to \$57.6 million (\$141,400/unit). The total sales for 2023 were \$383.0 million, compared to most of the previous quarters where sales total more than \$100 million.

Appendix



Las Vegas multifamily: Market indicators



Las Vegas multifamily market: Sales & development activity

Notable transactions of Q4

Address	Sale date	Sale price	Units	Avg unit size (sf)	Price/unit	Buyer	Seller	Notes
Intrigue Apartments 4600 Vegas Dr – Intrigue Apartments	October 2023	\$33,500,000	193	791	\$173,575	Sandy Lake Properties	Wilshire Unlimited, LLC	Wilshire Unlimited, LLC sold the 193-unit Intrigue Apartments to Sandy Lake Properties for \$33.5 million (\$173,575 per unit) on October 26, 2023. At the time of sale, the complex was 80.7% occupied.
Madison at Green Valley 2096 Ramrod Ave	October 2023	\$15,400,000	88	942	\$175,000	3D Investments	Pacifica Companies	Pacifica Companies sold the 88-unit Madison at Green Valley apartments to 3D Investment for \$15.4 million (\$175,000 per unit) on October 12, 2023. At the time of sale, the complex was 75% occupied.
Mesa Boulevard Apartments 580 Mesa Blvd	October 2023	\$8,650,000	126	339	\$68,651	Torrey Pines Development Group LLC & Bridge Investment Group (Joint-Venture)	Robert Gindt	A private individual sold the 126-unit Mesa Boulevard Apartments to a joint venture (Torrey Pines Development Group and Bridge Investment Group) for \$8.65 million (\$68,651 per unit) on October 26, 2023. At the time of sale, the complex was 83.9% occupied.

Notable under construction projects

Project name	Address	City	Units	Size (sf)	Est. Delivery
Symphony Park II & III (4 Star Hi-Rise Apartments)	255-277 Promenade Pl	Las Vegas	545	730,000	January 2025
UnCommons (4 Star Mid-Rise Apartments)	7060 S Durango Dr	Las Vegas	478	500,000	July 2024
Calida Single Family Homes (3 Star Garden Apartments)	213 Wrangler Bay Ave	Henderson	450	500,000	November 2024

Las Vegas multifamily: Submarket stats

Submarket	Existing inventory (units)	Avg. unit size (sf)	Q4 Deliveries (units)	Under construction (units)	Vacant units	Vacancy rate (%)	Net absorption (units)	Asking rent (\$/unit)
Central Las Vegas	35,304	777	334	545	3,077	9.2%	73	\$1,170
Enterprise / South Paradise	19,403	995	316	302	1,982	10.2%	257	\$1,654
Henderson	33,156	940	0	2,225	2,413	7.4%	7.4%	\$1,566
Las Vegas Strip	33,156	746	0	868	2,896	10.9%	101	\$1,173
North Las Vegas / Sunrise Manor	31,628	909	203	854	3,306	10.9%	177	\$1,291
Northwest Las Vegas	9,326	948	334	539	1,031	11.1%	42	\$1,499
Outlying Clark County	2,504	941	0	79	212	8.5%	15	\$1,094
Paradise Valley East	6,881	849	0	0	585	9.3%	(14)	\$1,309
Summerlin / Spring Valley	42,775	981	456	2,366	4,103	9.6%	139	\$1,611
Market total	209,295 units	893 sf	1,643 units	7,778 units	19,606 units	9.6%	960 units	\$1,413

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