

# LAS VEGAS MARKET REPORT

# LAS

MARKET INSIGHTS • 4Q22



5.4%

Las Vegas Unemployment Rate



11,035

Annual New Home Starts



11,778

Annual New Home Closings

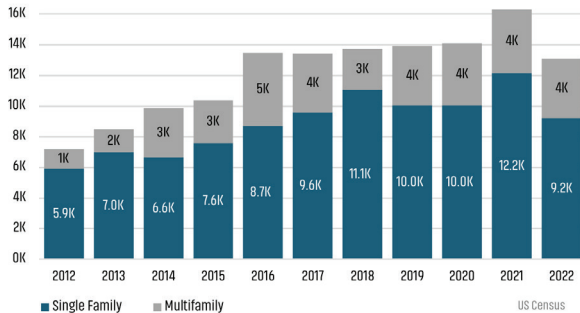


\$585,327

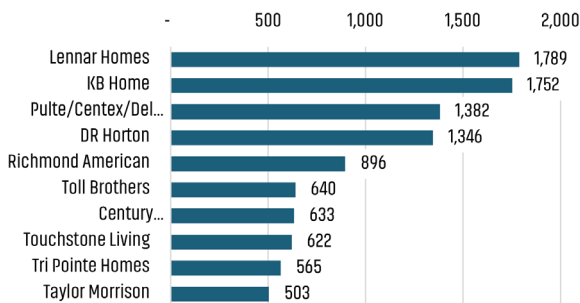
Median New Home Price

## NEW HOUSING TRENDS<sup>1</sup>

### Single & Multi-Family Permits

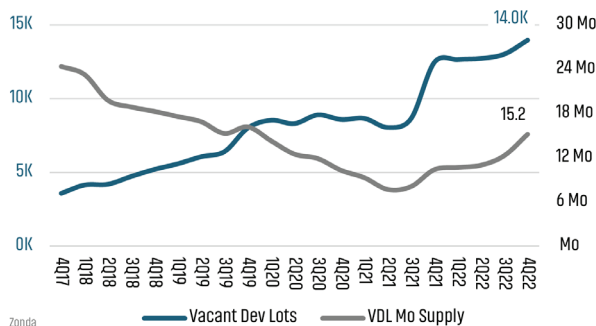


### 12 Month Homebuilder Ranking by Closings



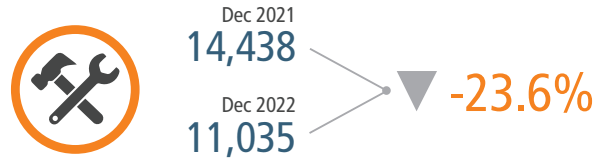
Zonda

### Vacant Developed Lot Supply

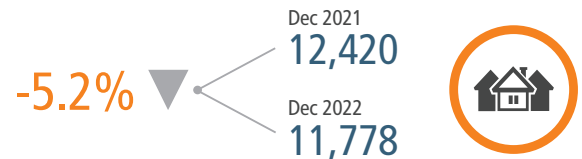


Zonda

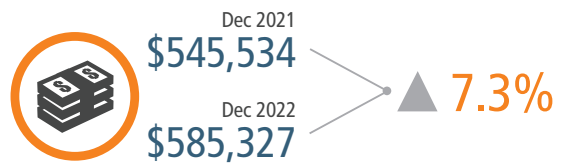
### ANNUALIZED NEW HOME STARTS



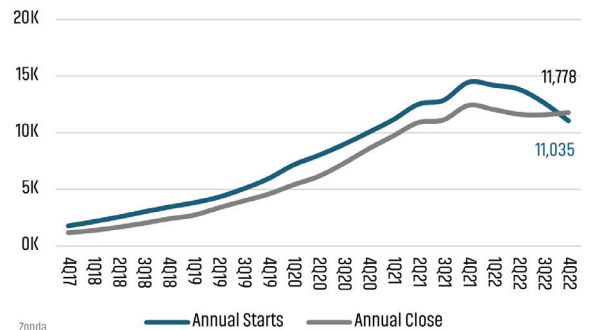
### ANNUALIZED NEW HOME CLOSINGS



### AVERAGE NEW HOME PRICE



### Annual Starts vs Closings



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## MLS RESALE STATISTICS - SINGLE FAMILY HOMES<sup>2</sup>

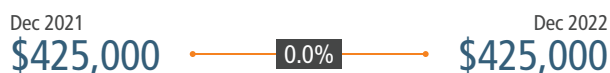
### ANNUALIZED CLOSED SALES



### ACTIVE LISTINGS



### MEDIAN SF HOME SALE PRICE



### MONTHS OF INVENTORY





## ECONOMIC TRENDS<sup>3</sup>

### UNEMPLOYMENT RATE (unadjusted)

#### LAS VEGAS

Dec 2021	Dec 2022
5.0%	5.4%
▲ 0.4%	

#### NEVADA

Dec 2021	Dec 2022
4.3%	4.9%
▲ 0.6%	



### TOTAL NONFARM EMPLOYMENT (in thousands)

#### LAS VEGAS

Dec 2021	Dec 2022
1,038	1,082
▲ 4.2%	

#### NEVADA

Dec 2021	Dec 2022
1,431	1,483
▲ 3.6%	



### EMPLOYMENT CHANGE

#### LAS VEGAS

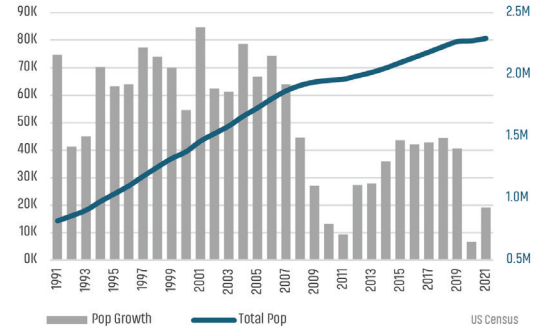
Annualized Employment Change*
11.0%

#### NEVADA

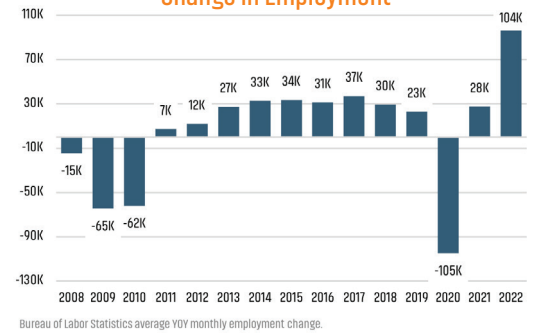
Annualized Employment Change*
8.9%



### Population Growth & Total Population



### Change in Employment



### 30 Year Fixed Mortgage Rate

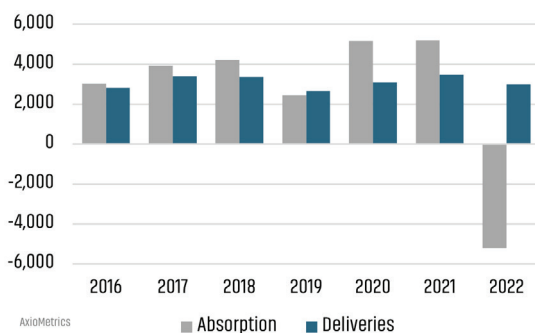


### US Inflation Rate

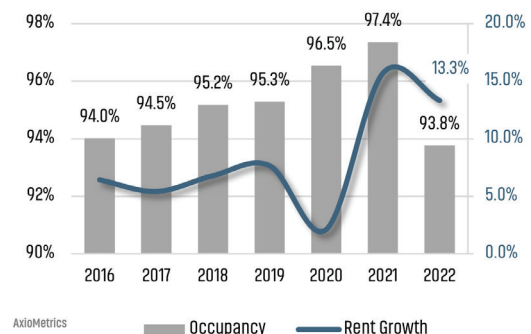


## MULTIFAMILY STATISTICS

### Absorption & Deliveries



### Occupancy & Rent Growth



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PASADENA, CA  
ROSEVILLE, CA  
SAN DIEGO, CA  
SANTA BARBARA, CA  
VALENCIA, CA  
LODI, CA  
JACKSONVILLE, FL

ORLANDO, FL  
TAMPA, FL  
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