

LAS

MARKET INSIGHTS • 4Q24



5.9%

Las Vegas Unemployment Rate



29.3%

YoY New Home Starts Up



25.6%

YoY New Home Closings Up

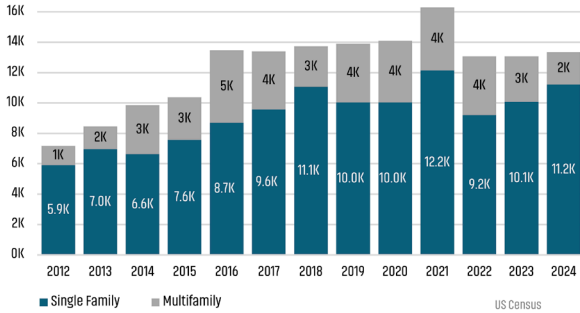


\$591,990

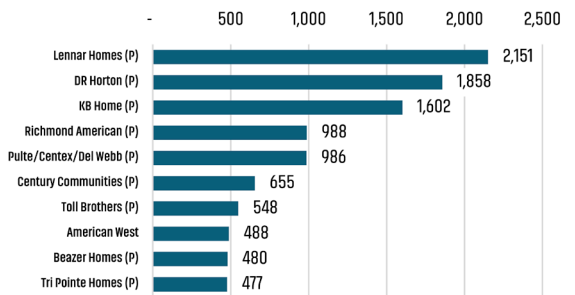
Median New Home Price

NEW HOUSING TRENDS¹

Single & Multi-Family Permits



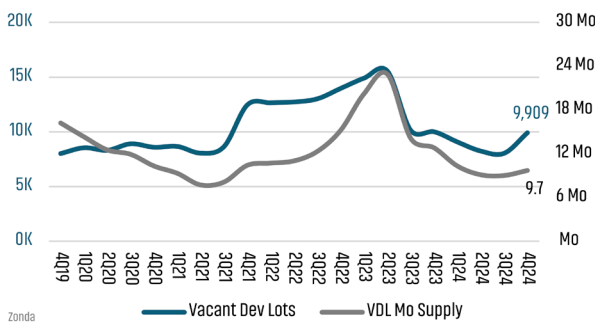
12 Month Homebuilder Ranking by Closings



(P) Public Builder

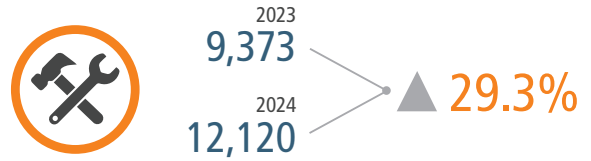
Zonda

Vacant Developed Lot Supply

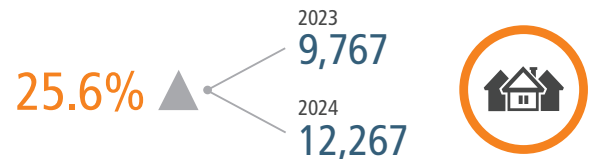


Zonda

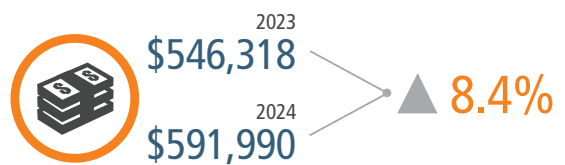
ANNUALIZED NEW HOME STARTS



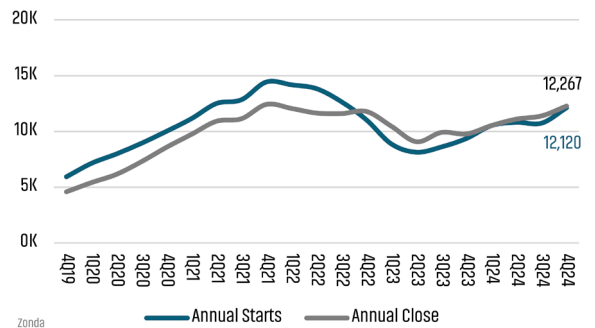
ANNUALIZED NEW HOME CLOSINGS



AVERAGE NEW HOME PRICE



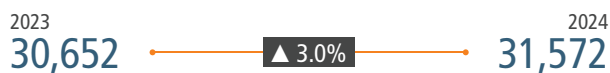
Annual Starts vs Closings



Zonda

MLS RESALE STATISTICS - SINGLE FAMILY HOMES²

ANNUALIZED CLOSED SALES



ACTIVE LISTINGS



MEDIAN SF HOME SALE PRICE



MONTHS OF INVENTORY



ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

LAS VEGAS

2023	2024
5.4%	5.9%
▲ 0.5%	

NEVADA

2023	2024
5.3%	5.7%
▲ 0.4%	



TOTAL NONFARM EMPLOYMENT (in thousands)

LAS VEGAS

2023	2024
1,126	1,127
▲ 0.1%	

NEVADA

2023	2024
1,527	1,530
▲ 0.2%	



EMPLOYMENT CHANGE

LAS VEGAS

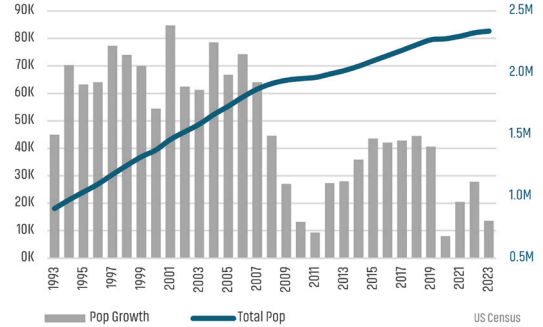
Annualized Employment Change	0.9%
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NEVADA

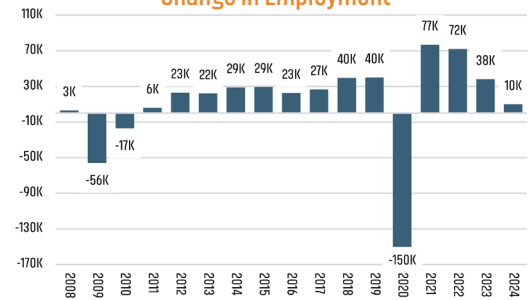
Annualized Employment Change	0.8%
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Population Growth & Total Population

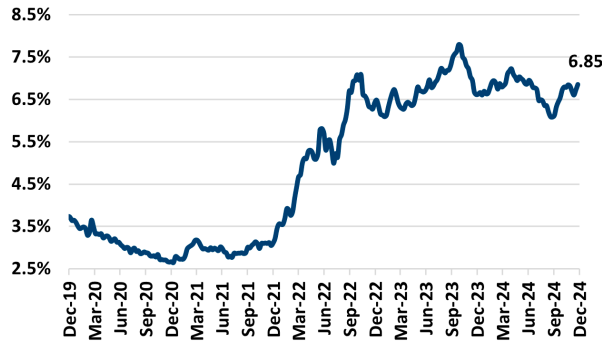


Change in Employment



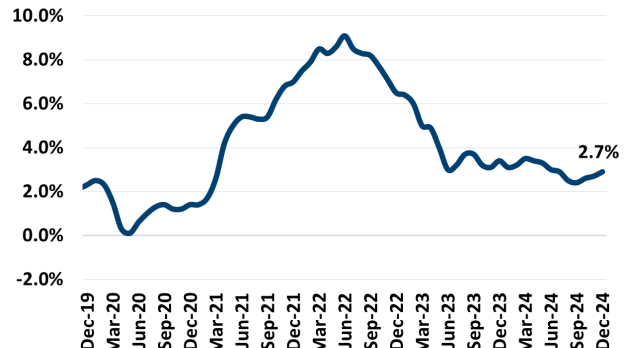
Bureau of Labor Statistics average YOY monthly employment change.

30 Year Fixed Mortgage Rate



St. Louis Fed

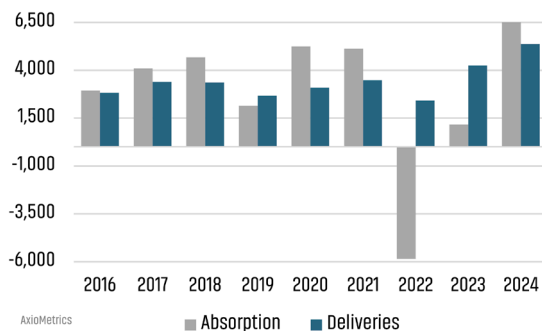
US Inflation Rate



US Bureau of Labor Statistics

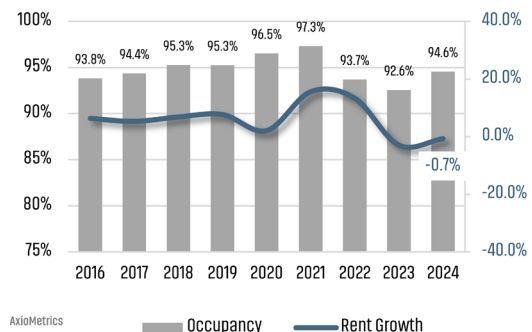
MULTIFAMILY STATISTICS

Absorption & Deliveries



AxioMetrics

Occupancy & Rent Growth



AxioMetrics

Sources: (3) Bureau of Labor Statistics
*Seasonally Adjusted

THE NATION'S LEADING LAND BROKERAGE & ADVISORY FIRM



30 Offices Across the Nation



85+ Specialized Advisors



45+ Staff Professionals



\$15+ Billion in Sales Since 2017

PHOENIX, AZ (HQ)

CASA GRANDE, AZ

PRESCOTT, AZ

TUCSON, AZ

BAY AREA, CA

IRVINE, CA

LODI, CA

PASADENA, CA

ROSEVILLE, CA

SACRAMENTO VALLEY, CA

SAN DIEGO, CA

SANTA BARBARA, CA

VALENCIA, CA

DENVER, CO

JACKSONVILLE, FL

ORLANDO, FL

TAMPA, FL

ATLANTA, GA

BOISE, ID

KANSAS CITY, KS/MO

CHARLOTTE, NC

LAS VEGAS, NV

RENO, NV

GREENVILLE, SC

NASHVILLE, TN

AUSTIN, TX

DALLAS-FORT WORTH, TX

HOUSTON, TX

SALT LAKE CITY, UT

BELLEVUE, WA

FUTURE OFFICES

ALBUQUERQUE, NM

CHARLESTON, SC

COLORADO SPRINGS, CO

RALEIGH-DURHAM, NC

SAN ANTONIO, TX

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