

LAS

MARKET INSIGHTS • 1Q25



5.6%

Las Vegas Unemployment Rate



13.3%

YoY New Home Starts Up



16.6%

YoY New Home Closings Up

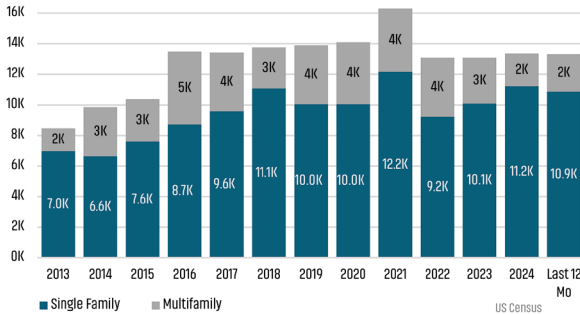


\$679,981

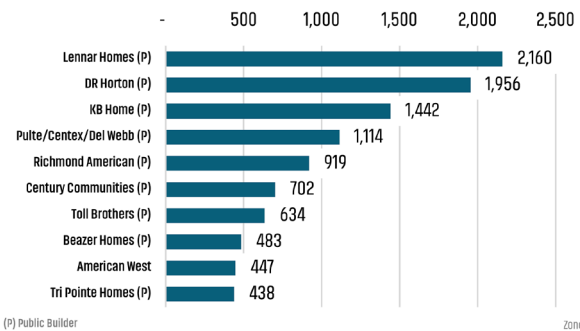
Median New Home Price

NEW HOUSING TRENDS¹

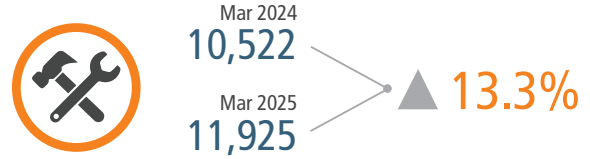
Single & Multi-Family Permits



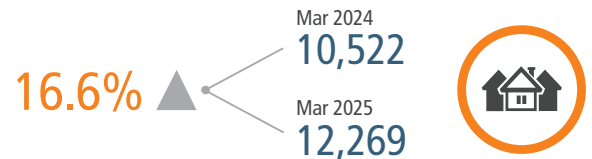
12 Month Homebuilder Ranking by Closings



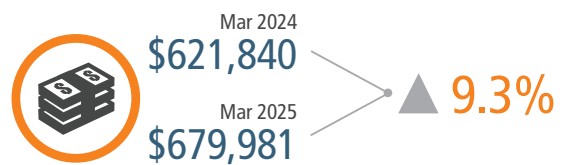
ANNUALIZED NEW HOME STARTS



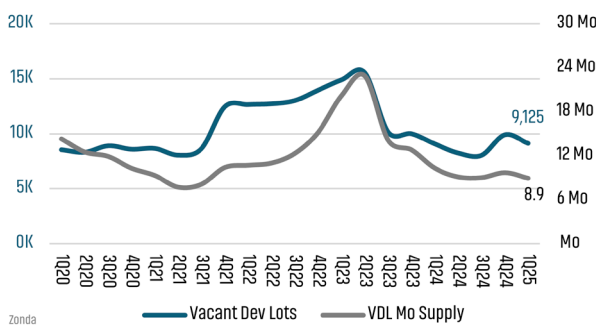
ANNUALIZED NEW HOME CLOSINGS



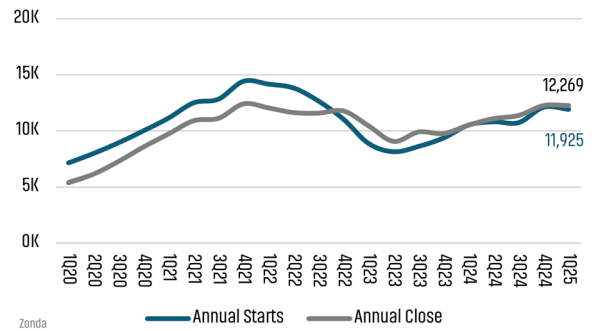
AVERAGE NEW HOME PRICE



Vacant Developed Lot Supply



Annual Starts vs Closings

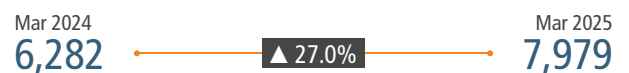


MLS RESALE STATISTICS - SINGLE FAMILY HOMES²

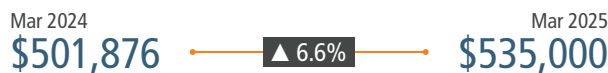
ANNUALIZED CLOSED SALES



ACTIVE LISTINGS



MEDIAN SF HOME SALE PRICE



MONTHS OF INVENTORY



ECONOMIC TRENDS³

UNEMPLOYMENT RATE (unadjusted)

LAS VEGAS

Mar 2024	Mar 2025
5.5%	5.6%
▲ 0.1%	

NEVADA

Mar 2024	Mar 2025
5.3%	5.7%
▲ 0.4%	



TOTAL NONFARM EMPLOYMENT (in thousands)

LAS VEGAS

Mar 2024	Mar 2025
1,146	1,171
▲ 2.2%	

NEVADA

Mar 2024	Mar 2025
1,549	1,575
▲ 1.7%	



EMPLOYMENT CHANGE

LAS VEGAS

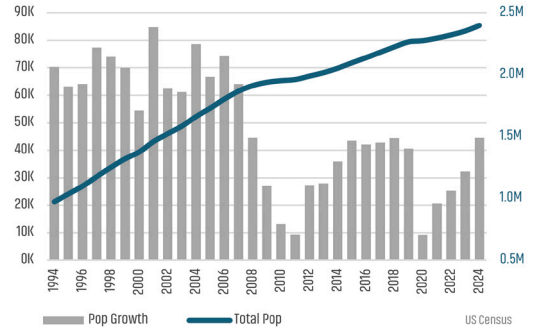
Annualized Employment Change
2.0%

NEVADA

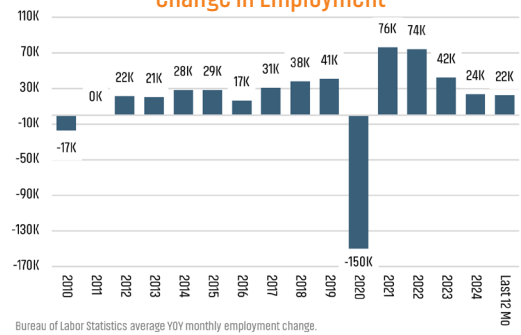
Annualized Employment Change
1.5%



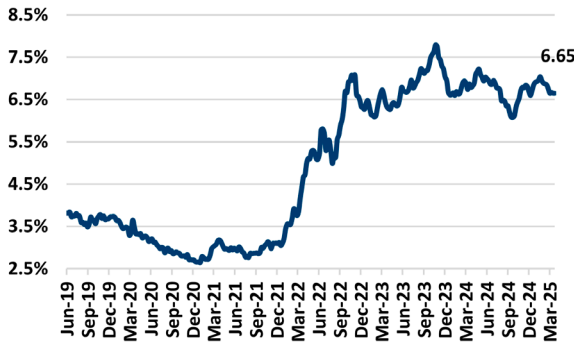
Population Growth & Total Population



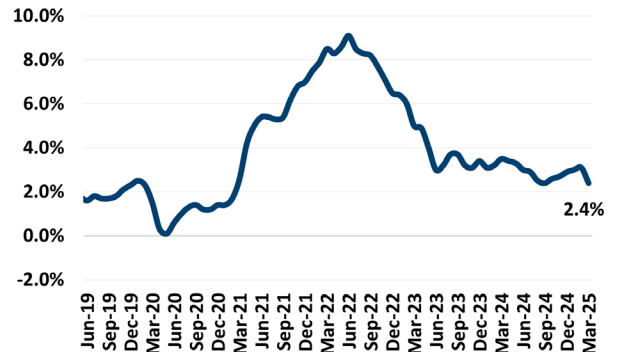
Change in Employment



30 Year Fixed Mortgage Rate

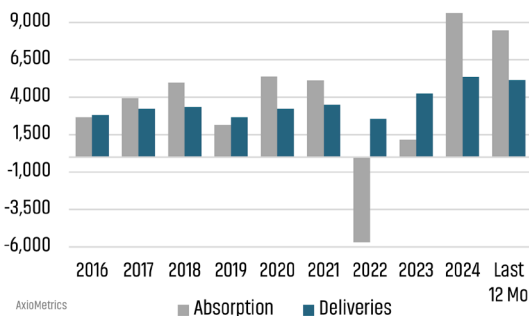


US Inflation Rate

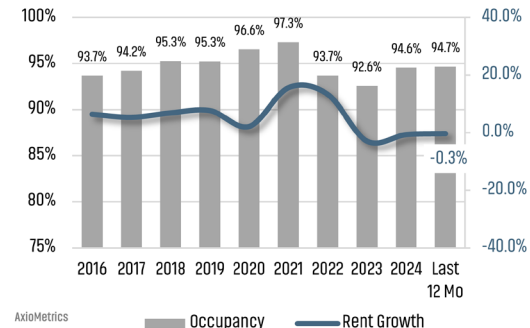


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth



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

Las Vegas Market Advisor

Rick Hildreth | rhildreth@landadvisors.com

410 South Rampart, Suite 390, Las Vegas, Nevada 89145

Phone: 702.262.9199 | Fax: 702.974.1580

LandAdvisors.com

