

# LAS VEGAS, NEVADA

## SUSTAINED APARTMENT DEMAND EXPECTED AMID GRADUAL ECONOMIC RECOVERY

The Las Vegas economy began its recovery from the effects of the pandemic to close 2020, and momentum is projected to carry through the upcoming years. As a workforce anchored by tourism, a temporary shutdown of casinos as well as domestic and international travel restrictions led to significant losses to the local leisure and hospitality industry and related sectors. Since then, leisure and hospitality payrolls slowly made gains, recuperating approximately two out of five jobs lost at the onset of the pandemic by year-end 2020. Hiring in support of tourism is expected to continue, as the leisure and hospitality employers are forecast to add the most jobs to local payrolls over the next two years. Part of the additions will come with the completion of Resorts World Las Vegas this year, which will create thousands of jobs. Recovering payrolls will benefit apartment operators by sustaining rental demand. Annual apartment absorption is projected to remain positive this year, though trail an influx of more than 4,000 market-rate units. With continued economic improvement expected next year, leasing activity is predicted to accelerate and lead to apartment occupancy returning to the historic norm. At 95.5% by year-end 2022, apartment occupancy would be higher than the five-year average of 95.0%. Monthly effective rent is forecast to reach \$1,204 by the end of next year, a 7.0% rise from 2020.



### 2021 MARKET AT A GLANCE



#### OCCUPANCY RATE

**95.3%**

Down 50 bps YOY



#### EFFECTIVE RENT

**\$1,146**

Up 1.9% YOY

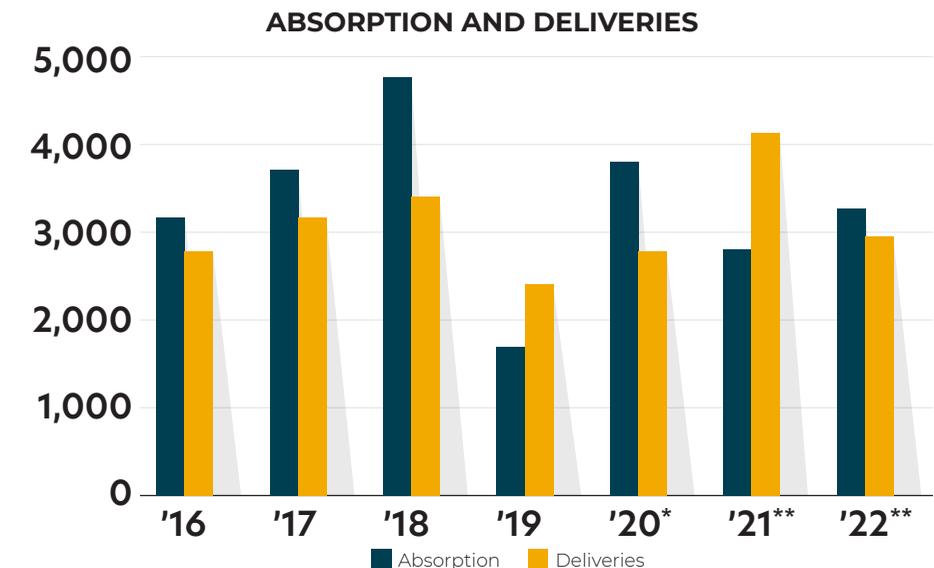
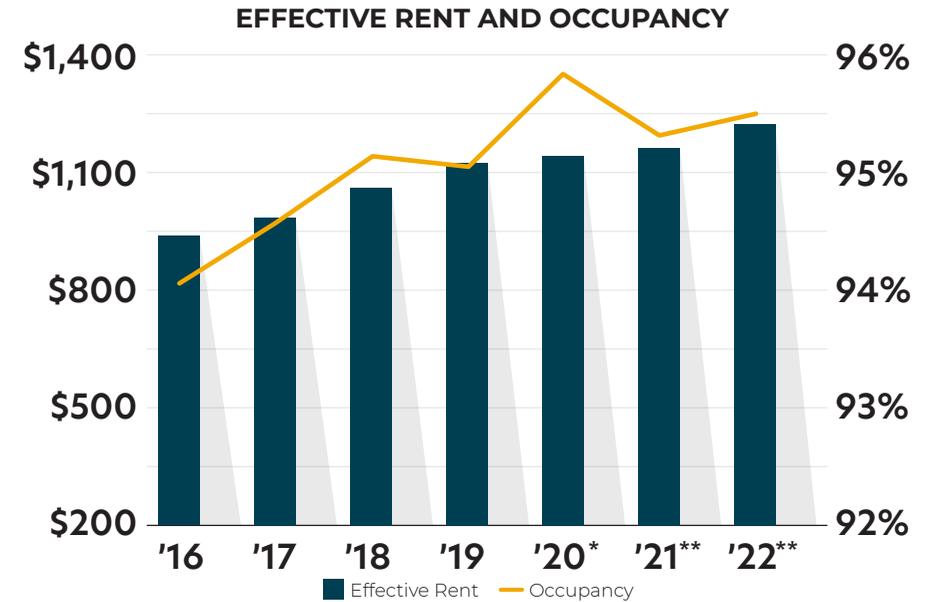


#### RENT SHARE OF WALLET

**27.0%**

Up 10 bps YOY

### MARKET TRENDS



Data and images pertaining to employment, income, permits, population, rents, single-family housing, and occupancy are year-end figures. Absorption, construction, and apartment sales figures are full-year totals. \*Numbers for 2020 are projected values; \*\*2021/2022 figures are forecast projections. Apartment market data criteria and methodologies vary by market.

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## EMPLOYMENT TRENDS



2019	YOY CHANGE	2020*	YOY CHANGE	2021**
1,061,800	-14.0%	913,200	5.3%	961,400

2019	YOY CHANGE	2020	YOY CHANGE	2021
1.7%	1,470 BPS	16.4%	-420 BPS	12.2%

2019	YOY CHANGE	2020	YOY CHANGE	2021
2,294,400	1.6%	2,330,600	1.8%	2,372,800

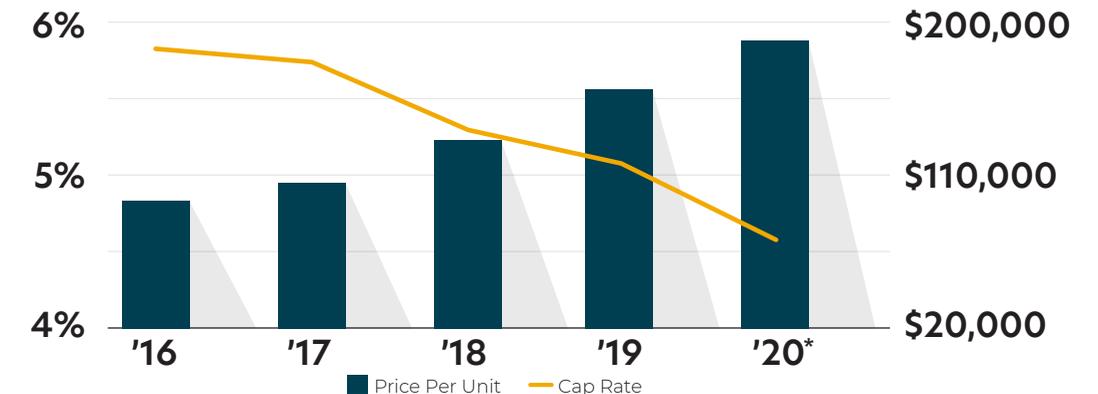
2019	YOY CHANGE	2020	YOY CHANGE	2021
844,000	1.9%	860,200	2.7%	883,500

2019	YOY CHANGE	2020	YOY CHANGE	2021
\$62,280	-19.4%	\$50,191	1.5%	\$50,947

## SALES TRENDS

2019	YOY CHANGE	2020*
\$156,437	19.3%	\$186,651

2019	YOY CHANGE	2020
5.1%	-50 BPS	4.6%



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