



Las Vegas

Multifamily 22Q2

Key Takeaways

- Multifamily vacancy increased to 4.2%
- Deliveries decreased to 654 units this quarter
- Average rent increased to \$1,504 per unit



Multifamily Vacancy Increases on Higher Rents

According to statistics provided by AXIOMetrics, multifamily vacancy in Southern Nevada increased to 4.2% in the second quarter of 2022. Vacancy was just 1.3 points higher than one quarter ago and 0.8 points higher than one year ago. Average rent per square foot increased by \$0.04 psf over last quarter, and by \$0.28 psf over last year. Multifamily inventory increased by 654 units this quarter, down from one year ago. Asking rental rates increased to \$1,504 per unit this quarter, a 21.0% YOY increase.

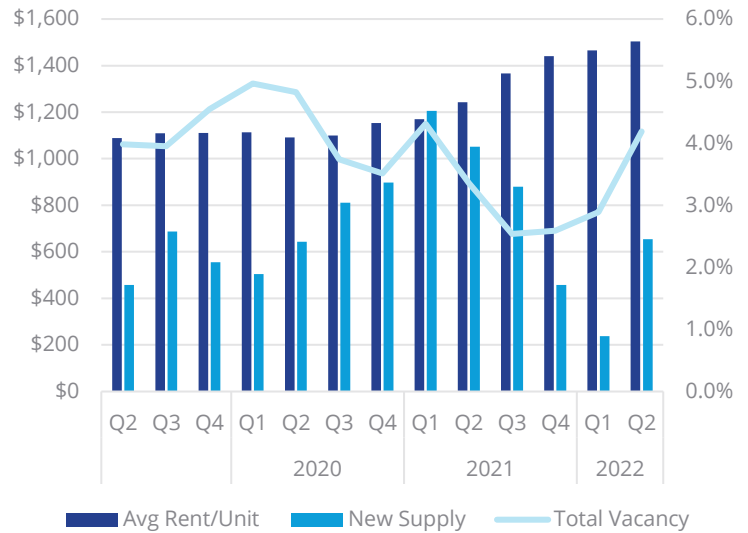
Market Indicators



Historic Comparison

	21Q2	22Q1	22Q2
Total Inventory (in Thousands of Units)	221.8	222.9	223.8
New Supply (in Units)	1,051	237	654
Average Rental Rate (per Square Foot)	\$1.36	\$1.60	\$1.64
Vacancy Rate	3.4%	2.9%	4.2%
Under Construction (in Units)	7,033	6,736	8,609
Average Rental Rate (Per Unit)	\$1,243	\$1,466	\$1,504

Market Graph



Multifamily vacancy increased for the third straight quarter at midyear 2022, trending towards the long-term average of 4%

Development



Transportation
Brightline West
\$8.0 BB | 2025



Entertainment
MSG Sphere
\$1.9 BB | 2023



Energy
Gemini Solar Project
\$1 BB | 2023



Hospitality
Majestic Las Vegas
\$0.9 BB | 2024



Hospitality
Durango Station
\$0.8 BB | 2023



Industry
Haas Automation
\$0.3 BB | 2022

Construction

Multifamily inventory increased by 654 units in the second quarter of 2022. These new properties were completed primarily in the Northwest, South and Southwest submarkets. A total of 8,609 units of multifamily were under construction this quarter, with all submarkets except East Las Vegas and Sunrise Manor/Northeast having new projects underway. The largest inventory expansions will occur in the Southwest, Henderson and South Las Vegas submarkets.

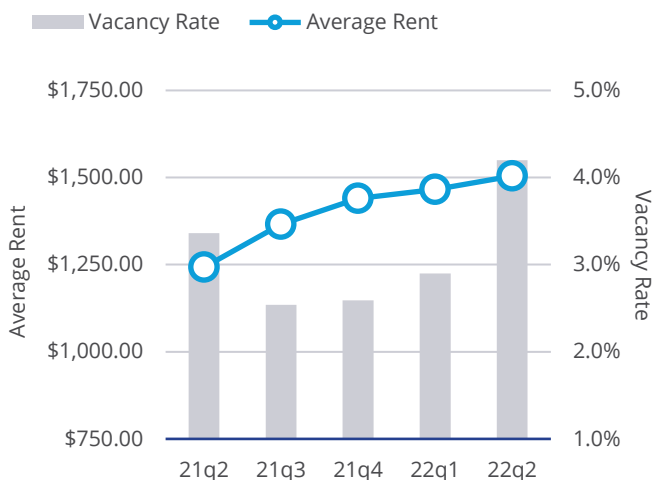
Rents

The average asking rent for a multifamily unit in Southern Nevada increased to \$1,504 per unit (\$1.64 psf) this quarter. This represented a 21.0% increase from one year ago. The most expensive submarket was Summerlin/The Lakes at \$1,803/unit (\$1.75 psf), followed closely by Southwest at \$1,756/unit (\$1.72 psf) and Henderson at \$1,735/unit (\$1.70 psf).

The largest year-over-year rent increase in the Valley was in West Las Vegas at 25.8%, followed by University/The Strip at 24.4% and 22.2% in both the East Las Vegas and Sunrise Manor/Northeast submarkets.

Vacancy vs. Rents

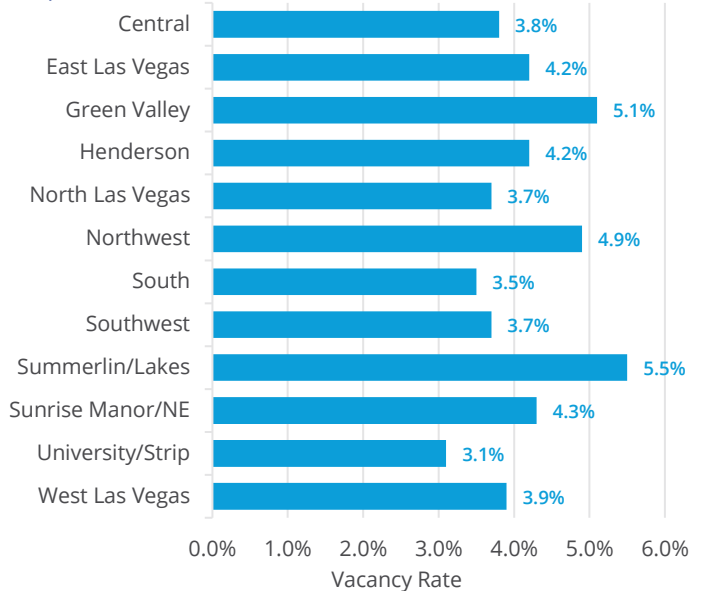
Past five quarters



Source: Colliers International

Submarket Vacancy

22q2



Source: Colliers International

Sales

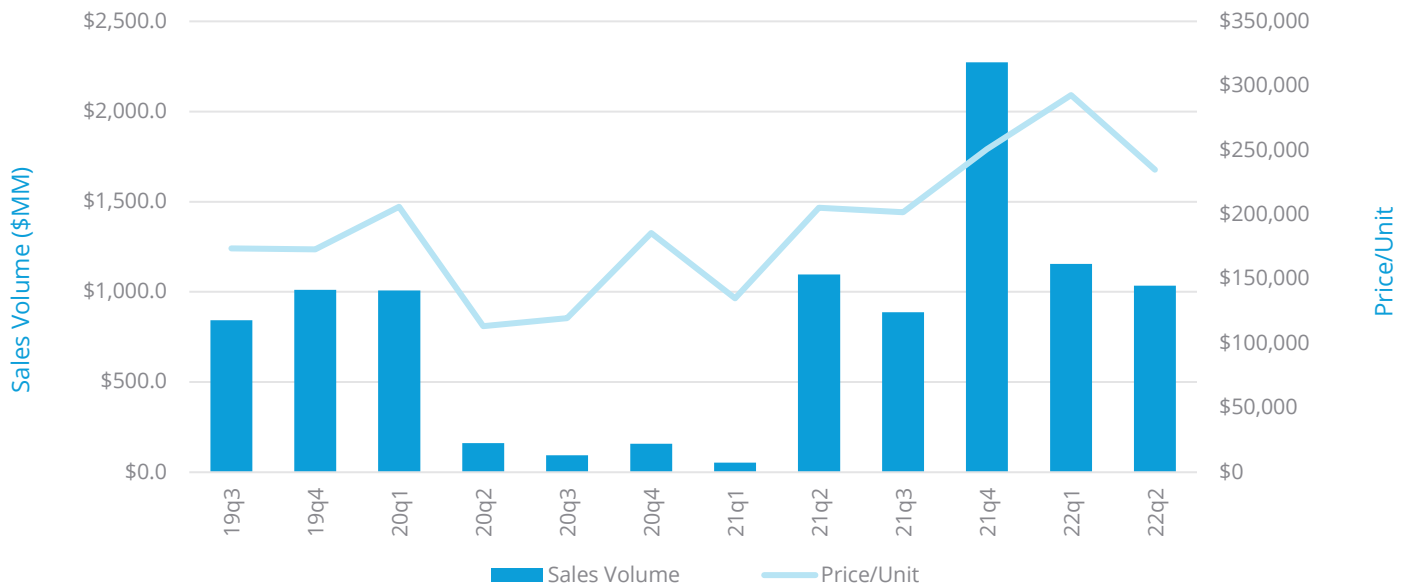
A total of 4,405 units of multifamily* sold in the second quarter of 2022, with total sales volume of \$1.03 billion. The average sales price was \$234,694 per unit. Although total sales volume was down in the second quarter compared to the first, sales volume was still higher than one year ago and 2022 remains on pace to equal last year's stellar performance.

The average price per unit increased by 14.3%, year-over-year, in the second quarter of 2022. On a quarterly basis, the average price per unit decreased by 19.8%.

Southern Nevada's multifamily market continued to see rental rates increase in the second quarter of 2022, despite three straight quarters of increasing vacancy rates. Quarterly multifamily completions had been on the decline since the beginning on 2021, but increased this quarter. Increased supply and slightly lower demand should ultimately result in lower rental rates. That, in turn, will likely lead to a moderation in sales price/unit over the next four quarters.

* Note that Colliers only includes properties of 100 units or larger

Sales History



Source: Colliers International

Demographics

Submarket	Households	Renter Occupied	Median Household Income	Average Household Size	Proj. Annual Growth Rental Households
Central	39,000	56.0%	\$30,835	2.9	437
East Las Vegas	56,000	42.0%	\$47,075	2.6	717
Green Valley	38,000	44.0%	\$65,917	2.5	568
Henderson	86,000	28.0%	\$75,999	2.6	1,855
North Las Vegas	74,000	34.0%	\$58,515	3.3	1,205
Northwest	119,000	33.0%	\$67,986	2.8	2,012
South	41,000	43.0%	\$67,140	2.6	667
Southwest	89,000	33.0%	\$75,560	2.8	2,639
Summerlin/The Lakes	95,000	36.0%	\$70,746	2.5	1,365
Sunrise Manor/Northeast	62,000	43.0%	\$46,313	3.4	761
University/The Strip	35,000	49.0%	\$36,928	2.3	322
West Las Vegas	59,000	52.0%	\$41,794	2.6	570

Source: ESRI

Submarket Snapshot

Central

Avg Rent/Unit	\$1,158	QOQ ▲
Avg Rent/SF	\$1.64	QOQ ▲
Vacancy Rate	3.76%	QOQ ▲

East Las Vegas

Avg Rent/Unit	\$1,366	QOQ ▲
Avg Rent/SF	\$1.55	QOQ ▲
Vacancy Rate	4.15%	QOQ ▲

Green Valley

Avg Rent/Unit	\$1,667	QOQ ▲
Avg Rent/SF	\$1.74	QOQ ▲
Vacancy Rate	5.08%	QOQ ▲

Henderson

Avg Rent/Unit	\$1,735	QOQ ▲
Avg Rent/SF	\$1.70	QOQ ▲
Vacancy Rate	4.19%	QOQ ▲

North Las Vegas

Avg Rent/Unit	\$1,536	QOQ ▲
Avg Rent/SF	\$1.55	QOQ ▲
Vacancy Rate	3.70%	QOQ ▲

Northwest

Avg Rent/Unit	\$1,566	QOQ ▲
Avg Rent/SF	\$1.64	QOQ ▲
Vacancy Rate	4.91%	QOQ ▲

South

Avg Rent/Unit	\$1,664	QOQ ▲
Avg Rent/SF	\$1.68	QOQ ▲
Vacancy Rate	3.45%	QOQ ▲

Southwest

Avg Rent/Unit	\$1,756	QOQ ▲
Avg Rent/SF	\$1.72	QOQ ▲
Vacancy Rate	3.72%	QOQ ▲

Summerlin/The Lakes

Avg Rent/Unit	\$1,803	QOQ ▲
Avg Rent/SF	\$1.75	QOQ ▲
Vacancy Rate	5.58%	QOQ ▲

Sunrise Manor/Northeast

Avg Rent/Unit	\$1,258	QOQ ▲
Avg Rent/SF	\$1.41	QOQ ▲
Vacancy Rate	4.33%	QOQ ▲

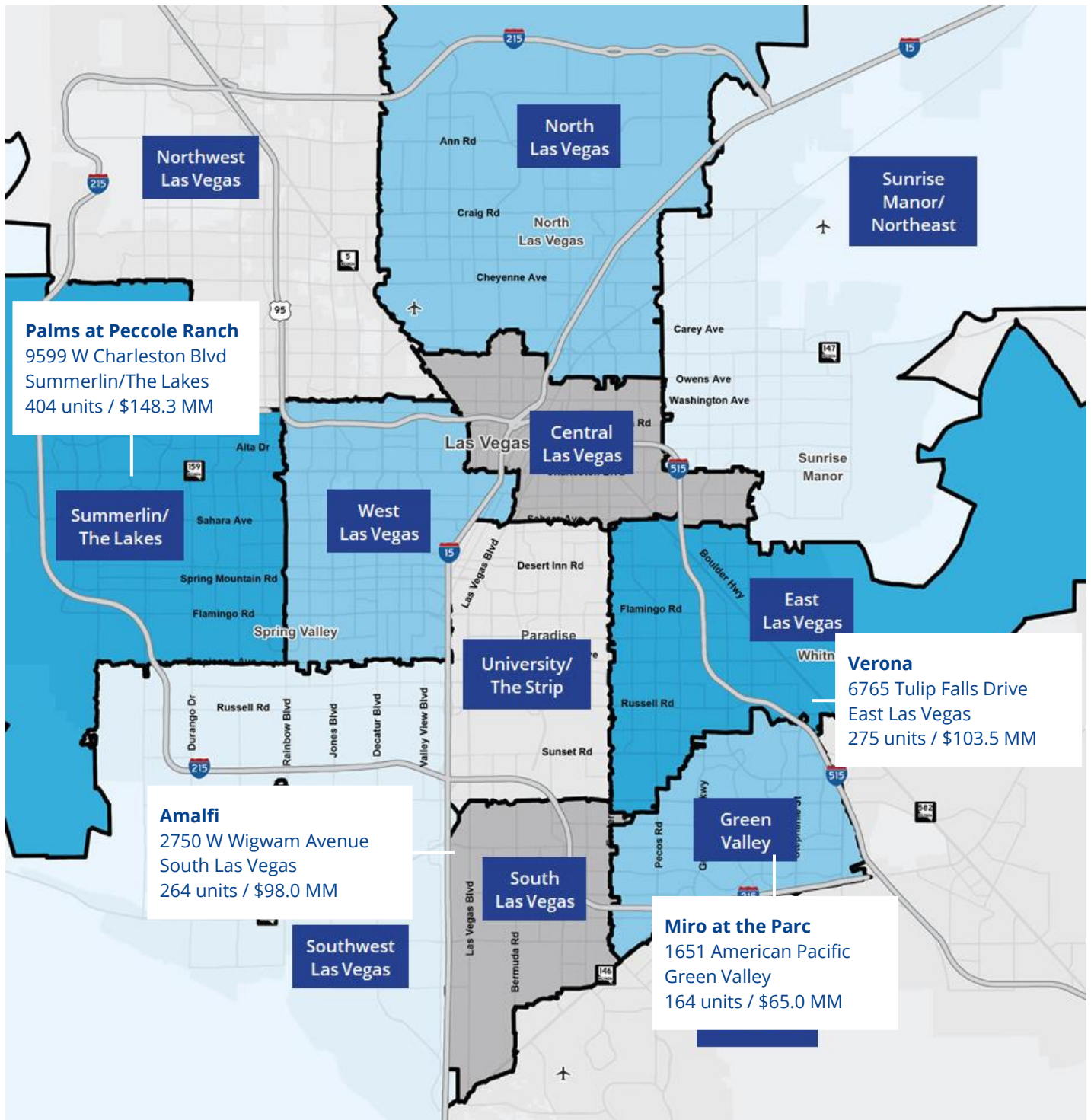
University/The Strip

Avg Rent/Unit	\$1,223	QOQ ▲
Avg Rent/SF	\$1.54	QOQ ▶
Vacancy Rate	3.09%	QOQ ▲

West

Avg Rent/Unit	\$1,373	QOQ ▲
Avg Rent/SF	\$1.62	QOQ ▲
Vacancy Rate	3.85%	QOQ ▲

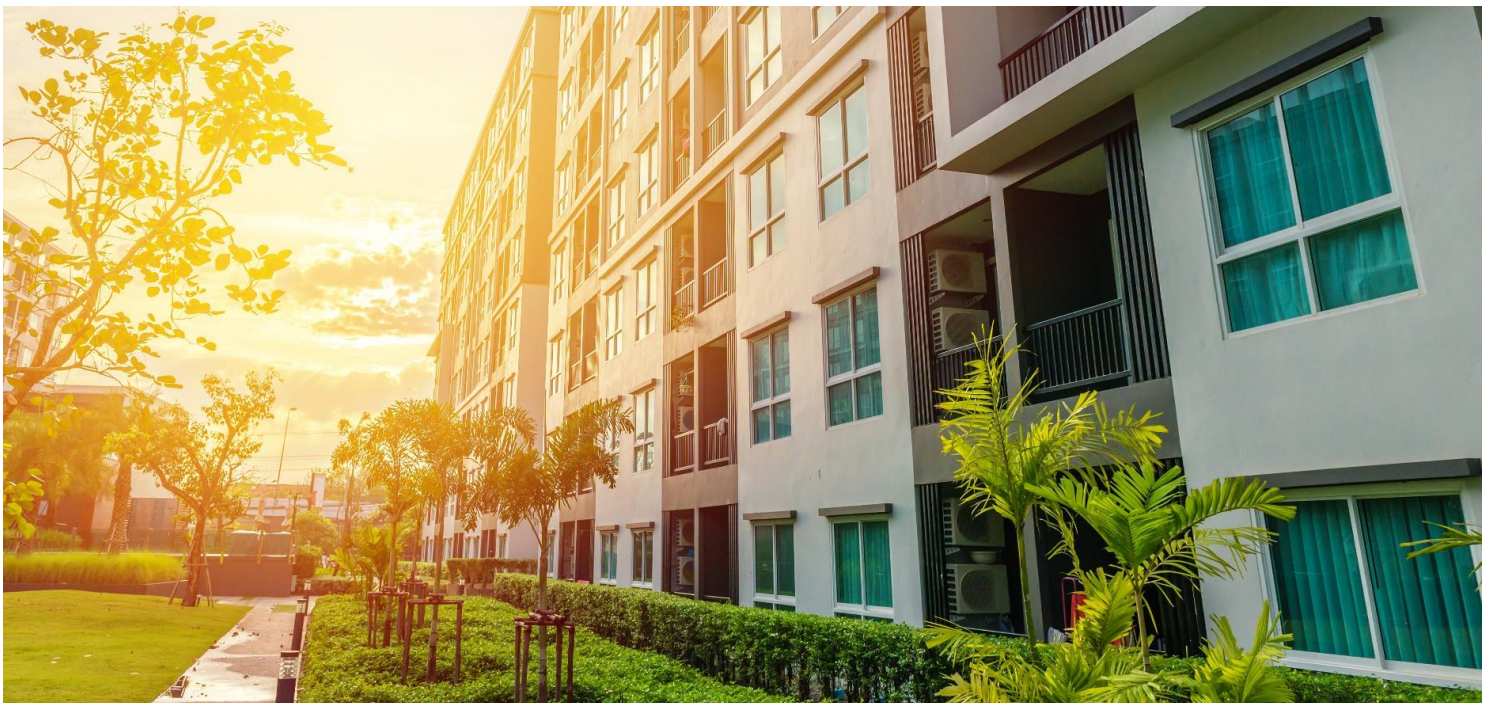
Sales Activity



Multifamily

22Q2

Submarket	Total Inventory Units	Vacancy Rate Current Quarter	Vacancy Rate Prior Quarter	Completions Current Quarter Units	Completions YTD Units	Under Construction Units	Planned Construction Units	Total Sales Units	Price Per Unit	Average Rental Rate Per Square Foot	Average Rental Rate Per Unit
Central	21,135	3.76%	2.50%	0	0	84	500	518	\$176,641	\$1.64	\$1,157
East Las Vegas	15,355	4.15%	3.55%	0	0	0	0	216	\$178,241	\$1.55	\$1,366
Green Valley	11,827	5.08%	3.53%	60	60	240	0	164	\$396,341	\$1.74	\$1,661
Henderson	18,270	4.19%	2.69%	48	48	1,784	236	275	\$376,364	\$1.70	\$1,728
North Las Vegas	10,787	3.70%	2.25%	0	0	994	0	0	\$0	\$1.55	\$1,533
Northwest	19,817	4.91%	2.96%	93	207	971	0	0	\$0	\$1.64	\$1,561
South	11,586	3.45%	2.09%	111	111	1,309	0	264	\$371,023	\$1.68	\$1,662
Southwest	17,842	3.72%	2.58%	222	345	2,558	0	0	\$0	\$1.72	\$1,754
Summerlin/The Lakes	19,852	5.58%	3.70%	0	0	295	0	404	\$367,143	\$1.75	\$1,797
Sunrise Manor/Northeast	15,437	4.33%	3.73%	0	0	0	0	212	\$260,024	\$1.41	\$1,257
University/The Strip	33,501	3.09%	2.30%	120	120	40	0	1,904	\$171,179	\$1.54	\$1,217
West Las Vegas	28,377	3.85%	2.55%	0	0	334	0	448	\$241,071	\$1.62	\$1,369
Total	223,786	4.19%	2.89%	654	955	8,609	736	4,405	\$234,694	\$1.64	\$1,504
22q2	223,786	4.19%	2.89%	654	955	8,609	736	4,405	\$234,694	\$1.64	\$1,504
22q1	222,902	2.89%	2.59%	237	237	6,736	1,375	3,944	\$292,700	\$1.60	\$1,466
21q4	222,851	2.59%	2.54%	458	3,577	6,953	2,317	9,059	\$250,857	\$1.57	\$1,440
21q3	223,066	2.54%	3.36%	879	3,085	7,880	1,093	4,389	\$201,904	\$1.49	\$1,366
21q2	221,785	3.36%	4.31%	1,051	2,206	7,033	1,502	5,345	\$205,267	\$1.36	\$1,243



\$4.5B Annual revenue

63 Countries we operate in

2B Square feet managed

53,000 Lease/Sale transactions

\$81B Assets under management

17,000 Professionals

Market Contacts:

Jeffrey Swinger

Executive Vice President

Las Vegas

D +1 702 836 3764

C +1 702 806 1786

Jeffrey.Swinger@Colliers.com

Shalonda Hughes

Multifamily Division

Las Vegas

D +1 702 836 3765

C +1 702 591 8899

Shalonda.Hughes@Colliers.com

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3960 Howard Hughes Pkwy, Suite 150

Las Vegas, NV 89169

+1 702 735 5700

colliers.com