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Policy Development & Research

Analysis of the Las Vegas, Nevada

Housing Market As of January 1, 2006



ECONOMIC RESEARCH

U.S. Department of Housing and Urban Development

Foreword

This analysis has been prepared for the assistance and guidance of the U.S. Department of Housing and Urban Development (HUD) in its operations. The factual information, findings, and conclusions may also be useful to builders, mortgagees, and others concerned with local housing market conditions and trends. The analysis does not purport to make determinations regarding the acceptability of any mortgage insurance proposals that may be under consideration by the Department.

The factual framework for this analysis follows the guidelines and methods developed by HUD's Economic and Market Analysis Division. The analysis and findings are as thorough and current as possible based on information available on the "as-of" date from local and national sources. As such, findings or conclusions may be modified by subsequent developments. HUD wishes to express its appreciation to those industry sources and state and local government officials who provided data and information on local economic and housing market conditions.

This analysis takes into consideration changes in the economic, demographic, and housing inventory characteristics of the market area during three periods: from 1990 to 2000, from 2000 to the as-of date of the analysis—January 1, 2006 (Current date)—and from the Current date to a Forecast date—January 1, 2009. In the analysis, 1990 and 2000 refer to the dates of the decennial census—April 1 unless specified otherwise. This analysis presents counts and estimates of employment, population, households, and housing inventory as of the 1990 Census, 2000 Census, Current date, and Forecast date. For purposes of this analysis, the forecast period is 36 months.

The prospective demand expressed in the analysis should not be construed as a forecast of building activity; rather, it presents the prospective housing production that would maintain a reasonable balance in the demand-supply relationship given the market conditions on the as-of date of the analysis. This analysis was prepared by Lall B. Ramrattan, the Division's Economist in HUD's California State Office, based on fieldwork conducted in August 2005. Questions regarding the findings and conclusions of the analysis may be addressed to Mr. Ramrattan at 415-489-6519 and at lall_b._ramrattan@hud.gov.

Housing Market Area

The Las Vegas, Nevada Housing Market Area (HMA) is defined as Clark County, Nevada. For the purposes of this analysis, the HMA has been divided into three housing submarkets: the cities of Las Vegas and North Las Vegas, the city of Henderson, and the remainder of the HMA, referred to in this report as Clark County. The Clark County submarket contains some of the well-known areas that form the core of business activity in the HMA, such as the Las Vegas Strip, McCarran Airport, the University of Nevada, and the Convention Center. The Clark County submarket also includes Boulder City, Laughlin, Mesquite, and some large unincorporated areas—Paradise, Spring Valley, Sunrise Manor, and Enterprise.

Summary

The Las Vegas metropolitan area continues to be the fastest growing large metropolitan area in the nation. From 2000 through 2005, the HMA population increased at an average rate of 81,800 annually. Much of the population growth is due to in-migration from two groups: young adults coming to work in the rapidly expanding service-providing sector of the local economy and retirees.

Tourism, real estate development, and construction are the dominant growth industries. Employment growth in the gaming industry and related leisure and hospitality industries in 2005 has equaled the high levels recorded in the 1990s.

The rapid employment and population growth have created very strong demand for housing. During 2005, the increased demand for sales housing has led to a significant volume of condominium conversions of rental developments throughout the metropolitan area. The loss of rental supplies due to these conversions and the high rates of renter household growth have led to tight market conditions. The rental vacancy rate has reached a 15-year low of 5.1 percent as of the Current date; rents have been increasing, and concessions have dropped to a minimum level.

The sales market continues to be tight. Although single-family construction and condominium conversions have increased supplies, sales prices have continued to increase dramatically since 2004. Due to the limited supply and high cost of buildable land and the expectations of increasingly stronger demand, the shortage of new homes is expected to continue during the forecast period.

Overall, the Las Vegas economy has been growing rapidly, and this growth is forecast to continue. During the 3-year forecast period, demand is expected for approximately 88,000 units of new sales housing and 18,000 new rental units.

Economy of the Area

The year 2005 marked the return of rapid employment growth levels similar to those recorded in the HMA in the 1990s. Resident employment in the Las Vegas HMA increased by 36,150 jobs, or 4.6 percent, to total 827,950. This high rate of job growth

approximates the annual job gains of 34,050 from 1990 to 2000. This recent job growth lowered the average unemployment rate to 3.7 percent, the lowest level since 1990.

Nonfarm employment in the HMA for 2005 averaged 857,500, a gain of 46,400 jobs over 2004 and significantly above the average gain of 28,400 jobs annually from 2000 through 2004. Employment in the dominant service-providing sector increased by 32,000 jobs in 2005, and employment in the goods-producing sector increased by 15,000. The doubling of employment was mainly from an increase in construction jobs. Tables 1 and 2 present the trends in labor force, resident employment, and nonfarm employment by industry sector from 1990 to the most recent 12 months.

Since 1990, employment growth in the service-providing sector has been directly related to the number of new mega-casinos built. The four leading private sector employers in the HMA are resort-casino organizations. From 1990 to 1999, a dozen new casinos opened, creating an estimated 10,150 jobs annually in basic service industries including leisure and hospitality. From 2000 to the Current date, employment in these basic service industries increased by 6,000 jobs annually, as only two new mega-casinos have opened—Aladdin Resort & Casino in 2000 and Wynn Casino Resort in 2005—compared with six in the previous 5-year period.

Gaming and tourism are not the only economic factors in the Las Vegas HMA. The University of Nevada at Las Vegas (UNLV) and Nellis Air Force Base (AFB) are important and stable influences on the local economy. As of the fall of 2005, enrollment at UNLV totaled approximately 28,100 students (graduate and undergraduate), an increase of 3 percent from the fall of 2004. UNLV currently has a faculty and staff of 5,000. Military and military-connected civilian personnel in the HMA number approximately 8,800 as of 2005. Most of the personnel (8,525) are stationed at Nellis AFB, the “Home of the Fighter Pilot,” and the Air Warfare Center for the U.S. Air Force.

The employment growth in the HMA during the next 3 years is forecast to follow recent trends. From 2006 to 2008, approximately \$11 billion of new construction activities are planned, including three mega-casinos with more than 8,500 hotel rooms. Based on planned hotel expansions, during the next 3 years resident employment is forecast to increase by 26,500 jobs annually, approximately equal to the average annual change from 2000 through 2005.

Household Income

According to HUD’s Economic and Market Analysis Division, the fiscal year 2005 median family income for the Las Vegas-Paradise, Nevada Metropolitan Statistical Area was \$56,550, an average annual increase of approximately 2.8 percent since 1999.

Population

The Las Vegas HMA has the fastest rate of population growth of any large metropolitan area in the nation. Approximately 85 percent of the population growth since 1990 has been due to in-migration because of the expanding economy, increasing employment

opportunities, relatively affordable cost of housing, and cost of living. During the 1990s, the slower economy in California and the booming economy in the Las Vegas HMA led households to move to the HMA in search of jobs. Also, the HMA was becoming an increasingly attractive destination market for retirees from California and other western states. Retirees from California still account for a large share of the in-migration to the HMA—approximately 36 percent in 2005.

As of January 1, 2006, the population of the HMA is estimated to be 1,846,000, an average annual increase of 81,800 since the 2000 Census and almost 30 percent greater than the average annual gain during the 1990s. During the 3-year forecast period, the population is expected to increase even faster. Based on recent housing production trends, expectations indicate that approximately half of the increase in the HMA will occur in the Clark County submarket.

Net in-migration averaged 68,600 annually since 2000, or 26 percent more than the average annual level during the 1990s. It is estimated that approximately 60 percent of the net-migration to the HMA was to the Clark County submarket due to the availability of residential land for new housing development. Net natural increase (resident births minus resident deaths) since 2000 has been relatively stable, averaging 13,150 annually for the HMA. Because the Clark County submarket has drawn a greater proportion of retirees relative to workers, an actual net natural decrease in population has occurred in this submarket since 2000. The population of the Las Vegas HMA is expected to increase at an average annual level of 97,350, or 5 percent, during the 3-year forecast period. The forecast rates of growth in the Henderson and Clark County submarkets are significantly higher, reflecting the forecast new housing construction and subsequent in-migration.

Households

Household formation in the HMA increased in tandem with population expansion. The number of households in the HMA increased an average of 22,500 annually, or 6 percent, during the 1990s. From 2000 to the Current date, the number of households increased an average of 29,650 annually. Because of the continued rapid population and employment growth expected during the forecast period, the number of households in the HMA is estimated to increase by 35,950 annually during the forecast period, a 5-percent increase. Table 3 presents the trend in household change for the HMA and submarkets from 1990 to the Forecast date.

With prices for new sales housing increasing dramatically in the cities of Las Vegas and Henderson, many households looking at homeownership are now finding it more economical to move to other areas of the HMA, such as North Las Vegas and the Clark County submarket where much of the more affordable housing has been built since 2000. The completion of the Interstate 215 loop has eased commuting time, attracting more residents to the developments in Clark County.

Military personnel and UNLV students are a relatively small but stable component of the households in the HMA. Those institutions house approximately 1,500 households each

in their barracks and dorms, respectively. The larger share of military personnel at Nellis AFB and students at UNLV occupy housing in the private sector.

Housing Inventory

In response to the rapid population and household growth, the housing inventory of the HMA has grown significantly since 1990. As of the Current date, an estimated 737,500 housing units are in the HMA. Because the Clark County submarket has the greatest amount of land for development, it has had the largest increase in housing inventory. Housing inventory, occupancy, and vacancy by tenure for 1990, 2000, and the Current date are presented in Table 4.

Using building permits as a measure, residential construction in the HMA has increased significantly during the past 15 years. From 1990 through 1994, single-family building permit activity averaged 13,550 homes annually. Because of a rapidly growing economy and affordable cost of housing, activity increased substantially during the 1995 through 1999 period to an average of 19,300 homes annually. In the first 3 years of the current decade, single-family building permit activity was relatively stable, averaging 21,750 homes annually. From 2003 to the Current date, activity has increased substantially, averaging 30,550 homes annually.

The three submarkets of the HMA show different trends in permit activity, reflecting the availability of buildable lots. From 2000 to the Current date, average annual single-family building permit activity in the Clark County submarket has been nearly double the average annual volume of the 1994-to-1999 period. In the Las Vegas-North Las Vegas submarket, the annual volume of single-family building activity since 2000 of 9,700 homes is more than 30 percent greater than the average of 7,400 homes a year from 1994 through 1999. From 2000 to the Current date, activity in the city of Henderson has averaged 4,550 single-family homes annually, not significantly different from the average of 4,300 homes annually from 1994 through 1999. Table 5 presents residential building permit activity in the HMA from 1990 through the Current date.

From 1990 to 2000, the rate of homeownership in the HMA increased from 52 to 59 percent. It has increased even faster since 2000 to an estimated 64 percent as of the Current date. The increase reflects the relatively affordable cost of housing, low mortgage interest rates, and high proportion of retirees with substantial assets from previous home sales or large home equities moving to the HMA. The trend of an increasing homeownership rate is expected to continue during the forecast period.

Until 2005, condominiums as a share of the total housing inventory were relatively stable, averaging approximately 7 percent of all housing. Because of the increased demand for sales housing and the rising prices for new and existing single-family homes, a substantial increase in condominium conversions of rental properties took place in 2005.

As of 2005, the share of manufactured homes in the HMA has increased to approximately 6 percent, compared with 4 percent in 2000. Approximately two-thirds of all

manufactured homes are located in the unincorporated areas of the Clark County submarket.

Single-family attached townhouses are a minor share of the new sales market, averaging approximately 4 percent of the housing inventory in 1990 and as of the Current date. Unlike condominiums and manufactured homes, townhouse construction is more evenly distributed among all three submarkets.

In the first half of the 1990s multifamily permit activity averaged 5,750 units annually, while the rental market in the area continued to absorb a surplus of units built in the late 1980s. As the economy expanded with the construction of mega-casinos, multifamily permit activity increased to approximately 9,750 units annually from 1995 to 1999. From 2000 to the Current date, multifamily permit activity declined to an average of 6,900 units annually.

Housing Vacancy

The sales vacancy rate has declined from 2.6 percent in 2000 to an estimated 2.1 percent as of the Current date. The lower vacancy rate reflects the continued increasingly strong demand outpacing the addition of new supplies.

The rental vacancy rate has declined significantly to 5.1 percent as of the Current date, from approximately 10 percent in 2000. The rate reflects the combined effects of increased demand from the growing number of renter households, a decline in apartment construction since 2000, and a reduction of rental supplies as a result of the volume of condominium conversions beginning in 2004.

Sales Market Conditions

The conditions in the sales market in the Las Vegas HMA have closely tracked the growth in population and the number of households during the past 15 years. From 2000 to the Current date, sales of existing homes have averaged approximately 24,000 a year and new sales have averaged 43,400, compared with 19,800 and 20,300, respectively, from 1995 through 1999. With a slower economy, new home sales were flat in 2001 and 2002 at around 22,500 homes; however, sales of existing homes picked up the slack, showing continued increases from 50,050 in 2000 to approximately 93,400 in 2004.

Since 2000, the median sales prices of both new and existing homes have doubled. The highest median prices for total home sales are in the Henderson submarket, ranging from \$284,000 to \$753,000 depending on the ZIP Code. Prices in the Las Vegas-North Las Vegas submarket with more affordable homes and townhouses range from \$160,000 to \$520,000. In the Clark County submarket the prices reflect the large volume of new home construction. The lowest median prices are in the eastern portion of the county. Some areas in the southwestern portion have higher prices approaching those in the Henderson area. A number of new self-contained communities with shopping, golf, and medical services are attracting seniors.

Recently, condominium sales have increased rapidly due in part to the increase in prices of single-family homes. Few new condominiums have been constructed since 2000. During 2005, it is estimated that approximately 7,700 units were converted from rentals to condominiums. Local sources report that during the next 3 years as many as 14,000 rental units could be converted to condominiums for sale.

Rental Market Conditions

Tight conditions prevail in the rental market of the Las Vegas HMA as of the Current date. The rental vacancy rate has dropped to 5.1 percent, down from approximately 10 percent in 2000. Strong demand, low levels of apartment construction since 2000, and the conversion of rental units to condominiums have led to the decline in the vacancy rate. Since 2004, the number of new rental units built has not kept pace with the increased demand and the need to replace rental supplies lost to condominium conversions.

Since 2003, net absorption of apartments has been highest in the Henderson and southeast Clark County submarkets where a large number of Class A units has been built. The rental vacancy rate is lowest in the central Las Vegas area, which has a large proportion of the older and more affordable rentals.

The current tight rental market has resulted in higher rents, and concessions have been at their lowest level during the past 24 months. Rents have increased approximately 4 percent during 2005. The Henderson submarket has the highest average rent at approximately \$925. The Las Vegas-North Las Vegas submarket, with more than 30 percent of the rental stock, has the most affordable rents, averaging approximately \$770. CB Richard Ellis reports that the typical concessions are \$100 to \$400 off the first month's rent on a 6- to 12-month lease.

Forecast Housing Demand

Demand is anticipated for approximately 88,000 new sales units, including both homes and condominiums, and 18,000 new rental units over the 3-year forecast period. This level of demand would allow for generally balanced market conditions. This estimate of demand also reflects expectations that recent trends in the shift of renters to homeownership will continue.

Table 6 presents the distribution of forecast demand for new rentals by bedroom size and rent levels. The distribution of forecast demand for market-rate rental units by bedroom size was based on a combination of data related to the distribution of renter households by size, the distribution of the rental inventory as of the 2000 Census, the trends in production since the 2000 Census, the current pipeline, and market conditions. Most new apartment construction is expected to continue to be in Class A market-rate developments. During the forecast period two-bedroom units are expected to make up the largest segment of this demand.

Table 7 presents the distribution of demand for new sales housing by price ranges for the 3-year forecast period. The distribution of sales demand is based on an analysis of owner

incomes, housing values, and production trends since 2000. Table 7 shows the median price class ranging from \$400,000 to \$500,000, with the highest level of demand at 19,600 units. Higher and lower priced homes are approximately evenly spread around this median, based on the production trends that indicate units are being built for all target market segments.

Table 1
Labor Force and Employment
Las Vegas HMA
1990 to December 31, 2005

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Labor Force	407,750	437,600	458,600	487,800	529,400	558,200	593,000	630,300	666,400	705,700
Employment	387,850	409,400	426,800	454,800	497,100	527,100	562,950	602,450	637,950	675,900
Unemployment	19,900	28,200	31,800	33,000	32,300	31,100	30,050	27,850	28,450	29,800
Rate (%)	4.9	6.4	6.9	6.8	6.1	5.6	5.1	4.4	4.3	4.2

	2000	2001	2002	2003	2004	2005
Labor Force	728,300	777,300	797,500	811,000	828,000	860,000
Employment	694,500	735,050	751,600	768,400	791,800	827,950
Unemployment	33,800	42,250	45,900	42,600	36,200	32,050
Rate (%)	4.6	5.4	5.8	5.3	4.4	3.7

Note: Numbers may not add to totals due to rounding.
Source: Nevada Employment Data

Table 2
Nonfarm Employment by Industry
Las Vegas HMA
1990 to December 31, 2005 (1 of 2)

Employment Sector	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Total Nonfarm	373.6	382.0	389.0	414.2	465.4	500.8	546.9	584.8	614.5	661.9
Goods-Producing	46.5	40.3	40.1	48.5	55.1	63.4	76.5	82.8	86.2	87.8
Nat. Res. & Mining	0.3	0.4	0.4	0.5	0.5	0.5	0.6	0.7	0.6	0.7
Construction	35.8	29.3	28.5	35.3	40.6	47.0	58.3	63.6	67.1	67.8
Manufacturing	10.4	10.6	11.2	12.7	14.0	15.9	17.6	18.5	18.5	19.3
Durable	6.0	5.8	6.1	7.0	8.0	9.4	10.7	11.4	11.1	11.7
Nondurable	4.4	4.8	5.1	5.7	6.0	6.5	6.9	7.1	7.4	7.6
Service-Providing	327.1	341.7	348.9	365.7	410.3	437.4	470.4	502.0	528.3	574.1
Trade, Tran. Utilities	66.6	69.1	69.5	71.6	77.7	84.7	92.2	98.6	105.4	112.3
Wholesale Trade	10.7	10.7	10.5	10.4	11.7	13.2	14.7	15.7	16.5	17.2
Retail Trade	41.7	43.1	43.8	44.8	48.0	51.9	56.5	60.8	65.6	69.7
Transport. & Utilities	14.2	15.3	15.2	16.4	18.0	19.6	21.0	22.1	23.3	25.4
Information	6.2	5.8	6.0	6.4	7.0	7.9	8.5	9.2	10.3	11.8
Financial Activities	20.6	21.7	23.0	24.7	27.4	29.5	32.3	33.7	35.2	37.0
Prof. & Bus. Svcs.	35.1	36.6	37.6	39.2	45.8	49.7	54.4	59.2	62.3	68.0
Edu. & Health Svcs.	20.5	23.0	24.3	26.2	28.0	30.1	32.0	33.9	35.1	37.2
Leisure & Hospitality & Other Svcs.	139.4	143.3	143.3	150.8	175.9	184.4	197.0	209.5	217.5	241.4
Government	38.7	42.2	45.2	46.8	48.5	51.1	54.0	57.9	62.5	66.4
Federal	7.0	7.0	7.4	7.6	7.7	7.9	8.0	8.2	8.4	8.7
State	7.6	8.2	8.5	8.6	9.0	9.3	9.9	10.6	11.3	11.6
Local	24.1	27.0	29.3	30.6	31.8	33.9	36.1	39.1	42.8	46.1

Notes: Figures are in thousands.
 Numbers may not add to totals due to rounding.

Source: U.S. Department of Labor, Bureau of Labor Statistics—North American Industry Classification System (NAICS)

Table 2
Nonfarm Employment by Industry
Las Vegas HMA
1990 to December 31, 2005 (2 of 2)

Employment Sector	2000	2001	2002	2003	2004	2005
Total Nonfarm	697.6	726.8	730.9	759.7	811.1	857.5
Goods-Producing	87.2	89.9	90.6	97.0	111.6	126.4
Nat. Res. & Mining	0.6	0.5	0.3	0.3	0.4	0.5
Construction	66.4	68.5	69.1	74.9	88.1	102.0
Manufacturing	20.2	20.9	21.2	21.8	23.1	23.9
Durable	12.3	13.3	13.7	14.3	15.3	15.9
Nondurable	7.9	7.6	7.5	7.5	7.8	8.0
Service-Providing	610.4	636.9	640.3	662.7	699.5	731.1
Trade, Tran. Utilities	120.4	127.6	129.0	132.9	140.0	142.7
Wholesale Trade	17.7	19.7	20.0	19.8	20.4	20.8
Retail Trade	74.9	79.2	80.8	84.6	89.4	90.5
Transport. & Utilities	27.8	28.7	28.2	28.5	30.2	31.4
Information	13.3	13.3	11.4	10.3	10.2	10.2
Financial Activities	38.0	41.0	41.5	43.5	46.0	48.2
Prof. & Bus. Svcs.	74.6	80.1	81.3	86.4	95.4	103.1
Edu. & Health Svcs.	40.8	45.1	47.8	50.5	53.9	56.5
Leisure & Hospitality & Other Svcs.	252.7	255.9	252.3	259.0	271.1	283.4
Government	70.6	73.9	77.0	80.1	82.9	87.1
Federal	9.5	9.2	9.8	10.6	10.6	10.9
State	11.9	12.7	13.2	13.5	14.5	15.1
Local	49.2	52.0	54.0	56.0	57.8	61.1

Notes: Figures are in thousands.

Numbers may not add to totals due to rounding.

Source: U.S. Department of Labor, Bureau of Labor Statistics—NAICS

Table 3
Population and Household Trends
Las Vegas HMA
April 1, 1990 to January 1, 2009

	April 1, 1990	April 1, 2000	Current Date	Forecast Date	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Las Vegas HMA	741,459	1,375,765	1,846,000	2,138,000	63,450	6.4	81,800	5.3	97,350	5.0
Las Vegas-North Las Vegas	306,002	593,922	769,300	875,500	28,800	6.9	30,500	4.6	35,400	4.4
Henderson	64,942	175,381	248,200	293,500	11,050	10.4	12,700	6.2	15,100	5.8
Clark County	370,515	606,462	828,500	969,000	23,600	5.0	38,600	5.6	46,850	5.4
Households										
Las Vegas HMA	287,025	512,253	682,700	790,500	22,500	6.0	29,650	5.1	35,950	5.0
Las Vegas-North Las Vegas	114,260	210,768	273,400	311,400	9,650	6.3	10,900	4.6	12,700	4.4
Henderson	23,237	66,331	94,100	111,500	4,300	11.1	4,850	6.3	5,750	5.8
Clark County	149,528	235,154	315,200	367,600	8,550	4.6	13,900	5.2	17,500	5.3

Notes: Rate of change is calculated on a compound basis.
 Average annual changes rounded for comparison.
 Averages may not add to HMA total due to rounding.

Sources: 1990 and 2000—U.S. Census Bureau
 Current and Forecast—Estimates by analyst

Table 4
Housing Inventory, Tenure, and Vacancy
Las Vegas HMA
1990, 2000, and January 1, 2006

	Las Vegas HMA			Las Vegas-North Las Vegas			Henderson			Clark County		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	317,188	559,799	737,500	125,507	227,324	292,100	25,400	71,149	102,125	166,281	261,326	344,200
Occupied Units	287,025	512,253	682,700	114,260	210,768	273,400	23,237	66,331	95,100	149,528	235,154	315,200
Owners	149,007	302,834	438,400	57,490	128,320	177,900	14,940	46,781	73,150	76,577	127,733	189,600
%	51.9	59.1	64.2	50.3	60.9	65.1	64.3	70.5	76.9	51.2	54.3	60.2
Renters	138,018	209,419	244,300	56,770	82,448	95,500	8,297	19,550	21,950	72,951	107,421	125,600
%	48.1	40.9	35.8	49.7	39.1	34.9	35.7	29.5	23.1	48.8	45.7	39.8
Vacant Units	30,163	47,546	54,800	11,247	16,556	18,700	2,163	4,818	7,025	16,753	26,172	29,000
For Sale	3,884	8,128	9,400	1,687	3,195	3,625	496	1,045	1,575	1,701	3,888	4,250
Rate (%)	2.5	2.6	2.1	2.9	2.4	2.0	3.2	2.2	2.1	2.2	3.0	2.2
For Rent	15,038	22,439	13,150	5,927	8,005	5,125	975	2,030	1,200	8,136	12,404	6,750
Rate (%)	9.8	9.7	5.1	9.5	8.8	5.1	10.5	9.4	5.2	10.0	10.4	5.1
Other Vacant	11,241	16,979	32,250	3,633	5,356	9,950	692	1743	4,250	6,916	9,880	18,000

Sources: 1990 and 2000—U.S. Census Bureau
 Current—Estimates by analyst

Table 5
Residential Building Permit Activity
Las Vegas HMA
1990 to December 31, 2005 (1 of 2)

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999
Las Vegas HMA										
Total	20,703	17,864	13,429	19,036	25,570	27,813	30,935	29,176	30,644	26,856
Single-family	11,201	12,563	10,064	15,657	18,347	18,527	19,186	19,127	19,856	19,919
Multifamily	9,502	5,301	3,365	3,379	7,223	9,286	11,749	10,049	10,788	6,937
Las Vegas-North Las Vegas										
Total	9,960	739	1,140	697	921	665	1,000	681	1,288	1,286
Single-family	5,503	6,633	5,893	8,151	3,406	9,157	8,727	7,816	7,908	7,296
Multifamily	4,457	1,169	1,610	995	3,406	3,979	4,019	3,109	3,336	2,725
Henderson										
Total	1,233	4,189	2,220	3,498	3,868	5,117	5,709	6,264	6,286	5,837
Single-family	1,051	3,136	1,736	2,597	3,217	3,916	4,287	4,465	4,771	5,239
Multifamily	182	1,053	484	901	651	1,201	1,422	1,799	1,515	598
Clark County										
Total	7,485	5,873	3,706	6,392	8,975	9,560	12,480	11,987	13,114	10,998
Single-family	3,491	2,794	2,435	4,909	5,809	5,454	6,172	6,846	7,177	7,384
Multifamily	3,994	3,079	1,271	1,483	3,166	4,106	6,308	5,141	5,937	3,614

Source: U.S. Census Bureau, Building Permits Survey

Table 5
Residential Building Permit Activity
Las Vegas HMA
1990 to December 31, 2005 (2 of 2)

	2000	2001	2002	2003	2004	2005
Las Vegas HMA						
Total	26,224	29,707	29,156	36,732	36,395	40,220
Single-family	21,282	21,871	22,148	27,354	31,741	32,502
Multifamily	4,942	7,836	7,008	9,378	4,654	7,718
Las Vegas-North Las Vegas						
Total	8,908	8,205	8,854	14,279	14,838	16,014
Single-family	7,255	6,960	7,189	11,460	12,305	13,071
Multifamily	1,653	1,245	1,665	2,819	2,533	2,944
Henderson						
Total	5,886	5,539	4,664	4,869	4,701	5,264
Single-family	5,507	4,109	3,980	4,267	4,595	4,874
Multifamily	379	1,430	684	602	106	389
Clark County						
Total	11,430	15,963	15,638	17,584	16,856	18,942
Single-family	8,520	10,802	10,979	11,627	14,841	14,557
Multifamily	2,910	5,161	4,659	5,957	2,015	4,385

Source: U.S. Census Bureau, Building Permits Survey

Table 6
Estimated Qualitative Demand for New Market-Rate Rental Housing
Las Vegas HMA
January 1, 2006 to January 1, 2009

One Bedroom		Two Bedrooms		Three Bedrooms	
Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand	Monthly Gross Rent (\$)	Units of Demand
700	5,370	800	7,260	900	5,370
750	4,600	850	5,960	950	4,380
800	4,240	900	5,320	1,000	4,010
850	3,740	950	4,560	1,050	3,600
900	3,150	1,000	3,750	1,100	3,190
950	2,550	1,050	3,000	1,150	2,790
1,000	2,000	1,100	2,370	1,200	2,420
1,100	1,550	1,200	1,861	1,300	2,090
1,200	1,180	1,300	1,450	1,400	1,800
1,300	900	1,400	1,120	1,500	1,090
1,400	670	1,500	850	1,600	520
1,500	490	1,600	200	1,700	440
and higher		and higher		and higher	

Notes: Distribution above is noncumulative.
Demand shown at any rent represents demand at that level and higher.
Source: Estimates by analyst.

Table 7
Estimated Qualitative Demand for New Market-Rate Sales Housing
Las Vegas HMA
January 1, 2005 through January 1, 2009

Price Range (\$)		Units of Demand
From	To	
190,000	249,999	4,400
250,000	299,999	8,000
300,000	349,999	10,500
350,000	399,999	10,500
400,000	499,999	19,600
500,000	599,999	15,800
600,000	699,999	7,900
700,000	799,999	6,100
800,000	and higher	5,200

Note: Data are rounded.
Source: Estimates by analyst