

LVREALTORS
LAS VEGAS REALTORS®

WINTER 2025



SOUTHERN NEVADA
**ECONOMIC STATS
AND FACTS**

KEY INDICATORS



POPULATION
2.4 M

The number of Clark County residents grew by 2.1 percent over the past year, a net increase of 50,000 new residents.



EMPLOYMENT
1.2 M

Las Vegas employment grew slightly on the year, adding nearly 7,000 jobs in 2024.



INCOME
\$68,673

Although down 2.2 percent over the past year, Las Vegas' median household income has risen by over \$6,800 since pre-COVID.



VISITATION
41.7 M

Las Vegas saw a notable increase in tourism, welcoming 846,000 more visitors in 2024 than 2023.



GAMING
\$13.6 B

Clark County gaming revenue grew on the year, adding \$81 million from 2023.



GDP
\$178.4 B

Las Vegas experienced a productivity boom after the pandemic, with gross domestic product growing 40 percent since 2019.

TABLE OF CONTENTS

SOUTHERN NEVADA
ECONOMIC STATISTICS

PG 01

ZIP CODE
PERFORMANCE MAPS

PG 05

DEMOGRAPHIC
TABLES

PG 08

INVESTMENT
PIPELINE

PG 12

SOUTHERN NEVADA ECONOMIC STATISTICS

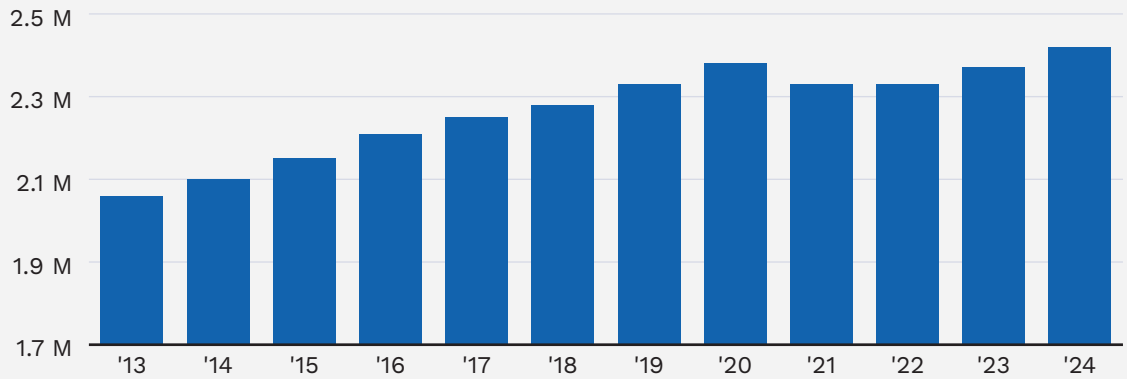
Metric	Date	Current Period	Prior Period	Vs. Prior Period	Prior Year	Vs. Prior Year
People						
Population	2024	2,421,685	2,371,586	2.1% ▲	2,371,586	2.1% ▲
Gross Domestic Product	2023	\$178.4 B	\$164.0 B	8.8% ▲	\$164.0 B	8.8% ▲
Electric Meter Hookups	Dec '24	925,958	922,759	0.3% ▲	904,903	2.3% ▲
Driver's License Surrenders ¹	Dec '24	63,832	65,203	-2.1% ▼	63,503	0.5% ▲
Jobs						
Employment	Dec '24	1,160,000	1,159,300	0.1% ▲	1,153,400	0.6% ▲
Unemployment Rate	Dec '24	5.9%	5.9%	0.0% ◀▶	5.4%	0.5% ▲
Median Household Income	2023	\$68,673	\$70,241	-2.2% ▼	\$70,241	-2.2% ▼
Tourism						
Visitor Volume ¹	Dec '24	41,676,300	41,668,100	0.0% ◀▶	40,829,900	2.1% ▲
Convention Attendance ¹	Dec '24	5,994,800	5,911,300	1.4% ▲	5,986,700	0.1% ▲
Harry Reid Int'l Airport Passengers ¹	Dec '24	58,416,715	58,364,219	0.1% ▲	57,649,435	1.3% ▲
Hotel/Motel Occupancy Rate	Dec '24	81.9%	81.4%	0.5% ▲	79.9%	2.0% ▲
Average Daily Room Rate - Las Vegas Area ¹	Dec '24	\$193	\$193	0.3% ▲	\$191	1.2% ▲
Average Daily Room Rate - Las Vegas Strip ¹	Dec '24	\$206	\$206	0.3% ▲	\$204	1.0% ▲
Average Daily Room Rate - Downtown Las Vegas ¹	Dec '24	\$104	\$104	0.0% ◀▶	\$104	0.0% ◀▶
Gaming Revenue - Clark County ¹	Dec '24	\$13.57 B	\$13.55 B	0.1% ▲	\$13.49 B	0.6% ▲
Gaming Revenue - Las Vegas Strip ¹	Dec '24	\$8.81 B	\$8.84 B	-0.3% ▼	\$8.90 B	-1.0% ▼
Gaming Revenue - Downtown Las Vegas ¹	Dec '24	\$931.3 M	\$924.9 M	0.7% ▲	\$909.71 M	2.4% ▲

Note: ¹Trailing 12-months



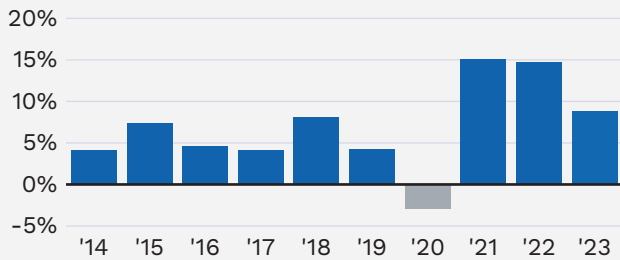
CLARK COUNTY POPULATION

ANNUAL SERIES



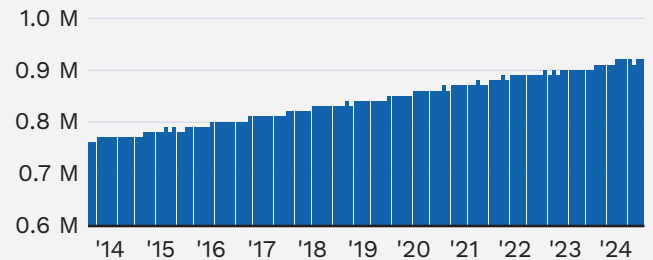
LAS VEGAS GROSS DOMESTIC PRODUCT

YEAR-OVER-YEAR CHANGE



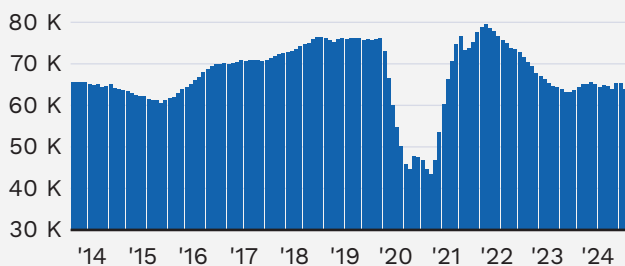
SOUTHERN NEVADA ELECTRICAL METER HOOKUPS

MONTHLY SERIES



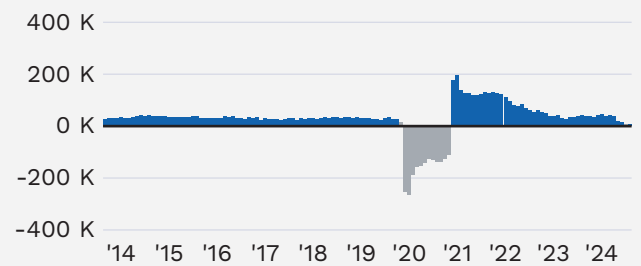
DRIVER'S LICENSE SURRENDERS TO CLARK COUNTY

12 MONTHS TRAILING



LAS VEGAS EMPLOYMENT GROWTH

YEAR-OVER-YEAR CHANGE



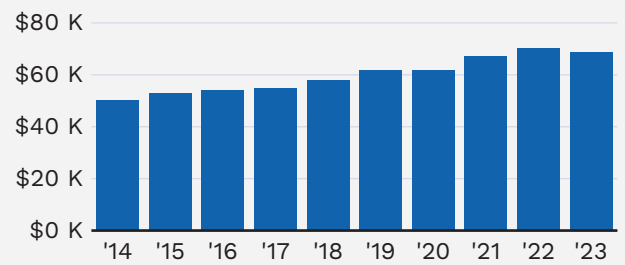
LAS VEGAS UNEMPLOYMENT RATE

MONTHLY SERIES



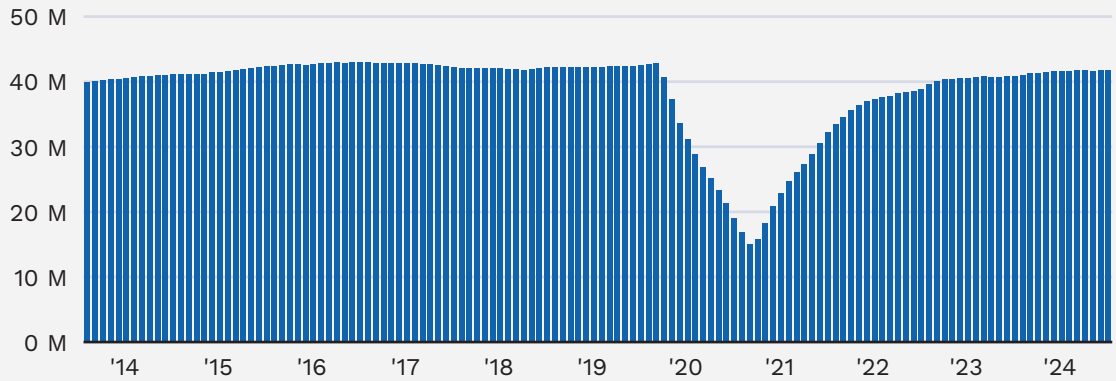
MEDIAN HOUSEHOLD INCOME

ANNUAL SERIES



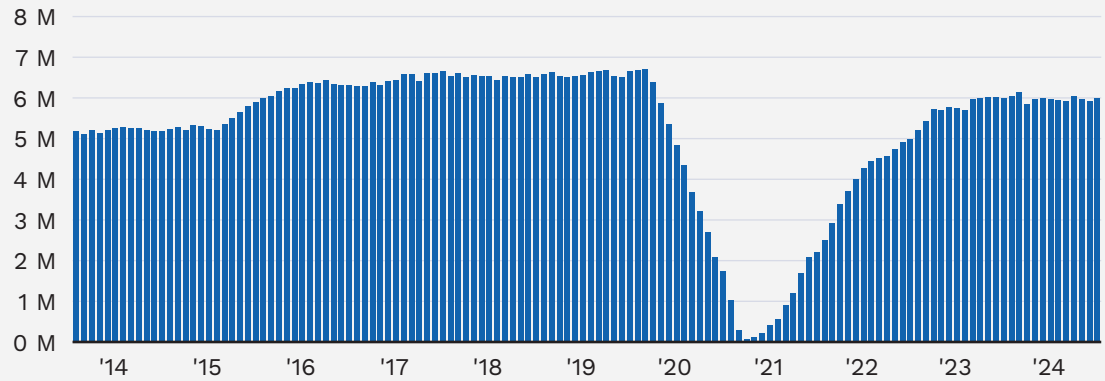
LAS VEGAS VISITOR VOLUME

12 MONTHS TRAILING



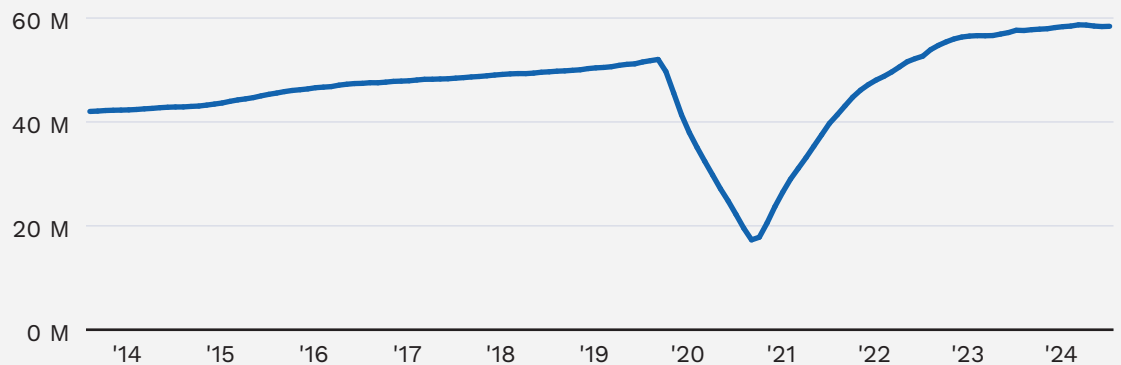
LAS VEGAS CONVENTION ATTENDANCE

12 MONTHS TRAILING



HARRY REID INTERNATIONAL AIRPORT PASSENGERS

12 MONTHS TRAILING



LAS VEGAS HOTEL OCCUPANCY RATE

MONTHLY SERIES



AVERAGE DAILY ROOM RATE

12 MONTHS TRAILING

LAS VEGAS AREA
\$193.31

LAS VEGAS STRIP
\$206.34

DOWNTOWN LAS VEGAS
\$104.18



GAMING REVENUE

12 MONTHS TRAILING

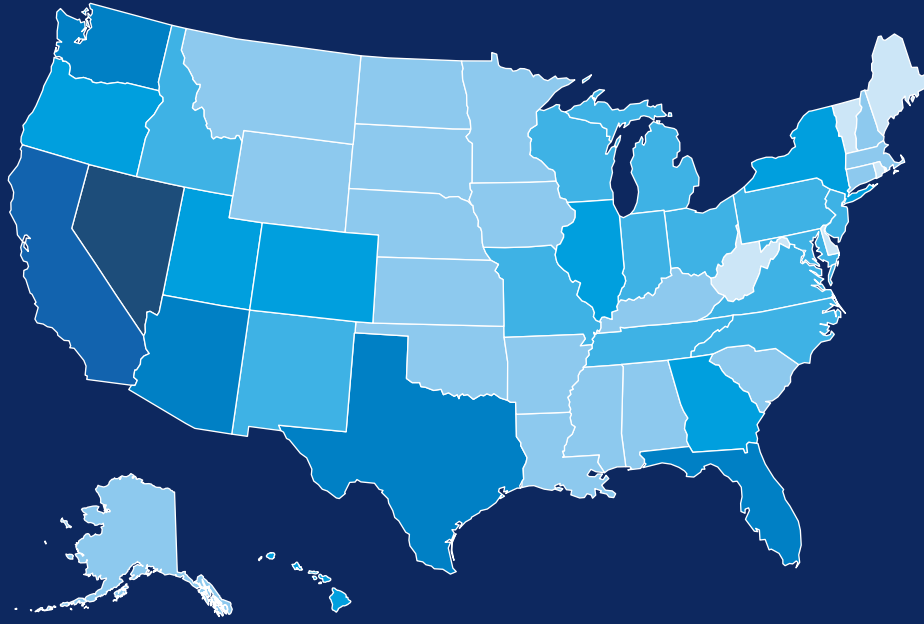
CLARK COUNTY
\$13.6 B

LAS VEGAS STRIP
\$8.8 B

DOWNTOWN LAS VEGAS
\$0.9 B



DRIVER'S LICENSE SURRENDERS TO CLARK COUNTY 2024

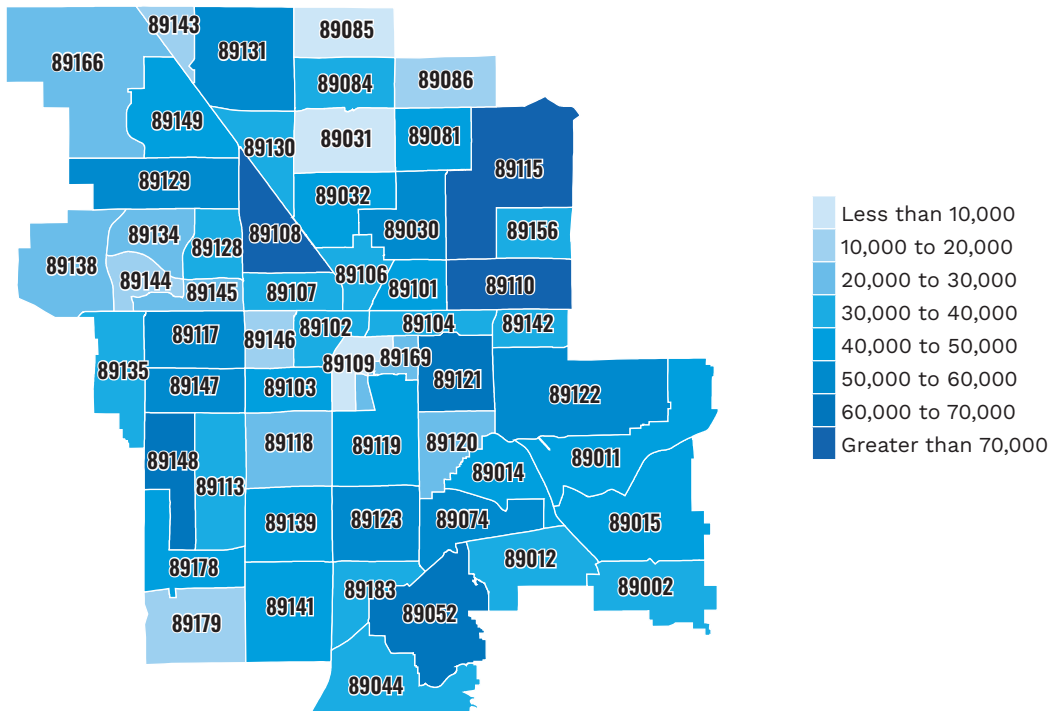


1	California	21,573	37.0%
2	Florida	4,015	6.9%
3	Texas	3,319	5.7%
4	Washington	2,653	4.5%
5	Arizona	2,488	4.3%
6	Utah	1,885	3.2%
7	Hawaii	1,860	3.2%
8	Illinois	1,643	2.8%
9	Colorado	1,610	2.8%
10	New York	1,407	2.4%

Lower Higher

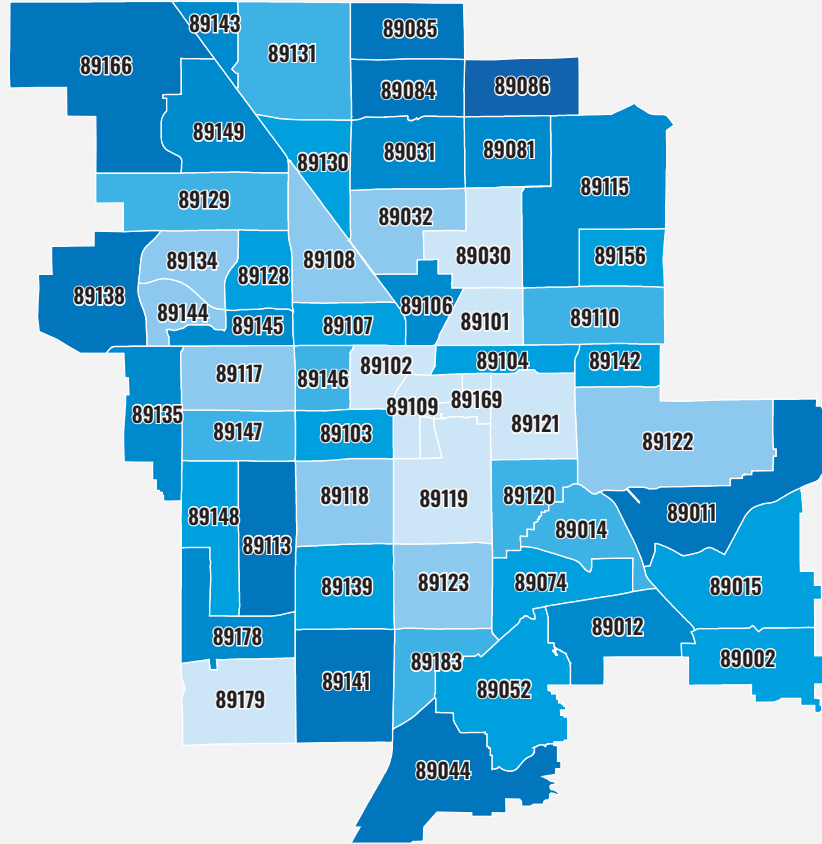
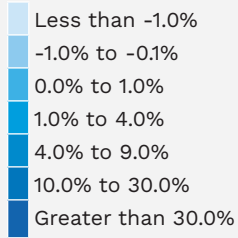
LAS VEGAS POPULATION

2023



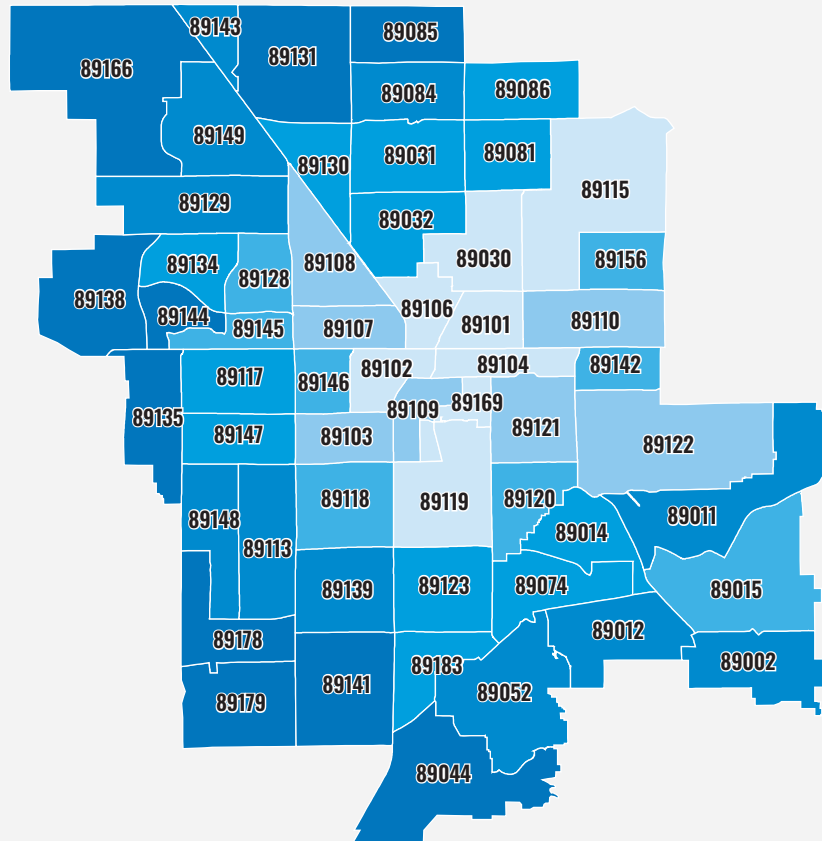
POPULATION GROWTH

2010 TO 2023



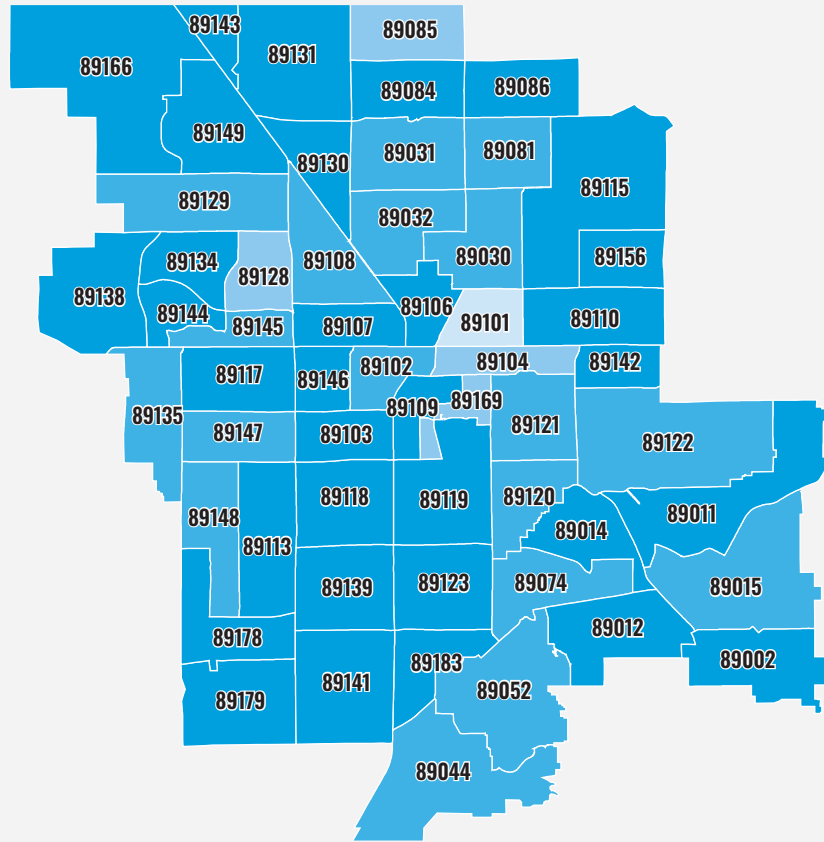
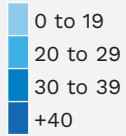
MEDIAN HOUSEHOLD INCOME

2023



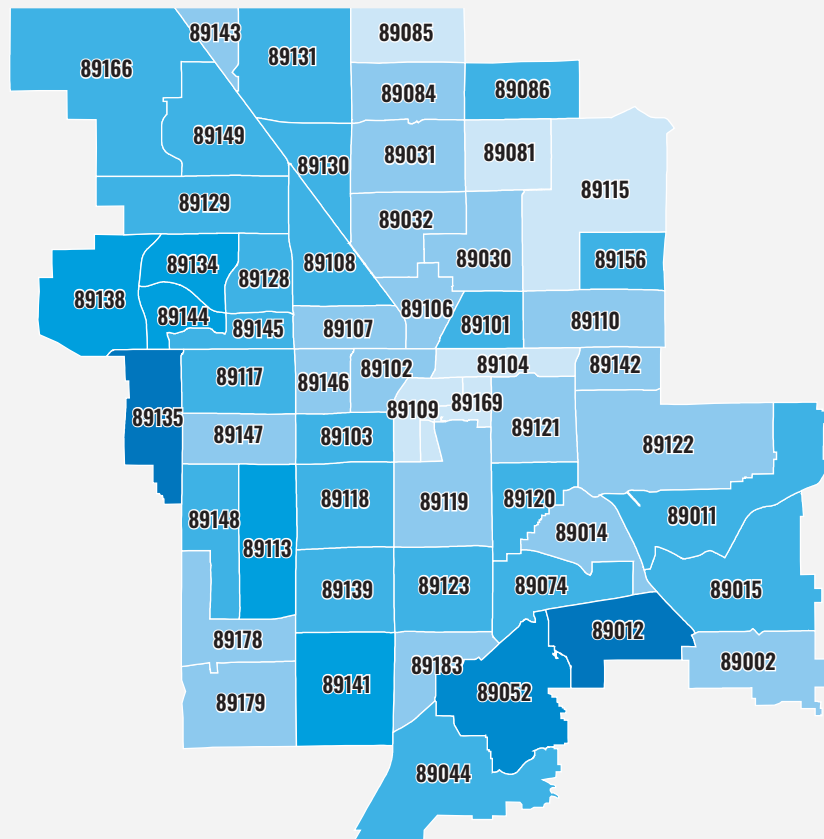
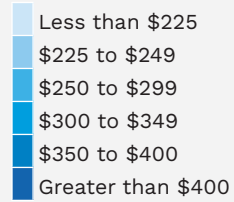
DAYS ON MARKET

DECEMBER 2024



AVERAGE SALE PRICE PER SF

DECEMBER 2024



DEMOGRAPHICS BY ZIP CODE

2023

Zip Code	Population	Population Growth 2010-2023	Median Household Income	Median Age	Unemployment Rate	Avg. Household Size
89002	38,175	1.1%	\$92,731	40.0	4.7%	2.8
89011	41,694	14.6%	\$89,207	41.9	4.3%	2.3
89012	36,366	5.3%	\$90,260	44.9	5.7%	2.4
89014	42,512	0.3%	\$67,973	39.2	6.1%	2.3
89015	41,973	2.8%	\$61,980	41.9	8.6%	2.4
89030	50,691	-5.7%	\$42,345	31.0	5.7%	3.3
89031	78,526	5.8%	\$73,239	36.4	5.8%	3.0
89032	48,817	-0.2%	\$64,946	36.1	6.9%	3.0
89044	30,804	11.9%	\$107,050	47.5	1.7%	2.2
89052	61,079	2.5%	\$93,037	47.0	6.0%	2.3
89074	52,940	1.5%	\$83,858	42.8	3.7%	2.3
89081	42,547	4.0%	\$78,328	33.4	6.6%	3.0
89084	38,175	21.0%	\$89,914	38.9	4.7%	2.6
89085	4,263	24.6%	\$116,134	36.6	7.2%	3.1
89086	10,735	57.2%	\$64,609	31.0	9.4%	2.7
89101	41,479	-2.8%	\$30,047	36.2	7.4%	2.3
89102	34,613	-1.2%	\$40,594	37.7	5.6%	2.2
89103	45,172	1.2%	\$44,859	40.6	5.3%	2.0
89104	36,517	2.2%	\$41,683	39.7	7.3%	2.5
89106	30,812	8.1%	\$32,608	34.3	8.5%	2.7
89107	38,891	1.8%	\$48,540	37.5	4.8%	2.9
89108	76,139	-0.2%	\$50,260	35.7	6.8%	2.6
89109	6,882	-5.4%	\$45,729	49.0	6.8%	0.7
89110	74,821	0.0%	\$47,106	32.9	5.7%	3.2
89113	37,622	11.5%	\$84,780	39.0	4.2%	2.5
89115	73,304	7.2%	\$42,506	30.0	9.8%	3.1
89117	55,749	-0.3%	\$64,098	43.4	6.1%	2.3
89118	26,979	-0.4%	\$61,425	39.6	4.9%	2.3

Zip Code	Population	Population Growth 2010-2023	Median Household Income	Median Age	Unemployment Rate	Avg. Household Size
89119	47,595	-3.4%	\$40,977	36.8	7.4%	2.1
89120	24,366	0.3%	\$60,649	41.6	4.1%	2.4
89121	67,609	-2.4%	\$45,935	40.5	7.1%	2.5
89122	55,706	-0.7%	\$51,405	38.9	6.6%	2.6
89123	58,025	-0.6%	\$76,711	43.4	4.8%	2.2
89128	38,716	1.4%	\$62,975	41.3	4.4%	2.3
89129	54,157	0.5%	\$85,182	40.6	4.9%	2.6
89130	32,357	2.0%	\$82,950	44.3	4.1%	2.6
89131	50,354	0.8%	\$110,252	41.1	3.8%	2.8
89134	23,820	-0.8%	\$75,583	66.6	5.3%	1.9
89135	32,928	4.5%	\$107,552	47.7	3.2%	2.2
89138	26,515	23.3%	\$151,541	40.3	2.9%	2.6
89139	45,601	2.0%	\$93,029	36.7	3.5%	2.8
89141	43,033	14.3%	\$105,579	39.0	4.8%	2.7
89142	36,011	1.7%	\$56,374	34.0	5.6%	3.2
89143	13,880	4.1%	\$94,085	36.2	5.1%	3.0
89144	18,979	-0.7%	\$96,365	45.0	3.6%	2.3
89145	27,908	4.4%	\$63,295	43.6	5.0%	2.4
89146	19,007	0.6%	\$52,456	41.0	7.9%	2.3
89147	56,070	0.8%	\$65,019	41.1	3.9%	2.4
89148	66,568	2.5%	\$86,142	37.0	4.3%	2.5
89149	44,915	5.8%	\$90,347	39.3	5.5%	2.5
89156	30,895	1.6%	\$57,420	33.9	5.6%	3.0
89166	28,835	14.0%	\$102,968	34.6	2.9%	2.8
89169	25,853	-1.2%	\$35,187	37.5	5.6%	2.0
89178	43,851	8.5%	\$100,724	37.2	2.5%	2.8
89179	11,856	-3.3%	\$109,026	36.5	1.9%	2.9
89183	39,788	0.3%	\$74,245	36.6	5.4%	2.7

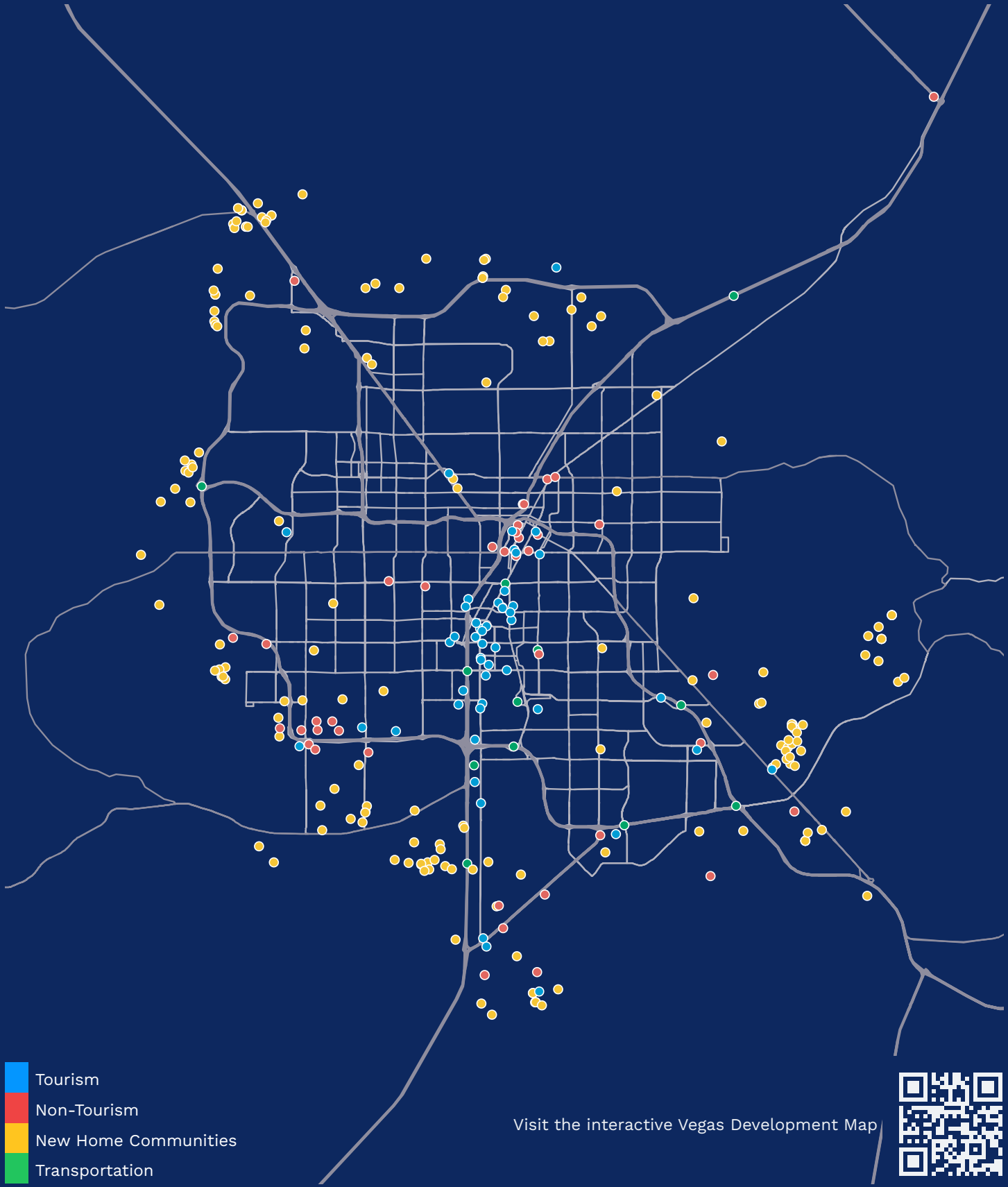
HOUSING DATA BY ZIP CODE

DECEMBER 2024

Zip Code	Units Sold	Average Year Built	Average Size (SF)	Average Unit Price	Average Price Per SF	Effective Months Inventory	Days on Market
89002	27	2001	2,153	\$511,514	\$238	2.8	50
89011	131	2018	2,028	\$566,537	\$279	2.9	66
89012	45	2003	2,479	\$899,497	\$363	3.5	54
89014	38	1991	1,804	\$415,272	\$230	2.2	42
89015	42	1992	1,568	\$408,368	\$260	3.5	37
89030	16	1969	1,230	\$302,156	\$246	3.0	36
89031	66	2002	1,839	\$420,587	\$229	2.6	32
89032	44	2008	1,766	\$413,249	\$234	2.2	37
89044	48	2013	2,233	\$603,221	\$270	2.5	37
89052	67	2004	2,337	\$836,533	\$358	2.8	38
89074	50	1993	2,112	\$573,181	\$271	2.6	33
89081	54	2015	1,893	\$421,555	\$223	1.9	33
89084	75	2016	2,062	\$469,707	\$228	1.9	41
89085	3	2006	2,201	\$465,000	\$211	1.7	26
89086	8	2022	1,676	\$425,000	\$254	4.5	81
89101	6	1957	1,374	\$346,917	\$252	5.0	14
89102	20	1970	2,091	\$521,264	\$249	3.3	35
89103	29	1984	1,257	\$322,089	\$256	4.0	52
89104	22	1971	1,692	\$364,614	\$215	2.7	26
89106	23	1987	1,425	\$351,330	\$247	2.0	42
89107	31	1968	1,421	\$352,075	\$248	2.8	46
89108	39	1984	1,257	\$336,449	\$268	4.2	37
89109	4	1965	1,029	\$189,500	\$184	5.3	42
89110	40	1983	1,486	\$360,426	\$243	3.0	42
89113	46	2006	2,289	\$707,585	\$309	3.2	41
89115	27	2006	1,465	\$327,894	\$224	2.9	42
89117	48	1990	2,109	\$581,448	\$276	3.6	46
89118	19	2001	1,833	\$518,546	\$283	4.1	63

Zip Code	Units Sold	Average Year Built	Average Size (SF)	Average Unit Price	Average Price Per SF	Effective Months Inventory	Days on Market
89119	24	1979	1,309	\$318,104	\$243	4.0	57
89120	33	1988	2,064	\$573,900	\$278	2.6	36
89121	57	1977	1,656	\$373,143	\$225	3.0	33
89122	36	1999	1,478	\$344,589	\$233	3.8	36
89123	58	1999	1,920	\$517,593	\$270	2.0	51
89128	45	1992	1,651	\$427,057	\$259	3.5	28
89129	55	2001	2,003	\$519,173	\$259	2.5	38
89130	34	2000	1,838	\$464,690	\$253	3.4	45
89131	40	2004	2,595	\$654,738	\$252	3.3	43
89134	55	1994	2,006	\$669,557	\$334	2.9	43
89135	38	2009	2,785	\$1,912,718	\$687	4.4	35
89138	48	2016	2,478	\$859,769	\$347	2.8	50
89139	41	2009	2,242	\$566,528	\$253	2.9	49
89141	53	2015	2,608	\$798,798	\$306	3.4	44
89142	27	1995	1,591	\$363,026	\$228	2.3	43
89143	16	2008	2,355	\$583,645	\$248	1.9	45
89144	20	2002	2,450	\$855,428	\$349	3.2	49
89145	29	1987	2,209	\$643,910	\$291	3.0	32
89146	12	1985	2,067	\$493,500	\$239	4.8	40
89147	36	1995	1,876	\$460,209	\$245	3.7	37
89148	53	2010	1,985	\$576,624	\$290	2.7	36
89149	56	2007	2,391	\$607,965	\$254	2.6	55
89156	32	2003	1,407	\$354,943	\$252	2.2	50
89166	71	2020	2,167	\$542,233	\$250	1.9	58
89169	16	1971	1,516	\$326,781	\$216	3.6	29
89178	74	2015	2,179	\$531,328	\$244	2.1	45
89179	14	2012	1,917	\$470,564	\$245	1.9	44
89183	33	2005	1,813	\$440,227	\$243	3.0	41

MAJOR SOUTHERN NEVADA PROJECTS



- Tourism
- Non-Tourism
- New Home Communities
- Transportation

Visit the interactive Vegas Development Map



MAJOR SOUTHERN NEVADA PROJECTS

UNDER CONSTRUCTION

Project	Cost	Completion Date	Location
Brightline High-Speed Rail	\$3,000,000,000	2028	Las Vegas Blvd between Warm Springs and Blue Diamond
Venetian Renovations	\$1,300,000,000	2026	3355 S Las Vegas Blvd, Las Vegas, NV 89109
Las Vegas Convention Center North, Central and South Exhibition Halls Renovation	\$600,000,000	2025	3150 Paradise Rd
Evora	\$500,000,000	2026	SWC Patrick/Buffalo
UnCommons	\$400,000,000	2025	SEC Durango and I-215
Haas Automation Manufacturing Plant	\$400,000,000	2026	2055 Via Inspirada
Hylo Park	\$380,000,000	2027	2101 Texas Star Ln, North Las Vegas, NV 89032
Maryland Parkway Bus Rapid Transit Line	\$378,000,000	2026	12.5-mile corridor from Harry Reid International Airport to downtown Las Vegas
Rio All-Suite Hotel & Casino/ Hyatt Regency Renovations	\$350,000,000	2025	3700 W Flamingo Rd, Las Vegas, NV 89103
Escape Solar Project	\$340,000,000	2025	South of Great Basin Hwy, West of Caliente Flight Strip Airport.
I-15 Tropicana Project	\$305,000,000	2025	I-15 / Tropicana Ave.
MGM Grand Renovations	\$300,000,000	2025	Intersection of E Tropicana Ave and Koval Ln
M Resort Expansion	\$206,000,000	2025	12300 Las Vegas Blvd S, Henderson, NV 89044
City of Las Vegas Civic Plaza	\$165,000,000	2025	City block bordered by Main Street, Clark Avenue, First Street and Bonneville Avenue
Area 15 Expansion	\$161,000,000	2025	Intersection of Rancho Drive & Desert Inn Road

PLANNED

Project	Cost	Location
A's Stadium	\$1,750,000,000	SEC Las Vegas Blvd/Tropicana
Hard Rock Rebrand of the Mirage	\$1,500,000,000	3400 S Las Vegas Blvd, Las Vegas, NV 89109
Four Seasons Private Residencies	\$1,300,000,000	MacDonald Highlands
Henderson West	\$950,000,000	St. Rose Parkway and Las Vegas Boulevard
Majestic Las Vegas	\$850,000,000	305 Convention Center Drive
Henderson Interchange	\$507,500,000	Lake Mead Parkway/215
Las Vegas Spaceport	\$310,000,000	Hidden Hills Ranch, Pahrump
Green Valley Ranch Renovations	\$150,000,000	Intersection of Carnegie St. and Paseo Verde Pkwy
NLV Gateway	\$150,000,000	E Lake Mead and N Las Vegas Boulevard
Las Vegas Museum of Art	\$150,000,000	Intersection of Symphony Park Avenue and S City Pkwy, located east of the Smith Center's Reynold Hall.
215 Beltway-Summerlin Parkway Exchange	\$130,000,000	Intersection of Summerlin Pkwy and 215 Freeway
Durango Resort Expansion	\$116,000,000	6915 S Durango Dr, Las Vegas, NV 89148
Illumina Midtown	\$115,000,000	S. Grand Central & Charleston
Widening of the 215 and insertion of DDI	\$111,000,000	215 & Green Valley Pkwy.
Widening of 215 Beltway between Interstate I-15 and Decatur Boulevard	\$84,500,000	215 Beltway

APPLIED ANALYSIS



15

Applied Analysis (“AA”) was retained by Las Vegas Realtors to summarize and analyze a series of key economic indicators. Relevant data were obtained from AA’s internal databases as well as national, regional and local data providers, including, without limitation, state and local governments. Visitor volume and other tourism-related data are sourced to the Las Vegas Convention and Visitors Authority. While we have no reason to doubt the accuracy of any of the data reported, we have not performed an audit or assurance procedures on these data, and as such, we cannot attest to their completeness. Generally speaking, data reported are for Nevada, Clark County, or the Las Vegas metropolitan area. Please note that these geographies may differ slightly between data providers.