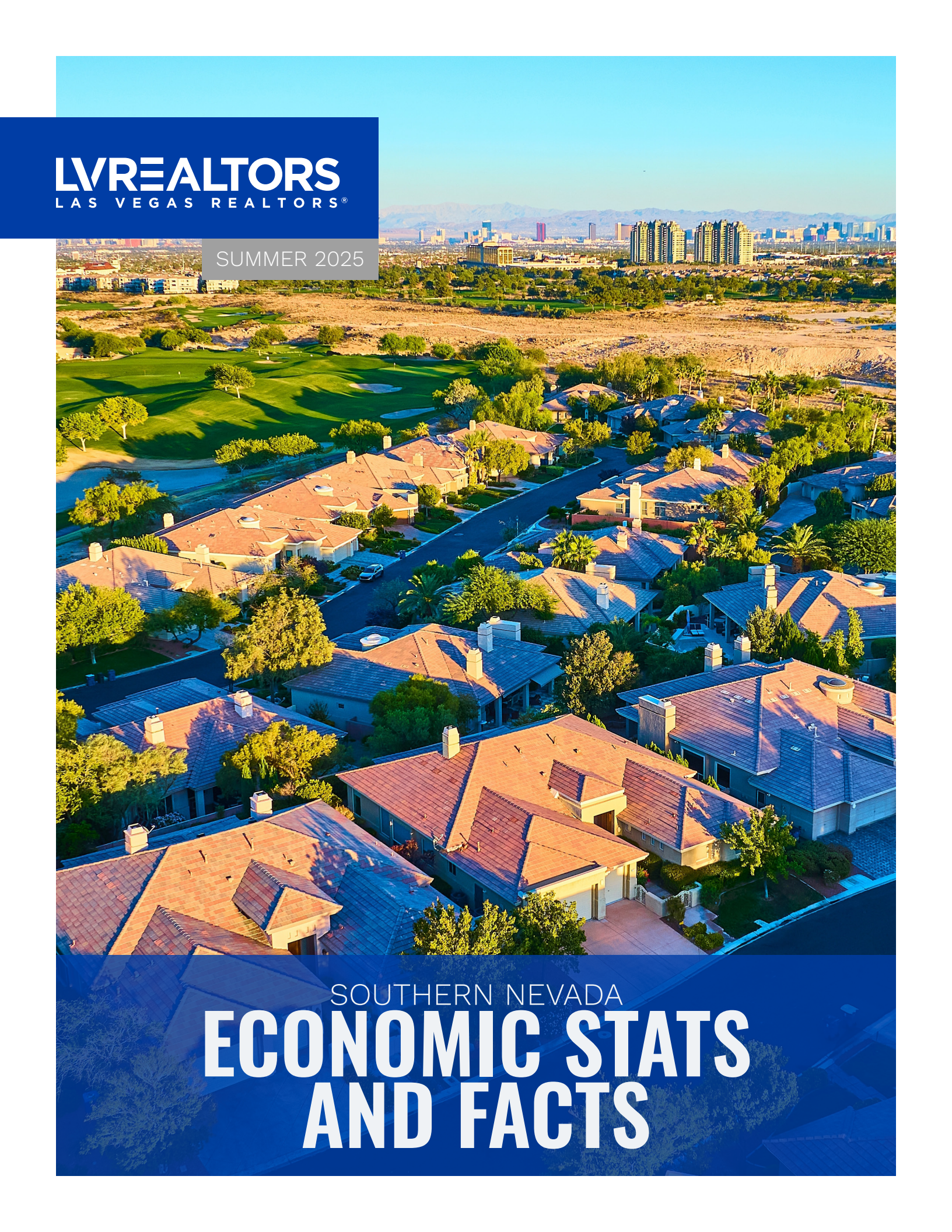




LVREALTORS
LAS VEGAS REALTORS®

SUMMER 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
1.1 M

Employment in Las Vegas has edged up slightly over the past twelve months, adding 10,000 jobs.



INCOME
\$75,416

Southern Nevada's median household income is up 9.8 percent from last year.



VISITATION
40.5 M

Visitation to Las Vegas has declined over the past twelve months, falling 2.4 percent compared with the same period last year.



GAMING
\$13.5 B

Clark County gaming revenue has moderated over the past year, falling 0.9 percent year over year.



GDP
\$178.4 B

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

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PIPELINE

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SOUTHERN NEVADA ECONOMIC STATISTICS

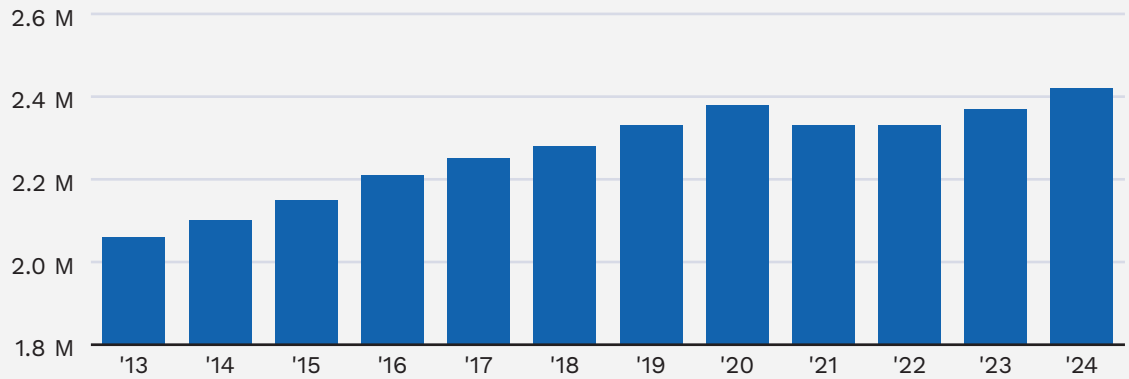
Metric	Date	Current Period	Prior Period	Vs. Prior Period	Prior Year	Vs. Prior Year
People						
Population	2024	2,421,685	2,371,586	2.1% ▲	2,371,586	2.1% ▲
Gross Domestic Product	2023	\$178.4 B	\$164.0 B	8.8% ▲	\$164.0 B	8.8% ▲
Electric Meter Hookups	May '25	931,265	929,087	0.2% ▲	913,364	2.0% ▲
Driver's License Surrenders ¹	Jun '25	59,156	59,335	-0.3% ▼	64,324	-8.0% ▼
Jobs						
Employment ¹	May '25	1,147,950	1,147,525	0.0% ◀▶	1,137,775	0.9% ▲
Unemployment Rate	May '25	5.5%	5.2%	0.3% ▲	5.5%	0.0% ◀▶
Median Household Income	2024	\$75,416	\$68,673	9.8% ▼	\$68,673	9.8% ▲
Tourism						
Visitor Volume ¹	May '25	40,535,600	40,774,100	-0.6% ▼	41,533,500	-2.4% ▼
Convention Attendance ¹	May '25	6,085,900	6,036,600	0.8% ▲	5,987,800	1.6% ▲
Harry Reid Int'l Airport Passengers ¹	May '25	57,540,653	57,742,700	-0.3% ▼	58,178,862	-1.1% ▼
Hotel/Motel Occupancy Rate	May '25	83.0%	84.5%	-1.5% ▼	86.1%	-3.1% ▼
Average Daily Room Rate - Las Vegas Area ¹	May '25	\$189	\$190	-0.2% ▼	\$197	-3.7% ▼
Average Daily Room Rate - Las Vegas Strip ¹	May '25	\$202	\$202	-0.1% ▼	\$210	-4.0% ▼
Average Daily Room Rate - Downtown Las Vegas ¹	May '25	\$103	\$104	-1.2% ▼	\$105	-1.6% ▼
Gaming Revenue - Clark County ¹	May '25	\$13.54 B	\$13.57 B	-0.2% ▼	\$13.67 B	-0.9% ▼
Gaming Revenue - Las Vegas Strip ¹	May '25	\$8.77 B	\$8.80 B	-0.3% ▼	\$9.02 B	-2.7% ▼
Gaming Revenue - Downtown Las Vegas ¹	May '25	\$926.7 M	\$935.2 M	-0.9% ▼	\$910.73 M	1.8% ▲

Note: ¹Trailing 12-months.



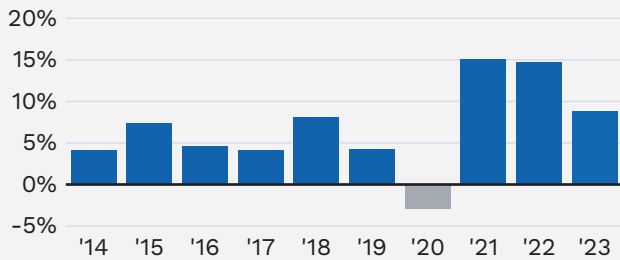
CLARK COUNTY POPULATION

ANNUAL SERIES



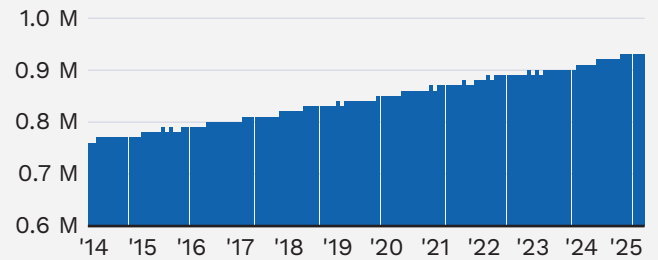
LAS VEGAS GROSS DOMESTIC PRODUCT

YEAR-OVER-YEAR CHANGE



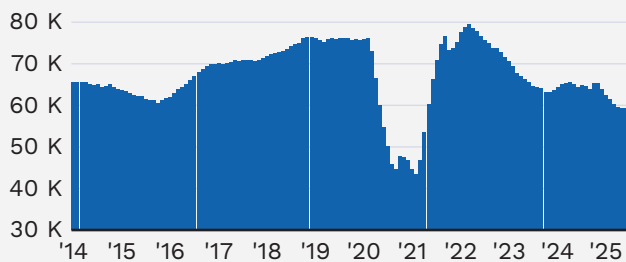
SOUTHERN NEVADA ELECTRICAL METER HOOKUPS

MONTHLY SERIES



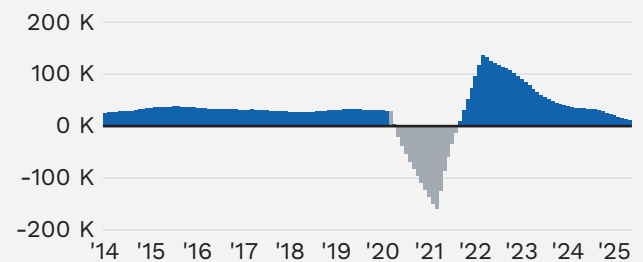
DRIVER'S LICENSE SURRENDERS TO CLARK COUNTY

12 MONTHS TRAILING



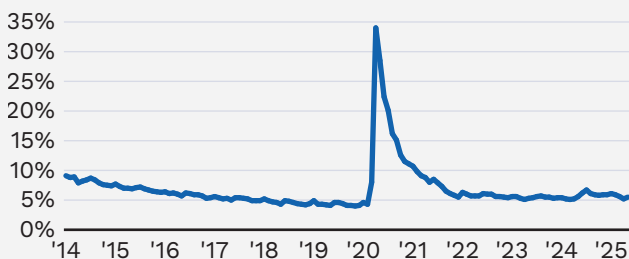
LAS VEGAS EMPLOYMENT GROWTH

YEAR-OVER-YEAR CHANGE | 12 MONTHS TRAILING



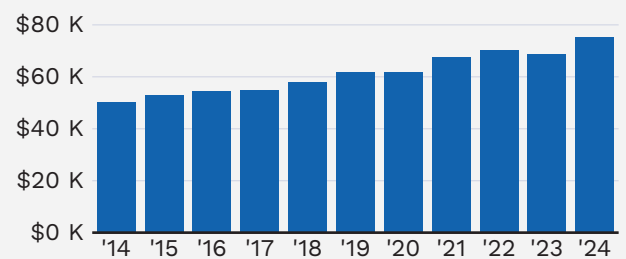
LAS VEGAS UNEMPLOYMENT RATE

MONTHLY SERIES



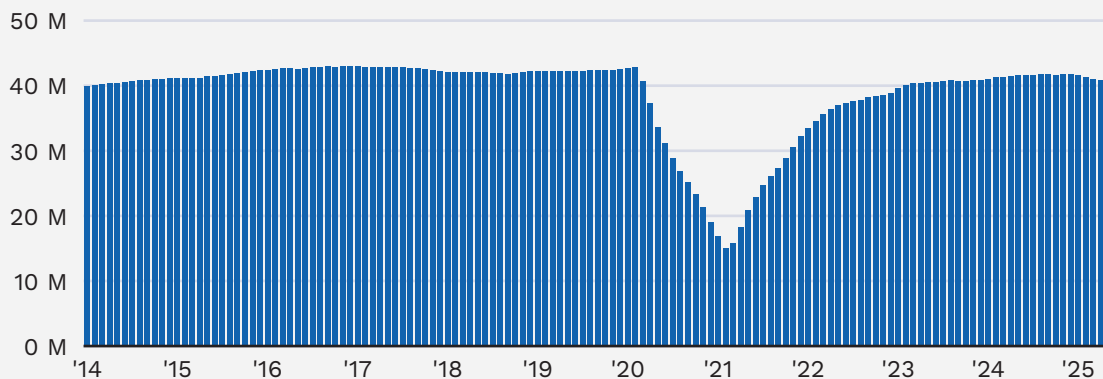
MEDIAN HOUSEHOLD INCOME

ANNUAL SERIES



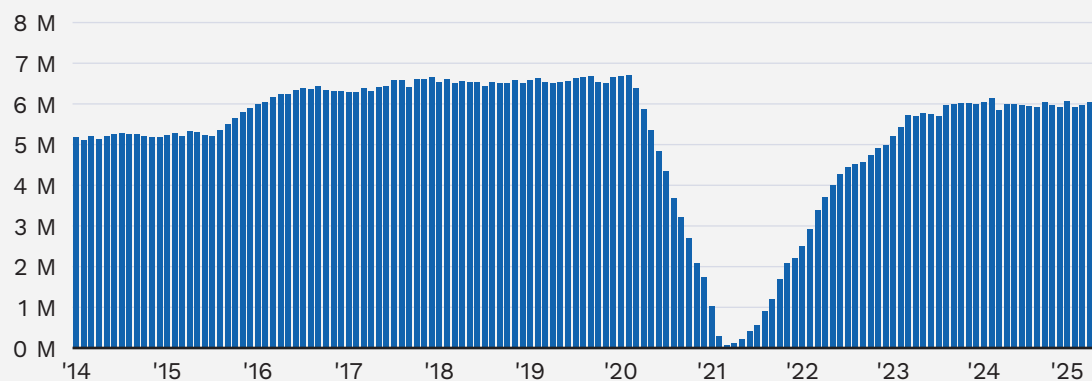
LAS VEGAS VISITOR VOLUME

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



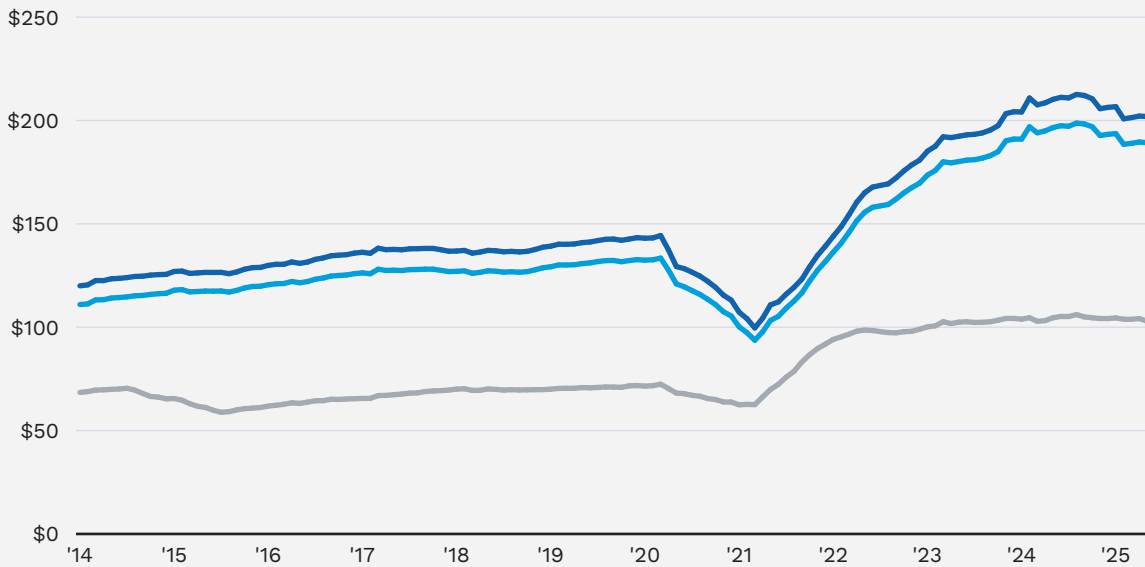
AVERAGE DAILY ROOM RATE

12 MONTHS TRAILING

LAS VEGAS AREA
\$189.23

LAS VEGAS STRIP
\$201.91

DOWNTOWN LAS VEGAS
\$102.89



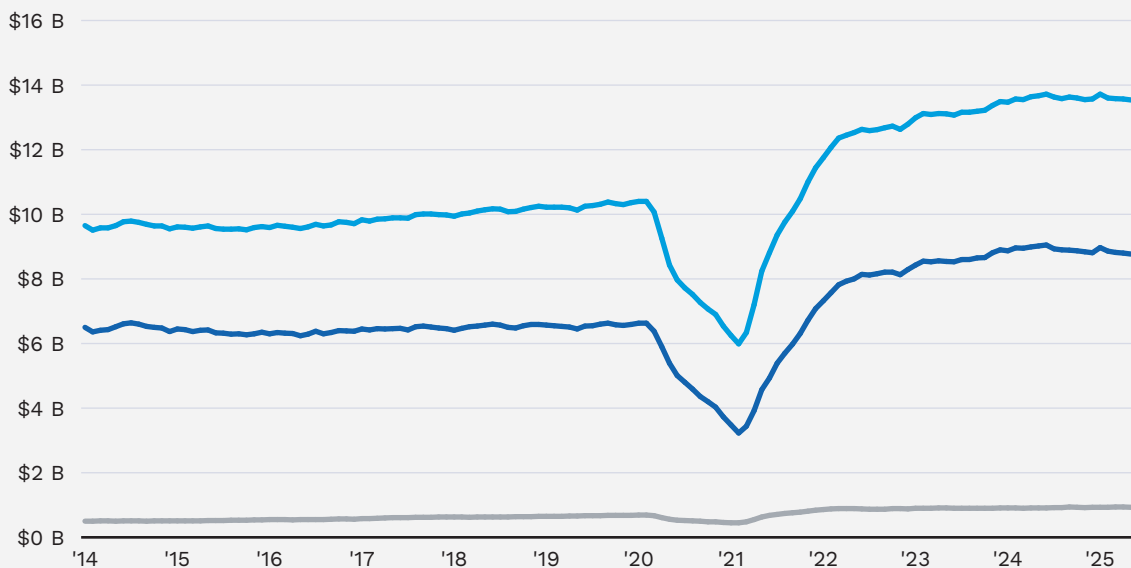
GAMING REVENUE

12 MONTHS TRAILING

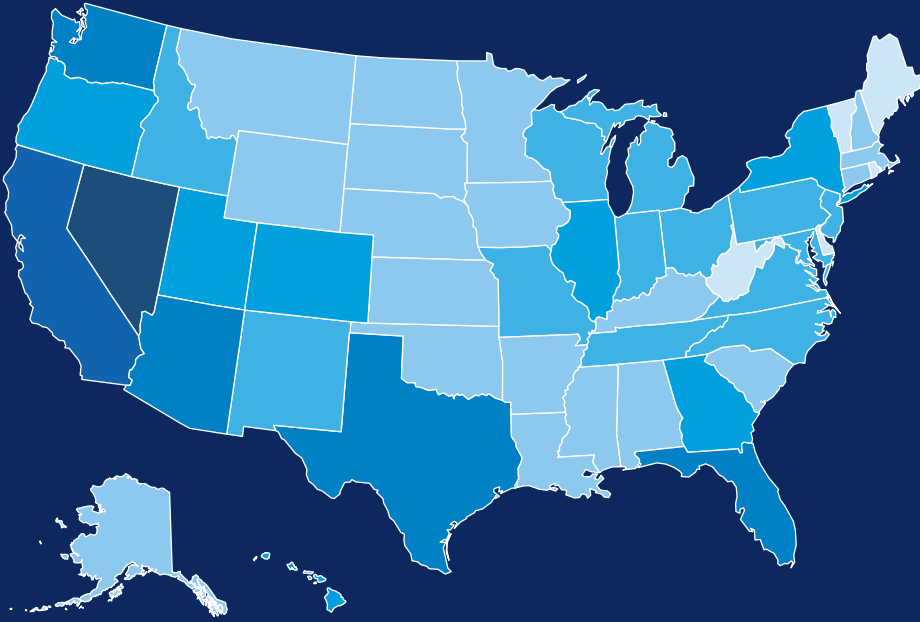
CLARK COUNTY
\$13.54 B

LAS VEGAS STRIP
\$8.77 B

DOWNTOWN LAS VEGAS
\$0.9 B



DRIVER'S LICENSE SURRENDERS TO CLARK COUNTY 2024

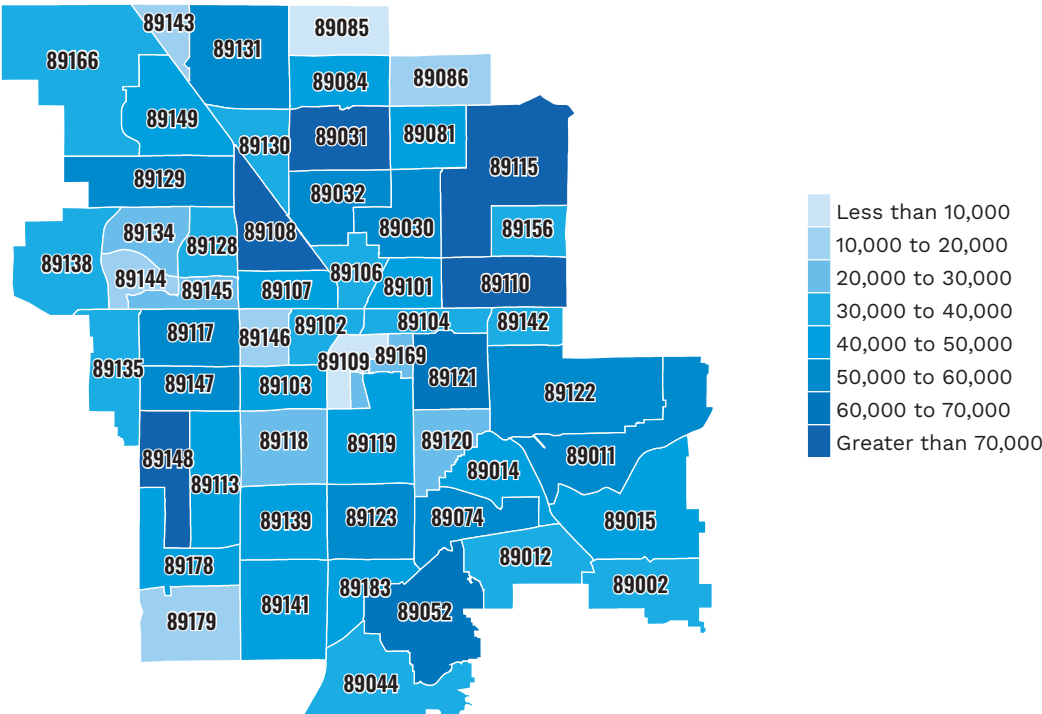


1	California	21,573	37.0%
2	Florida	4,015	6.9%
3	Texas	3,319	5.7%
4	Washington	2,653	4.5%
5	Arizona	2,488	4.3%
6	Utah	1,885	3.2%
7	Hawaii	1,860	3.2%
8	Illinois	1,643	2.8%
9	Colorado	1,610	2.8%
10	New York	1,407	2.4%

Lower  Higher

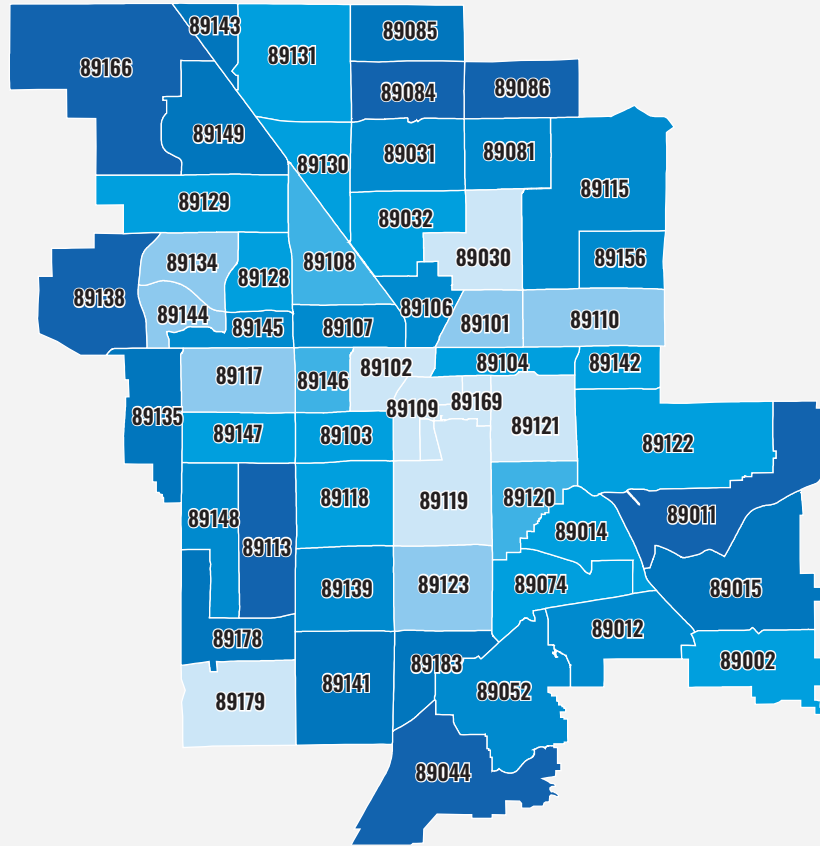
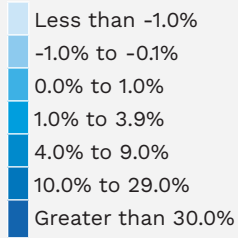
LAS VEGAS POPULATION

2024



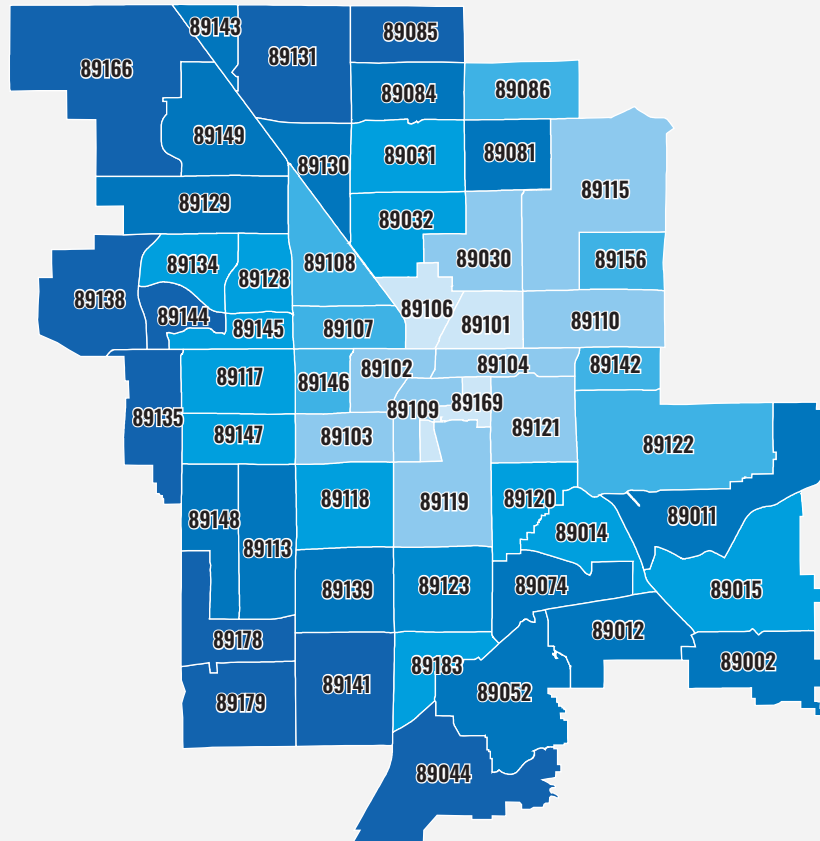
POPULATION GROWTH

2010 TO 2024



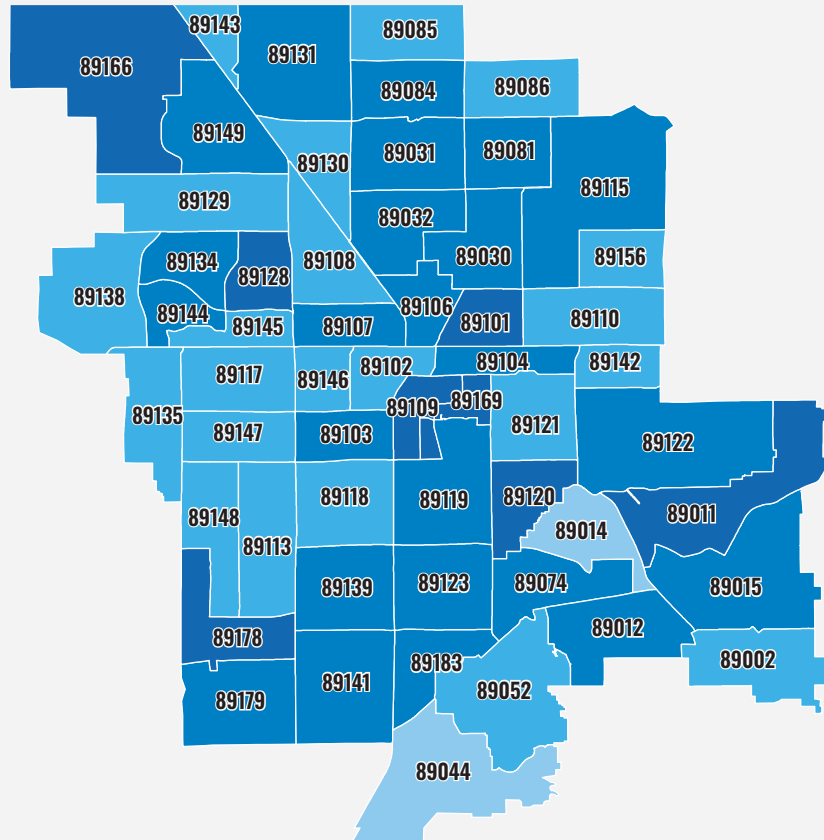
MEDIAN HOUSEHOLD INCOME

2024



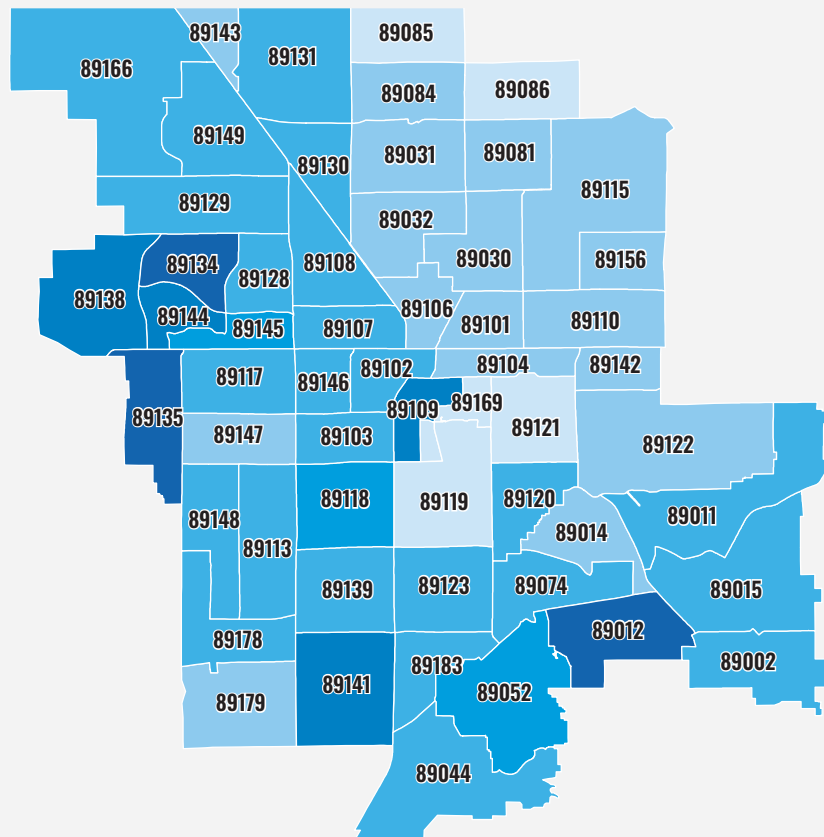
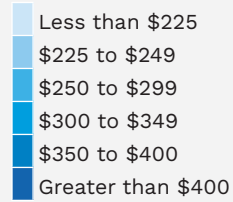
DAYS ON MARKET

JUNE 2025



AVERAGE SALE PRICE PER SF

JUNE 2025



DEMOGRAPHICS BY ZIP CODE

2024

Zip Code	Population	Population Growth 2010-2024	Median Household Income	Median Age	Unemployment Rate	Avg. Household Size
89002	38,950	3.2%	\$99,419	40.0	3.9%	2.8
89011	50,110	37.7%	\$93,545	42.1	5.7%	2.5
89012	37,413	8.3%	\$97,460	44.7	6.0%	2.5
89014	42,917	1.2%	\$73,071	39.2	6.7%	2.5
89015	45,051	10.3%	\$68,311	41.5	8.5%	2.6
89030	50,501	-6.0%	\$48,609	31.8	7.7%	3.5
89031	80,837	8.9%	\$80,982	36.5	6.1%	3.1
89032	50,565	3.4%	\$72,785	36.2	8.7%	3.1
89044	36,748	33.5%	\$112,907	46.3	2.7%	2.4
89052	62,623	5.0%	\$98,188	46.7	6.5%	2.4
89074	53,030	1.7%	\$87,715	42.6	5.7%	2.4
89081	42,808	4.6%	\$85,769	33.8	6.9%	3.1
89084	43,377	37.5%	\$97,801	38.8	5.3%	2.9
89085	4,262	24.6%	\$115,556	36.9	9.0%	3.2
89086	13,490	97.6%	\$60,574	31.3	12.2%	2.8
89101	42,428	-0.6%	\$35,986	36.5	8.8%	2.4
89102	34,341	-2.0%	\$46,219	37.9	6.7%	2.4
89103	45,463	1.9%	\$50,352	40.6	6.8%	2.3
89104	36,439	2.0%	\$51,231	39.6	6.7%	2.7
89106	31,223	9.5%	\$36,025	34.7	9.1%	2.8
89107	40,030	4.8%	\$56,181	37.6	6.0%	3.0
89108	76,986	0.9%	\$57,488	35.9	7.9%	2.8
89109	6,782	-6.8%	\$54,778	48.9	10.1%	1.6
89110	74,196	-0.9%	\$51,963	33.4	7.7%	3.3
89113	44,370	31.5%	\$94,076	39.1	5.8%	2.6
89115	71,856	5.0%	\$49,311	30.9	10.3%	3.2
89117	55,809	-0.2%	\$72,301	43.2	8.1%	2.4
89118	28,009	3.4%	\$66,257	39.7	6.4%	2.4

Zip Code	Population	Population Growth 2010-2024	Median Household Income	Median Age	Unemployment Rate	Avg. Household Size
89119	48,668	-1.2%	\$46,709	37.1	9.0%	2.2
89120	24,390	0.4%	\$70,010	41.4	6.1%	2.6
89121	68,514	-1.1%	\$52,742	40.4	8.3%	2.6
89122	56,972	1.5%	\$56,519	38.8	6.3%	2.6
89123	57,903	-0.8%	\$82,136	43.3	4.6%	2.4
89128	38,740	1.5%	\$69,108	41.2	5.2%	2.4
89129	54,843	1.8%	\$90,161	40.5	5.8%	2.7
89130	32,847	3.5%	\$88,373	43.8	5.2%	2.7
89131	50,730	1.6%	\$111,020	41.1	5.3%	2.9
89134	23,819	-0.9%	\$81,783	66.6	2.9%	2.0
89135	34,962	11.0%	\$116,168	47.6	3.8%	2.4
89138	31,700	47.4%	\$163,945	40.2	5.0%	2.9
89139	47,703	6.7%	\$98,705	36.8	5.5%	3.1
89141	48,673	29.3%	\$111,344	39.0	6.2%	2.9
89142	35,971	1.6%	\$64,451	34.3	5.2%	3.3
89143	16,156	21.2%	\$96,470	36.6	3.2%	3.2
89144	19,087	-0.2%	\$105,205	45.0	5.4%	2.5
89145	27,893	4.3%	\$70,776	43.2	8.4%	2.5
89146	19,033	0.8%	\$59,345	41.1	6.0%	2.5
89147	57,192	2.8%	\$71,518	41.1	5.9%	2.5
89148	70,159	8.0%	\$91,036	37.3	5.3%	2.6
89149	47,361	11.6%	\$98,370	39.2	6.9%	2.7
89156	31,743	4.4%	\$64,151	34.2	3.9%	3.1
89166	37,375	47.7%	\$109,265	35.1	6.6%	3.0
89169	25,193	-3.8%	\$40,269	37.7	4.6%	2.2
89178	46,860	16.0%	\$109,542	37.3	6.0%	2.9
89179	11,957	-2.4%	\$111,994	36.8	5.7%	3.0
89183	44,599	12.4%	\$81,785	36.8	3.9%	2.7

HOUSING DATA BY ZIP CODE

JUNE 2025

Zip Code	Units Sold	Average Year Built	Average Size (SF)	Average Unit Price	Average Price Per SF	Effective Months Inventory	Days on Market
89002	45	2000	2,050	\$525,399	\$256	2.4	29
89011	135	2017	2,073	\$604,929	\$292	3.7	42
89012	48	2006	3,124	\$1,465,359	\$469	4.2	33
89014	38	1995	1,775	\$424,806	\$239	3.1	45
89015	59	1992	1,608	\$407,816	\$254	2.9	44
89030	26	1969	1,357	\$332,843	\$245	2.2	27
89031	64	2004	1,736	\$406,988	\$234	3.5	35
89032	40	2000	1,656	\$397,115	\$240	2.9	36
89044	60	2015	2,086	\$571,751	\$274	4.1	34
89052	80	2003	2,263	\$732,453	\$324	3.7	37
89074	42	1996	2,313	\$653,014	\$282	4.0	30
89081	38	2013	1,767	\$407,642	\$231	3.5	26
89084	96	2016	2,026	\$475,056	\$234	2.2	22
89085	6	2009	2,636	\$534,167	\$203	2.3	53
89086	11	2016	1,990	\$433,945	\$218	6.9	53
89101	10	1960	1,241	\$307,089	\$247	5.1	36
89102	16	1975	1,486	\$385,806	\$260	5.0	68
89103	30	1983	1,406	\$364,060	\$259	4.7	60
89104	10	1977	1,811	\$421,050	\$232	6.1	27
89106	16	1978	1,356	\$332,809	\$245	3.3	51
89107	34	1968	1,536	\$397,554	\$259	3.3	37
89108	45	1987	1,430	\$373,498	\$261	4.4	27
89109	6	1971	2,246	\$889,583	\$396	7.0	41
89110	36	1988	1,584	\$385,286	\$243	3.7	24
89113	41	2009	2,264	\$642,934	\$284	6.6	54
89115	36	1998	1,306	\$325,121	\$249	2.7	27
89117	45	1992	2,424	\$710,064	\$293	5.5	62
89118	17	1999	1,933	\$674,559	\$349	6.4	62

Zip Code	Units Sold	Average Year Built	Average Size (SF)	Average Unit Price	Average Price Per SF	Effective Months Inventory	Days on Market
89119	23	1980	1,313	\$292,630	\$223	5.9	39
89120	33	1982	1,673	\$430,170	\$257	3.9	24
89121	56	1975	1,668	\$367,064	\$220	4.4	38
89122	43	2002	1,510	\$350,686	\$232	4.2	44
89123	39	1998	1,734	\$472,619	\$273	5.3	28
89128	48	1992	1,687	\$435,725	\$258	4.2	42
89129	58	1999	2,265	\$580,959	\$256	3.3	45
89130	34	1997	1,875	\$486,200	\$259	4.3	40
89131	62	2004	2,647	\$719,027	\$272	3.7	31
89134	52	1994	1,991	\$915,150	\$460	4.6	48
89135	62	2008	2,626	\$1,221,670	\$465	4.4	41
89138	60	2017	2,215	\$804,743	\$363	4.4	39
89139	56	2011	2,200	\$593,387	\$270	3.1	54
89141	59	2012	2,791	\$1,040,095	\$373	4.6	40
89142	28	1997	1,655	\$404,743	\$245	3.1	34
89143	21	2011	2,177	\$494,800	\$227	2.4	21
89144	30	2001	2,302	\$863,106	\$375	3.6	29
89145	34	1991	1,929	\$637,404	\$330	3.1	35
89146	14	1983	2,378	\$617,707	\$260	4.1	73
89147	60	1997	1,659	\$411,342	\$248	3.1	39
89148	56	2009	1,955	\$514,783	\$263	3.8	35
89149	59	2005	2,246	\$618,804	\$276	3.6	36
89156	25	2005	1,809	\$426,748	\$236	3.2	57
89166	69	2018	2,022	\$506,057	\$250	2.7	43
89169	19	1969	1,287	\$262,553	\$204	5.3	36
89178	54	2014	2,111	\$545,847	\$259	4.1	46
89179	14	2013	2,061	\$499,921	\$243	2.4	34
89183	39	2006	1,925	\$511,673	\$266	3.4	36

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
MLB Stadium	\$1,750,000,000	2028	SEC Las Vegas Blvd./Tropicana Ave.
Venetian Renovations	\$1,500,000,000	2025	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 (built in phases)	\$500,000,000	2026	SWC Patrick/Buffalo
Haas Automation Manufacturing Plant	\$400,000,000	2026	2055 Via Inspirada
I-15 Tropicana Project	\$382,000,000	2025	I-15/Tropicana Ave.
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
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
Area15 Expansion	\$161,000,000	2025	Intersection of Rancho Drive and Desert Inn Road

PLANNED

Project	Cost	Location
Greenlink Nevada	\$4,200,000,000	Las Vegas to Yerington
Horizontal Lateral Pipeline	\$2,000,000,000	Runs through northern Henderson, following St. Rose Parkway
Sony Summerlin Studios	\$1,800,000,000	215 & Town Center Dr.
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
UNLV Harry Reid Research & Technology Park Movie Studio	\$900,000,000	W. Sunset Rd. and Jim Rogers Way
Majestic Las Vegas	\$850,000,000	305 Convention Center Drive
Mosaic Companies Mixed-Use Community	\$800,000,000	NWC Las Vegas Blvd/Via Nobila
Dream Las Vegas	\$550,000,000	5051 S. Las Vegas Boulevard
SNWA Paradise Hills Pumping Station and Pipeline Project	\$520,000,000	6930 W. Oakey Blvd
Henderson Interchange	\$507,500,000	Lake Mead Parkway/215
Desert Pines Affordable Housing	\$450,000,000	East Bonanza Road and North Pecos Road
Las Vegas Spaceport	\$310,000,000	Hidden Hills Ranch, Pahrump
Bear's Best Private Golf Club	\$300,000,000	West of the 215-Beltway in Summerlin South

An aerial photograph of Las Vegas, Nevada, showing a dense residential area in the foreground with many houses and trees, and a city skyline with several high-rise buildings in the background. The entire image is covered with a semi-transparent blue filter.

APPLIED
ANALYSIS



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.