

**LVREALTORS**  
LAS VEGAS REALTORS®

FALL 2024



SOUTHERN NEVADA  
**ECONOMIC STATS  
AND FACTS**

# KEY INDICATORS



**POPULATION**  
**2.4 M**

The number of Clark County residents grew by 1.7 percent over the past year, adding a net increase of 40,000 new residents.



**EMPLOYMENT**  
**1.1 M**

Las Vegas added over 4,500 employees since August 2023, representing a 0.4 percent increase.



**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 attracted 921,000 additional visitors over the last year, averaging roughly 2,500 new visitors per day.



**GAMING**  
**\$13.6 B**

Clark County increased its gaming revenue by more than \$1.1 million per day since June 2023, a 3.2 percent increase overall.



**GDP**  
**\$136.0 B**

Las Vegas has seen a notable increase in gross domestic product over the year, reaching an all-time high of \$136 billion.

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# SOUTHERN NEVADA ECONOMIC STATISTICS

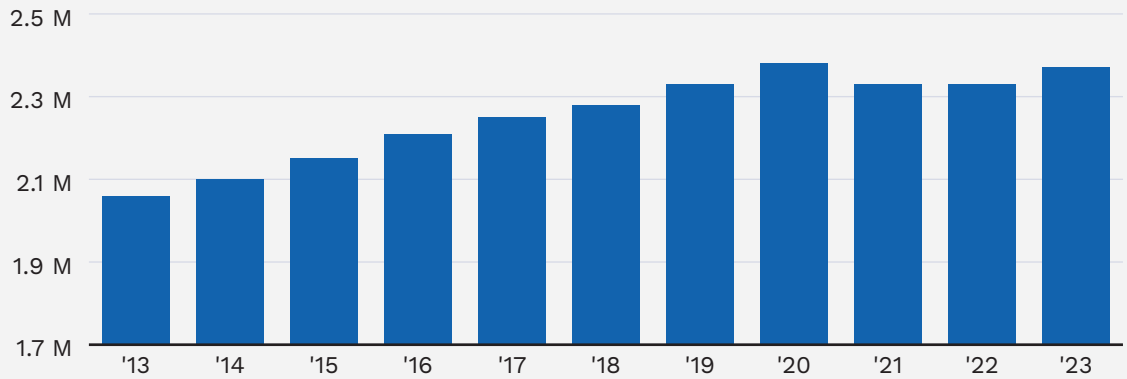
Metric	Date	Current Period	Prior Period	Vs. Prior Period	Prior Year	Vs. Prior Year
<b>People</b>						
Population	2023	2,371,586	2,331,934	1.7% ▲	2,331,934	1.7% ▲
Gross Domestic Product	2022	\$136.0 B	\$129.2 B	5.3% ▲	\$129.2 B	5.3% ▲
Electric Meter Hookups	Sep '24	921,079	920,686	0.0% ◆	900,917	2.2% ▲
Driver's License Surrenders <sup>1</sup>	Jun '24	64,324	65,061	-1.1% ▼	65,391	-1.6% ▼
<b>Jobs</b>						
Labor Force Employment	Aug '24	1,129,303	1,129,332	0.0% ◆	1,124,783	0.4% ▲
Unemployment Rate	Aug '24	6.1%	6.7%	-0.6% ▼	5.7%	0.4% ▲
Median Household Income	2023	\$68,673	\$70,241	-2.2% ▼	\$70,241	-2.2% ▼
<b>Tourism</b>						
Visitor Volume <sup>1</sup>	Aug '24	41,660,500	41,580,300	0.2% ▲	40,739,500	2.3% ▲
Convention Attendance <sup>1</sup>	Aug '24	5,923,600	5,932,900	-0.2% ▼	5,947,500	-0.4% ▼
Harry Reid Int'l Airport Passengers <sup>1</sup>	Aug '24	58,339,072	58,176,372	0.3% ▲	56,537,843	3.2% ▲
Hotel/Motel Occupancy Rate	Aug '24	81.2%	83.7%	-2.5% ▼	80.3%	0.9% ▲
Average Daily Room Rate - Las Vegas Area <sup>1</sup>	Aug '24	\$199	\$197	0.8% ▲	\$182	9.3% ▲
Average Daily Room Rate - Las Vegas Strip <sup>1</sup>	Aug '24	\$213	\$211	0.8% ▲	\$194	9.6% ▲
Average Daily Room Rate - Downtown Las Vegas <sup>1</sup>	Aug '24	\$106	\$105	0.9% ▲	\$102	3.6% ▲
Gaming Revenue - Clark County <sup>1</sup>	Aug '24	\$13.59 B	\$13.63 B	-0.3% ▼	\$13.1 B	3.2% ▲
Gaming Revenue - Las Vegas Strip <sup>1</sup>	Aug '24	\$8.9 B	\$8.9 B	-0.3% ▼	\$8.6 B	3.5% ▲
Gaming Revenue - Downtown Las Vegas <sup>1</sup>	Aug '24	\$915.2 M	\$920.9 M	-0.6% ▼	\$902.9 M	1.4% ▲

Note: <sup>1</sup>Trailing 12-months



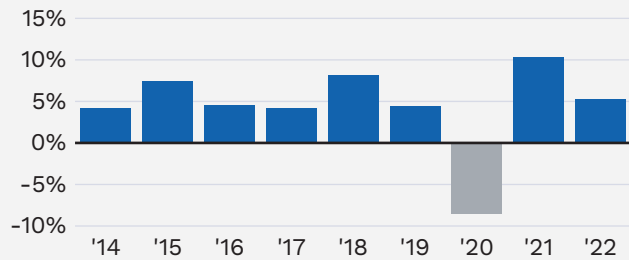
## CLARK COUNTY POPULATION

ANNUAL SERIES



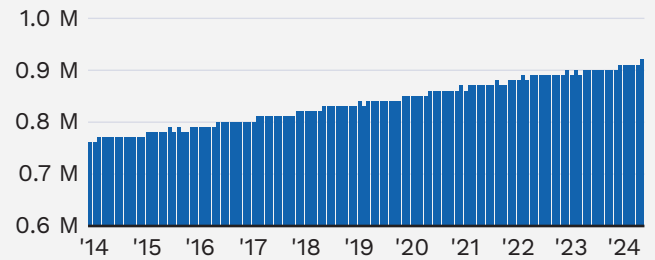
## LAS VEGAS GROSS DOMESTIC PRODUCT

YEAR-OVER-YEAR CHANGE



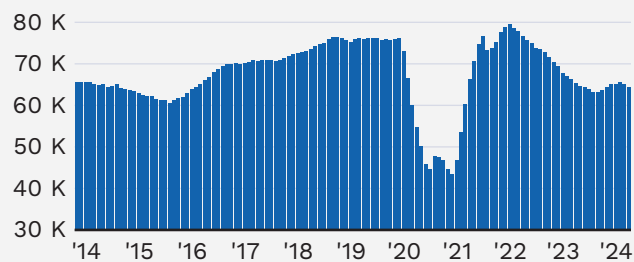
## SOUTHERN NEVADA ELECTRICAL METER HOOKUPS

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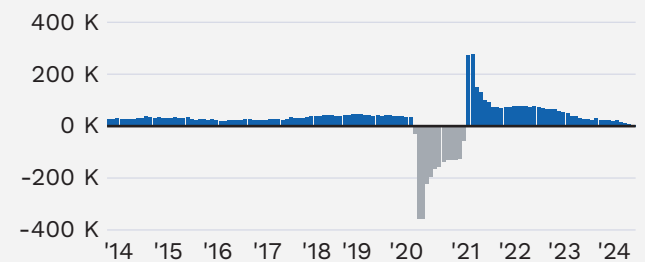
## DRIVER'S LICENSE SURRENDERS TO CLARK COUNTY

12 MONTHS TRAILING



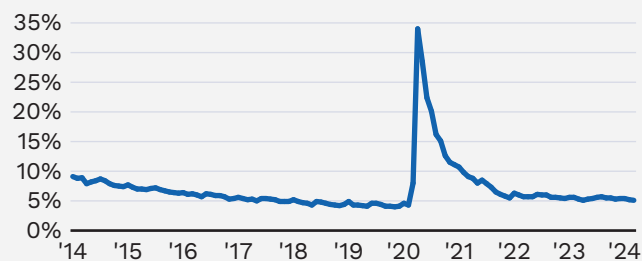
## LAS VEGAS EMPLOYMENT GROWTH

YEAR-OVER-YEAR CHANGE



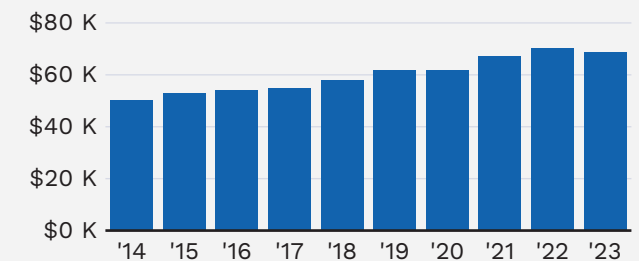
## LAS VEGAS UNEMPLOYMENT RATE

MONTHLY SERIES



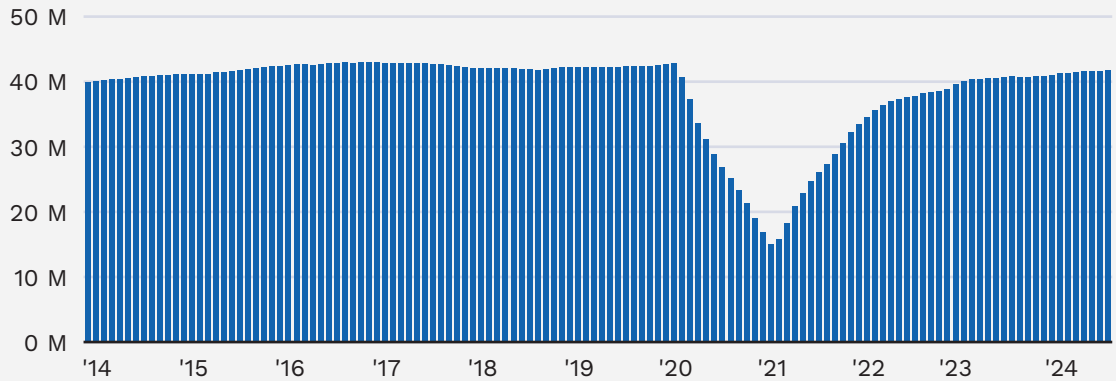
## MEDIAN HOUSEHOLD INCOME

ANNUAL SERIES



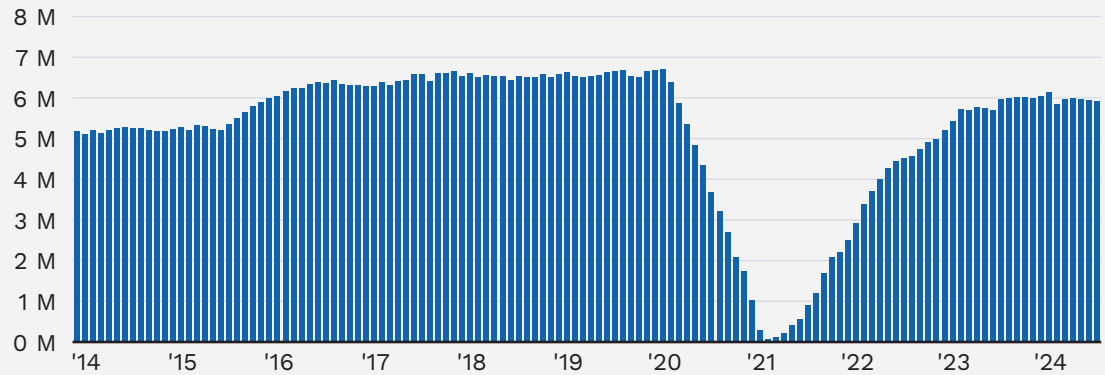
### LAS VEGAS VISITOR VOLUME

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



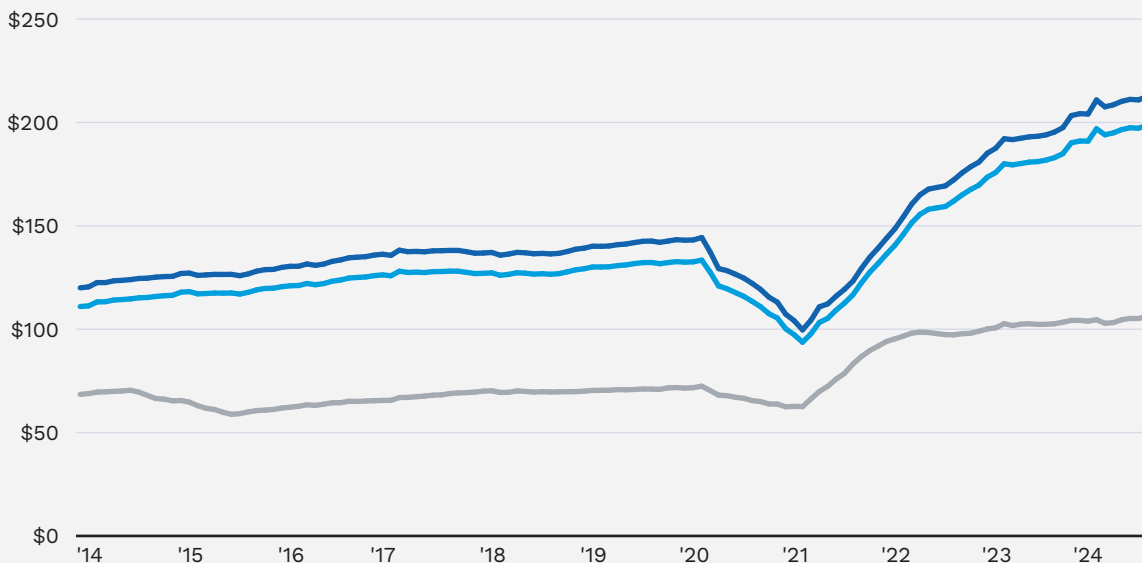
## AVERAGE DAILY ROOM RATE

12 MONTHS TRAILING

LAS VEGAS AREA  
**\$198.73**

LAS VEGAS STRIP  
**\$212.60**

DOWNTOWN LAS VEGAS  
**\$106.11**



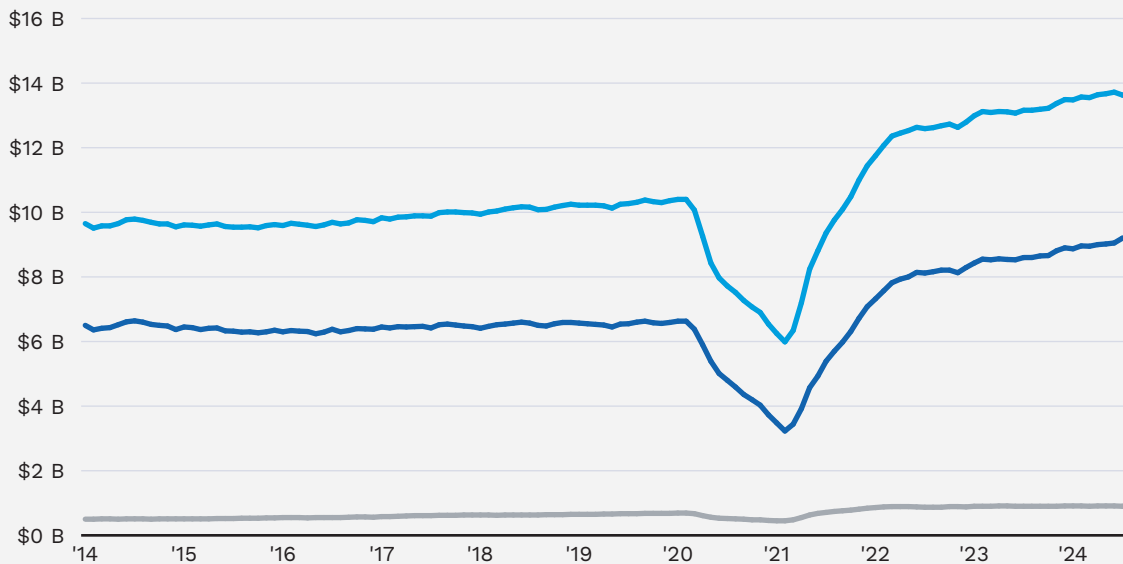
## GAMING REVENUE

12 MONTHS TRAILING

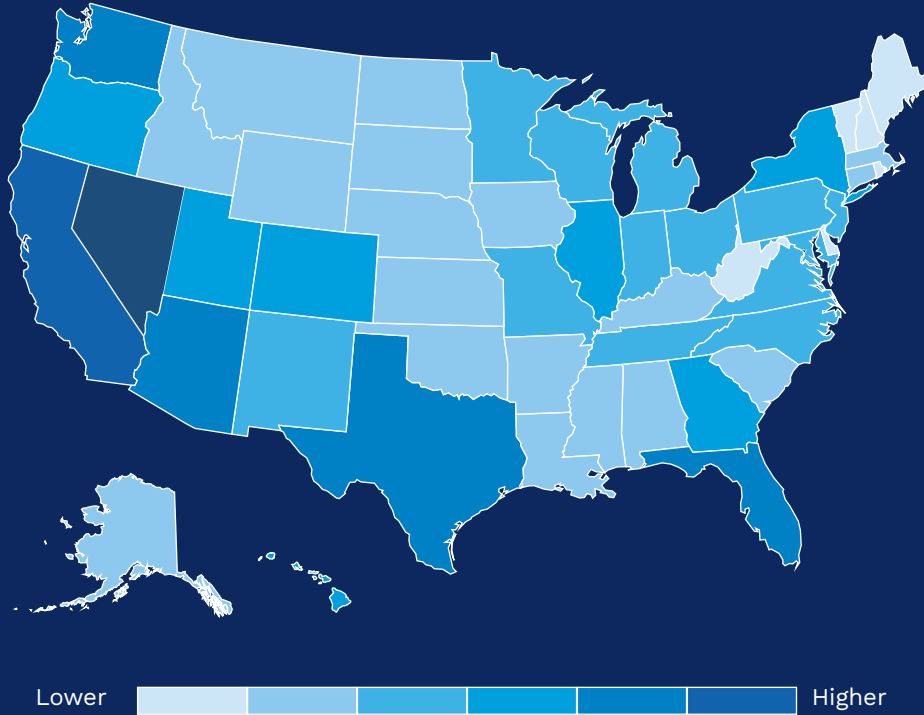
CLARK COUNTY  
**\$13.6 B**

LAS VEGAS STRIP  
**\$8.9 B**

DOWNTOWN LAS VEGAS  
**\$0.9 B**



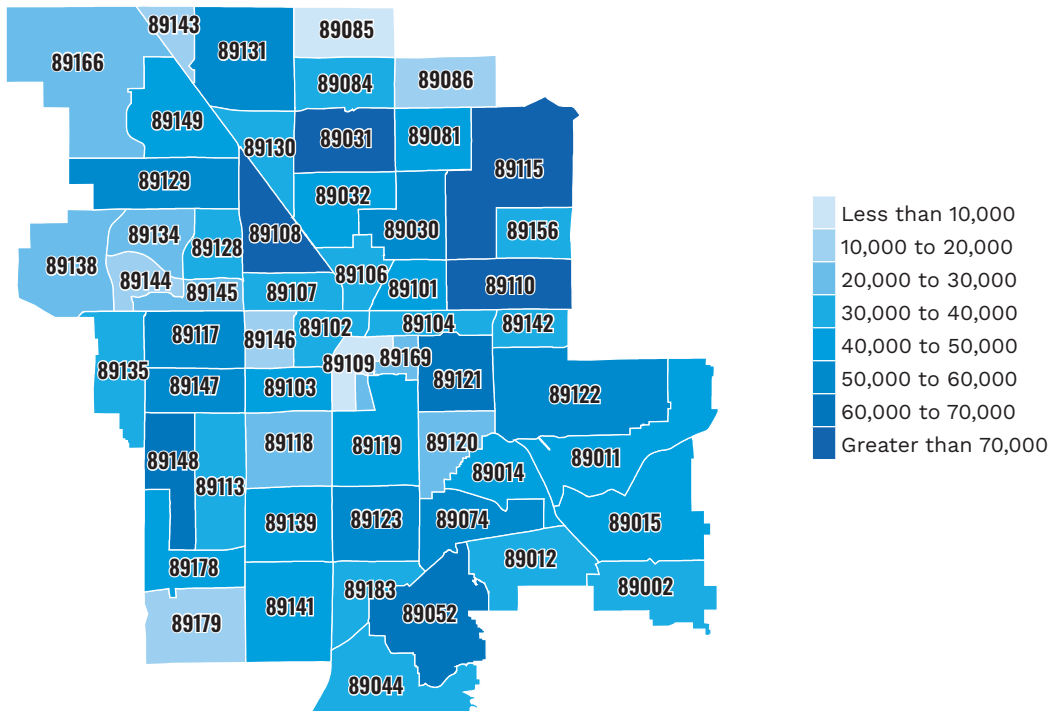
## DRIVER'S LICENSE SURRENDERS TO CLARK COUNTY



1	California	21,422	36.9%
2	Florida	3,645	6.3%
3	Texas	3,174	5.5%
4	Washington	2,545	4.4%
5	Arizona	2,534	4.4%
6	Utah	1,933	3.3%
7	Hawaii	1,883	3.2%
8	Illinois	1,705	2.9%
9	Colorado	1,691	2.9%
10	New York	1,364	2.4%

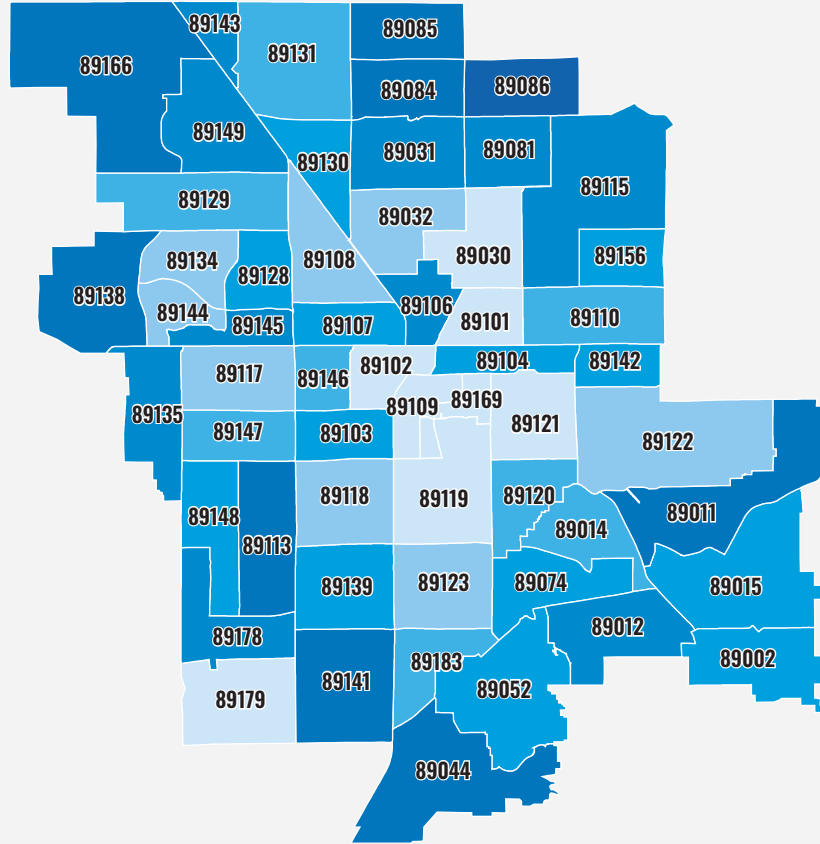
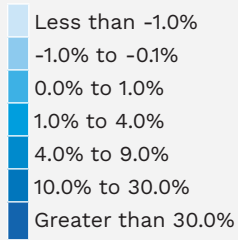
## LAS VEGAS POPULATION

2023



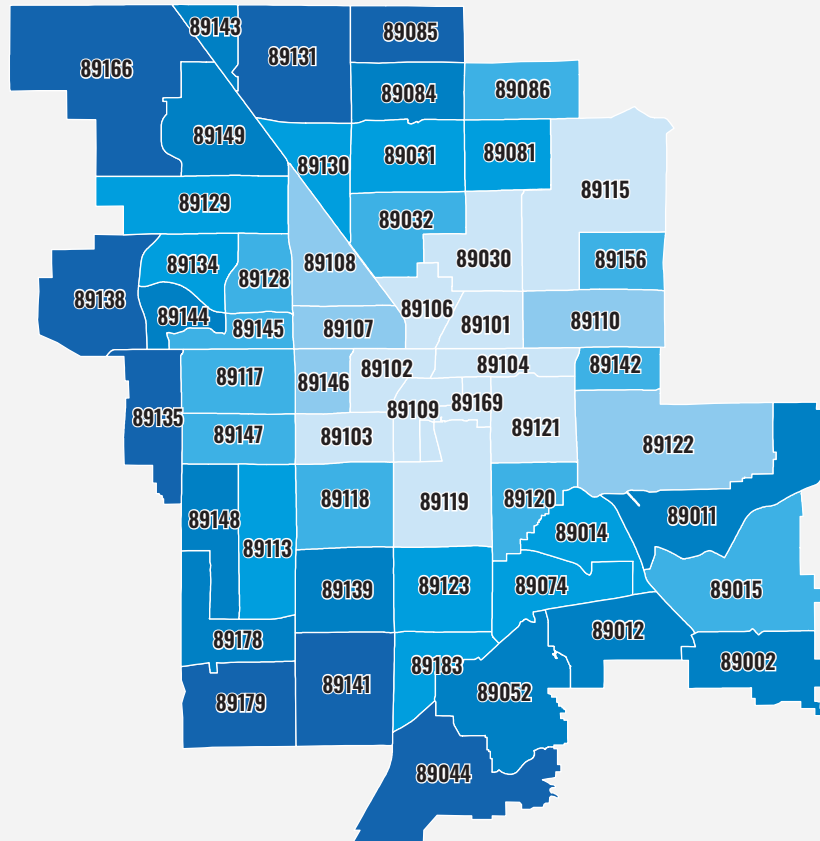
## POPULATION GROWTH

2010 TO 2023



## MEDIAN HOUSEHOLD INCOME

2023







## 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

SEPTEMBER 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	29	2005	1,965	\$471,205	\$240	2.9	33
89011	120	2017	1,979	\$510,734	\$258	3.5	57
89012	49	2004	2,614	\$966,790	\$370	3.6	39
89014	40	1991	1,867	\$468,747	\$251	2.7	28
89015	48	1995	1,700	\$458,001	\$269	2.4	34
89030	19	1976	1,339	\$326,454	\$244	2.7	18
89031	53	2003	1,826	\$428,934	\$235	3.5	27
89032	46	2004	1,736	\$414,809	\$239	1.9	32
89044	47	2015	1,932	\$547,449	\$283	2.9	35
89052	69	2003	2,270	\$743,655	\$328	3.1	34
89074	49	1996	2,142	\$541,865	\$253	2.9	34
89081	50	2013	1,845	\$418,467	\$227	2.2	36
89084	67	2016	2,060	\$473,108	\$230	2.3	22
89085	4	2006	2,372	\$466,500	\$197	0.8	13
89086	16	2019	1,748	\$405,634	\$232	2.3	51
89101	11	1966	1,246	\$276,455	\$222	3.1	22
89102	20	1971	1,723	\$439,948	\$255	4.2	28
89103	36	1982	1,278	\$331,542	\$259	3.5	28
89104	22	1973	1,481	\$359,997	\$243	3.0	40
89106	27	1985	1,672	\$410,160	\$245	1.5	35
89107	30	1967	1,949	\$573,696	\$294	2.8	29
89108	45	1985	1,339	\$349,347	\$261	3.5	27
89109	4	1969	1,426	\$415,000	\$291	7.3	17
89110	28	1987	1,631	\$356,268	\$218	4.4	23
89113	37	2008	2,161	\$637,897	\$295	4.5	28
89115	36	1999	1,434	\$320,041	\$223	2.1	42
89117	57	1994	2,422	\$665,891	\$275	3.3	41
89118	18	1996	1,907	\$648,806	\$340	4.6	33

Zip Code	Units Sold	Average Year Built	Average Size (SF)	Average Unit Price	Average Price Per SF	Effective Months Inventory	Days on Market
89119	26	1979	1,331	\$327,115	\$246	3.7	29
89120	28	1985	1,979	\$491,306	\$248	3.5	45
89121	54	1976	1,709	\$373,937	\$219	3.3	35
89122	47	2006	1,584	\$363,726	\$230	3.2	34
89123	42	1998	1,904	\$509,945	\$268	3.6	37
89128	49	1992	1,529	\$406,096	\$266	2.8	30
89129	59	2001	2,073	\$504,474	\$243	2.8	29
89130	31	2005	1,908	\$478,827	\$251	3.5	49
89131	48	2004	2,550	\$741,688	\$291	3.0	43
89134	64	1994	1,918	\$596,236	\$311	2.3	29
89135	45	2009	2,574	\$1,199,211	\$466	4.2	43
89138	36	2018	2,479	\$1,002,476	\$404	4.3	37
89139	43	2008	2,201	\$537,240	\$244	3.0	28
89141	80	2016	2,405	\$773,214	\$322	2.4	30
89142	25	1993	1,723	\$389,760	\$226	2.6	27
89143	15	2004	2,011	\$502,200	\$250	2.6	32
89144	28	1999	2,415	\$919,636	\$381	2.4	31
89145	20	1988	1,574	\$435,970	\$277	4.4	34
89146	10	1978	2,073	\$525,550	\$254	5.2	27
89147	49	1995	1,547	\$409,791	\$265	3.0	31
89148	50	2010	1,958	\$533,470	\$272	3.2	31
89149	44	2005	2,440	\$725,689	\$297	3.9	35
89156	29	2001	1,502	\$349,383	\$233	2.2	24
89166	77	2020	2,187	\$562,759	\$257	2.1	38
89169	16	1970	1,536	\$318,656	\$207	4.5	36
89178	36	2015	2,579	\$621,266	\$241	5.5	34
89179	18	2014	2,202	\$521,211	\$237	1.6	24
89183	42	2005	1,609	\$437,315	\$272	2.9	29

# 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	2027	Las Vegas Blvd between Warm Springs and Blue Diamond
Venetian Renovations	\$1,500,000,000	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	2024	SEC Durango and I-215
Haas Automation Manufacturing Plant	\$400,000,000	2026	2055 Via Inspirada
UHS Henderson Hospital	\$385,000,000	2024	St Rose Pkwy and Raiders Way
Maryland Parkway Bus Rapid Transit Line	\$378,000,000	2026	The full 12.5-mile corridor includes portions of Maryland Parkway from Harry Reid International Airport—including UNLV—to downtown Las Vegas, the Bonneville Transit Center, the Las Vegas Medical District and the Kirk Kerlorian School of Medicine at UNLV.
Rio All-Suite Hotel & Casino/Hyatt Regency Renovations	\$350,000,000	2025	3700 W Flamingo Rd, Las Vegas, NV 89103
I-15 Tropicana Project	\$305,000,000	2025	I-15 / Tropicana Ave.
M Resort Expansion	\$206,000,000	2025	12300 Las Vegas Blvd S, Henderson, NV 89044
Water Pipeline to Apex Industrial Park	\$130,000,000	2028	12503 Apex Great Basin Way, North Las Vegas, NV 89036
Delta by Marriott	\$100,000,000	July 2025	Flamingo and Valley View
AC Hotel by Marriott and Element	\$95,000,000	2025	Grand Central Parkway & Symphony Park Avenue
I-15 South Project	\$86,000,000	January 2026	Warm Springs to Sloan Rd.

### PLANNED

Project	Cost	Location
Oak View Group Arena and Hotel-Casino	\$10,000,000,000	Las Vegas Blvd and Blue Diamond
Summerlin Studios	\$1,800,000,000	215 & Town Center Dr.
A's Stadium	\$1,500,000,000	SEC Las Vegas/Tropicana
Four Seasons Private Residencies	\$1,300,000,000	MacDonald Highlands
Henderson West	\$950,000,000	St. Rose Parkway and Las Vegas Boulevard
Nevada Studios Campus	\$900,000,000	W. Sunset Rd. & Jim Rogers Way
Majestic Las Vegas	\$850,000,000	305 Convention Center Drive
Mosaic Companies Mixed-Use Community	\$800,000,000	NWC Las Vegas/ Via Nobila
Dream Las Vegas	\$550,000,000	5051 S Las Vegas Boulevard
Henderson Interchange	\$507,500,000	Lake Mead Parkway/215
Desert Pines Mixed-Use Development	\$500,000,000	3415 E Bonanza Rd, Las Vegas, NV 89101
Hylo Park	\$380,000,000	2101 Texas Star Ln, North Las Vegas, NV 89032
Las Vegas Spaceport	\$310,000,000	Hidden Hills Ranch, Pahrump
Nuance Las Vegas Hotel & Spa at Allegiant Stadium	\$275,000,000	5825 Polaris Ave, Las Vegas, NV 89118
Marnell West Henderson Casino	\$250,000,000	St. Rose Parkway & Las Vegas Boulevard

# 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.