

LAS VEGAS REAL ESTATE / ECONOMIC MARKET ANALYSIS

EMPLOYMENT STATISTICS

Segment Analysis (June 2016 – June 2017)

(Information provided by Nevada Workforce Informer for Clark County)

	June 2016	June 2017
Employment	983,123	1,010,033
Unemployment	64,145	53,869
Unemployment Rate	6.10%	5.10%

TOURISM STATISTICS

Segment Analysis (June 2016 – June 2017)

(Information provided on Convention and Visitors Authority)

	June 2016	June 2017
Visitor Volume	3,680,286	3,596,625
Room Inventory	149,262	148,433
Total Room Nights Occup.	4,177,818	4,087,704
Gaming Revenue		
Clark County	\$761,674,000	\$764,318,000
Las Vegas Strip	\$488,929,000	\$496,989,000
Downtown	\$ 42,354,000	\$ 46,047,000
Boulder Strip	\$ 69,219,000	\$ 58,737,000
Citywide Occupancy	93.50%	92.60%
Hotel Occupancy	95.00%	94.10%
Motel Occupancy	78.40%	77.10%
Weekend Occupancy	97.70%	96.10%
Midweek Occupancy	91.90%	91.00%
Strip Occupancy	94.90%	94.20%
Downtown Occupancy	84.40%	85.00%

RESIDENTIAL REAL ESTATE SALES

Segment Analysis (July 2016 – July 2017)

(Information provided by the Greater Las Vegas Association of Realtors)

	July (2016)	July (2017)
SINGLE FAMILY RESIDENTIAL		
New Listings	3,903	3,699
Available Listings (MLS)	13,217	10,184
Availability (not under contract)	7,338	4,995
Units Sold	2,837	3,142
Median Sales Price	\$236,000	\$274,900
CONDOMINIUMS/TOWN HOUSES		
New Listings	691	739
Available Listings (MLS)	2,401	1,650
Availability (not under contract)	1,212	625
Units Sold	610	656
Median Sales Price	\$115,000	\$138,000

COMMERCIAL REAL ESTATE VACANCY

(Information provided by Xceligent and represent Direct Vacancy Rates)

2016 -2017 RETAIL

(Quarters)	3rd	4th	1st	2nd
Conv/Strip Ctr	10.80%	11.00%	13.20%	12.80%
General	6.60%	7.00%	9.10%	7.70%
Power/Regional Ctr	4.80%	4.60%	3.80%	4.20%
Neighborhood Ctr	12.30%	13.30%	11.60%	11.20%
Overall	7.80%	8.20%	9.60%	9.50%

2016 – 2017 OFFICE

(Quarters)	3rd	4th	1st	2nd
CLASS A	19.90%	19.70%	19.10%	19.10%
CLASS B	15.20%	14.60%	14.20%	13.80%
CLASS C	15.90%	15.80%	14.10%	14.90%
TOTAL	16.10%	15.60%	15.10%	14.90%

2016 - 2017 INDUSTRIAL

(Quarters)	3rd	4th	1st	2nd
Light Industrial	5.60%	4.80%	4.00%	3.50%
Flex/R&D	7.80%	7.40%	6.20%	6.20%
Warehouse - Distribution	5.30%	5.00%	6.40%	7.30%
Overall	5.80%	5.40%	5.70%	6.00%



- Tomer Itzhaki

Licensed in 2003 and raised in Las Vegas since 1989, Tomer Itzhaki has experienced the growth of the real estate market first hand. He attended the University of Nevada Las Vegas, before pursuing his career in real estate and acquiring his real estate agent's license and subsequently his brokerage license. He has brokered multi-million dollar sale and purchases and has assisted in the development of residential and commercial real estate alike. His brokerage, Omniterra Solutions, is progressively expanding, while he is pursuing different avenues of investment for commercial and residential investors.

Tomer Itzhaki
Broker/Principal
License # B.0017804
Cell: (702) 499-7923
Fax: (702) 966-3751