

Monthly Listing Report

Each month Emphasys sends two reports on current NVHS listings. One report contains all the current listings with full detail. The other report gives new listings for the month. In addition, daily statistics on the listings totals are available online.

Each listing may represent multiple units. April 24th there were 1,291 listings that represented 42,503 units in 14 of the 17 Nevada counties. Of these 42,503 units, 809 were immediately available for a “vacancy rate” of 1.9%. The reader is cautioned that the data collected from NVHousingSearch.org is primarily used for communication between landlords and tenants, not for collecting accurate vacancy rates so it may suffer from some inadequacies in that regard.

All types of rental housing can be listed. Listings are primarily multi-family housing but include single family, duplexes, triplexes, quadplexes, townhouses, mobile homes and rooms for rent. Listings include private market, tax credit and income based properties. About 15% of all Nevada multi-family units were included in NVHS listings.

Figure 1. Types of rental housing units in NVHS listings March 31, 2017

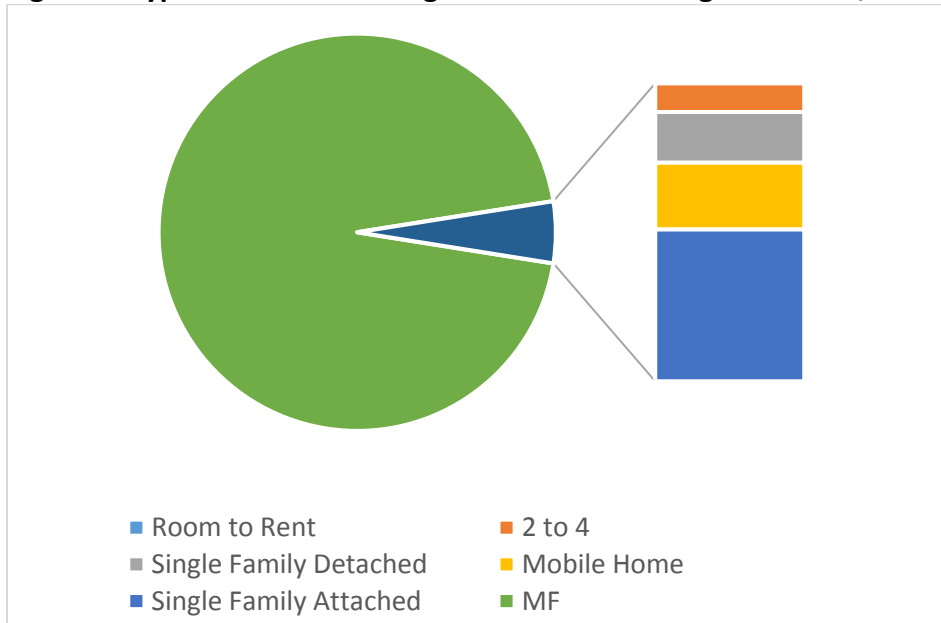


Table 1. Multi-family units represented in NVHS listings by region April 2017

County	Multi-family units in NVHS listings*	Estimated total multi-family units from ACS	Estimated % of total multi-family units listed*
CLARK	27,353	222,142	12%
WASHOE	10,039	40,675	25%
CARSON	1,038	5,136	20%
ALL OTHER	1,924	5,566	35%
NV Total	40,454	273,813	15%

*These totals do not include single-family, mobile homes and other non-multi-family listings which make up about 5% of total NVHS listings. Total multi-family units are from Census Bureau American Community Survey 5-year estimates for 2011 to 2015, B25024 Units in Structure.

Figure 2. Units represented in NVHS listings by county April 24, 2017

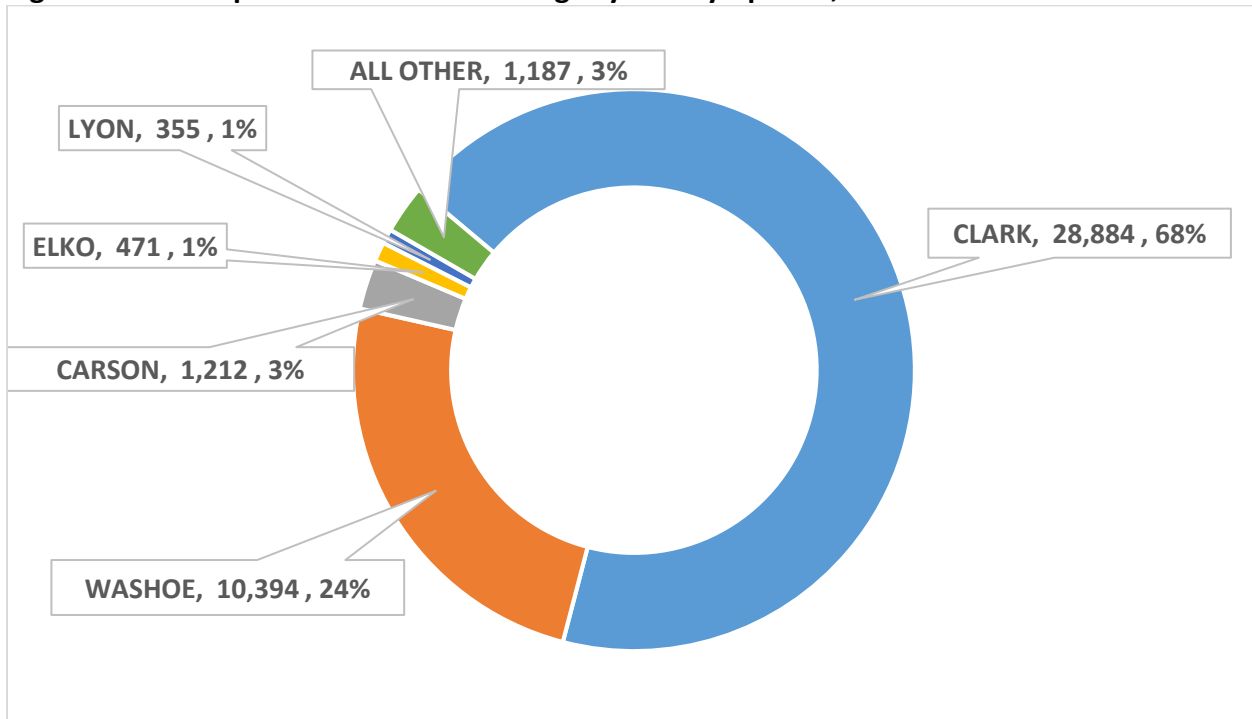


Figure 3. Units represented in NVHS listings time series

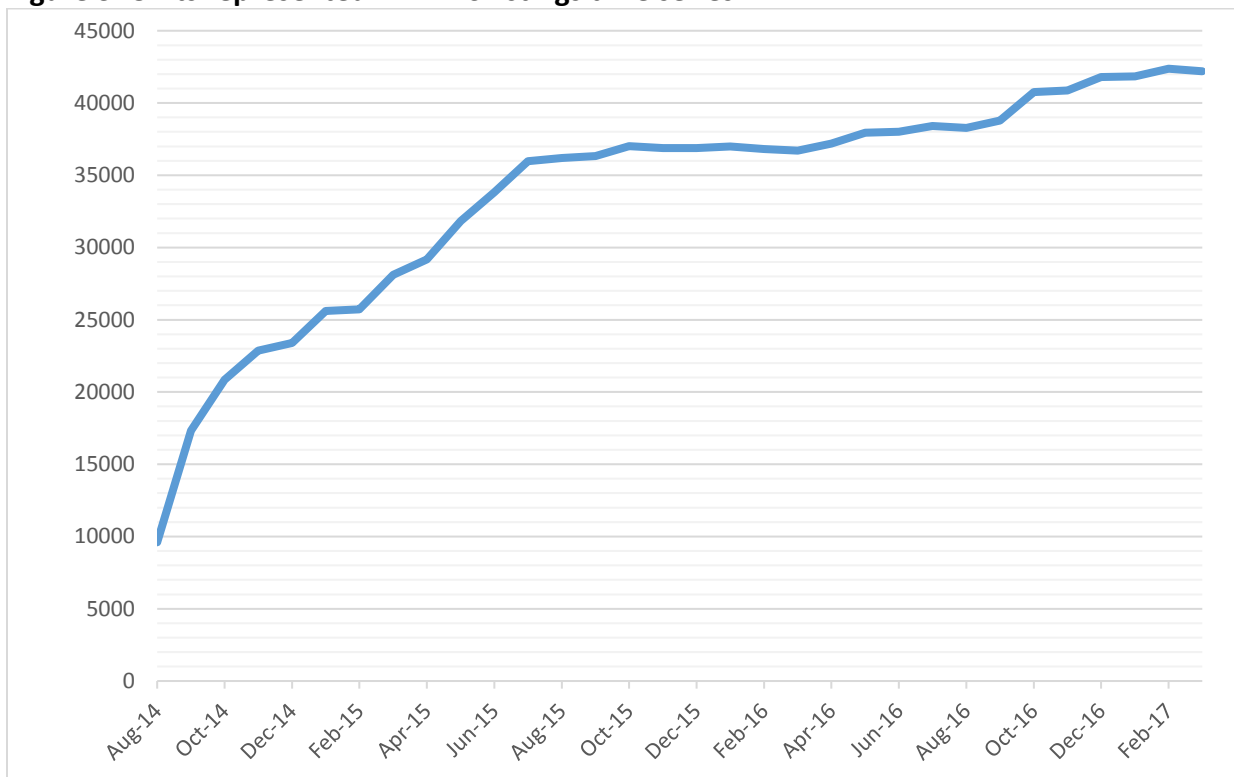


Figure 4. Floor plans of NVHS units March 31, 2017

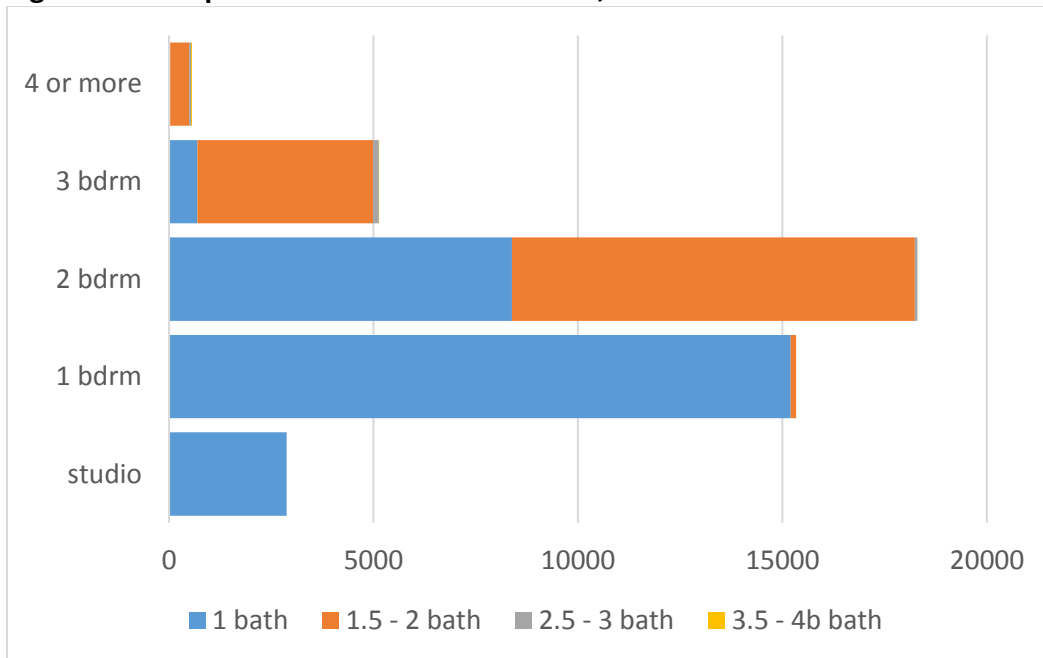
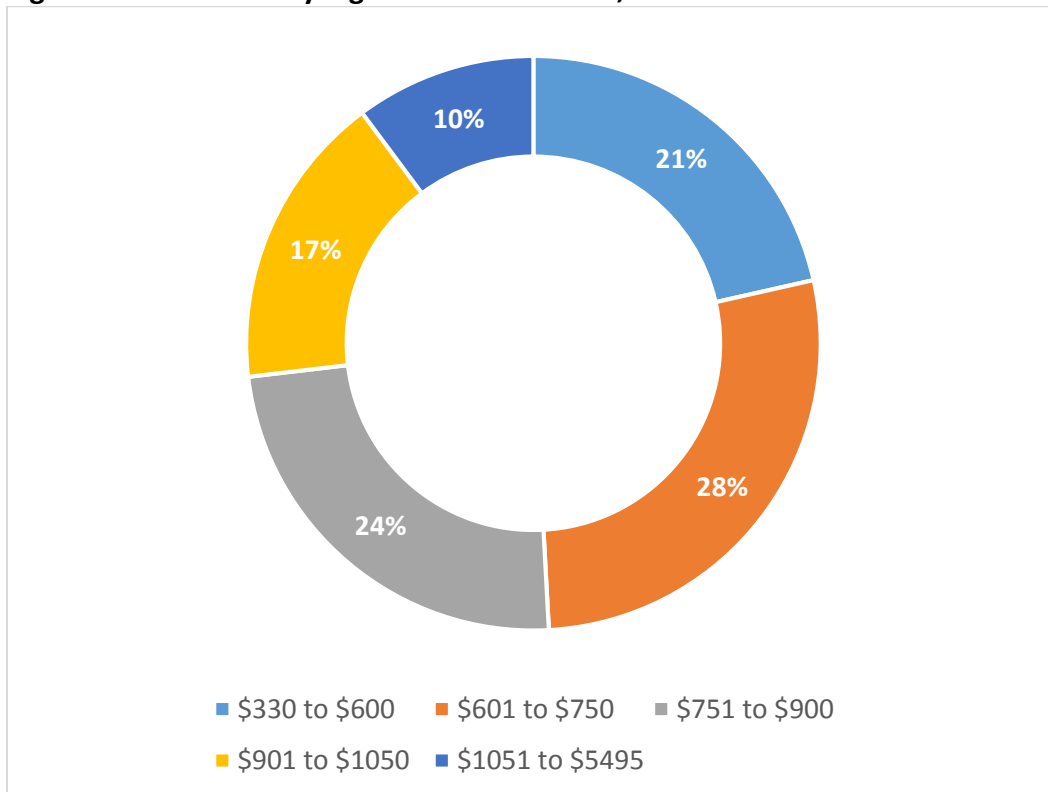


Figure 5. NVHS units by highest rent March 31, 2017



About 60% of the units in NVHS were in properties where the landlord markets to Section 8 voucher holders. Only about 16% of the units were listed in no smoking properties.