

### ***NVHousingSearch.org Monthly Listing Report***

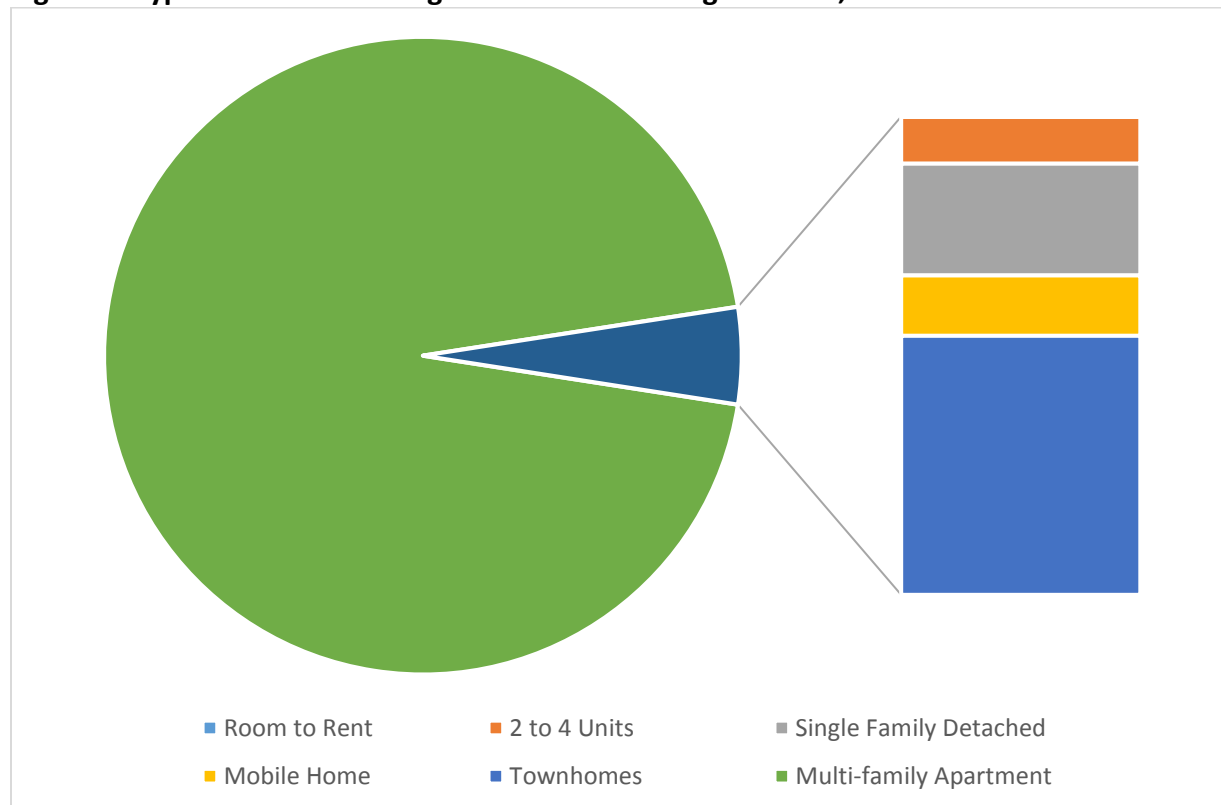
Each month Emphasys sends two reports on current NVHS listings. One report contains all the current listings with full detail. The other report gives new listings for the month. In addition, daily statistics on the listings totals are available online.

Each listing may represent multiple units. For example, an apartment complex with 20 one-bedroom units and 30 two-bedroom units might have two listings, one for the one-bedroom units and one for the two bedroom units. In contrast a single family house might have one listing for one unit.

June 30<sup>th</sup>, 2018 there were 1,563 listings that represented 43,419 units in 15 of the 17 Nevada counties. Of these 43,419 units, 762 were immediately available for a “vacancy rate” of 1.8%. The reader is cautioned that the data collected from NVHousingSearch.org is primarily used for communication between landlords and prospective 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 (see Figure 1). Listings include private market, tax credit and income based properties. About 15% of all Nevada multi-family units were included in NVHS listings (Table 1).

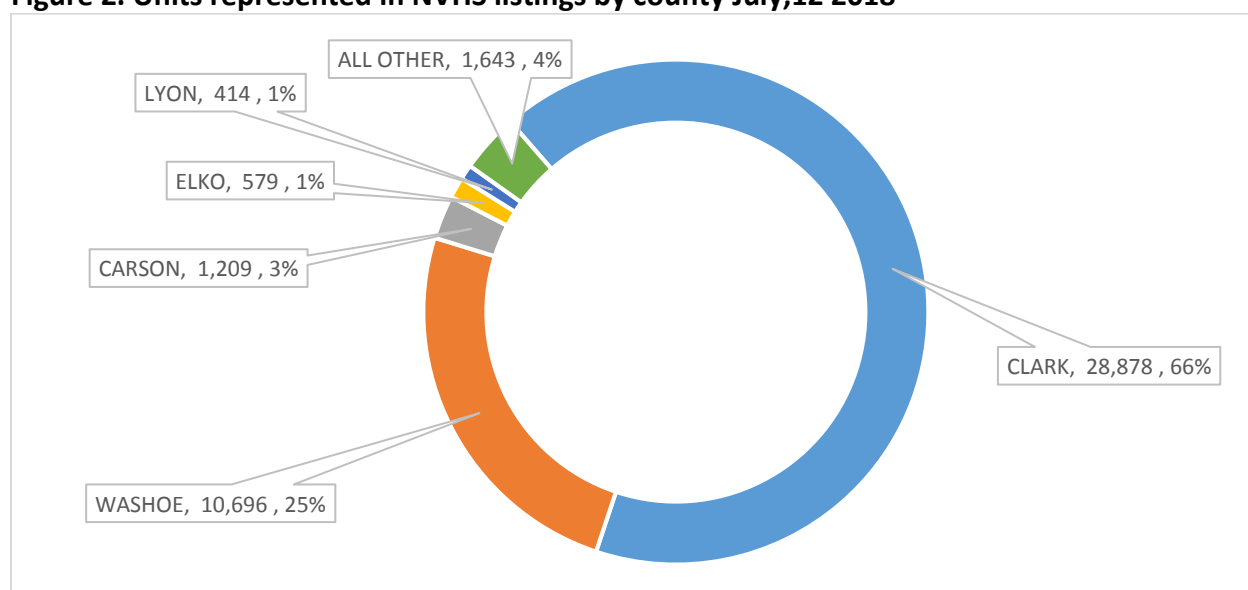
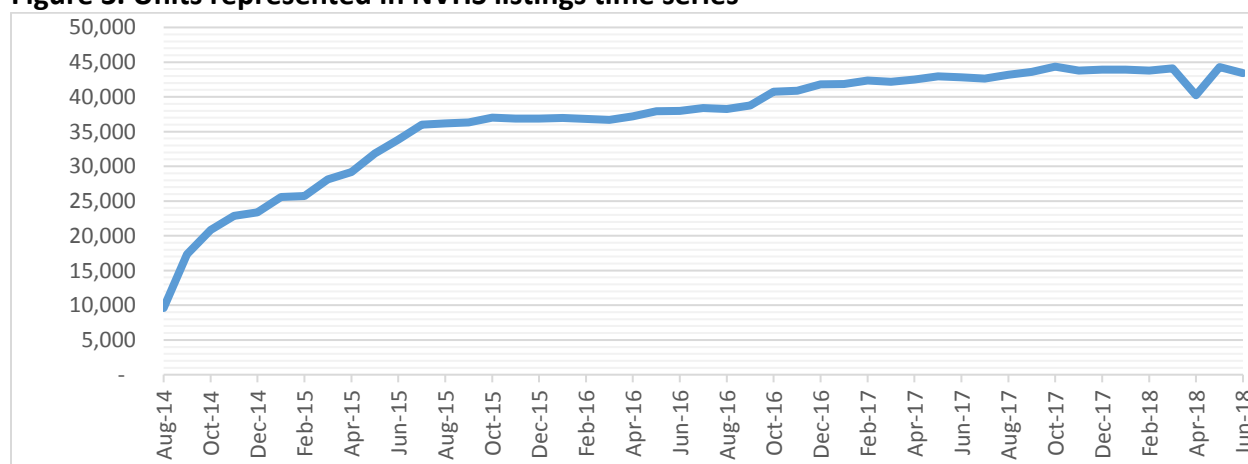
**Figure 1. Types of rental housing units in NVHS listings June 30, 2018.**

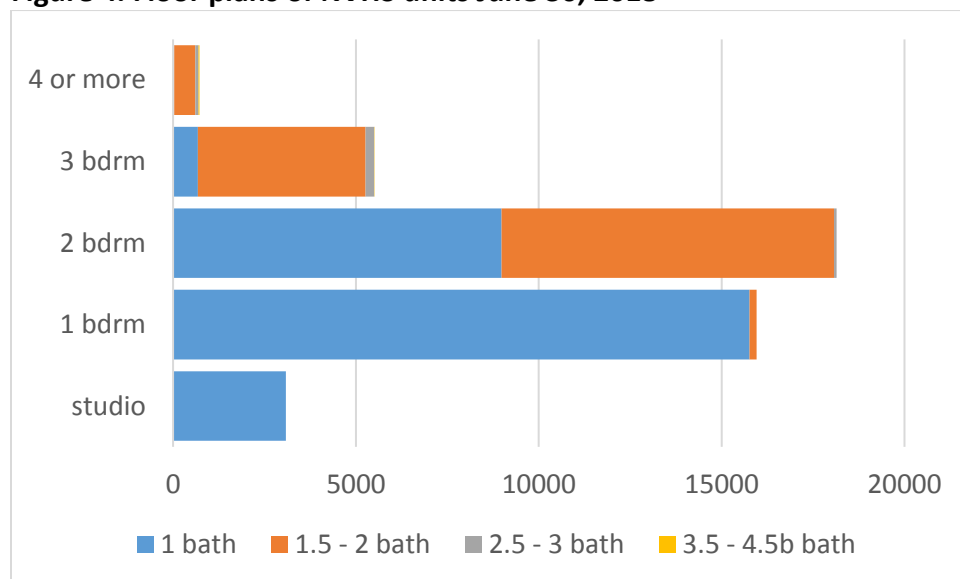


**Table 1. Multi-family units represented in NVHS listings by region June 2018.**

County	Multi-family units in NVHS listings*	Estimated total multi-family units from ACS	Estimated % of total multi-family units listed*
CLARK	27,390	222,341	12%
WASHOE	10,383	41,363	25%
CARSON	1,077	4,917	22%
ALL OTHER	2,438	6,281	39%
<b>NV Total</b>	<b>41,288</b>	<b>274,902</b>	<b>15%</b>

\*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 2012 to 2016, B25024 Units in Structure and calculations by the author.

**Figure 2. Units represented in NVHS listings by county July,12 2018****Figure 3. Units represented in NVHS listings time series**

**Figure 4. Floor plans of NVHS units June 30, 2018**

Overall units in listings were down from Sept. 2017 by 0.4%. Listings for one and two bedroom units decreased while all other floorplan listings increased. As compared with the most recent report in September of 2017, units listed with rents over \$1050 per month increased most (19%). Units listed in the lowest rent categories decreased most with listings under \$600 per month decreasing 12% and units listing in the \$601 to \$750 category decreasing by 9%. About three quarters of the units listed in NVHousingSearch.org accept some kinds of pets.

**Figure 5. NVHS units by highest rent June 30, 2018**