

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. September 30th, 2017 there were 1,430 listings that represented 43,593 units in 14 of the 17 Nevada counties. Of these 43,593 units, 770 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 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 Sept. 30, 2017

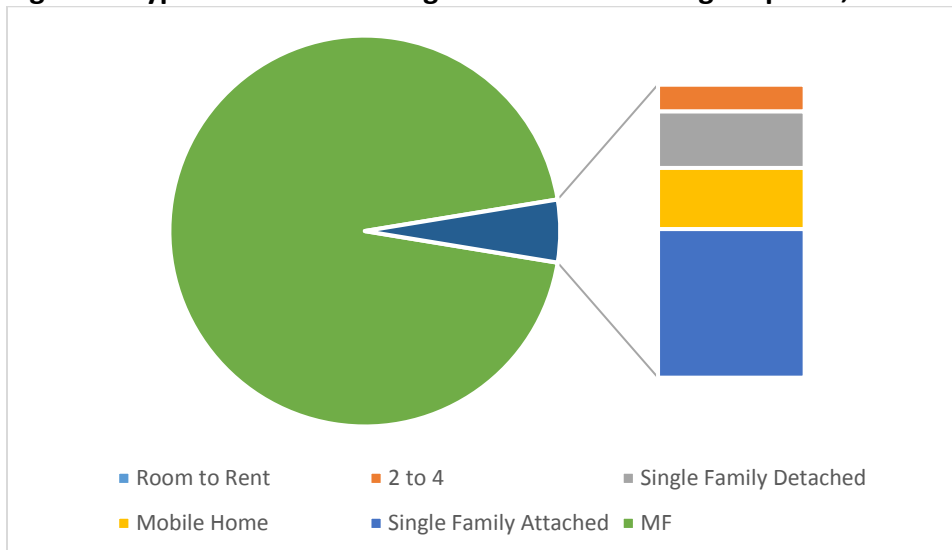


Table 1. Multi-family units represented in NVHS listings by region September 2017

County	Multi-family units in NVHS listings*	Estimated total multi-family units from ACS	Estimated % of total multi-family units listed*
CLARK	28,040	222,142	13%
WASHOE	10,098	40,675	25%
CARSON	1,077	5,136	21%
ALL OTHER	2,124	5,566	38%
NV Total	41,339	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 and calculations by the author.

Figure 2. Units represented in NVHS listings by county October 16, 2017

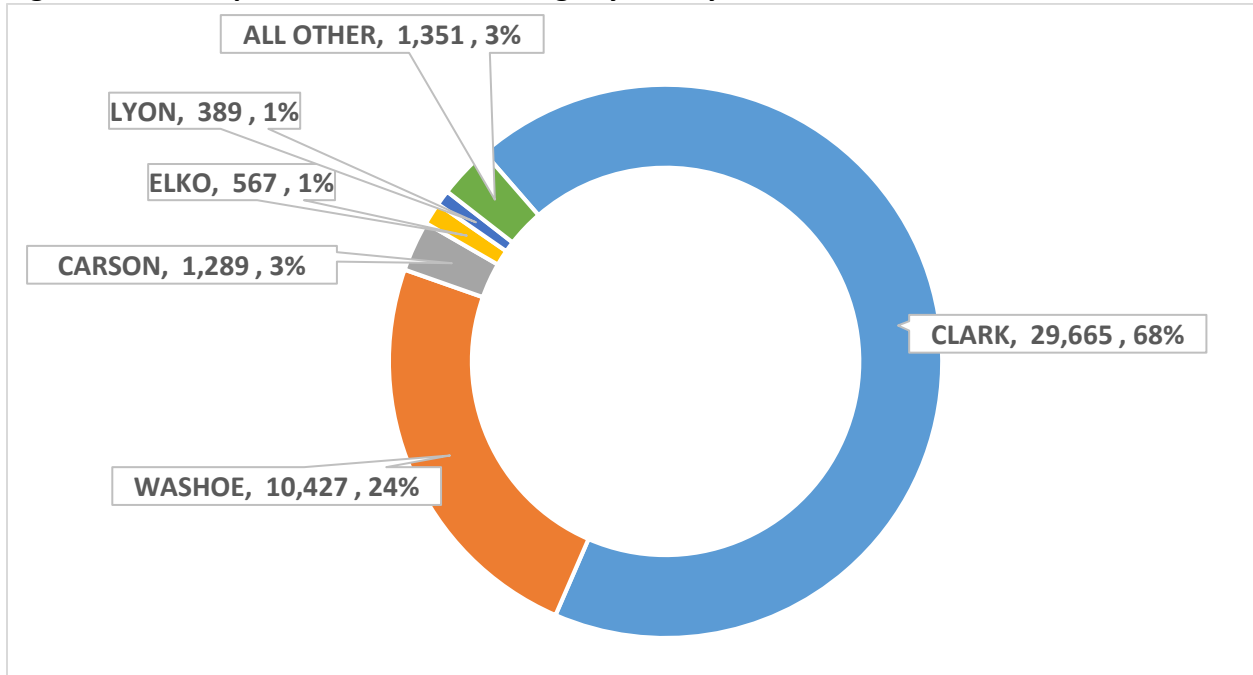


Figure 3. Units represented in NVHS listings time series

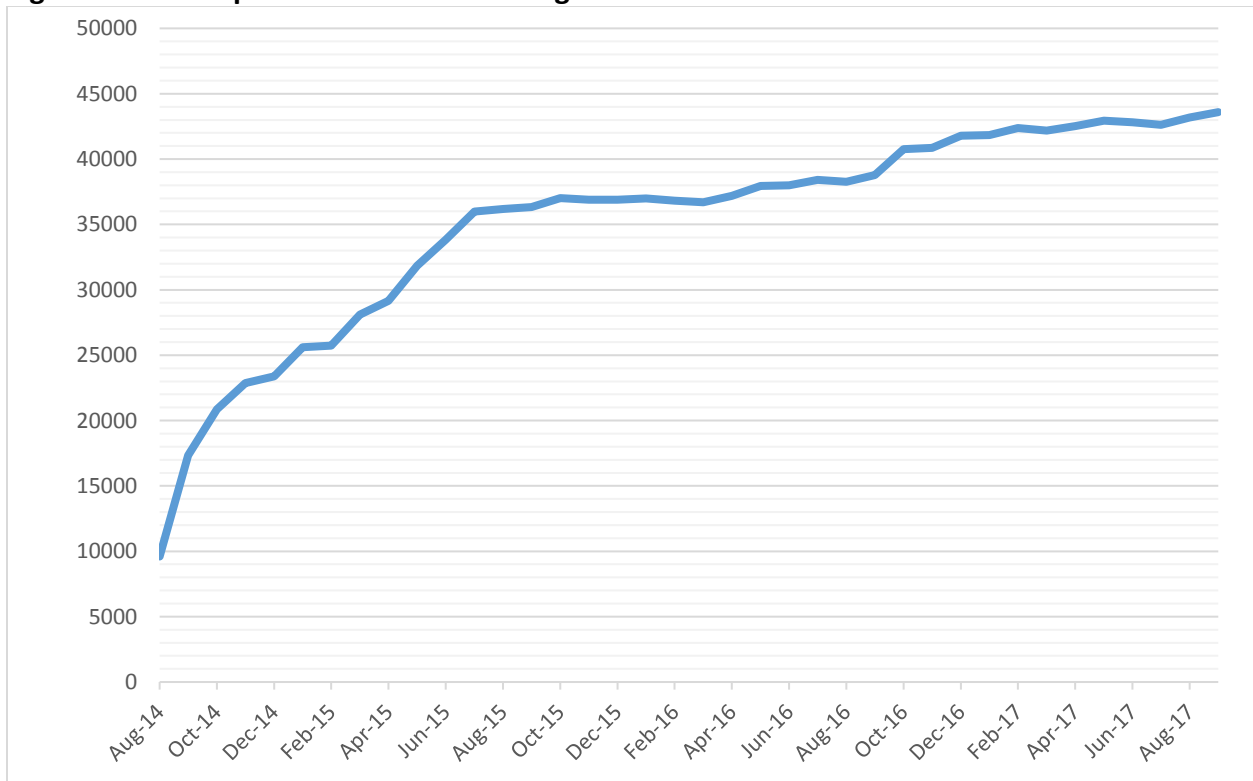
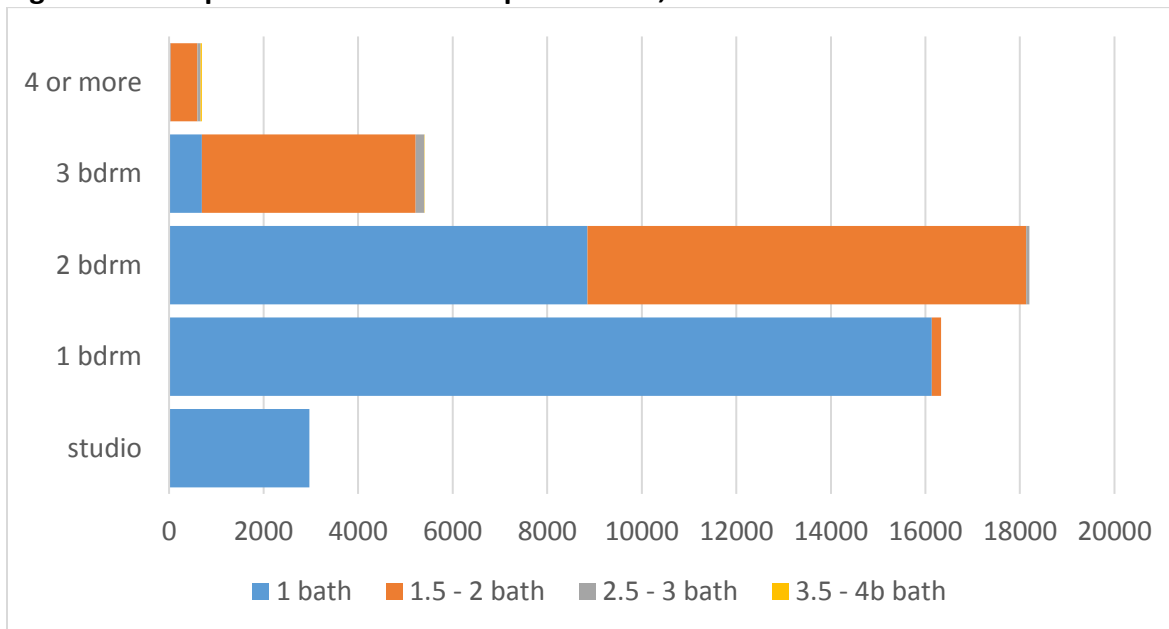
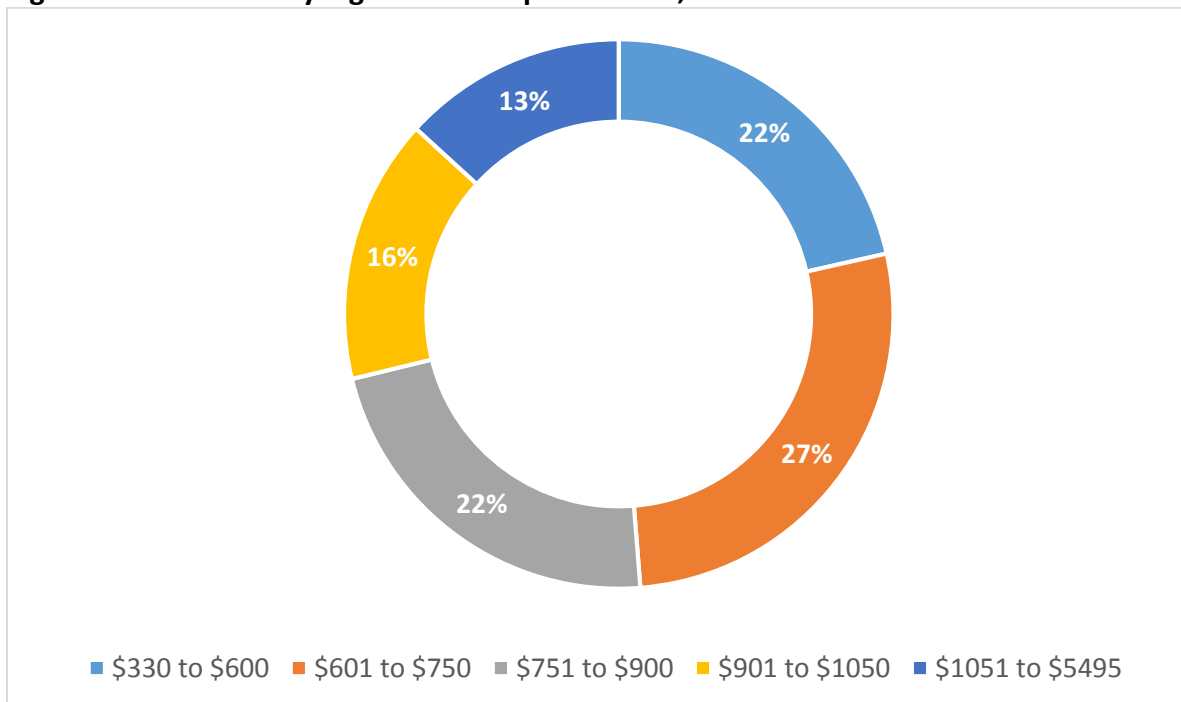


Figure 4. Floor plans of NVHS units September 30, 2017



Overall units in listings were up from March by 3%. Units listed with rents over \$1050 per month increased most (34%). Units in listings with 4 or more bedrooms increased by 24%. Regionally the rural areas of the state had the highest increase in units listed at 8% over April numbers.

Figure 5. NVHS units by highest rent September 30, 2017



About 60% of the units in NVHS were in properties where the landlord markets to Section 8 voucher holders. Only about 18% of the units were listed in no smoking properties.