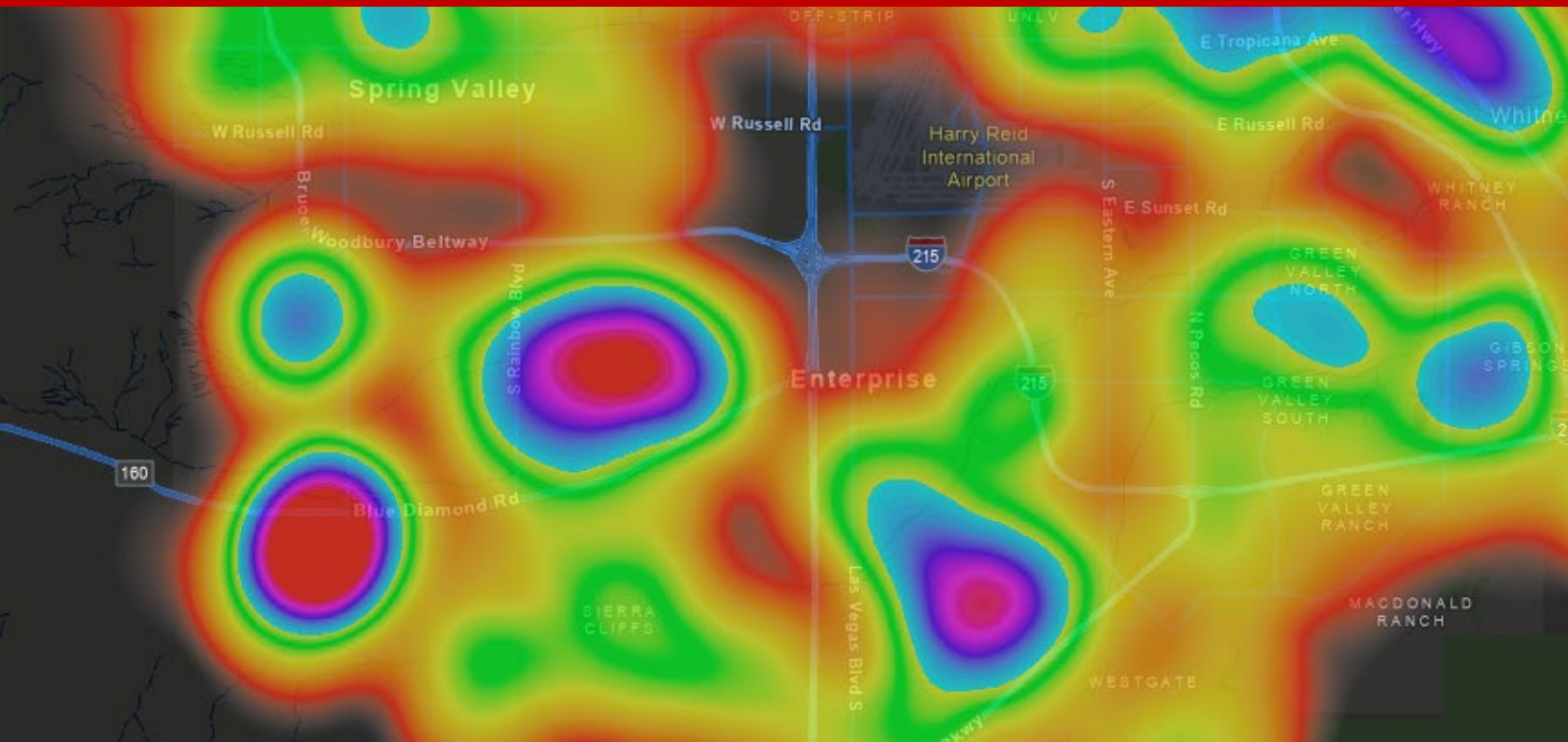


# THE LIED RESEARCH REPORT

## DATA BRIEFING: JUNE 2024 MORTGAGE DEFAULT

Lied Center  
for Real Estate

UNLV | LEE  
BUSINESS SCHOOL

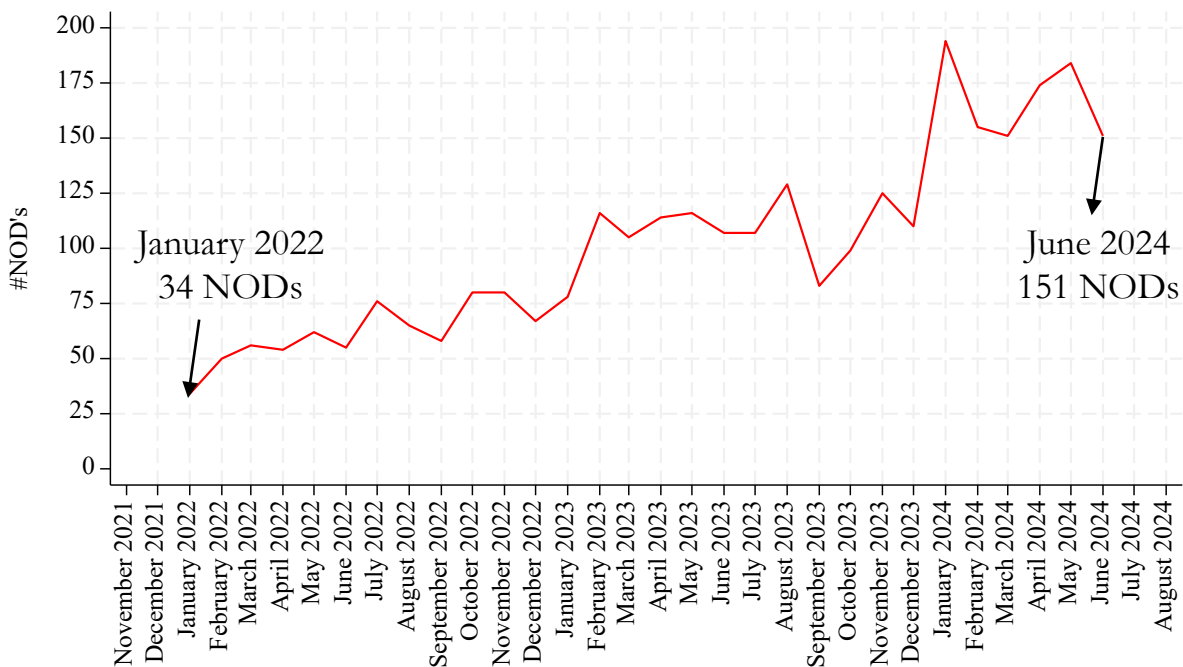


## Executive Summary

To gain a clearer understanding of the incidence and pattern of financial distress in Southern Nevada’s real estate market, we study the geo-spatial evolution of mortgage default quantified by the issuance of a notice of default “NOD” to a property owner. Aggregated across all property types, NODs ticked slightly down in June of 2024 (151) relative to May of 2024 (184). While NODs fell in June on a month-over-month basis, NODs ultimately rose 41.12% on a year-over-year basis.

Giving context to the numbers – and despite the observance of a consistent overall upward trend – we emphasize that NOD monthly frequency remains at historically low levels. This was particularly true in June 2023 and we caution the reader to keep this fact in mind when interpreting the economic significance of the year-over-year trends. The remainder of the report provides high-resolution heat maps documenting the geo-spatial dispersion of distressed real estate in Southern Nevada and breakdowns of default activity by property type.

Figure 1: Notice of Default Frequency – Clark County, NV



## NODs by Property Type

Table 1 provides a breakdown of NOD counts by property type. Property classification is based on the property type description furnished within the raw NOD monthly data files. Single-family residences accounted for the bulk of June 2024 NODs (113) followed by: townhouses (17); condominiums (10); vacant land parcels (4); and apartments (2). Year-to-date, NODs were issued to 809 single-family property owners.

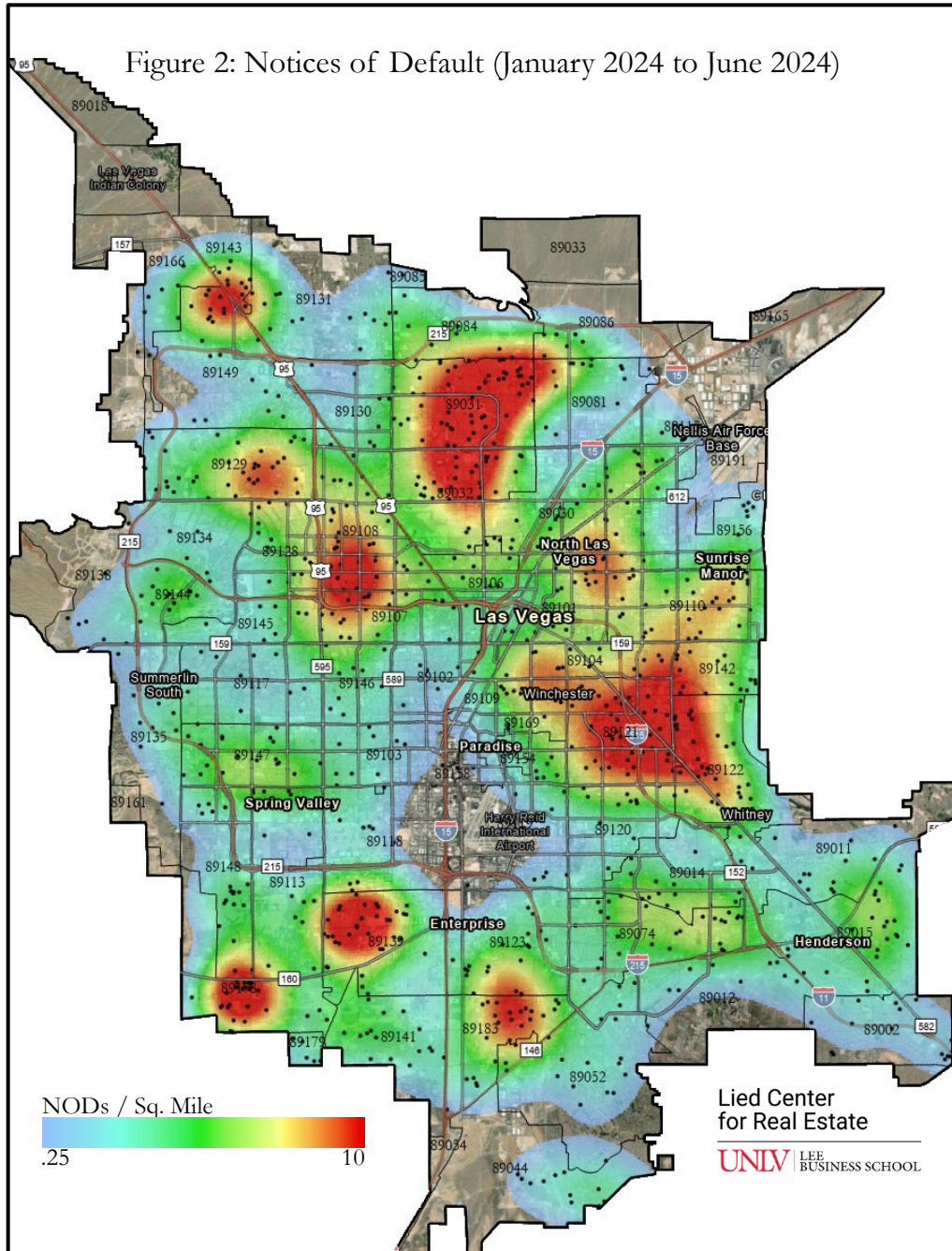
## Neighborhood Trends

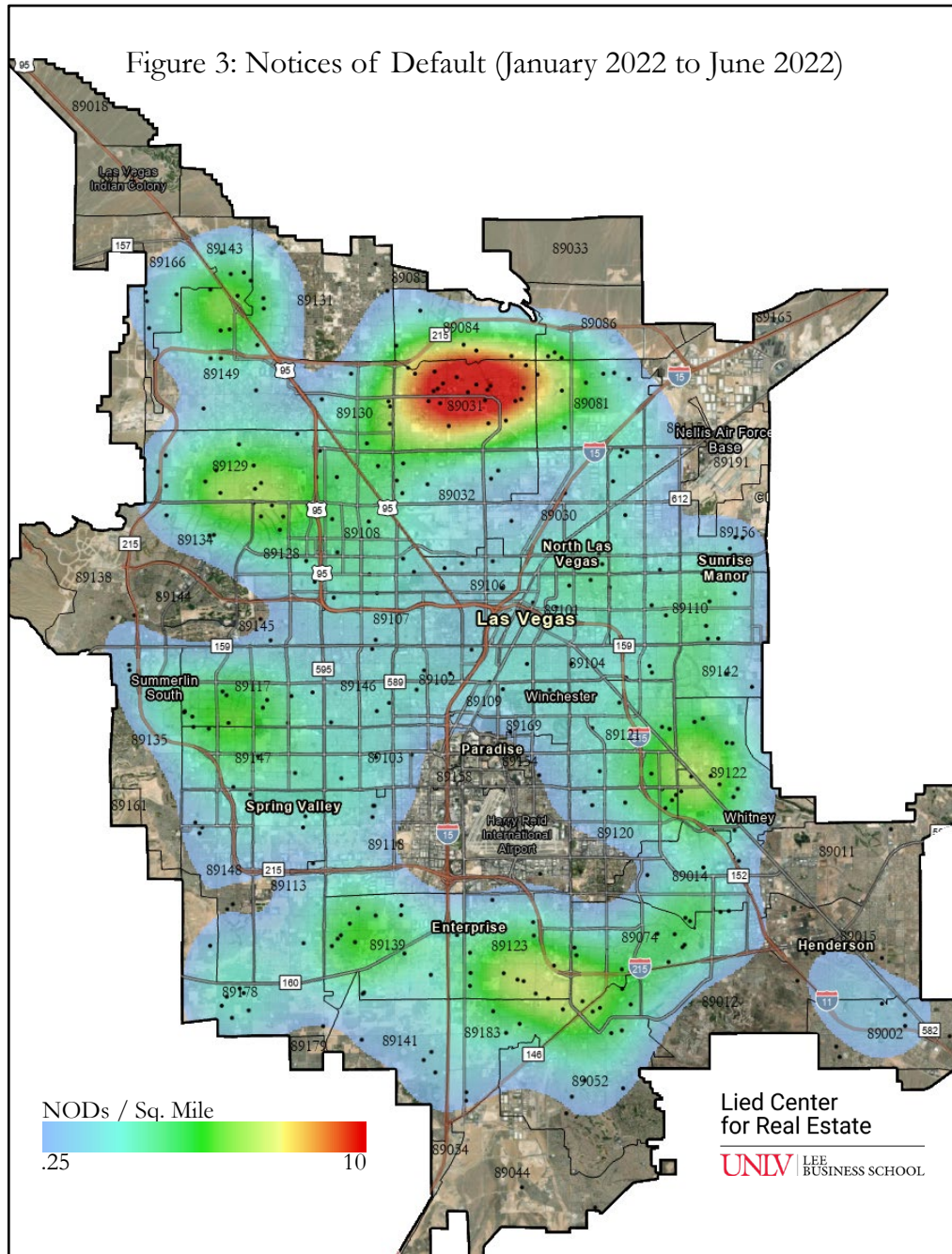
Where are NODs being issued and where are they trending? In Figure 2 we create a high-resolution heat map of 2024 NODs (thru June). Likewise, in Figure 3 we generate the same map but for 2022 NODs. For both figures, we show January through June NODs to provide an apples-to-apples comparison of NOD activity in 2022 vs. 2024.

Table 1: NODs by Property Type

Property Type	June 2022	June 2024	2024 YTD
Single Family Residence	47	113	809
Townhouses	5	17	81
Condominium	1	10	65
Vacant Land	1	4	23
Storage Facilities	0	2	2
Apartments	0	2	5
Manufacturing	0	1	2
Service Stations	0	1	1
Timeshare - Single Unit	0	1	2
Four-Plex	1	0	4
Schools	0	0	2
Duplex	0	0	1
Professional and Business Services	0	0	3
Neighborhood Shopping Center	0	0	1
SFR Common Area	0	0	1
Manufactured Homes	0	0	2
Manufactured Home Estates	0	0	3
Triplex	0	0	1
Other Commercial	0	0	1
<b>Total</b>	<b>55</b>	<b>151</b>	<b>1,009</b>







Consistent with the overall market trend established in Figure 1, Figure 2 suggests that mortgage default is rising in several parts of Southern Nevada. The largest clusters of NOD activity appear in select neighborhoods of North Las Vegas, the northeastern portion of Paradise and in Sunrise Manor. We identified three hot spots in Enterprise and a large cluster of NOD activity in the inner northwest portion of the City of Las Vegas.

To give the reader a clear sense of the scale of NOD clustering in the study area, we aggregate NODs by zip code for 2024 (YTD). Table 2, which is shown

below, tabulates NODs by zip code for the Top 10 highest defaulting zip codes in Clark County, NV. The variable “Market Share” represents the share of Clark County NODs belonging to each respective zip code; running cumulative totals for this variable are shown in column 4. While there exists 74 zip codes in Clark County, 34.29% of 2024 NODs were issued to properties in the top 10 highest defaulting zip codes defined below. This means that 13.51% of Clark County zip codes account for over one-third of the total stock of NODs issued to property owners in Clark County, NV as of June 2024.

Table 2: Top 10 Highest Defaulting Neighborhoods (2024 YTD)

Zipcode	#NODs	Market Share	Cumulative Share
89031	51	5.05%	5.05%
89121	36	3.57%	8.62%
89108	35	3.47%	12.09%
89139	35	3.47%	15.56%
89129	35	3.47%	19.03%
89110	34	3.37%	22.40%
89122	33	3.27%	25.67%
89032	31	3.07%	28.74%
89074	29	2.87%	31.62%
89178	27	2.68%	34.29%

## Authors

Shawn J. McCoy, Ph.D.  
Director, Lied Center for Real Estate  
Associate Professor, Department of Economics  
shawn.mccoy@unlv.edu

Nicholas B. Irwin, Ph.D.  
Research Director, Lied Center for Real Estate  
Associate Professor, Department of Economics  
nicholas.irwin@unlv.edu

## Disclaimer

Funding was not offered or provided for the production of this report. The opinions expressed in this study represent those of the authors and the authors alone.

## Acknowledgements

The Lied Center for Real Estate wishes to acknowledge Jim Hastings, Broker/Owner of Hastings Brokerage, Ltd., [www.huckle.com](http://www.huckle.com), for providing access to the data used to produce this report.

## About the Lied Center for Real Estate

The Lied Center for Real Estate was established in 1989 by the Lee Business School at the University of Nevada, Las Vegas to foster excellence in real estate education and research. Through partnerships with business and community leaders, the Lied Center strives to improve real estate business and effective public-policy practices in Southern Nevada. The center produces relevant and timely real estate market reports, supports educational programs in commercial real estate for students and professionals, and provides community outreach and continuing education.

## Citation

McCoy, Shawn, & Irwin, Nicholas (2024). Data Briefing: June 2024 Mortgage Default. *The Lied Research Report*, 1(2), 1-7.