



Visit our interactive construction pipeline at: abimf.com/report/phoenix-construction-pipeline

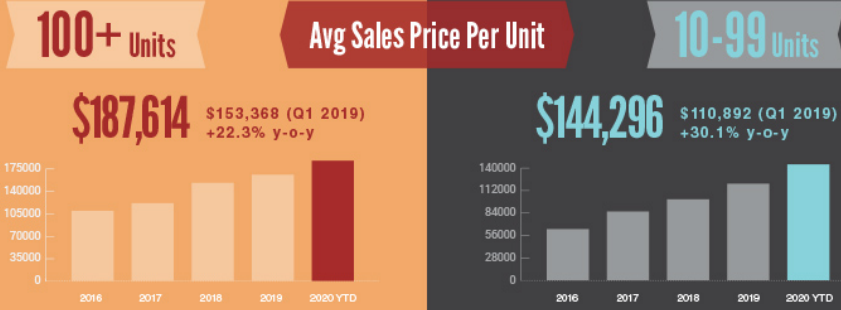
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TOTAL UNIT INVENTORY

10+ UNIT PROPERTIES: **336,882**

50+ UNIT PROPERTIES: **312,859**

Q1 2020 Sales Stats

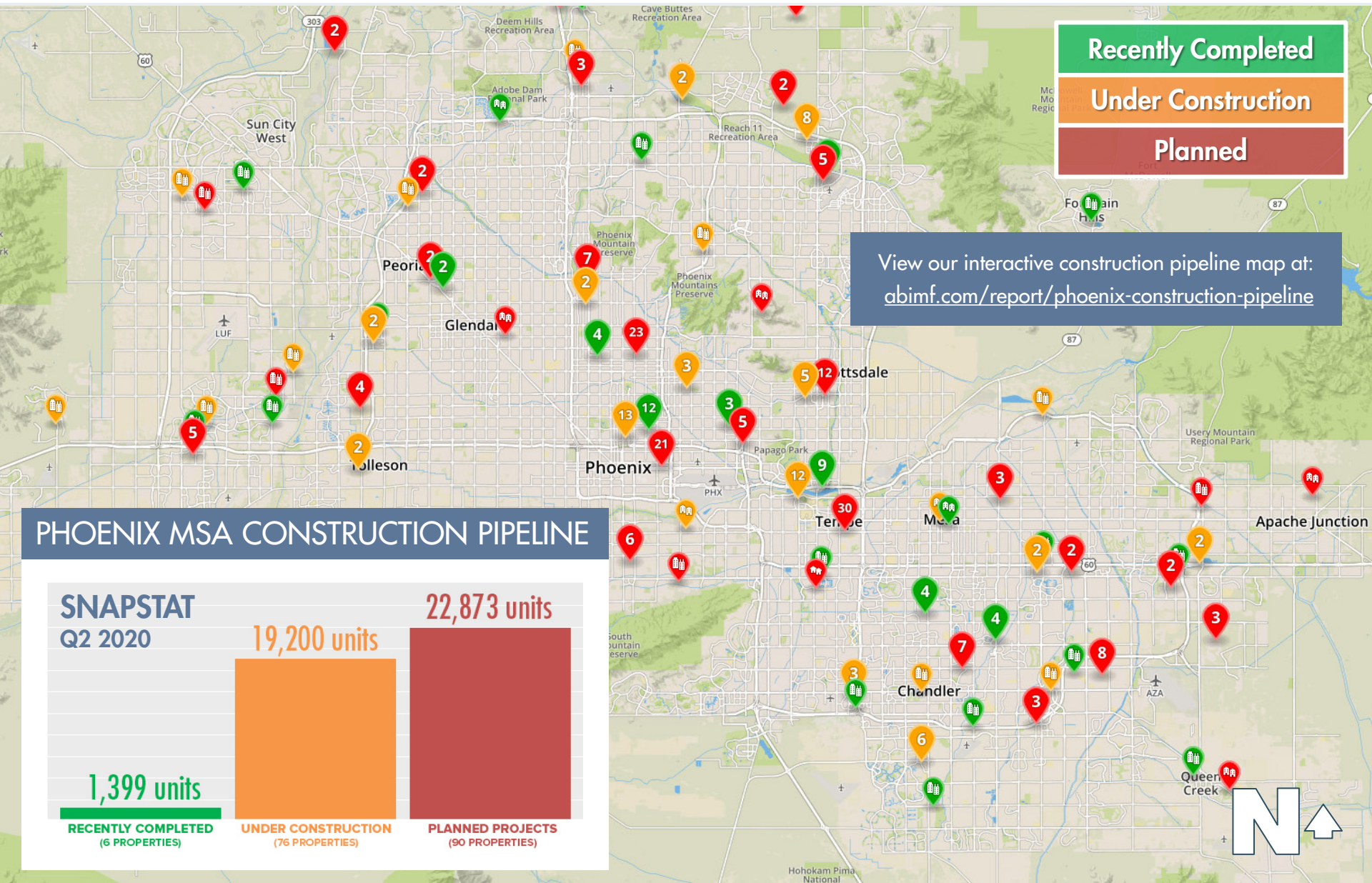


100+ UNIT PROPERTIES | Q2 2020 TRANSACTIONS BY YEAR BUILT

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$230K	\$228	4
2000-09	\$219K	\$227	1
1990-99	--	--	--
1980-89	\$160K	\$157	1
Pre-1980	\$121K	\$164	5

10-99 UNIT PROPERTIES | Q2 2020 TRANSACTIONS BY YEAR BUILT

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$327K	\$234	3
2000-09	--	--	--
1990-99	--	--	--
1980-89	\$108K	\$150	6
Pre-1980	\$139K	\$175	18



Recently Completed

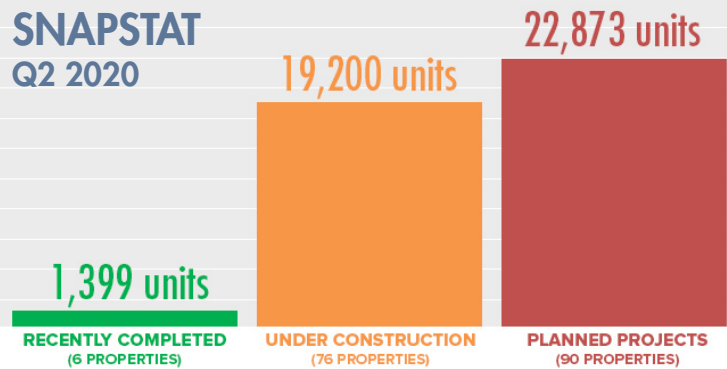
Under Construction

Planned

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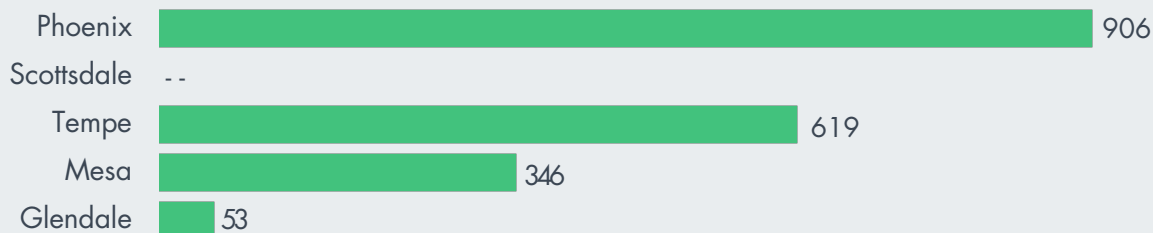
PHOENIX MSA CONSTRUCTION PIPELINE

SNAPSTAT
 Q2 2020

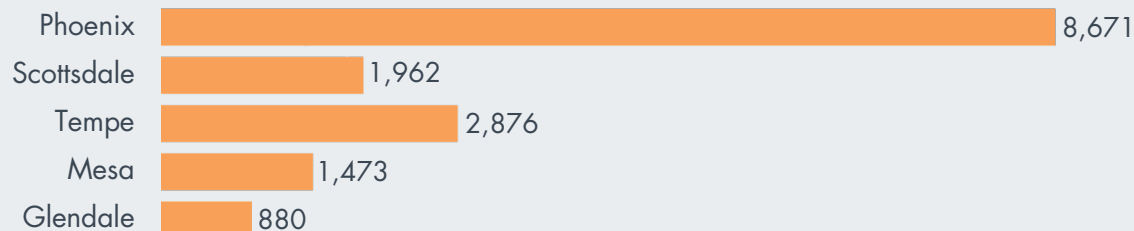


PER CITY ANALYSIS OF PHOENIX MSA

RECENTLY COMPLETED (BY # OF UNITS)(YTD)



UNDER CONSTRUCTION (BY # OF UNITS)



PLANNED (BY # OF UNITS)



* Project Units Delivered. Based on when total projects are delivered, not as individual buildings/units are delivered

TOTAL UNIT INVENTORY PER CITY
50+ Unit Properties

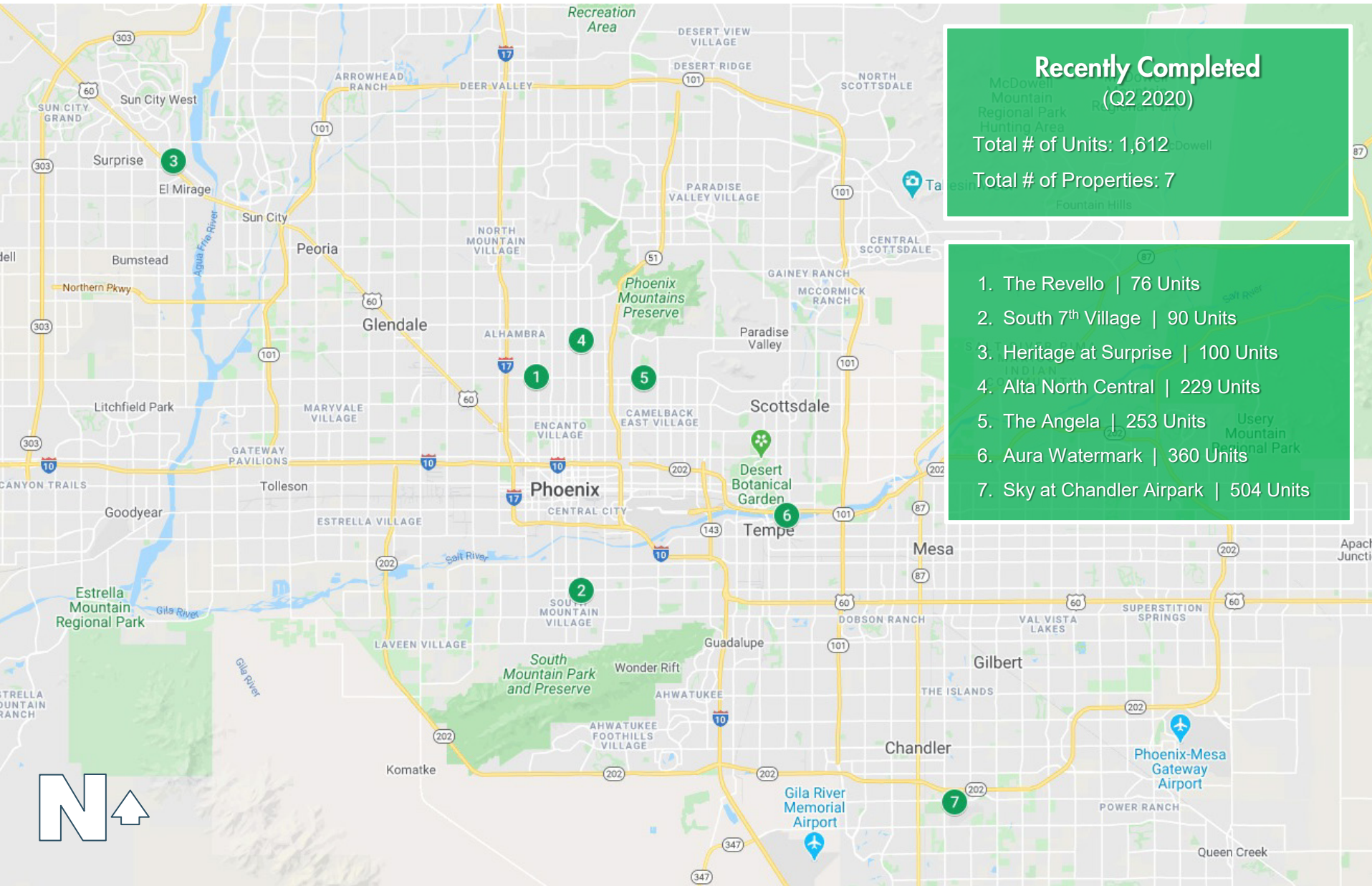
PHOENIX
140,031

SCOTTSDALE
28,657

TEMPE
35,731

MESA
38,601

GLENDALE
24,473



Recently Completed
 (Q2 2020)
 Total # of Units: 1,612
 Total # of Properties: 7

1. The Revello | 76 Units
2. South 7th Village | 90 Units
3. Heritage at Surprise | 100 Units
4. Alta North Central | 229 Units
5. The Angela | 253 Units
6. Aura Watermark | 360 Units
7. Sky at Chandler Airpark | 504 Units

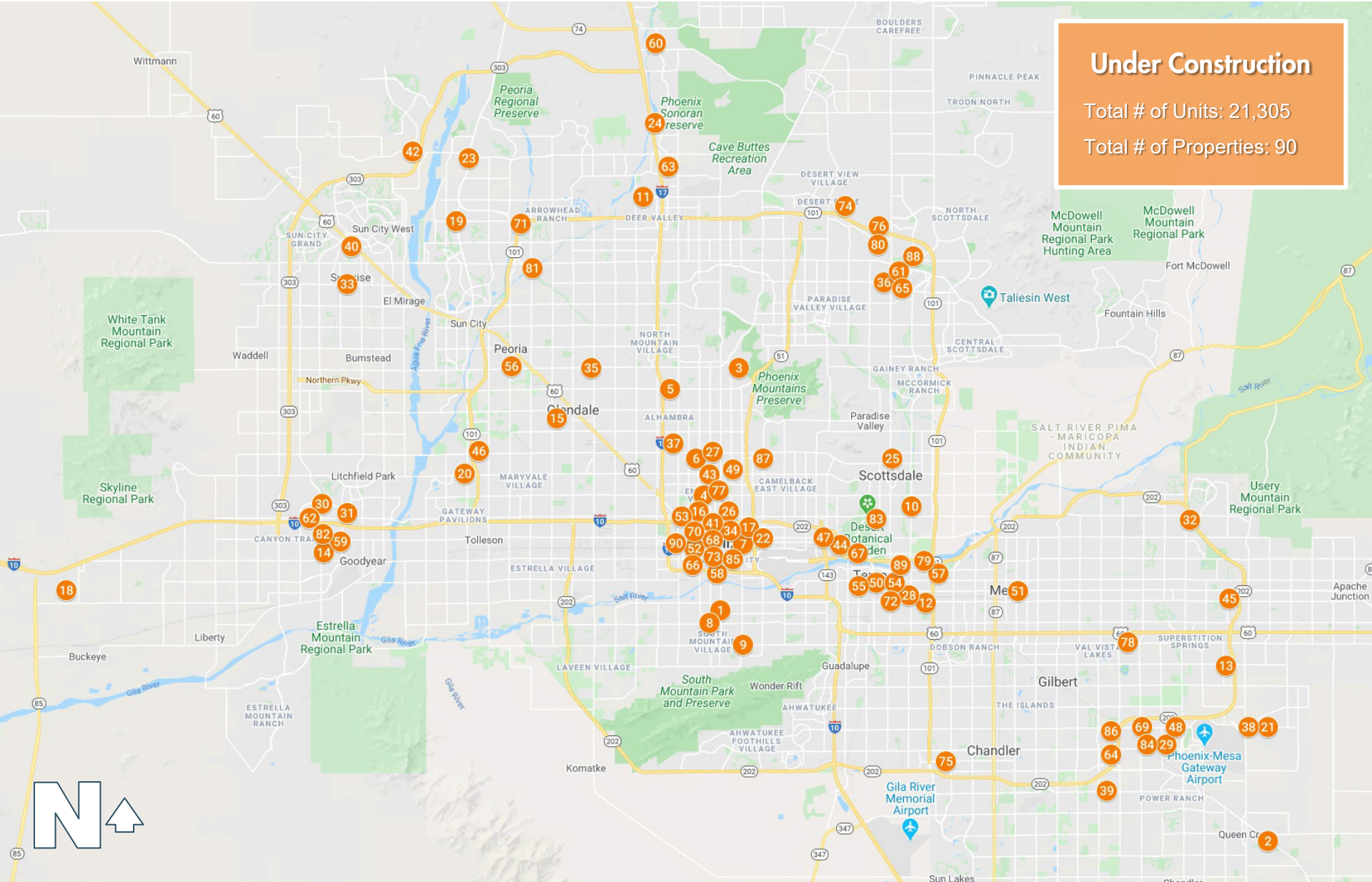


RECENTLY COMPLETED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Completion Date	Developer
1 Revello, The	1600 West Camelback Road	76	5/22/2020	Bethel Development
2 South 7th Village	706 East Southern Avenue	90	6/12/2020	UMOM New Day Centers
3 Heritage at Surprise	12669 West Rimrock Street	100	6/12/2020	Gorman & Company
4 Alta North Central	777 East Stella Lane	229	5/22/2020	Wood Partners
5 Angela, The	2727 East Camelback Road	253	6/19/2020	StreetLights Residential
6 Aura Watermark	420 North Scottsdale Road	360	6/18/2020	Trinsic Residential Group
7 Sky at Chandler Airpark	1441 East Germann Road	504	6/5/2020	Management Support
RECENTLY COMPLETED (Q2 ONLY)		1,612		
2020 COMPLETED (YTD)		3,011		

Under Construction

Total # of Units: 21,305
Total # of Properties: 90



UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
1 Roeser Village Senior Phase II	454 East Roeser Road	50	3/9/2020	Foundation for Senior Living
2 Village Greens of Queen Creek	21515 East Village Loop Road North	50	8/12/2019	Truvista Development
3 Dunlap Pointe	1431 East Dunlap Avenue	54	1/15/2020	Native American Connections
4 Eco Phx	SWC North 3rd Avenue & West Roosevelt Street	70	5/1/2020	Habitat Metro
5 Encore on Northern	2223 West Northern Avenue	77	9/3/2019	WESCAP Real Estate Services
6 Acacia Heights	615 West Pierson Street	78	3/1/2020	Foundation for Senior Living
7 Monroe Gardens	1441 East Monroe Street	78	1/20/2020	Gorman & Company
8 Mirabella Senior	5609 South Central Avenue	80	3/16/2020	Bethel Development
9 Proximity on 16th	7450 South 16th Street	85	9/2/2019	Avenue North
10 Cabana on Hayden	2240 North Hayden Road	89	4/6/2020	Greenlight Communities
11 Avilla Paseo	3425 West Deer Valley Drive	89	8/15/2019	NexMetro Communities
12 1980 East Broadway Road	1980 East Broadway Road	90	12/1/2019	Virtua Partners
13 Avilla Enclave	8415 East Guadalupe Road	96	5/1/2020	NexMetro Communities
14 Bungalows on Estrella, The	15545 West Hudson Way	100	8/1/2019	Cavan Commercial
15 Libertad Glendale	6529 West Ocotillo Road	108	12/2/2019	Vecino Group, The
16 McKinley & 2nd	801 North 3rd Avenue	108	4/2/2019	Baron Properties
17 Soluna	950 North 19th Street	111	3/16/2020	Gorman & Company
18 Reserve at Westpark, The	25936 West Superior Avenue	116	6/1/2019	Atlantic Development & Investments
19 Avilla Lago	10310 West Beardsley Road	120	6/1/2020	NexMetro Communities
20 Avilla Gateway	9950 West Indian School Road	127	9/16/2019	NexMetro Communities

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
21 BB Living at Eastmark	5150 South Inspirian Pkwy	132	10/1/2019	Blank Property Group
22 Imperial, The	919 North 20th Street	140	4/22/2020	Defer Gain
23 Sunrise Village	West Happy Valley Road & North Lake Pleasant Pkwy	140	5/1/2020	Watermark Residential
24 Bungalows on Jomax, The	27441 North Black Canyon Hwy	141	6/1/2019	Cavan Commercial
25 Gramercy Scottsdale	4735 North Scottsdale Road	160	12/16/2019	High Street Residential
26 Broadstone Portland	332 East Portland Street	162	4/6/2020	Alliance Residential Company
27 One Camelback	1 East Camelback Road	163	4/1/2019	Stellar Residential
28 Park Place Tempe	1317 South Terrace Road	164	8/1/2019	Park 7 Group
29 Acero Cooley Station	3939 East Vest Avenue	182	6/10/2019	IDM
30 Village at Harvard Crossing	15550 West Harvard Street	184	5/1/2019	Empire Group, The
31 Amiya	1830 North 145th Avenue	188	6/3/2019	NextGen Apartments
32 Springs at Red Mountain	2639 North Power Road	192	12/13/2019	Continental Properties
33 Mera City Center	15510 North La Cometa Avenue	193	2/1/2020	Sparrow Partners
34 LINK PHX Phase II, The	330 East Pierce Street	204	2/17/2020	CA Ventures
35 Village at Olive Marketplace	SEC North 53rd Avenue & West Olive Avenue	208	5/1/2020	Empire Group, The
36 Optima Kierland Phase II	7160 East Kierland Blvd	213	4/2/2019	Optima
37 29 Palms II	5310 North 21st Avenue	215	12/2/2019	Foundation for Senior Living
38 Premiere at Eastmark, The	9410 East Ray Road	216	7/12/2019	PCS Development
39 BB Living at Val Vista	3936 South Decatur Drive	217	7/22/2019	Blank Property Group
40 Christopher Todd Collection on Mountain View	14155 West Mountain View Blvd	217	12/16/2019	Christopher Todd Properties

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
41 Derby, The	800 North 2nd Street	222	3/15/2017	Acento Real Estate Partners
42 Christopher Todd at Happy Valley	11903 West Happy Valley Road	222	6/3/2019	Christopher Todd Properties
43 Centra	3601 North Central Avenue	223	1/15/2019	Fore Property Company
44 Cabana on Washington	5300 East Washington Street	226	7/17/2019	Greenlight Communities
45 Solstice of Mesa, The	307 South Hawes Road	237	5/20/2020	Dominium
46 Copper Falls	5151 North 95th Avenue	240	2/22/2019	P.B. Bell Companies, The
47 Encore Tessera	4713 East Van Buren Street	240	9/3/2018	Encore Enterprises
48 Watermark at Gateway Place	4500 East Ray Road	250	11/1/2018	Watermark Residential
49 Cabana on 12th	4225 North 12th Street	252	5/1/2019	Greenlight Communities
50 Atmosphere	707 South Forest Avenue	252	2/3/2020	Trinitas Ventures
51 Residences at Mesa & Main, The	SEC East Main Street & South Mesa Drive	252	9/3/2019	City Creek Reserve
52 X Phoenix	200 West Monroe Street	253	10/15/2019	Property Markets Group
53 Aspire Fillmore	601 North 3rd Avenue	256	12/2/2019	Empire Group, The
54 Tempe Crossroads	1010 East Orange Street	264	12/16/2019	Collegiate Development Group
55 Oliv Tempe	704 South Myrtle Avenue	268	10/1/2018	Core Spaces
56 Parc at Roundtree Ranch	9201 North 83rd Avenue	275	10/1/2019	Desert Viking
57 Broadstone Rio Salado	2325 East Rio Salado Pkwy	276	9/3/2018	Alliance Residential Company
58 Battery, The	310 East Buchanan Street	278	10/1/2019	JMA Ventures
59 Christopher Todd Communities at Estrella Con	15385 West Fillmore Street	286	6/10/2019	Christopher Todd Properties
60 Acero North Valley	33500 North North Valley Pkwy	288	10/1/2019	IDM

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
61 Scottsdale Grand, The	NEC North 73rd Street & North Greenway Hayden Lo	290	5/15/2019	Kaplan Companies
62 Grayson Place	SEC North 159th Avenue & West McDowell Road	296	1/13/2020	P.B. Bell Companies, The
63 Springs at Deer Valley	24025 23rd Avenue	296	5/1/2020	Continental Properties
64 Elevation San Tan	2045 East Boston Street	297	7/8/2019	Vedura Residential
65 Vitri	15125 North Scottsdale Road	300	8/1/2018	Lennar Multifamily Communities
66 Alta Warehouse	600 West Grant Street	300	3/9/2020	Wood Partners
67 Broadstone Grand	1003 West Washington Street	300	6/15/2018	Alliance Residential Company
68 Kenect Phoenix	355 North Central Avenue	320	5/1/2019	Akara Partners
69 EpiCenter at Agritopia	NWC East Ray Road & South Higley Road	320	4/1/2020	StreetLights Residential
70 2nd and Fillmore	400 North 2nd Avenue	323	4/6/2020	Fore Property Company
71 Escape at Arrowhead	7951 West Beardsley Road	324	10/1/2019	Embrey Partners
72 Apollo	1100 East Apache Blvd	327	3/1/2019	Gilbane Development Company
73 Ryan, The	188 East Jefferson Street	332	5/26/2017	StreetLights Residential
74 Montreux	5550 East Deer Valley Drive	335	3/15/2018	Statesman Group
75 District at Chandler, The	2222 West Frye Road	340	2/18/2019	Kaplan Companies
76 Camden North End Phase II	6800 East Mayo Blvd	343	8/1/2019	Camden Property Trust
77 Novel Midtown	400 East Earll Drive	345	8/1/2019	Crescent Communities
78 San Villante	4760 East Baseline Road	348	1/18/2019	Mark-Taylor
79 Cameron, The	2062 East Cameron Way	349	7/13/2018	StreetLights Residential
80 Maxwell on 66th	6611 East Mayo Blvd	349	6/1/2018	JLB Partners

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
81 Paradise @ P83	16601 North 75th Avenue	352	9/1/2019	Opus Group, The
82 Acero Estrella Commons	15380 West Fillmore Street	352	4/15/2019	IDM
83 McDowell, The	6601 East McDowell Road	358	3/6/2020	JLB Partners
84 Aiya	2350 South Wade Drive	366	11/1/2018	Wolff Company, The
85 Adeline	222 East Jefferson Street	379	2/3/2020	Hines Interests
86 Soltra at SanTan Village	SWC East Ray Road & South Santan Village Pkwy	380	1/13/2020	Leon Capital Group
87 Pearl Biltmore	2323 East Highland Avenue	470	9/1/2018	Morgan Group
88 San Artes	17900 North Hayden Road	552	2/10/2020	Mark-Taylor
89 Pier, The	1190 Vista Del Lago Drive	586	3/1/2019	Fransway, Robert P.
90 Fillmore, The	355 North 5th Avenue	609	2/17/2020	High Street Residential
TOTAL (UNDER CONSTRUCTION)		21,305		



Planned
Total # of Units: 23,165
Total # of Properties: 90

PLANNED (50+ UNIT PROPERTIES)



PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
1 Stepping Stones Place Phase II	1325 North 14th Street	50	Planned	Native American Connections
2 Encanto Cactus Park Phase II	4310 West Charter Oak Road	50	Planned	Metro Living
3 Urban Connected Phase II	1220 North 44th Street	50	Planned	Yale Casitas
4 Central Containers/The Howie	3501 North Central Avenue	50	Planned	Cassett, Aliana S.
5 Hampton East Phase II	9740 East Hampton Avenue	53	Planned	Crismon Development
6 Canalside	6824 East Indian School Road	54	Planned	Stockdale Capital Partners
7 Rehoboth Place Phase II	4625 North 27th Avenue	64	Planned	Rehoboth CDC
8 Villas at Somerset	South Greenfield Road & East Pecos Road	68	Planned	LeSueur Investments
9 Celeste	4858 West Maryland Avenue	69	Planned	Michaels Organization, The
10 West Pepper Place & North Robson	SEC West Pepper Place & North Robson	70	Planned	Caliber Companies
11 40 East Mixed Use	4040 East McDowell Road	71	Planned	Allayev, Mikhail
12 Bethany Crossing	North 69th Avenue & West Bethany Home Road	72	Planned	UMOM New Day Centers
13 Palmcroft 74	1302 West McDowell Road	74	Planned	JAG Development
14 Footprint	SWC North Center Street & West Main Street	75	Planned	Caliber Companies
15 Garfield Commons Phase II	1110 North 16th Street	90	Planned	Slattery, David
16 59 Butler	SWC North 59th Avenue & West Butler Drive	96	Planned	Visiquet Properties
17 Mera Westgate	NWC North 91st Avenue & North Zanjero Blvd	100	Planned	Sparrow Partners
18 Avalon Villas	825 West Broadway Road	108	Planned	Atlantic Development & Investments
19 Cordillera	South Higley Road & East Riggs Road	118	Planned	Vestar Development Company
20 Heritage on Dysart	12939 West Elm Street	120	Planned	Virtua Partners

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
21 Park Place Tempe Phase II	1317 South Terrace Road	121	Planned	Park 7 Group
22 Hilo Tempe	701 South Mill Avenue	122	Planned	Core Spaces
23 Scottsdale Residences	6903 East Main Street	130	Planned	Baron Properties
24 Vita at 202 & University	NWC North Ellsworth Road & East University Drive	140	Planned	Glaser Capital Partners
25 Christopher Todd Communities Ellsworth & Uni	SWC North Ellsworth Road & East University Drive	145	Planned	Christopher Todd Properties
26 Westby Drive	East Palisades Blvd & East Westby Drive	147	Planned	Keystone Homes
27 Vita at Greer Ranch	SWC West Cactus Road & North Reems Road	149	Planned	Glaser Capital Partners
28 Manzanita Village	SEC North 19th Avenue & West Colter Street	150	Planned	Catholic Charities Community Services
29 Bungalows at Westgate	7403 North 91st Avenue	150	Planned	Cavan Commercial
30 Avilla Magnolia	South 75th Avenue & West Lower Buckeye Road	162	Planned	NexMetro Communities
31 Christopher Todd Communities on McDowell	1610 North 91st Avenue	166	Planned	Christopher Todd Properties
32 2040 North Scottsdale Road	2040 North Scottsdale Road	170	Planned	Rollinger, Irving
33 Village at the BLVD	North 107th Avenue & West Roosevelt Street	185	Planned	Empire Group, The
34 Mera Goodyear	SEC North Bullard Avenue & West McDowell Road	188	Planned	Sparrow Partners
35 Christopher Todd on 83rd	NWC North 83rd Avenue & West Olive Avenue	189	Planned	Christopher Todd Properties
36 8501 East Raintree Drive	8501 East Raintree Drive	190	Planned	High Street Residential
37 Village at Camelback Park	North Ball Park Blvd & West Camelback Road	194	Planned	Empire Group, The
38 Quintana at Verde	SWC South Recker Road & East Williams Field Road	197	Planned	Brody, Norman
39 Bishop Lane	7125 East 2nd Street	199	Planned	Morgan Group
40 Ragsdale, The	NWC North 12th Street & East Washington Street	200	Planned	Hawkins Companies

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
41 Residences on Main, The	424 West Main Street	200	Planned	Chicanos Por La Causa
42 Farmer Arts District	South Farmer Avenue & West University Drive	200	Planned	Rush Companies
43 Commonwealth & Nevada	100 South Nevada Street	208	Planned	DMB Associates
44 Avilla Canyon	27701 North Black Canyon Hwy	211	Planned	NexMetro Communities
45 Elevation at the Village	South Coronado Road & South SanTan Village Pkw	214	Planned	Vedura Residential
46 Wyatt by Watermark, The	1233 South Gilbert Road	216	Planned	Watermark Residential
47 Retreat at Tuscano	7725 West Lower Buckeye Road	220	Planned	NextGen Apartments
48 Landing at Fiesta Village, The	NWC South Alma School Road & West Southern Av	220	Planned	P.B. Bell Companies, The
49 LCG Kierland	SEC North 71st Street & East Tierra Buena Lane	221	Planned	Leon Capital Group
50 Banyan Washington	5321 East Washington Street	223	Planned	Banyan Residential
51 520 West Van Buren Street	520 West Van Buren Street	243	Planned	Toll Brothers Apartment Living
52 Cabana on Power Road	6151 South Power Road	244	Planned	Greenlight Communities
53 Rancho TruGold	SWC North Cotton Lane & West Waddell Road	244	Planned	Christopher Todd Properties
54 Noria Phase II	2177 South McQueen Road	246	Planned	Robson Communities
55 DC Heights	201 West Commonwealth Avenue	250	Planned	Chason Affinity Companies
56 Aura Midtown	SEC North Central Avenue & East Indianola Avenue	252	Planned	Trinsic Residential Group
57 Haverly, The	31 East Thomas Road	256	Planned	Toll Brothers Apartment Living
58 Novus Place	East 6th Street & South Packard Drive	262	Planned	Catellus
59 Southdale	7000 East McDowell Road	267	Planned	Hawkins Companies
60 Avilla Grand	11755 West Thompson Ranch Road	267	Planned	NexMetro Communities

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
61 Broadstone Grand at Papago Plaza	7047 East McDowell Road	274	Planned	Alliance Residential Company
62 Millennium at Park Central	NWC West Catalina Drive & North Central Avenue	278	Planned	Dinerstein Companies
63 Cabana on 99th	10000 West Missouri Avenue	286	Planned	Greenlight Communities
64 Broadstone Dobson Ranch	1666 South Dobson Road	288	Planned	Alliance Residential Company
65 Manor Scottsdale	13220 North Scottsdale Road	293	Planned	Related Group
66 Grid, The	East Main Street & South Pomeroy	296	Planned	3W Management
67 LMV Kierland	15825 North 71st Street	299	Planned	Lennar Multifamily Communities
68 City Center on the Park	1314 North 3rd Street	319	Planned	Transwestern
69 Parc Broadway	711 West Broadway Road	324	Planned	Evergreen Development
70 Bungalows on Camelback	SEC North 99th Avenue & West Camelback Road	325	Planned	Cavan Commercial
71 35th Avenue & Happy Valley Road	NWC North 35th Avenue & West Happy Valley Roa	325	Planned	Hines Interests
72 Alta Raintree	8688 East Raintree Drive	330	Planned	Wood Partners
73 Arcadia Grand	2165 North 44th Street	331	Planned	Consolidated Investment Group
74 Village at Pioneer Park	SWC North 83rd Avenue & West Olive Avenue	332	Planned	Empire Group, The
75 Rio 2100	2110 East Rio Salado Pkwy	349	Planned	StreetLights Residential
76 Acero Glendale	North 95th Avenue & West Missouri Avenue	352	Planned	IDM
77 Palmcourt Tower	NWC North 5th Street & East Van Buren Street	354	Planned	North American Development Group
78 First McKinley at First Avenue and McKinley Str	North 1st Avenue & West McKinley Street	385	Planned	Hatteras Sky
79 Harmony at Cactus	2625 East Cactus Road	400	Planned	Treger Partners
80 333 North 2nd Avenue	333 North 2nd Avenue	400	Planned	Empire Group, The

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
81 Central Park	4100 North Central Avenue	402	Planned	Toll Brothers Apartment Living
82 Crossing at Cooley Station, The	NEC South Wade Drive & East Williams Field Road	408	Planned	Management Support
83 Town Frye	SEC South Ellis Road & West Frye Road	420	Planned	Related Group
84 Skyview	855 South Rural Road	429	Planned	Golub & Company
85 Acero Algodon Center	North 91st Avenue & West Osborn Road	458	Planned	IDM
86 Edison-Eastlake	North 20th Street & East Roosevelt Street	577	Planned	Gorman & Company
87 Culdesac Tempe	East Apache Blvd & South River Drive	636	Planned	Sunbelt Holdings
88 Scottsdale Entrada	NEC North 64th Street & East McDowell Road	735	Planned	Banyan Residential
89 Union Park at Norterra	NWC North 19th Avenue & West Happy Valley Roa	1100	Planned	P.B. Bell Companies, The
90 City North	NEC North 56th Street & Loop 101	2,000	Planned	Crown Realty & Development
TOTAL (PLANNED)		23,165		

TOTAL UNIT INVENTORY

10+ UNIT PROPERTIES: **336,882**

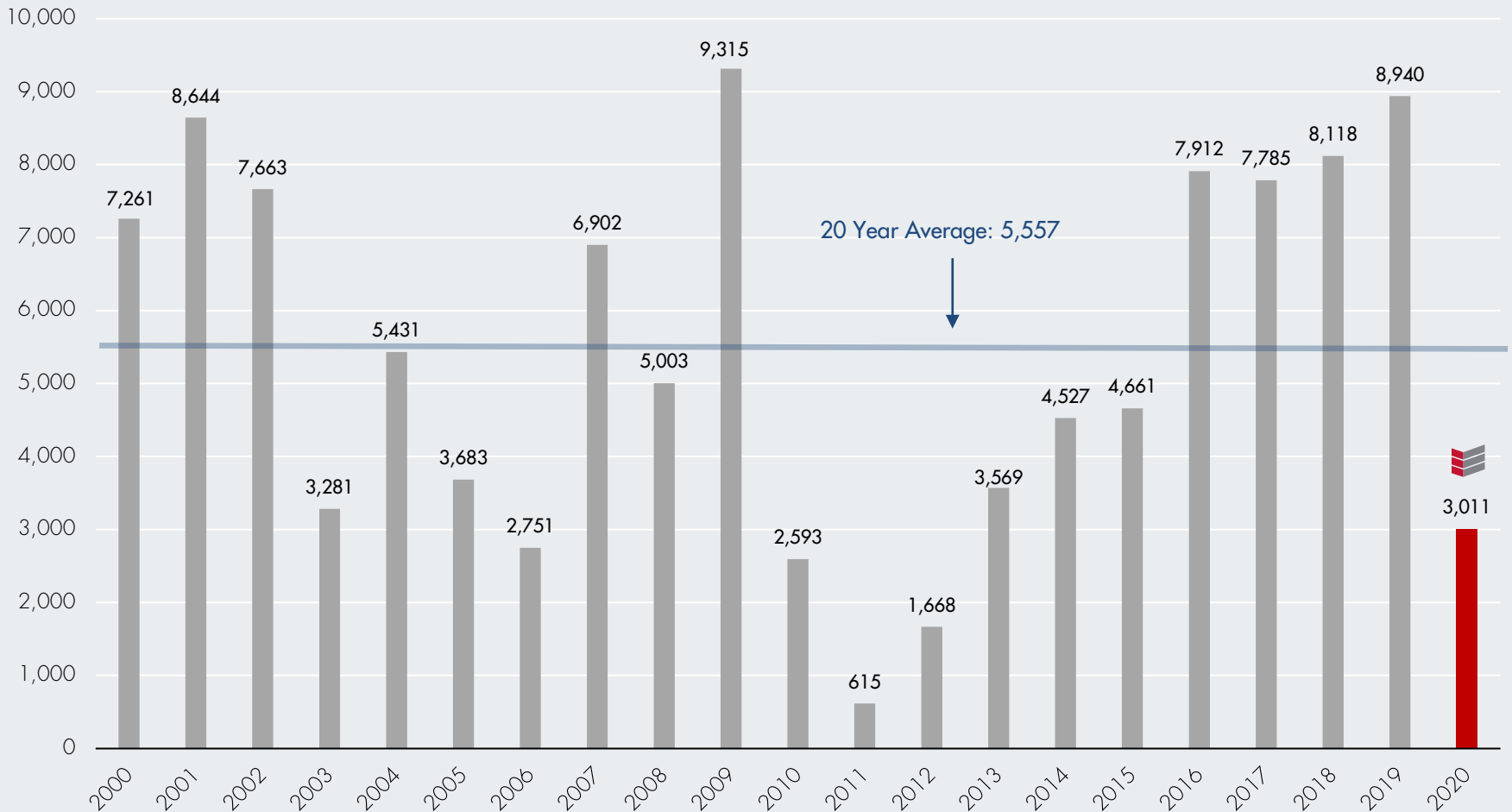
50+ UNIT PROPERTIES: **312,859**

PRE-LEASE ABSORPTION RATE

11
 Units/Property/Month
 (Q2 2020 Avg)



* Project Units Delivered (YTD)
 Based on when total projects are delivered, not as individual buildings/units are delivered



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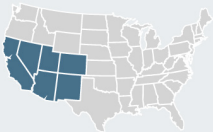
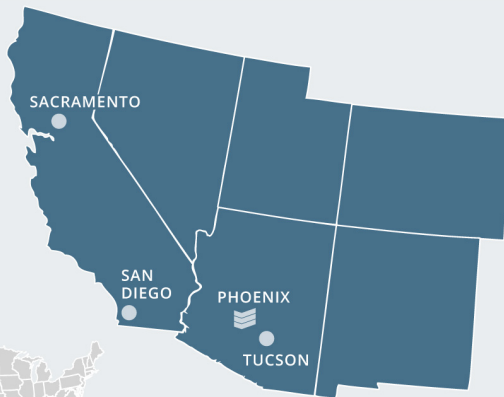
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