



# SNAP STATS

## EXECUTIVE SUMMARY INFOGRAPHIC

### PHOENIX MSA | MULTIFAMILY

### Q2 2021 | 10+ Unit Properties Overview

#### Phoenix MSA Overview (10+ Unit Properties)

**Total Population** **4,948,203**

2019 ACS 1-Year Estimates

**Unemployment Rate (%)** **6.2%**

as of May 2021

**Employment Growth (%)** **6.6%**

as of June 2021

**Median HH Income** **\$63,883**

2019 ACS 5-Year Estimate

**Per Capita Income** **\$32,522**

2019 ACS 5-Year Estimate

**Transaction Volume** **\$3.66B**

\$714.43M (Q2 2020) +411.7% y-o-y

**Avg Price/Unit** **\$214,463**

\$168,259 (Q2 2020) +27.5% y-o-y

**Avg Price/SF** **\$270.78**

\$201.43 (Q2 2020) +34.4% y-o-y

#### AVG Rent/Occupancy (10+ Unit Properties)

Q2 2021	Q2 2020	Increase / Decrease
<b>\$1,413</b>	<b>\$1,229</b>	<b>+\$184</b>
Avg Rent y-o-y (All Units)		
<b>96.3%</b>	<b>95.3%</b>	<b>+1.0%</b>
Avg Occupancy Rate y-o-y		

#### New Construction (50+)\*

**Delivered | Avg Absorption**

**1,473 Units | 25 Units / Property / Month**

**Under Construction**

**33,365 Units**

**Planned Projects**

**23,386 Units**

#### Total Inventory

**50+ Units**

**324,649**

**10-49 Units**

**26,303**

**Total Units**

**350,952**

\* Project: Figures based on when total projects are delivered.

### Q2 2021 Sales Stats

**100+ Units**

**\$3.25B**

**\$610M (Q2 2020)**

**+432.7% y-o-y**

**Transaction Volume**

**\$405M**

**\$104M (Q2 2020)**

**+288.6% y-o-y**

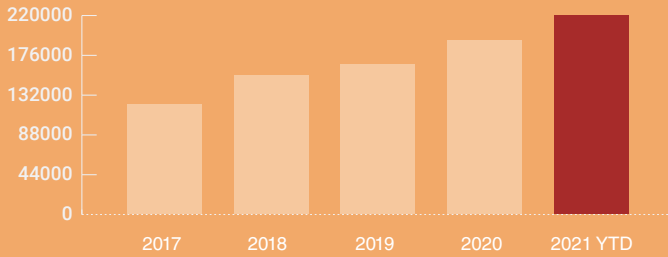
**10-99 Units**

**100+ Units**

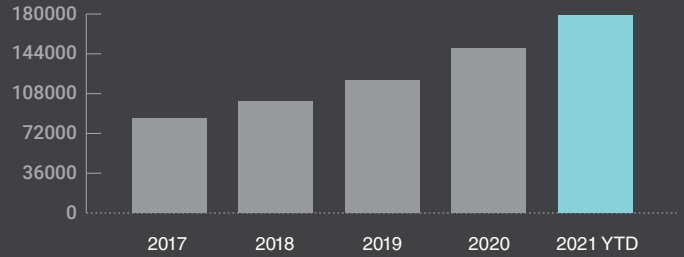
**Avg Sales Price Per Unit**

**10-99 Units**

**\$219,994** \$172,938 (Q2 2020)  
+27.2% y-o-y



**\$178,424** \$145,227 (Q2 2020)  
+22.9% y-o-y



**\$277.20**  
\$205.91 (Q2 2020)  
+34.6% y-o-y

**Avg Price/SF**

**\$228.91**  
\$178.35 (Q2 2020)  
+28.3% y-o-y



**1993**

1996  
(Q2 2020)

**Avg Year Built**

**1972**

1974  
(Q2 2020)

### Top Q2 2021 (100+) Sales by Price/Unit



**The Paragon at Kierland**  
Scottsdale, 276 Units  
\$108,500,000  
\$393,116/unit  
\$374.96/SF  
Built 2001



**Broadstone Rio Salado**  
Tempe, 276 Units  
\$96,150,000  
\$348,370/unit  
\$387.08/SF  
Built 2020



**Oliv Tempe**  
Tempe, 269 Units  
\$93,057,307  
\$345,938/unit  
\$398.98/SF  
Built 2020

### Top Q2 2021 (10-99) Sales by Price/Unit



**Gifford Groves Townhomes**  
Phoenix, 18 Units  
\$10,000,000  
\$555,556/unit  
\$255.78/SF  
Built 2020-2021



**Towns on 28th**  
Phoenix, 13 Units  
\$6,890,000  
\$530,000/unit  
\$298.42/SF  
Built 2020-2021



**The Hardy Tempe**  
Tempe, 20 Units  
\$10,000,000  
\$500,000/unit  
\$292.91/SF  
Built 2019

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