



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

JOHN KOBIEROWSKI | ALON SHNITZER | RUE BAX | EDDIE CHANG | DOUG LAZOVICK | JACK HANNUM | CHUCK LABENZ | BRAD PICKERING | PATRICK BURCH | MICHAEL BURKE
MITCHELL DRAKE | JOHN FERNBACH | DALLIN HAMMOND | JOHN KLOCEK | ROYCE MUNROE | RYAN SMITH | ANDREW ARAMBULA | CARSON GRIESEMER | TOM PALESTINA | NICHOLAS ZERMENO

TOTAL UNIT INVENTORY

10+ UNIT PROPERTIES: **350,952**

50+ UNIT PROPERTIES: **324,649**

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

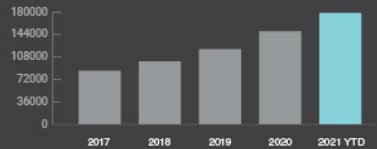
100+ Units

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

Avg Sales Price Per Unit

10-99 Units

\$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

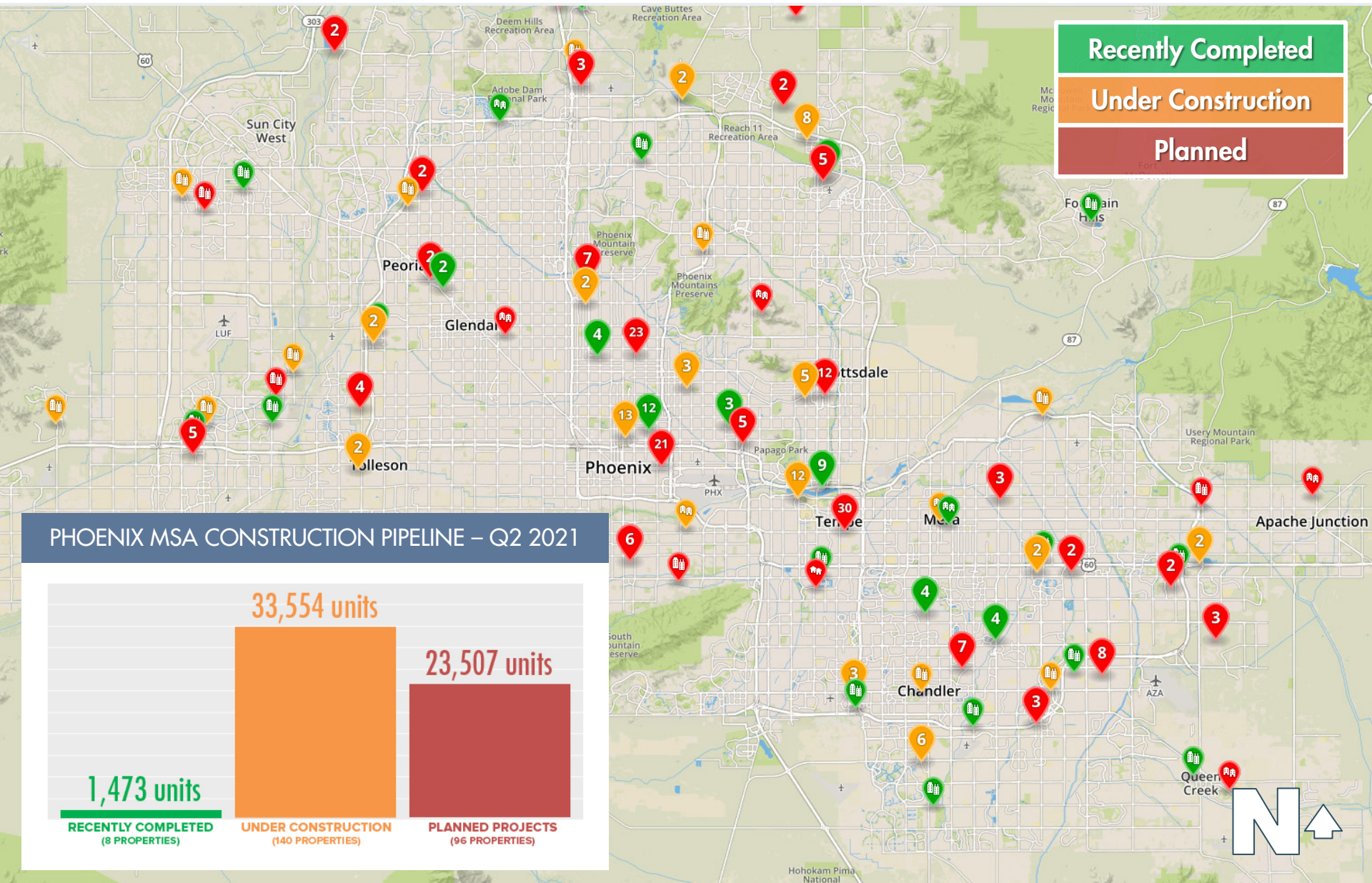
1974
 (Q2 2020)

100+ UNIT PROPERTIES | Q2 2021 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$299K	\$347	14
2000-09	\$227K	\$258	9
1990-99	\$273K	\$277	2
1980-89	\$182K	\$247	26
Pre-1980	\$164K	\$263	15

10-99 UNIT PROPERTIES | Q2 2021 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$503K	\$270	4
2000-09	\$287K	\$246	2
1990-99	\$67K	\$107	1
1980-89	\$163K	\$218	14
Pre-1980	\$165K	\$229	48

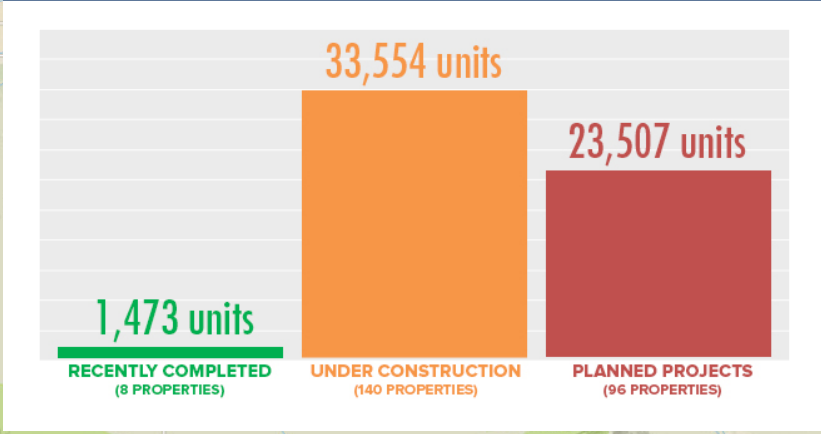


Recently Completed

Under Construction

Planned

PHOENIX MSA CONSTRUCTION PIPELINE – Q2 2021

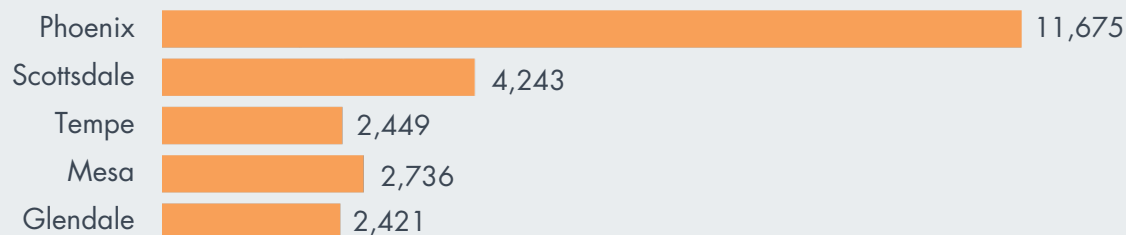


PER CITY ANALYSIS OF PHOENIX MSA

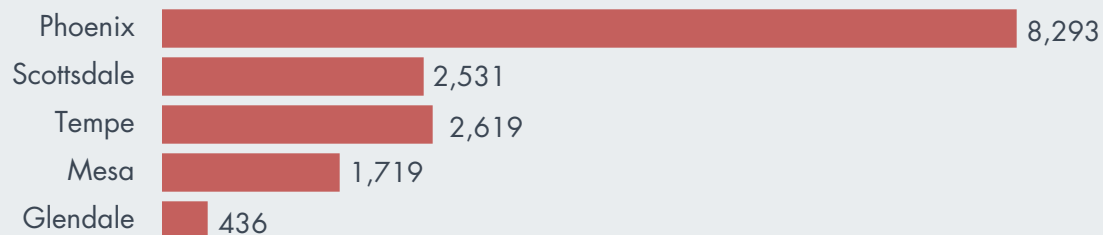
RECENTLY COMPLETED (BY # OF UNITS) (Q2 ONLY)



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

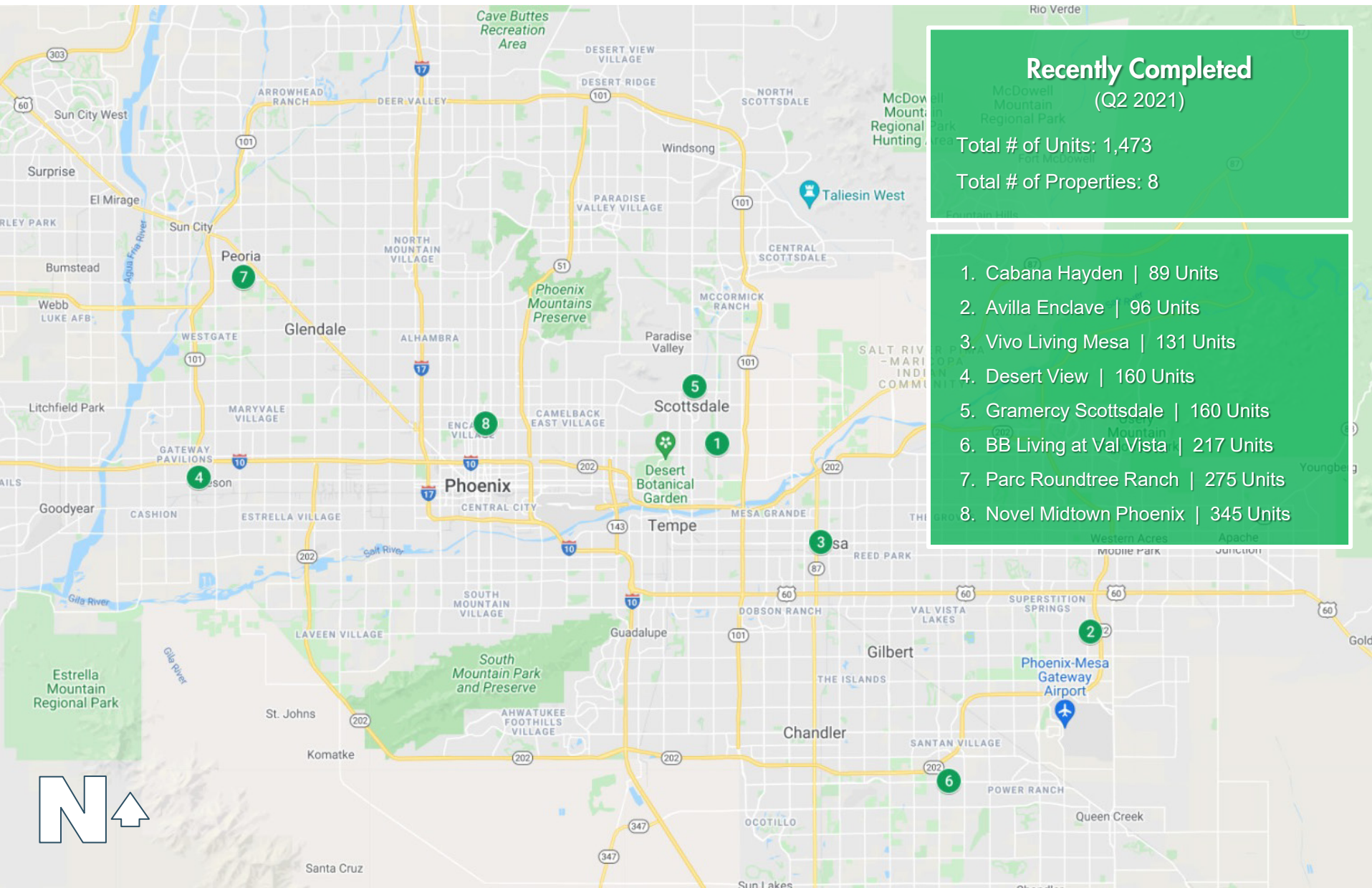
PHOENIX
144,819

SCOTTSDALE
29,081

TEMPE
37,420

MESA
40,261

GLENDALE
24,715



Recently Completed

(Q2 2021)

Total # of Units: 1,473

Total # of Properties: 8

1. Cabana Hayden | 89 Units
2. Avilla Enclave | 96 Units
3. Vivo Living Mesa | 131 Units
4. Desert View | 160 Units
5. Gramercy Scottsdale | 160 Units
6. BB Living at Val Vista | 217 Units
7. Parc Roundtree Ranch | 275 Units
8. Novel Midtown Phoenix | 345 Units

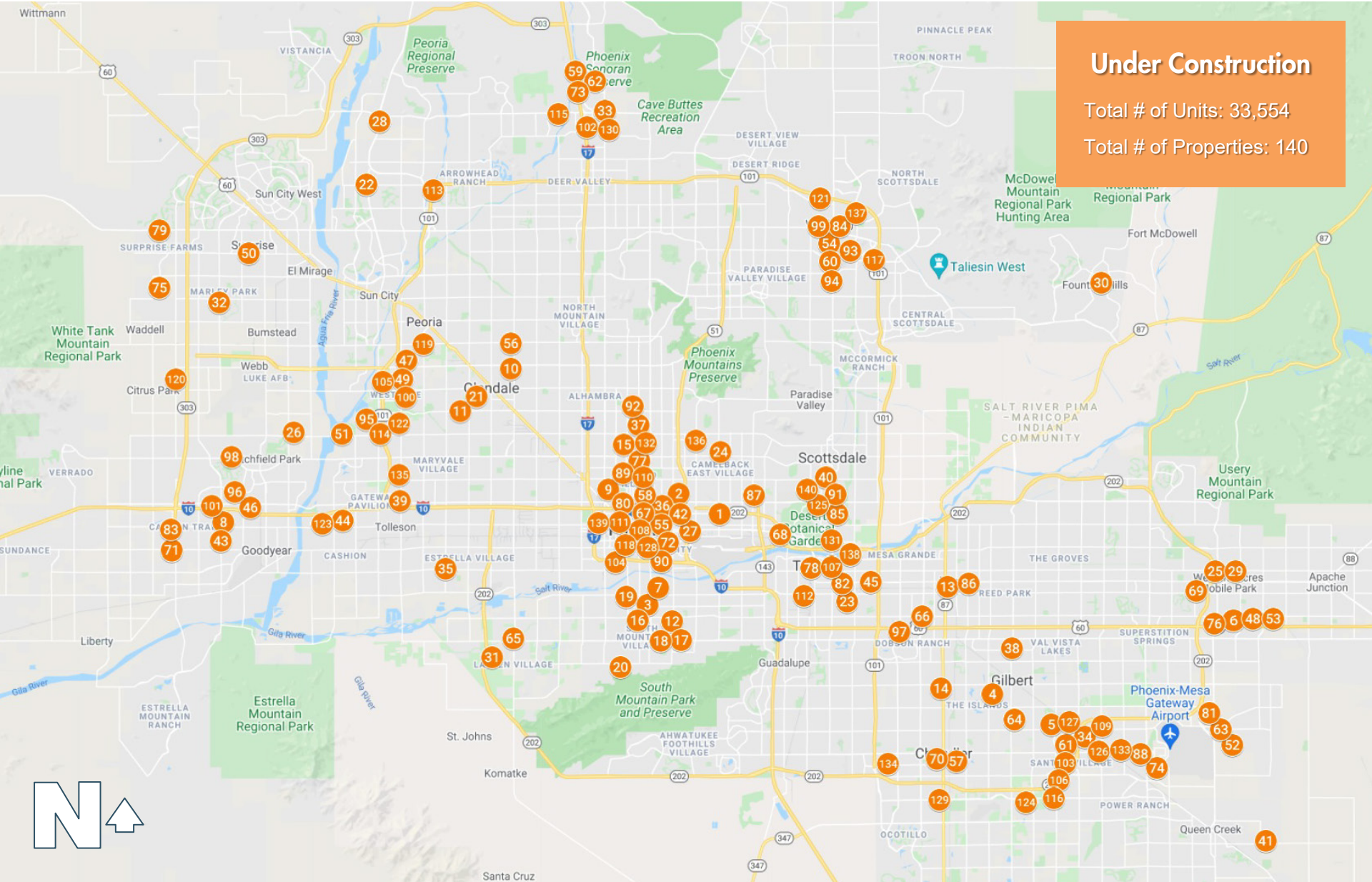


RECENTLY COMPLETED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Completion Date	Developer
1 Cabana Hayden	2240 North Hayden Road	89	4/26/2021	Greenlight Communities
2 Avilla Enclave	8433 East Guadalupe Road	96	6/2/2021	NexMetro Communities
3 Vivo Living Mesa	250 West Main Street	131	6/1/2021	Vivo Living
4 Desert View	600 North 96th Avenue	160	4/26/2021	Verma, Avtar C.
5 Gramercy Scottsdale	4735 North Scottsdale Road	160	6/29/2021	High Street Residential
6 BB Living at Val Vista	3936 South Decatur Drive	217	6/4/2021	Blank Property Group
7 Parc Roundtree Ranch	9201 North 83rd Avenue	275	5/7/2021	Evergreen Development
8 Novel Midtown Phoenix	400 East Earll Drive	345	6/29/2021	Crescent Communities
RECENTLY COMPLETED (Q2 ONLY)		1,473		

2021 COMPLETED	4,528
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Under Construction
Total # of Units: 33,554
Total # of Properties: 140



UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
1 Red Mountain Place	913 North 32nd Street	50	7/1/2020	G.A. Haan Development
2 Stepping Stones Place Phase II	1311 North 14th Street	50	2/12/2020	Native American Connections
3 Roeser Village Senior Phase II	454 East Roeser Road	50	3/9/2020	Foundation for Senior Living
4 Enclave at Madera Parc	336 South Madera Park Drive	51	1/11/2021	American Homes 4 Rent
5 Village at Hampton Court, The	1555 South Val Vista Drive	52	4/13/2020	New Village Homes
6 Hampton East II	9652 East Hampton Avenue	53	8/3/2020	Crismon Development
7 Newsom Village	4020 South 9th Street	60	3/15/2021	UMOM New Day Centers
8 Cyrene at Estrella	SEC North Estrella Pkwy & West Roosevelt Street	64	11/2/2020	JEN Partners
9 Eco Phx	301 West Roosevelt Street	70	5/1/2020	Habitat Metro
10 Townhomes at Manistee Ranch	7959 North 53rd Avenue	71	1/15/2021	Virtua Partners
11 Bethany Crossing	6253 North 69th Avenue	72	9/1/2020	UMOM New Day Centers
12 Cyrene at South Mountain	6250 South 15th Way	72	11/9/2020	JEN Partners
13 Residences on First	59 West 1st Avenue	72	12/7/2020	Urban Development Partners
14 Desert Jewel Phase III	2800 North Arizona Avenue	72	10/19/2020	Verma, Avtar C.
15 Acacia Heights	615 West Pierson Street	78	3/1/2020	Foundation for Senior Living
16 Mirabella Senior	5609 South Central Avenue	80	3/16/2020	Bethel Development
17 Proximity Baseline	1640 East Baseline Road	80	6/14/2021	Avenue North
18 Proximity 16th St	7500 South 16th Street	85	9/2/2019	Avenue North
19 Avalon Villas	825 West Broadway Road	94	10/5/2020	Atlantic Development & Investments
20 Lynne Village	6055 South 11th Avenue	96	8/31/2020	Commonwealth Companies, The

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
21 Libertad Glendale	6529 West Ocotillo Road	108	12/2/2019	Vecino Group, The
22 Avilla Lago	10310 West Beardsley Road	120	6/1/2020	NexMetro Communities
23 Park Place Tempe Phase II	1317 South Terrace Road	121	9/7/2020	Park 7 Group
24 Common, The	4225 North 32nd Street	130	3/10/2021	Phoenix Rising Investments
25 Peralta Vista	NWC North Ellsworth Road & East University Drive	135	3/1/2021	Isola Homes
26 Arise Litchfield Park	5110 North 129th Avenue	135	4/1/2020	Family Development
27 Imperial	919 North 20th Street	140	4/22/2020	Defer Gain
28 Grandstone at Sunrise	24701 North Lake Pleasant Pkwy	140	5/1/2020	Watermark Residential
29 Christopher Todd Communities on Ellsworth	SWC North Ellsworth Road & East University Drive	145	8/3/2020	Taylor Morrison
30 Havenly Fountain Hills, The	16550 East Avenue of the Fountains	147	12/14/2020	Keystone Homes
31 TerraLane at South Mountain	8449 South 59th Avenue	147	12/1/2020	Newport Pacific Land
32 Sobremesa Villas	SWC West Cactus Road & North Reems Road	150	7/12/2021	Isola Homes
33 BB Living at Union Park	North 19th Avenue & West Happy Valley Road	154	4/19/2021	Blank Property Group
34 Bungalows on Ray, The	East Ray Rd & South Santan Village Pkwy	159	6/7/2021	Cavan Companies
35 Avilla Magnolia	NWC South 75th Ave & West Lower Buckeye Rd	162	10/1/2020	NexMetro Communities
36 Broadstone Portland	332 East Portland Street	162	4/6/2020	Alliance Residential Company
37 One Camelback	1 East Camelback Road	163	4/1/2019	Stellar Residential
38 Bungalows on Ash, The	NEC North Ash Street & North Gilbert Road	165	4/5/2021	Cavan Companies
39 Christopher Todd Communities on McDowell	1610 North 91st Avenue	166	6/14/2021	Christopher Todd Properties
40 Formation	2040 North Scottsdale Road	170	11/2/2020	Mack Real Estate Group

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
41 EVR Spur Cross	22557 East Forever Way	174	1/21/2021	El Dorado Holdings
42 Soluna	950 North 19th Street	177	7/1/2020	Gorman & Company
43 Bungalows on Estrella, The	15545 West Hudson Way	183	8/1/2019	Cavan Companies
44 Village at the BLVD	SEC North Park Avenue & West Roosevelt Road	185	6/21/2021	Empire Group, The
45 Blue at Eastline Village	2058 East Apache Blvd	187	2/1/2021	Jones, Jeffrey
46 Mera Goodyear	1375 North 145th Avenue	188	11/2/2020	Sparrow Partners
47 Mera Westgate	7460 North Zanjero Blvd	189	11/2/2020	Sparrow Partners
48 Mera Mesa	SWC South 105th Place & East Hampton Avenue	189	6/1/2021	Sparrow Partners
49 Bungalows at Westgate	7403 North 91st Avenue	193	11/16/2020	Cavan Companies
50 Mera City Center	15510 North La Cometa Avenue	193	2/1/2020	Sparrow Partners
51 Village at Camelback Park	11264 West Camelback Road	194	6/14/2021	Empire Group, The
52 Cadence Gateway	9410 East Cadence Pkwy	197	2/1/2021	GTIS Partners
53 Ascend at Mountain Vista	NEC South 105th Place & East Hampton Avenue	200	7/5/2021	D.R. Horton
54 LCG Kierland	7111 East Tierra Buena Lane	202	11/9/2020	Leon Capital Group
55 Link PHX Phase II, The	330 East Pierce Street	204	2/17/2020	CA Ventures
56 Village at Olive Marketplace	5201 West Olive Avenue	208	5/1/2020	Empire Group, The
57 Encore Chandler	100 South Nevada Street	208	4/5/2021	Encore Enterprises
58 City Center on the Park	1314 North 3rd Street	209	7/27/2020	Transwestern
59 Avilla Canyon	27701 North Black Canyon Hwy	211	12/7/2020	NexMetro Communities
60 Optima Kierland Phase II	7160 East Kierland Blvd	213	4/2/2019	Optima

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
61 Elevation at the Village	South Coronado Road & South Santan Village Pkwy	214	5/10/2021	Vedura Residential
62 Kalon	25300 North 22nd Lane	215	3/1/2020	P.B. Bell Companies, The
63 Premiere at Eastmark, The	9410 East Ray Road	216	7/12/2019	PCS Development
64 Wyatt by Watermark, The	1233 South Gilbert Road	216	10/5/2020	Watermark Residential
65 Sanctuary on 51st	South 51st Avenue & West Baseline Road	217	4/19/2021	Brown Group
66 Landing at Fiesta Village, The	NWC South Alma School Rd & West Southern Ave	220	6/21/2021	Rockpoint Group
67 Derby, The	800 North 2nd Street	222	3/15/2017	Acento Real Estate Partners
68 Banyan Washington	5321 East Washington Street	223	1/18/2021	Banyan Residential
69 Solstice of Mesa, The	307 South Hawes Road	237	5/20/2020	Dominium
70 DC Heights	201 West Commonwealth Avenue	237	1/4/2021	Chason Affinity Companies
71 Hillstone Residences at Canyon Trails	NWC South 173rd Avenue & West Yuma Road	240	2/1/2021	Hillstone Homes
72 St. Ambrose	220 North 12th Street	241	2/1/2021	Defer Gain
73 26800 North 27th Avenue	26800 North 27th Avenue	242	4/26/2021	LIV Development
74 Cabana Power	6151 South Power Road	244	9/1/2020	Greenlight Communities
75 Villas at Rancho TruGold	17180 West Sweetwater Avenue	244	4/19/2021	Newport Pacific Land
76 Bella Encanta	9641 East Hampton Avenue	249	4/19/2021	Bela Flor Development
77 Aura Central	3883 North Central Avenue	251	4/9/2020	Trinsic Residential Group
78 Atmosphere	707 South Forest Avenue	252	2/3/2020	Trinitas Ventures
79 Estia Surprise Farms	17701 West Bell Road	252	2/15/2021	Towne Realty
80 Aspire Fillmore	601 North 3rd Avenue	256	12/2/2019	Empire Group, The

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
81 Acero Eastmark	9240 East Point Twenty-Two Blvd	260	2/15/2021	IDM
82 Canvas	1028 East Orange Street	263	12/16/2019	Toll Brothers Apartment Living
83 TerraLane at Canyon Trails	195 North 173rd Avenue	263	10/1/2020	Newport Pacific Land
84 Quincy at Kierland, The	15826 North Scottsdale Road	266	4/12/2021	Embrey Partners
85 Broadstone McDowell	7025 East McDowell Road	274	12/1/2020	Alliance Residential Company
86 Grove on Main, The	435 East Main Street	275	9/3/2019	City Creek Reserve
87 ArLo	2121 North 44th Street	276	1/3/2020	Consolidated Investment Group
88 Springs at Cooley Station	4210 East Williams Field Road	276	10/1/2020	Continental Properties
89 Millennium at Park Central	NWC West Catalina Drive & North Central Avenue	278	10/1/2020	Dinerstein Companies
90 Battery, The	411 South 3rd Street	278	10/1/2019	JMA Ventures
91 Alexan Scottsdale	2001 North Scottsdale Road	282	11/2/2020	Trammell Crow Residential
92 Broadstone Uptown	502 West Camelback Road	284	4/1/2021	Alliance Residential Company
93 Scottsdale Grand, The	15501 North Dial Blvd	285	5/15/2019	Oxford Properties Group
94 Manor Scottsdale, The	13220 North Scottsdale Road	286	11/9/2020	Related Group
95 Cabana 99th	10000 West Missouri Avenue	286	10/19/2020	Greenlight Communities
96 Cabana Encanto	2323 North 150th Drive	286	10/1/2020	Greenlight Communities
97 Broadstone Dobson Ranch	1666 South Dobson Road	288	3/1/2021	Alliance Residential Company
98 Aviva Goodyear	4195 North Falcon Drive	288	11/2/2020	Housing Trust Group
99 LMC Kierland	15825 North 71st Street	290	9/1/2020	Lennar Multifamily Communities
100 Glen 91	8991 West Glendale Avenue	296	6/7/2021	HCW

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
101 Grayson Place	1499 North 159th Avenue	296	1/13/2020	P.B. Bell Companies, The
102 Springs at Deer Valley	24025 North 23rd Avenue	296	5/1/2020	Continental Properties
103 Elevation San Tan	2045 East Boston Street	297	7/8/2019	Vedura Residential
104 Alta Warehouse	600 West Grant Street	300	3/2/2021	Wood Partners
105 Zanjero	SWC North 91st Avenue & North Zanjero Blvd	310	2/12/2021	Fore Property Company
106 Novel Val Vista	1727 East Pecos Road	317	4/12/2021	Crescent Communities
107 Novus Place	East 6th Street & South Packard Drive	318	10/1/2020	Catellus
108 Kenect Phoenix	355 North Central Avenue	320	5/1/2019	Akara Partners
109 Tyler, The	1530 South Higley Road	320	4/1/2020	StreetLights Residential
110 Haverly	33 East Thomas Road	323	1/4/2021	Toll Brothers Apartment Living
111 Rey, The	400 North 2nd Avenue	323	4/6/2020	Fore Property Company
112 Parc Broadway	711 West Broadway Road	324	10/19/2020	Evergreen Development
113 Escape at Arrowhead	7951 West Beardsley Road	324	10/1/2019	Embrey Partners
114 Bungalows at Camelback, The	SEC North 99th Avenue & West Camelback Road	325	10/5/2020	Cavan Companies
115 Residences at Happy Valley	NWC North 35th Avenue & West Happy Valley Road	325	9/21/2020	Hines Interests
116 Acero Val Vista	1500 East Melrose Street	328	1/4/2021	LeSueur Investments
117 Alta Raintree	8688 East Raintree Drive	330	8/24/2020	Wood Partners
118 Society Phoenix	200 West Monroe Street	330	10/15/2019	PMG
119 Village at Pioneer Park	SWC North 83rd Avenue & West Olive Avenue	332	12/7/2020	Empire Group, The
120 Bungalows on Cotton Lane	North Cotton Lane & West Orangewood Avenue	336	7/6/2021	Cavan Companies

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
121 Camden North End Phase II	6800 East Mayo Blvd	343	8/1/2019	Camden Property Trust
122 Acero at the Stadium	5550 North 95th Avenue	352	12/1/2020	IDM
123 Avari	NWC North Avondale Blvd & West City Center Drive	354	1/11/2021	Heers Management
124 Liv Crossroads	445 East Germann Road	356	4/6/2020	Rockefeller Group
125 Roadrunner on McDowell	6601 East McDowell Road	358	3/6/2020	JLB Partners
126 Aiya	2350 South Wade Drive	360	11/1/2018	Wolff Company, The
127 Soltra at SanTan Village	1690 South Santan Village Pkwy	380	1/13/2020	Leon Capital Group
128 Adeline	222 East Jefferson Street	387	2/3/2020	Hines Interests
129 Zattera	200 West Germann Road	392	1/4/2021	P.B. Bell Companies, The
130 Town Deer Valley	24032 North 19th Avenue	396	4/26/2021	Related Group
131 Camden Tempe II	800 East Curry Road	397	12/7/2020	Camden Property Trust
132 Callia	4100 North Central Avenue	403	5/17/2021	Toll Brothers Apartment Living
133 Crossing at Cooley Station, The	3700 East Williams Field Road	408	5/1/2020	Management Support
134 Town Frye	SEC South Ellis Road & West Frye Road	420	6/1/2021	Related Group
135 Acero Algodon Center	3223 North Algodon Way	458	8/3/2020	IDM
136 Pearl Biltmore	2323 East Highland Avenue	470	9/1/2018	Morgan Group
137 San Artes	17900 North Hayden Road	552	2/10/2020	Mark-Taylor
138 Pier 202	1190 Vista Del Lago Drive	587	3/1/2019	Fransway, Robert P.
139 Fillmore, The	555 North 5th Avenue	609	2/17/2020	High Street Residential
140 Scottsdale Entrada	NEC North 64th Street & East McDowell Road	735	11/1/2020	Banyan Residential
TOTAL (UNDER CONSTRUCTION)		33,554		



Planned
Total # of Units: 23,507
Total # of Properties: 96

PLANNED (50+ UNIT PROPERTIES)



PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
1 Collins Court Phase II	10421 North 33rd Avenue	50	Planned	Arizona Housing
2 Urban Connected Phase II	1220 North 44th Street	50	Planned	Parasher, Narinder K.
3 Los Vecinos Phase II	1950 North 43rd Avenue	50	Planned	FLM Enterprises
4 Canalside	6824 East Indian School Road	54	Planned	Stockdale Capital Partners
5 Landmark on 67th	9160 North 67th Avenue	56	Planned	Ianc, Florin
6 Landon Lux Lofts	8125 North 23rd Avenue	62	Planned	Luxenberg, Matthew B.
7 40 East	4040 East McDowell Road	71	Planned	Allayev, Mikhail
8 North 107th Ave & West Northern Ave	North 107th Avenue & West Northern Avenue	74	Planned	Arcadia Management
9 Palmcroft 74	1302 West McDowell Road	74	Planned	JAG Development
10 Harvest Station	SEC North Gary Road & East Riggs Road	78	Planned	Eisenberg Company
11 Proximity on 7th Street	South 7th Street & East Baseline Road	80	Planned	Avenue North
12 Patriot Square	640 North 32nd Street	83	Planned	Risi Companies
13 Scottsdale & Mountain View	9880 North Scottsdale Road	85	Planned	Sterling Real Estate Partners
14 Museum Square	7108 East 2nd Street	92	Planned	Arc Construction
15 Prescott at Park West, The	8128 North 99th Avenue	95	Planned	Porter Kyle
16 19 North	2121 West Butler Drive	96	Planned	Pollack, Steve
17 59 Butler	SWC North 59th Drive & West Butler Drive	96	Planned	Visiqvest Properties
18 Moderne at Tolleson	North 97th Avenue & West Pierce Street	100	Planned	Moderne Communities
19 Eco Mesa	SEC West Pepper Place & North Robson	102	Planned	Habitat Metro
20 Reserve at Thunderbird	3045 West Thunderbird Road	108	Planned	Atlantic Development & Investments

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
21 Zora Encanto	NEC North 83rd Avenue & West Encanto Blvd	109	Planned	Suncrest Real Estate & Land
22 2431 East Apache Blvd	2431 East Apache Blvd	110	Planned	Gorman & Company
23 Arise Surprise	SWC West Bell Road & North Litchfield Road	114	Planned	Family Development
24 Harmony at the Park One	500 North 20th Street	120	Planned	Gorman & Company
25 Hilo Tempe	701 South Mill Avenue	122	Planned	Core Spaces
26 Scottsdale Residences	6903 East Main Street	130	Planned	Baron Properties
27 Cardinal at Mesa	160 South MacDonald	144	Planned	Cardinal Capital Management
28 Avondale Station II	North 99th Avenue & West Encanto Blvd	145	Planned	Virtua Partners
29 LINK PHX Phase III, The	330 East Pierce Street	156	Planned	CA Ventures
30 Optima 15615	15615 North 71st Street	170	Planned	Optima
31 Governor by Moderne, The	1717 East McDowell Road	172	Planned	Vestis Group
32 Madera	SEC East Queen Creek Road & Signal Butte Road	175	Planned	Communities Southwest
33 San Bellara	17800 North 78th Street	180	Planned	Mark-Taylor
34 North 83rd Avenue & West Olive Avenue	NWC North 83rd Avenue & West Olive Avenue	189	Planned	Van Trust Real Estate
35 8501 East Raintree Drive	8501 East Raintree Drive	190	Planned	High Street Residential
36 Avilla Vista Norte	North 43rd Avenue & West Samples Lane	191	Planned	NexMetro Communities
37 Hampton Meridian	South Meridian Ave & West Southern Ave	195	Planned	Crismon Development
38 Quintana at Verde	SWC South Recker Rd & East Williams Field Rd	197	Planned	Brody, Norman
39 Residences on Main, The	424 West Main Street	200	Planned	Chicanos Por La Causa
40 East Cloud Road & South Rittenhouse Road	NWC East Cloud Road & South Rittenhouse Road	200	Planned	Empire Group, The

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
41 Innovation Villas at Sundance	South 232nd Avenue & North Sundance Pkwy	200	Planned	Matrix Equities
42 Moreland I, The	1125 North 3rd Street	201	Planned	City of Phoenix Housing Department
43 Overture Cooley Station	South Recker Road & East Somerton Blvd	204	Planned	Greystar
44 Gilbert Commons	1121 East Baseline Road	205	Planned	P.B. Bell Companies, The
45 Town on Germann	SWC East Germann Road & South Lindsay Road	207	Planned	Family Development
46 Solace at Ballpark Village	2445 Estrella Pkwy	211	Planned	Jackson Dearborn Partners
47 Moreland II, The	1125 North 3rd Street	216	Planned	Native American Connections
48 Alta Bluewater	NEC North 16th Street & East Camelback Road	216	Planned	Wood Partners
49 District at 9400 Shea, The	9375 East Shea Blvd	219	Planned	Kaplan Companies
50 Retreat at Tuscano	7725 West Lower Buckeye Road	220	Planned	NextGen Apartments
51 Isola Goodyear	NEC South Cotton Lane & West Elwood Street	228	Planned	Isola Homes
52 Bungalows at Combs & Gantzel, The	NWC East Combs Road & North Gantzel Road	236	Planned	Cavan Companies
53 Crystal Cove	NEC North Central Avenue & East La Canada Blvd	238	Planned	Risi Companies
54 Noria Phase II	2177 South McQueen Road	246	Planned	Robson Communities
55 Alta Cooley Station	SWC South Recker Rd & East Williams Field Rd	248	Planned	Wood Partners
56 Heritage Park	SWC North Gilbert Road & West Juniper Avenue	250	Planned	Creation Equity
57 Uptown Commons	NEC North Arizona Avenue & West Elliot Road	252	Planned	Meyer Development
58 Broadstone on 7th	5727 North 7th Street	257	Planned	Alliance Residential Company
59 WaterView	North 73rd Street & East Camelback Road	260	Planned	Stockdale Capital Partners
60 Ascend at Dynamite	28201 North Black Canyon Hwy	260	Planned	DHI Communities

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
61 Hancock at Canyon Trails	North 173rd Avenue & West Van Buren Street	261	Planned	Newport Pacific Land
62 Hangar at Thunderbird, The	North 57th Avenue & West Thunderbird Road	266	Planned	P.B. Bell Companies, The
63 Aura Apache	SEC East Apache Blvd & South McClintock Drive	266	Planned	Trinsic Residential Group
64 Southdale	7000 East McDowell Road	267	Planned	Hawkins Companies
65 Avilla Grand	11755 West Thompson Ranch Road	267	Planned	NexMetro Communities
66 Ragsdale, The	NWC North 12th Street & East Washington Street	268	Planned	Hawkins Companies
67 Village at Paseo De Luces	NEC North 99th Avenue & West Van Buren Street	269	Planned	Empire Group, The
68 City North Greystar	20600 North 55th Street	272	Planned	Greystar
69 Springs at Eastmark	SEC South Ellsworth Road & East Warner Road	276	Planned	Continental Properties
70 Continental	1000 North Scottsdale Road	281	Planned	Five Star Development
71 Optima Kierland Phase III	7160 East Kierland Blvd	288	Planned	Optima
72 Cascade Falls at CanyonTrails	NWC North Sarival Ave & West Van Buren St	288	Planned	Allante Properties
73 Cabana Happy Valley	SEC North 19th Avenue & West Happy Valley Road	292	Planned	Greenlight Communities
74 Bungalows at Asante	16630 West Pat Tillman Blvd	293	Planned	Cavan Companies
75 Palladium Grid, The	East Main Street & South Pomeroy	296	Planned	3W Management
76 Mesquite Terrace	5039 North 19th Avenue	297	Planned	Catholic Charities Community Services
77 Vista Ridge	2050 West Southern Avenue	308	Planned	Dominium
78 6th & Garfield	SEC North 6th Street & East Garfield Street	309	Planned	Hubbard Street Group
79 Smith & Rio	SWC East Rio Salado Pkwy & South Smith Road	310	Planned	Trammell Crow Residential
80 CTC on Cotton Lane	North Cotton Lane & West Garfield Street	328	Planned	Christopher Todd Properties

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Status	Developer
81 Cabana Bullard	NWC South Bullard Ave & West Van Buren St	336	Planned	Greenlight Communities
82 Bungalows at Mountain Vista Ranch, The	SEC West Bell Road & North Sarival Road	339	Planned	Cavan Companies
83 Paradise Valley Mall	East Cactus Road & North Tatum Blvd	347	Planned	RED Development
84 Gallery Park	18420 East Ray Road	347	Planned	Vivo Partners
85 2.0 at Eastmark	SEC S Ellsworth Rd & E Point Twenty-Two Blvd	354	Planned	PCS Development
86 Liv Laveen	3875 West Dobbins Road	360	Planned	Liv Communities
87 First McKinley at First Ave and McKinley St	North 1st Avenue & West McKinley Street	385	Planned	Hatteras Sky
88 Hancock White Tanks	West Sundance Avenue & South Watson Road	394	Planned	Hancock Builders
89 Grayhawk Residences at Cavasson	7701 East Legacy Blvd	400	Planned	Alliance Residential Company
90 Astra Phoenix	333 North 2nd Avenue	400	Planned	Empire Group, The
91 Avondale Station I	North 99th Avenue & West Encanto Blvd	420	Planned	Virtua Partners
92 Skyview	855 South Rural Road	429	Planned	Golub & Company
93 Phoenix Central Station	NWC North Central Ave & West Van Buren St	573	Planned	Medistar
94 Banyan North Tempe	1255 East Curry Road	621	Planned	Banyan Residential
95 Culdesac Tempe	2025 East Apache Blvd	761	Planned	Sunbelt Holdings
96 City North	NEC North 56th Street & Loop 101	2,000	Planned	Crown Realty & Development

TOTAL (PLANNED)
23,507

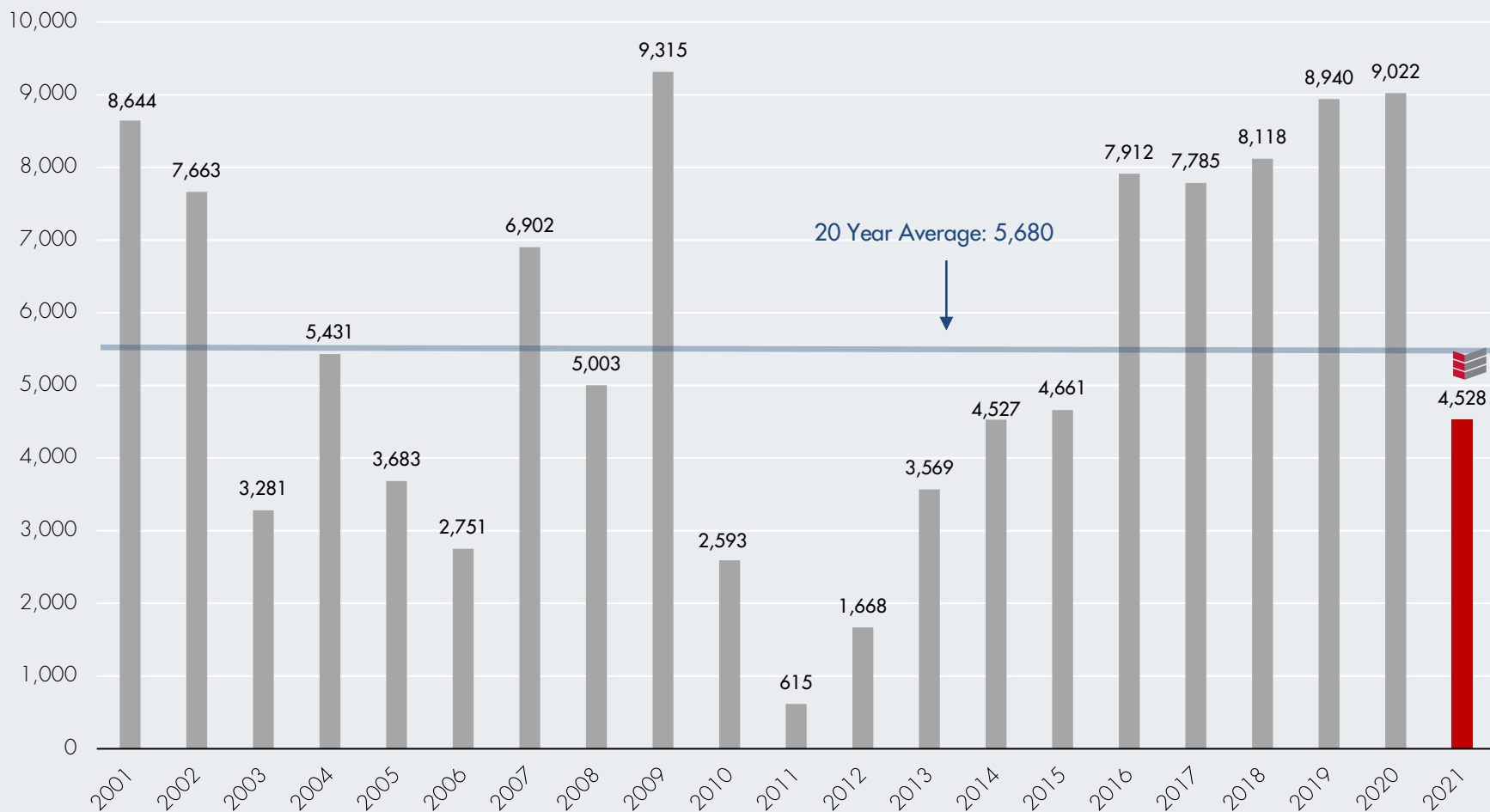
TOTAL UNIT INVENTORY

 10+ UNIT PROPERTIES: **350,952**

 50+ UNIT PROPERTIES: **324,649**
PRE-LEASE ABSORPTION RATE
25
Units/Property/Month
(Q2 2021 Avg)


* Project Units Delivered (YTD)

Based on when total projects are delivered, not as individual buildings/units are delivered



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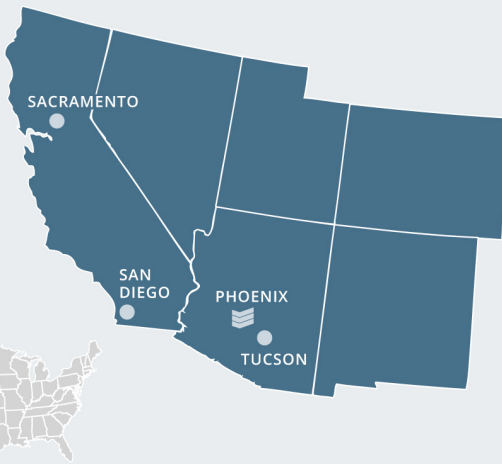
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