



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

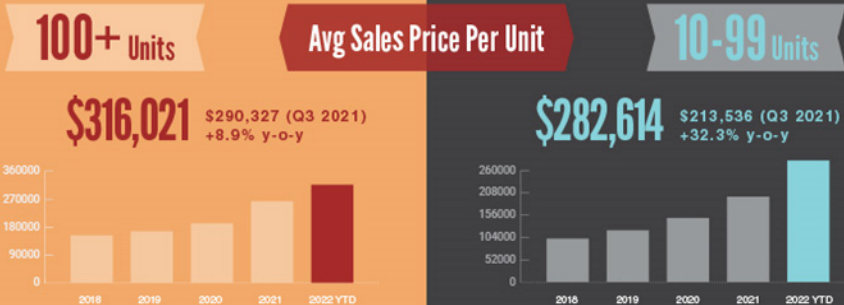
JOHN KOBIEROWSKI | ALON SHNITZER | RUE BAX | EDDIE CHANG | DOUG LAZOVICK | COLIN KREAGER | CHUCK LABENZ | BRAD PICKERING | PATRICK BURCH | MICHAEL BURKE | TYLER BRUGGMAN
MITCHELL DRAKE | JOHN FERNBACH | DALLIN HAMMOND | JOHN KLOCEK | ROYCE MUNROE | BRYCE NEAGLE | ANDREW ARAMBULA | CARSON GRIESEMER | TOM PALESTINA | NICHOLAS ZERMENO

TOTAL UNIT INVENTORY

10+ UNIT PROPERTIES: **389,968**

50+ UNIT PROPERTIES: **357,288**

Q3 2022 Sales Stats

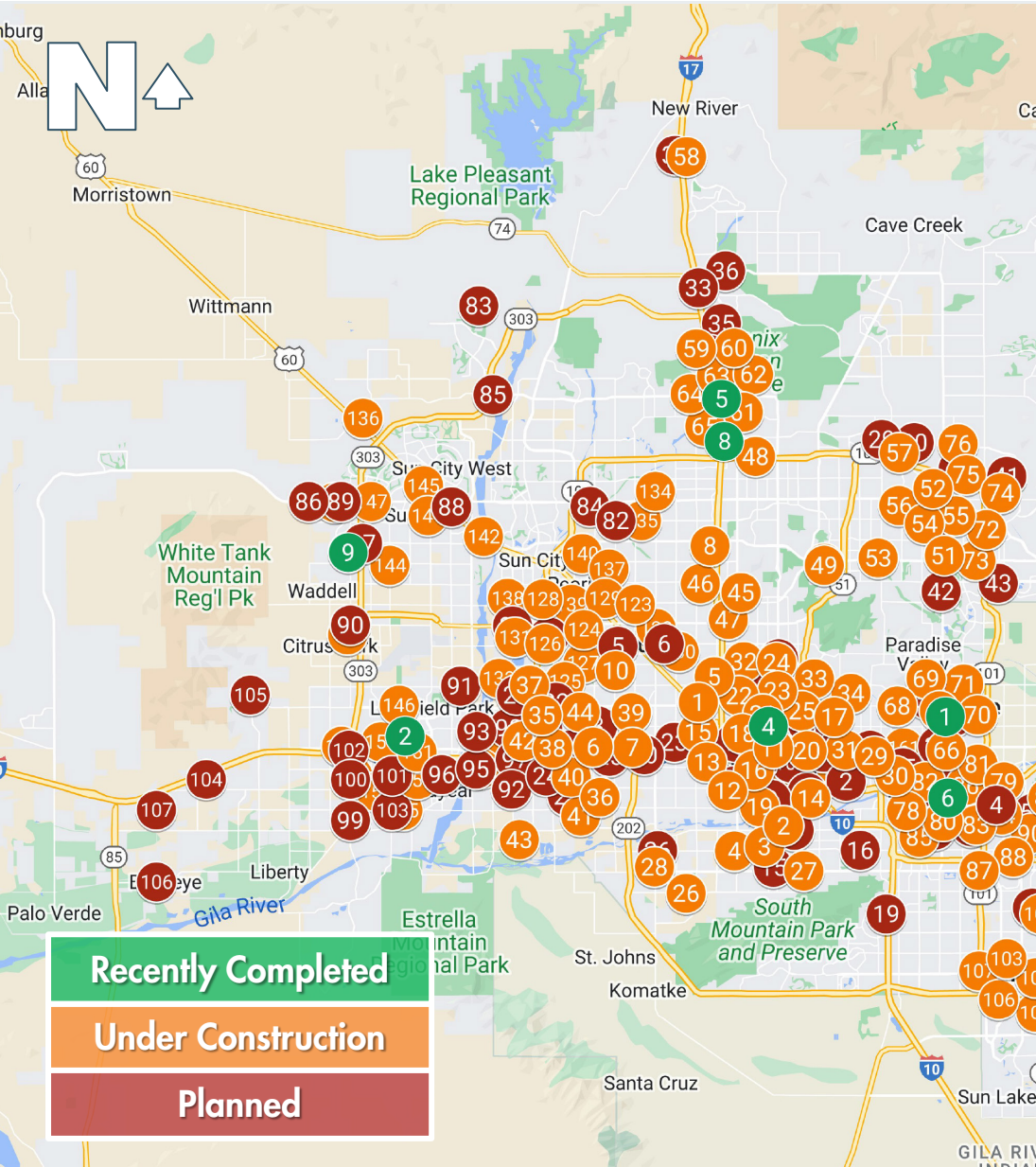


100+ UNIT PROPERTIES | Q3 2022 TRANSACTIONS BY YEAR BUILT

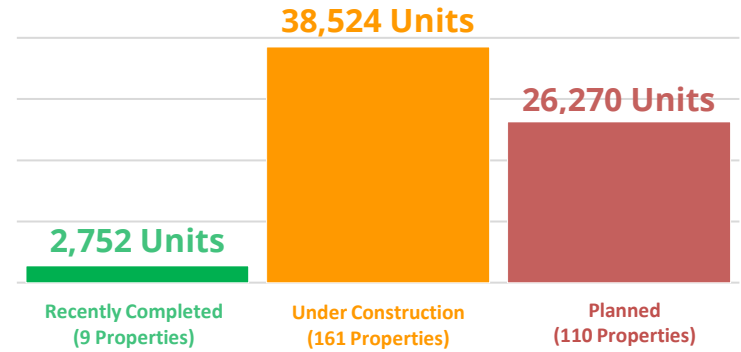
Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$404K	\$444	7
2000-09	\$350K	\$384	7
1990-99	\$396K	\$415	2
1980-89	\$260K	\$369	14
Pre-1980	\$269K	\$355	6

10-99 UNIT PROPERTIES | Q3 2022 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$392K	\$296	7
2000-09	\$574K	\$407	1
1990-99	--	--	--
1980-89	\$236K	\$301	7
Pre-1980	\$238K	\$299	22



PHOENIX MSA CONSTRUCTION PIPELINE – Q3 2022



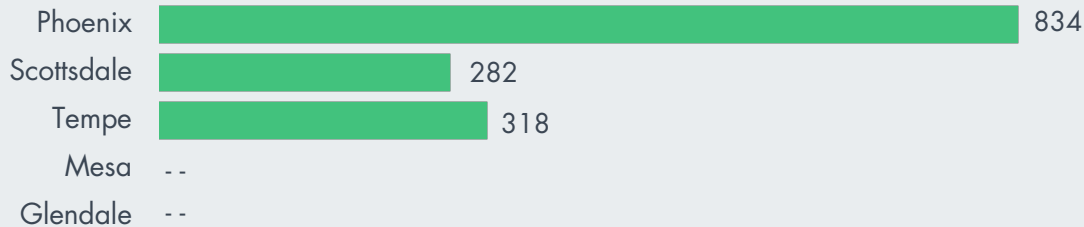
Recently Completed

Under Construction

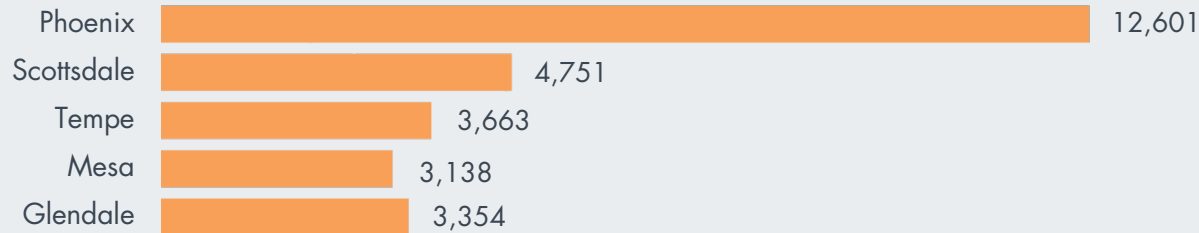
Planned

PER CITY ANALYSIS OF PHOENIX MSA

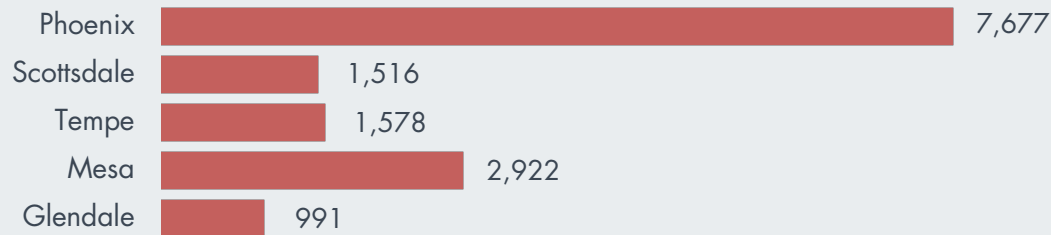
RECENTLY COMPLETED (BY # OF UNITS)(Q3)



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

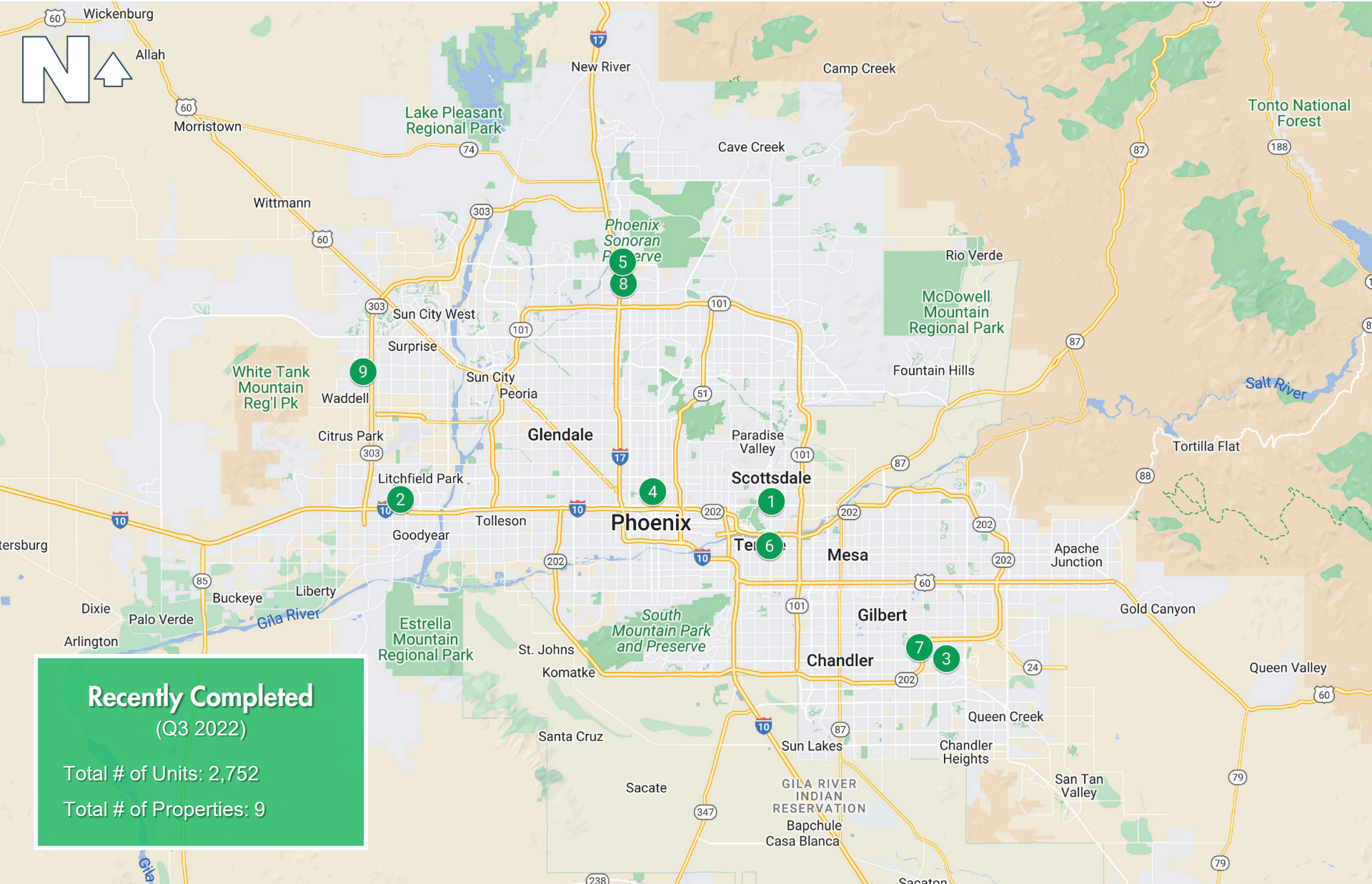
PHOENIX
150,590

SCOTTSDALE
29,750

TEMPE
38,384

MESA
41,667

GLENDALE
26,183

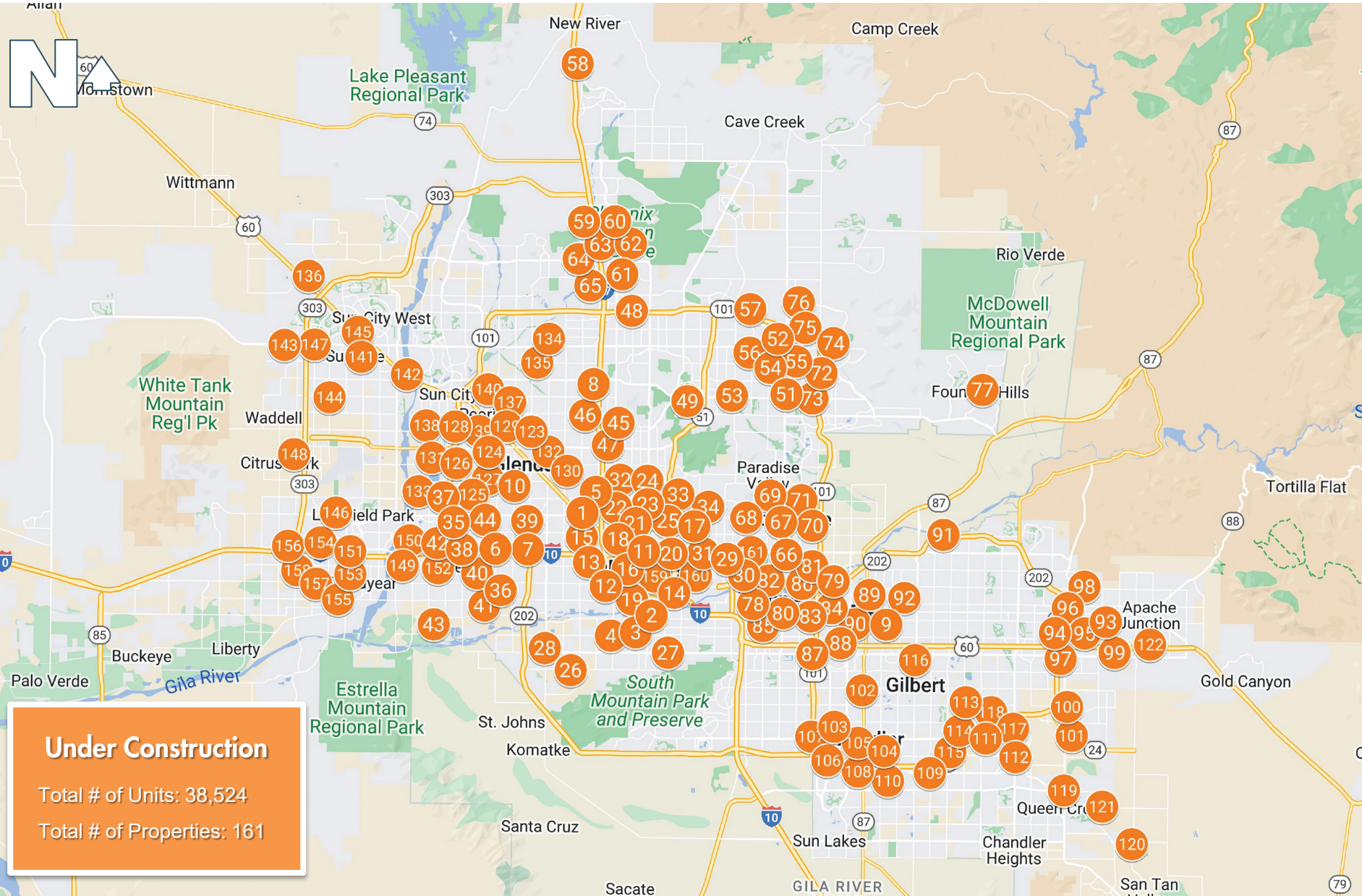


Recently Completed
(Q3 2022)

Total # of Units: 2,752
Total # of Properties: 9

RECENTLY COMPLETED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Completion Date	Developer
1 Alexan Scottsdale	2001 North Scottsdale Road	282	8/10/2022	Trammell Crow Residential
2 Cabana Encanto	2323 North 150th Drive	286	8/26/2022	Greenlight Communities
3 Crossing at Cooley Station, The	3700 East Williams Field Road	408	7/29/2022	Management Support
4 Haverly	31 East Thomas Road	323	9/16/2022	Toll Brothers Apartment Living
5 Kalon	25300 North 22nd Lane	215	7/26/2022	JB Partners
6 Piedmont, The	707 East 6th Street	318	7/25/2022	Aspen Heights Partners
7 Soltra at SanTan Village	1690 South Santan Village Pkwy	380	7/26/2022	Leon Capital Group
8 Springs at Deer Valley	24025 North 23rd Avenue	296	7/26/2022	Continental Properties
9 TerraLane on Cotton	17180 West Sweetwater Avenue	244	8/31/2022	TerraLane Communities
Recently Completed (Q3 Only)		2,752		



Under Construction

Total # of Units: 38,524

Total # of Properties: 161

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
1 Verano Terrace Senior	1320 West Indian School Road	88	9/20/2021	Bethel Development
2 Newsom Village	4020 South 9th Street	60	3/15/2021	UMOM New Day Centers
3 Sunland Flats	225 West Sunland Avenue	90	11/1/2021	TWG Development
4 Vista Ridge	2050 West Southern Avenue	308	8/1/2021	Dominium
5 Mesquite Terrace	5033 North 19th Avenue	297	11/8/2021	Catholic Charities Community Services
6 Aviara Flats	7800 West Encanto Blvd	372	7/1/2022	Dominium
7 Mustang Villas	5959 West McDowell Road	60	9/12/2022	Yes Housing
8 Reserve at Thunderbird, The	13404 North 30th Avenue	108	8/15/2022	Atlantic Development & Investments
9 Commons of Mesa, The	160 South MacDonald	144	4/4/2022	Caliber Companies
10 Cielo	5619 North 67th Avenue	80	1/3/2022	Cesar Chavez Foundation
11 811 North 3rd Street	811 North 3rd Street	326	11/1/2021	Lincoln Ventures
12 Alta Warehouse District	402 West Lincoln Street	300	3/2/2021	Wood Partners
13 AVE Sky	601 North 3rd Avenue	254	12/2/2019	Korman Communities
14 Battery, The	411 South 3rd Street	278	10/1/2019	JMA Ventures
15 Eco Phx	301 West Roosevelt Street	70	5/1/2020	Habitat Metro
16 Rey, The	400 North 2nd Avenue	323	4/6/2020	Fore Property Company
17 Skye on 6th	SEC North 6th Street & East Garfield Street	309	1/3/2022	Hubbard Street Group
18 Union at Roosevelt Phase II	888 North 1st Avenue	120	2/21/2022	Origin Investments
19 X Phoenix Phase II	200 West Monroe Street	352	8/17/2022	X Company, The
20 VB on 12th	220 North 12th Street	235	2/1/2021	Defer Gain
21 Aspire Park Central	100 West Catalina Drive	278	10/1/2020	Dinerstein Companies
22 Aura Central	3883 North Central Avenue	251	4/9/2020	Trinsic Residential Group
23 Callia	4100 North Central Avenue	403	5/17/2021	Toll Brothers Apartment Living
24 One Camelback	1 East Camelback Road	162	4/1/2019	Stellar Residential
25 Seven Oaks	North 7th Street & East Oak Street	332	4/1/2022	Embrey Partners

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
26 Liv Laveen	3875 West Dobbins Road	360	5/17/2022	Liv Communities
27 Proximity Baseline	1640 East Baseline Road	80	6/14/2021	Avenue North
28 Sanctuary on 51st	7100 South 51st Avenue	217	4/19/2021	Brown Group
29 1000 North 44th Street	1000 North 44th Street	452	9/1/2022	JLB Partners
30 Banyan on Washington	5353 East Washington Street	223	1/18/2021	Banyan Residential
31 Patriot Square	640 North 32nd Street	83	7/18/2022	Montlake Residential
32 Broadstone Uptown	500 West Camelback Road	284	4/1/2021	Alliance Residential Company
33 Alta Bluewater	NEC North 16th Street & East Camelback Road	216	6/20/2022	Wood Partners
34 Common, The	4225 North 32nd Street	130	3/10/2021	Phoenix Rising Investments
35 Alta 99th	North 99th Avenue & West Indian School Road	402	8/1/2022	Wood Partners
36 Avilla Magnolia	2525 South 75th Avenue	166	3/1/2021	NexMetro Communities
37 Bungalows at Camelback, The	SEC North 99th Avenue & West Camelback Road	325	3/1/2021	Cavan Companies
38 CTC on McDowell	9200 West McDowell Road	166	6/14/2021	Taylor Morrison
39 Flatz 602	2822 North 59th Avenue	180	10/1/2021	Zekelman Industries
40 Parc Tolleson	8827 West McDowell Road	258	1/1/2022	Evergreen Development
41 Retreat at Tuscano	7725 West Lower Buckeye Road	220	8/9/2021	NextGen Apartments
42 TerraLane at Park McDowell	2250 North 95th Avenue	163	2/9/2022	TerraLane Communities
43 VLUX at Sunset Farms	4343 South 103rd Avenue	194	4/1/2022	Van Trust Real Estate
44 Zora Encanto	NEC North 83rd Avenue & West Encanto Blvd	109	10/4/2021	Suncrest Real Estate & Land
45 19 North	2121 West Butler Drive	96	1/1/2022	Pollack, Steve
46 Collins Court Phase II	10421 North 33rd Avenue	50	2/7/2022	Arizona Housing
47 Landon, The	8125 North 23rd Avenue	62	1/1/2021	Trillium Residential
48 Aileron by Moderne	20350 North 7th Avenue	287	7/11/2022	Triumph Properties Group
49 Charleston, The	11825 North 25th Place	72	8/2/2021	Treger Partners
50 Harmony at Cactus	2625 East Cactus Road	404	1/17/2022	Treger Partners

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
51 Manor Scottsdale, The	13220 North Scottsdale Road	286	11/9/2020	Related Group
52 Optima Kierland Phase III	7160 East Kierland Blvd	288	8/2/2021	Optima
53 PV	East Cactus Road & North Tatum Blvd	400	8/22/2022	StreetLights Residential
54 Quincy at Kierland, The	15826 North Scottsdale Road	266	4/12/2021	Embrey Partners
55 Residences Kierland	15825 North 71st Street	290	9/1/2020	Quarterra Multifamily
56 Soltra Kierland	7111 East Tierra Buena Lane	202	11/9/2020	Leon Capital Group
57 Sunela	20600 North 55th Street	272	2/15/2022	Greystar
58 Arise North Phoenix	SEC Interstate 17 & West Arroyo Norte Drive	170	2/7/2022	Family Development
59 Ascend at Dynamite	28201 North Black Canyon Hwy	260	11/1/2021	D.R. Horton
60 Avilla Canyon	27777 North Black Canyon Hwy	211	12/7/2020	NexMetro Communities
61 BB Living at Union Park	North 19th Avenue & West Happy Valley Road	154	4/19/2021	BB Living
62 Cabana Happy Valley	24825 North 19th Avenue	292	3/28/2022	Greenlight Communities
63 Livano Deer Valley, The	26800 North 27th Avenue	242	4/26/2021	LIV Development
64 Sentio	3600 West Happy Valley Road	325	3/15/2021	Hines Interests
65 Town Deer Valley	24100 North 19th Avenue	388	4/26/2021	Related Group
66 Bella Alba	1000 North Scottsdale Road	282	8/1/2022	Five Star Development
67 Formation	2040 North Scottsdale Road	170	11/2/2020	Mack Real Estate Group
68 Overture Arcadia	6080 East Thomas Road	159	8/16/2021	Alliance Residential Company
69 Scottsdale Entrada	6460 East McDowell Road	735	11/1/2020	Banyan Residential
70 Scottsdale Residences	6903 East Main Street	130	1/12/2022	Baron Properties
71 SEVENTYONE15 McDowell	7115 East McDowell Road	274	12/1/2020	Alliance Residential Company
72 WaterView	North 73rd Street & East Camelback Road	260	4/18/2022	Stockdale Capital Partners
73 8555 East Raintree Drive	8555 East Raintree Drive	192	2/9/2022	High Street Residential
74 Alta Raintree	8688 East Raintree Drive	330	8/24/2020	Wood Partners
75 Overture North Scottsdale	15024 North 90th Street	155	6/20/2022	Greystar

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
76 San Artes	17900 North Hayden Road	552	2/10/2020	Mark-Taylor
77 San Bellara	17800 North 78th Street	180	10/18/2021	Mark-Taylor
78 Havenly Fountain Hills, The	16550 East Avenue of the Fountains	147	12/14/2020	Keystone Homes
79 651 East 6th Street	651 East 6th Street	200	3/14/2022	Transwestern
80 Alyssa, The	2110 East Rio Salado Pkwy	335	3/28/2022	StreetLights Residential
81 Aura Apache	1820 East Apache Blvd	296	9/12/2022	Trinsic Residential Group
82 Banyan Northbend	1245 East Curry Road	621	9/1/2021	Banyan Residential
83 Camden Tempe II	600 East Curry Road	397	12/7/2020	Camden Property Trust
84 Culdesac Tempe	2025 East Apache Blvd	761	11/15/2021	Sunbelt Holdings
85 Milhaus @ Apache & River	2125 East Apache Blvd	219	6/20/2022	Milhaus Development
86 Parc Broadway	711 West Broadway Road	324	4/1/2021	Evergreen Development
87 Smith & Rio	1979 East Rio Salado Pkwy	310	10/11/2021	Trammell Crow Residential
88 2160 East Baseline Road	2160 East Baseline Road	200	5/2/2022	Trammell Crow Residential
89 Broadstone Dobson Ranch	1666 South Dobson Road	288	3/1/2021	Alliance Residential Company
90 Eco Mesa	127 West Pepper Place	102	1/10/2022	Habitat Metro
91 Landing at Fiesta Village, The	1310 West Southern Avenue	220	6/21/2021	Rockpoint Group
92 Lehi Cove	3230 East Thomas Road	89	7/12/2021	Skybridge Companies
93 Mesa Arts District Lofts	145 East Main Street	335	1/3/2022	Opus Group, The
94 Ascend at Mountain Vista	10631 East Southern Avenue	300	7/5/2021	D.R. Horton
95 Bella Encanta	9641 East Hampton Avenue	249	4/19/2021	Bela Flor Development
96 Cabana Southern	9733 East Southern Avenue	230	3/22/2022	Greenlight Communities
97 CTC at Ellsworth	250 North Ellsworth Road	144	8/3/2020	Taylor Morrison
98 Falls at Crismon Commons, The	1810 South Crismon Road	240	6/20/2022	Overland Group
99 Peralta Vista	526 North Ellsworth Road	135	3/1/2021	Isola Homes
100 Sage Mesa	10529 East Hampton Avenue	189	6/1/2021	Sparrow Partners

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

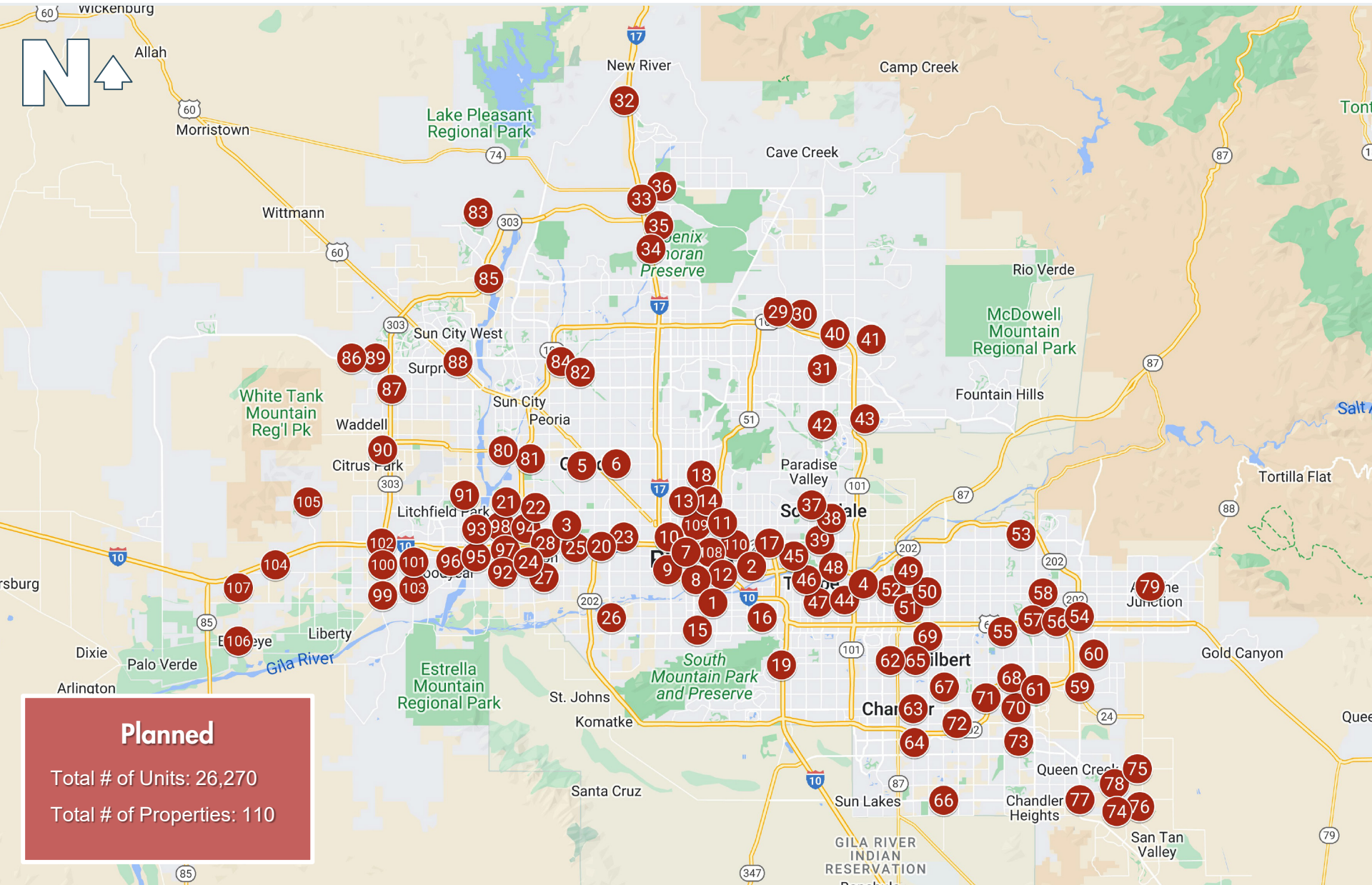
Property Name	Address	Units	Permit Date	Developer
101 Springs at Eastmark	9321 East Warner Road	276	8/16/2021	Continental Properties - Menomonee Falls, WI
102 Tavallo at Cadence	9410 East Cadence Pkwy	197	2/1/2021	GTIS Partners
103 Alta Chandler at the Park	1333 West Parklane Blvd	293	10/1/2021	Wood Partners
104 DC Heights	222 West Boston Street	157	1/4/2021	Chason Affinity Companies
105 Desert Jewel Phase III	2800 North Arizona Avenue	72	10/19/2020	Verma, Avtar C.
106 Encore Chandler	100 South Nevada Street	208	4/5/2021	Encore Enterprises
107 Mera Chandler	2050 West Pecos Road	184	2/14/2022	Sparrow Partners
108 Plaza Taos, The	1900 South Arizona Avenue	164	9/1/2021	Garrett Companies, The - Greenwood, IN
109 Town Chandler	2425 West Frye Road	420	2/7/2022	Rockpoint Group
110 Town Germann	SWC East Germann Road & South Lindsay Road	209	11/22/2021	Family Development
111 Zattera	200 West Germann Road	392	1/4/2021	P.B. Bell Companies, The
112 Album Cooley Station	2660 South Recker Road	204	4/19/2021	Greystar
113 Alta Cooley Station	2550 South Recker Road	248	7/1/2021	Wood Partners
114 Bungalows on Ash, The	NEC North Ash Street & North Gilbert Road	165	4/5/2021	Cavan Companies
115 Bungalows on Ray, The	East Ray Rd & South Santan Village Pkwy	159	6/7/2021	Cavan Companies
116 Elevation at the Village	1935 South Santan Village Pkwy	214	5/10/2021	Vedura Residential
117 Novel Val Vista	1727 East Pecos Road	317	4/12/2021	Crescent Communities
118 Springs at Cooley Station	4210 East Williams Field Road	276	10/1/2020	Continental Properties - Menomonee Falls, WI
119 Tyler, The	1530 South Higley Road	320	4/1/2020	StreetLights Residential
120 Acero Queen Creek Station	NWC South Ellsworth Loop Road & East Rittenhouse Road	476	1/4/2022	IDM
121 Bungalows at Combs & Gantzel, The	NWC East Combs Road & North Gantzel Road	234	8/1/2022	Cavan Companies
122 EVR Spur Cross	22557 East Forever Way	174	1/21/2021	El Dorado Holdings
123 Hampton Meridian	3000 West Southern Avenue	195	3/7/2022	Paragon Development Group
124 59 Evergreen	8450 North 59th Avenue	96	8/16/2021	Visiquest Properties
125 Bungalows at Westgate	7403 North 91st Avenue	190	2/15/2021	Cavan Companies

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
126 Cardinal 95	9600 West Georgia Avenue	198	7/5/2022	Cardinal Group Investments
127 Cuvee	7200 North 91st Avenue	310	2/12/2021	Fore Property Company
128 Glen 91	8991 West Glendale Avenue	296	6/7/2021	HCW
129 Mera Westgate	7460 North Zanjero Blvd	189	11/2/2020	Sparrow Partners
130 Nacona	8772 North 67th Avenue	192	11/17/2021	Forum Real Estate Group
131 Palmaire	7087 North 45th Avenue	52	7/11/2022	Ridgeway Management
132 Springs at Westgate	10020 West Glendale Avenue	292	9/5/2022	Continental Properties - Menomonee Falls, WI
133 Townhomes at Manistee Ranch	7959 North 53rd Avenue	71	1/15/2021	Virtua Partners
134 Village at Camelback Park	11200 West Camelback Road	194	6/14/2021	Empire Group, The
135 Amberlin Arrowhead	17120 North 51st Avenue	204	5/16/2022	Sparrow Partners
136 Hangar at Thunderbird	15301 North 57th Avenue	251	7/21/2021	P.B. Bell Companies, The
137 Bungalows at Asante	16630 North Pat Tillman Blvd	293	1/10/2022	Cavan Companies
138 Landmark on 67th	9160 North 67th Avenue	56	6/1/2021	Ianc, Florin
139 Prescott at Park West, The	8102 North 99th Avenue	95	1/10/2022	Porter Kyle
140 Village at Pioneer Park	8405 West Olive Avenue	332	12/7/2020	Empire Group, The
141 VLUX at Peoria Heights	9190 North 83rd Avenue	189	11/15/2021	Van Trust Real Estate
142 Alta Surprise	NWC North Litchfield Road & West Statler Blvd	312	8/1/2022	Wood Partners
143 Avilla Grand	11755 West Thompson Ranch Road	267	7/13/2022	NexMetro Communities
144 Bungalows on Sarival, The	SEC West Bell Road & North Sarival Road	339	11/8/2021	Cavan Companies
145 Estia Surprise Farms	17701 West Bell Road	252	2/15/2021	Zilber Residential Group
146 Sobremesa Villas	SWC West Cactus Road & North Reems Road	150	7/12/2021	Isola Homes
147 Town Surprise	16830 North 141st Avenue	114	11/1/2021	Family Development
148 Aviva Goodyear	4175 North Falcon Drive	288	11/2/2020	Housing Trust Group
149 Bungalows on Cotton Lane	North Cotton Lane & West Orangewood Avenue	336	7/6/2021	Cavan Companies
150 Avari	11580 West Corporate Drive	354	1/11/2021	Heers Management

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
151 Cottages on McDowell	North 119th Avenue & West McDowell Road	217	8/29/2022	Weststone Communities
152 Mera Goodyear	1375 North 145th Avenue	188	11/2/2020	Sparrow Partners
153 Village at the BLVD	SEC North Park Avenue & West Roosevelt Road	185	6/21/2021	Empire Group, The
154 Cabana Bullard	14780 West Van Buren Street	336	8/2/2021	Greenlight Communities
155 Cyrene at Estrella	15430 West Baden Street	64	11/2/2020	JEN Partners
156 FirstStreet at the Ballpark	Estrella Pkwy & West Lower Buckeye Road	251	6/1/2022	Harvard Investments
157 Hillstone Residences at Canyon Trails	1050 South 173rd Avenue	240	2/1/2021	Hillstone Homes
158 Solace at Ballpark Village	2445 South Estrella Pkwy	211	6/1/2021	Jackson Dearborn Partners
159 TerraLane at Canyon Trails South	North 173rd Avenue & West Van Buren Street	299	2/9/2022	TerraLane Communities
160 PALMtower	440 East Van Buren Street	352	2/21/2022	North American Development Group
161 Harmony at the Park	1950 East Polk Street	120	12/16/2021	Gorman & Company
TOTAL (UNDER CONSTRUCTION)		38,524		



Planned
Total # of Units: 26,270
Total # of Properties: 110

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
1 Salt River Flats	South 14th Street & East Broadway Road	192	Planned	Ulysses Development Group
2 2900 East Van Buren Street	2900 East Van Buren Street	66	Planned	Arizona Housing
3 Casa Azure	7750 West Encanto Blvd	196	Planned	Dominium
4 2431 East Apache Blvd	2431 East Apache Blvd	106	Planned	Gorman & Company
5 Centerline on Glendale	6529 West Glendale Avenue	186	Planned	Gorman & Company
6 Unity at West Glendale	4751 West Glendale Avenue	105	Planned	TWG Development
7 Astra Phoenix	333 North 2nd Avenue	400	Planned	Empire Group, The
8 Aura Lincoln Union	South 5th Street & East Lincoln Street	354	Planned	Trinsic Residential Group
9 Central Station	300 North Central Avenue	797	Planned	GMH Communities
10 Saiya	North 1st Avenue & West McKinley Street	389	Planned	Hatteras Sky
11 Governor by Moderne, The	1717 East McDowell Road	172	Planned	Moderne
12 Ragsdale, The	North 12th Street & East Washington Street	268	Planned	Hawkins Companies
13 Aura Uptown	225 West Coolidge Street	210	Planned	Trinsic Residential Group
14 FORTY600	4600 North Central Avenue	144	Planned	Ras Developments
15 Proximity on 7th Street	139 East Jesse Owens Pkwy	84	Planned	Avenue North
16 Sanctuary at 40th	South 40th Street & East Southern Avenue	197	Planned	Brown Group
17 Urban Connected Phase II	1220 North 44th Street	50	Planned	Parasher, Narinder K.
18 Broadstone on 7th	5727 North 7th Street	257	Planned	Alliance Residential Company
19 10831 South 51st Street	10831 South 51st Street	100	Planned	Caliber Companies
20 Allero 59	5821 West McDowell Road	94	Planned	Nunns Construction
21 Elevation at the Trails	4141 North 104th Drive	100	Planned	Blueprint Capital
22 Liv Avondale	North 99th Avenue & West Indian School Road	333	Planned	Liv Communities
23 Los Vecinos Phase II	1950 North 43rd Avenue	50	Planned	FLM Enterprises
24 Moderne at Roosevelt	North 97th Avenue & W Roosevelt Street	185	Planned	Moderne Communities
25 Streamliner 67th	6755 West McDowell Road	100	Planned	Greenlight Communities

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
26 Village at Liberty Farms, The	4952 West Southern Avenue	153	Planned	Empire Group, The
27 Village at Paseo De Luces	North 99th Avenue & West Van Buren Street	269	Planned	Empire Group, The
28 Wilshire Multifamily North and South	1844 North 83rd Avenue	106	Planned	Bear Holdings Group
29 City North	North 56th Street & Loop 101	1000	Planned	Crown Realty & Development
30 North 56th Street & Loop 101	North 56th Street & Loop 101	600	Planned	ZOM
31 Optima 15615	15615 North 71st Street	170	Planned	Optima
32 Avilla Vista Norte	North 43rd Avenue & West Samples Lane	191	Planned	NexMetro Communities
33 North Gateway Core	32201 North 31st Avenue	226	Planned	Thompson Thrift Residential
34 Sage Phase II	28425 North Black Canyon Hwy	232	Planned	Beztak Properties
35 Village at Sonoran Vista	North North Valley Parkway & West Rancho Tierra Drive	240	Planned	Empire Group, The
36 Village of Bronco Trail	North 29th Avenue & Sonoran Desert Drive	354	Planned	Empire Group, The
37 Magnolia Waterside	6824 East Indian School Road	54	Planned	Magnolia Property Company
38 Museum Square	7108 East 2nd Street	92	Planned	Arc Construction
39 Southdale	7000 East McDowell Road	267	Planned	Hawkins Companies
40 Grayhawk Residences at Cavasson	7701 East Legacy Blvd	400	Planned	Alliance Residential Company
41 One Scottsdale	7221 East Legacy Blvd	314	Planned	StreetLights Residential
42 Scottsdale & Mountain View	9880 North Scottsdale Road	85	Planned	Sterling Real Estate Partners
43 Village at 9400 Shea, The	9375 East Shea Blvd	219	Planned	Kaplan Companies
44 Blue at Eastline Village	2058 East Apache Blvd	187	Planned	Jones, Jeffrey
45 Broadstone At The Grand	1013 West Washington Street	289	Planned	Alliance Residential Company
46 Dwell, The	430 South Farmer Avenue	129	Planned	Holualoa Companies
47 Hilo Tempe	701 South Mill Avenue	280	Planned	Core Spaces
48 South Pier at Tempe Town Lake	1190 Vista Del Lago Drive	587	Planned	Fransway, Robert P.
49 17-31-37 West University	17 West University Drive	96	Planned	Karim, Abdul
50 Palladium Grid, The	East Main Street & South Pomeroy	296	Planned	3W Management

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
51 Residences on First Phase III	63 West 1st Avenue	72	Planned	Urban Development Partners
52 Residences on Main, The	424 West Main Street	200	Planned	Chicanos Por La Causa
53 Ascend at Longbow Highpoint	5957 East Longbow Pkwy	359	Planned	D.R. Horton
54 Ellsworth Townhomes	9048 East Southern Avenue	60	Planned	Verma, Avtar C.
55 Higley	East Baseline Road & North Higley Road	261	Planned	Fore Property Company
56 One at Mountain Vista, The	10635 East Hampton Avenue	345	Planned	Talos Holdings
57 Stillwater Superstition	1445 South Power Road	395	Planned	Stillwater Capital
58 Sunvalley Village	44 North Sunvalley Blvd	96	Planned	Verma, Avtar C.
59 2.0 at Eastmark	South Ellsworth Road & East Point Twenty-Two Blvd	354	Planned	Seaview Capital
60 Cadence at Gateway	6060 South Crismon Road	302	Planned	Wolff Company, The
61 Gallery Park	Loop 202 & South Power Road	347	Planned	Vivo Partners
62 Elevation AZ 87	North Arizona Avenue & West Elliot Road	199	Planned	Vedura Residential
63 Elux at McQueen	South McQueen Road & Santan Fwy	162	Planned	Snowdon Residential
64 Noria Phase II	2177 South McQueen Road	246	Planned	Robson Communities
65 Uptown Commons	North Arizona Avenue & West Elliot Road	252	Planned	Meyer Development
66 Villages at Chandler	South Gilbert Road & East Riggs Road	109	Planned	Truvista Development
67 Avanterra Town Square	1269 South Gilbert Road	102	Planned	Continental Properties - Menomonee Falls, WI
68 Gabriella Pointe	South Wade Drive & East Warner Road	605	Planned	Management Support
69 Gilbert Commons	1400 North Cooper Road	205	Planned	JB Partners
70 Quintana at Verde	2515 South Verde Drive	197	Planned	Shaw, Dennis C.
71 Santan Village	1835 South Santan Village Pkwy	301	Planned	LeSueur Investments
72 Stillwater Rivulon	South Lindsay Road & East Pecos Road	352	Planned	Nationwide Realty Investors
73 Woodcrest Village at Power Ranch	4053 South Ranch House Pkwy	120	Planned	Bela Flor Development
74 Acero Harvest Station	North Gary Road & West Combs Road	204	Planned	IDM
75 Amberlin Queen Creek	270 West Ocotillo Road	199	Planned	Sparrow Partners

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
76 Harvest Station	Gary Road & East Riggs Road	78	Planned	Eisenberg Company
77 Queen Creek Commons	South Ellsworth Road & East Riggs Road	275	Planned	GTIS Partners
78 Village at Schnepf Farms, The	East Cloud Road & South Rittenhouse Road	144	Planned	Empire Group, The
79 Circle Trail Suites	North San Marcos Drive & West Superstition Blvd	56	Planned	Sound Builders Group
80 North 107th Avenue & West Northern Avenue	North 107th Avenue & West Northern Avenue	74	Planned	Arcadia Management
81 Zanjero Falls	7410 North Zanjero Blvd	300	Planned	Kanaka, Sharat
82 Moderne at Arrowhead	North 67th Avenue & West Greenway Road	182	Planned	Moderne
83 Lake Pleasant Heights	North El Mirage Road & West Westland Road	263	Planned	NexMetro Communities
84 Revolve @ P83	7551 West Paradise Lane	195	Planned	Sub 4 Development Company
85 Villages at Pleasant River	North 115th Avenue & West Happy Valley Pkwy	246	Planned	Empire Group, The
86 Allora Surprise	West Bell Road & North Citrus Road	351	Planned	Trammell Crow Residential
87 Christopher Todd Communities at Paradisi	Loop 303 & West Cactus Road	193	Planned	Taylor Morrison
88 Heritage on Dysart	16601 North Dysart Road	120	Planned	Virtua Partners
89 West Bell Road & North Citrus Road	West Bell Road & North Citrus Road	300	Planned	Sunbelt Holdings
90 Cotton Lane & Northern Avenue	North Cotton Lane & West Northern Avenue	144	Planned	GTIS Partners
91 Innovation Villas on Camelback	12730 West Camelback Road	153	Planned	Blue Vista Capital Group
92 Alta Avondale	North Avondale Blvd & West Van Buren Street	360	Planned	Wood Partners
93 Avondale Commons	North Avondale Blvd & West McDowell Road	324	Planned	Overland Group
94 Avondale Station	North 99th Avenue & West Encanto Blvd	420	Planned	Goodman Real Estate
95 Cerro Vista	12116 West Van Buren Street	255	Planned	Quarterra Multifamily
96 Crystal Cove	North Central Avenue & East La Canada Blvd	238	Planned	Sterling Real Estate Partners
97 Encore Avondale	North Park Avenue & West Roosevelt Street	300	Planned	Encore Enterprises
98 Nirvana at Harbor Shores	Harbor Shore Blvd & West McDowell Road	172	Planned	Larson Capital Management
99 Arrebol Villas	South Cotton Lane & West Elwood Street	230	Planned	Isola Homes
100 Aviata at Canyon Trails	Canyon Trails Blvd & South Cotton Lane	418	Planned	Heers Management

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
101 Ballpark Village Northeast I	875 South Estrella Pkwy	300	Planned	HCW
102 Christopher Todd Communities on Cotton Lane	North Cotton Lane & West Garfield Street	328	Planned	Christopher Todd Properties
103 Converge at Ballpark Village	15355 West Lower Buckeye Pkwy	355	Planned	Jackson Dearborn Partners
104 Blueprint White Tanks	South 231st Lane & North Sundance Pkwy	396	Planned	Blueprint Capital
105 BTR Verrado	West Indian School Road & North Verrado Way	211	Planned	Taylor Morrison
106 Landing at Fiesta Village Buckeye, The	South Miller Road & Monroe Avenue	216	Planned	Roers Companies
107 West Lower Buckeye Road & North Miller Road	West Lower Buckeye Road & North Miller Road	150	Planned	Mangat Group
108 700 N. 4th Street Phase II	700 North 4th Street	156	Planned	CA Ventures
109 Moreland I & II, The	1125 North 3rd Street	237	Planned	City of Phoenix Housing Department
110 Harmony at the Park Two	500 North 20th Street	115	Planned	Gorman & Company
Total (Planned)		26,270		

TOTAL UNIT INVENTORY

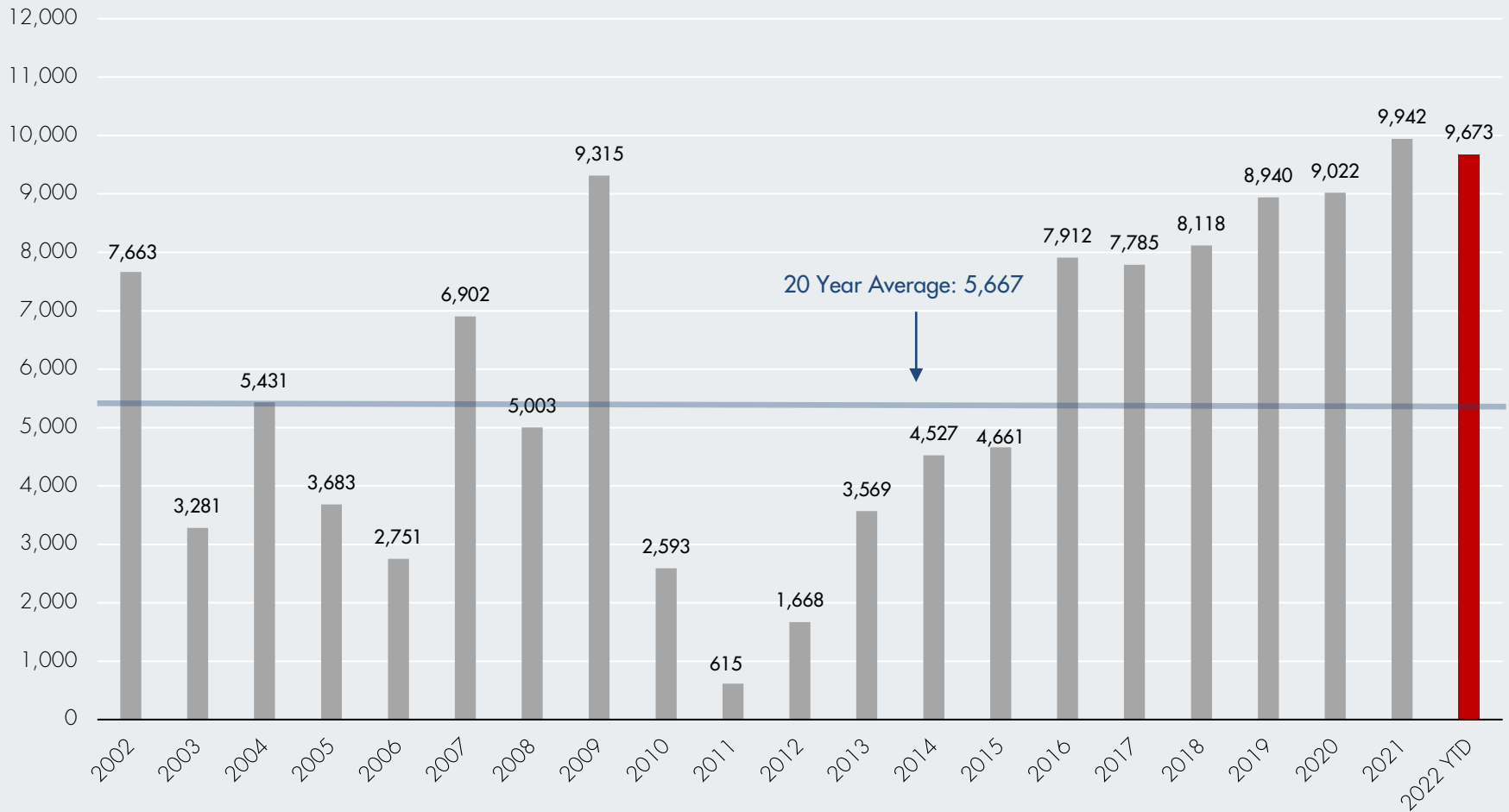
10+ UNIT PROPERTIES: **389,968**

50+ UNIT PROPERTIES: **357,288**

PRE-LEASE ABSORPTION RATE

9

Units/Property/Month
(Q3 2022 Avg)



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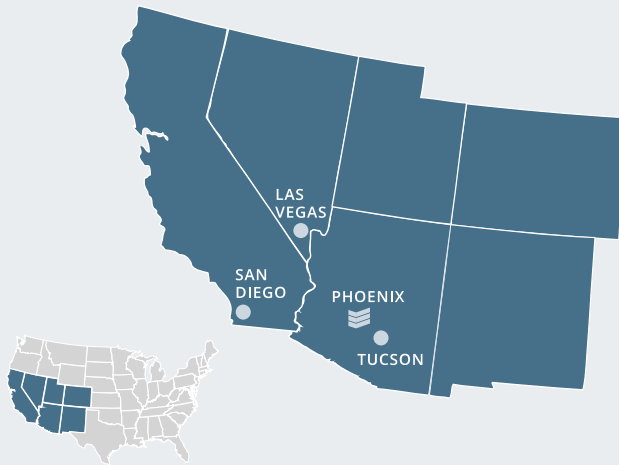
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