







SNAP STATS

EXECUTIVE SUMMARY REPORT



PHOENIX MSA

OVERVIEW (10+ UNIT PROPERTIES)

	Total Population March 2025*	5,194,409
	Unemployment Rate (%) February 2025	3.6%
	Employment Growth (%) February 2025	-0.3%
	Median HH Income March 2025*	\$93,662
	GDP Per Capita March 2025*	\$80,552
	Transaction Volume \$625M (Q1 2024) -18.0% y-o-y	\$513M
	Avg Price/Unit \$279,098 (Q1 2024) -26.6% y-o-y	\$204,949
	Avg Price/SF \$324.19 (Q1 2024) -27.3% y-o-y	\$235.55

AVG RENT/ OCCUPANCY

Q1 2025	Q1 2024	% CHANGE
\$1,512	\$1,574	-\$62
Avg Rent y-o-y (All Units)		
93.9%	92.7%	+1.2%
Avg Occupancy Rate y-o-y		

NEW CONSTRUCTION (50+) **	
Delivered 4,831 Units	Under Construction 45,625 Units
Avg Absorption 550 Units / Month	Planned Projects 23,545 Units

TOTAL INVENTORY		
100+ Units	10-99 Units	Total Units
357,574	66,383	423,957

* Forecasted

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

Q1 2025 SALES STATS

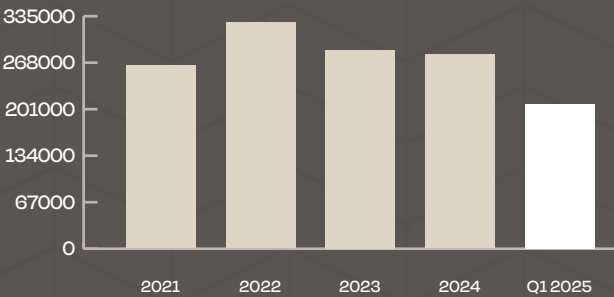
100+ UNITS

Transaction Volume

\$447M \$565M (Q1 2024)
-20.9% y-o-y

Avg Sales Price Per Unit

\$207,697 \$296,172 (Q1 2024)
-29.9% y-o-y



Avg Price/SF

\$230.72 ↓ \$338.84 (Q1 2024)
-31.9% y-o-y

Avg Year Built



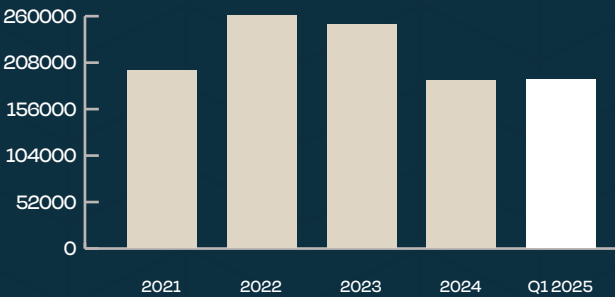
10-99 UNITS

Transaction Volume

\$66M \$61M (Q1 2024)
+9.2% y-o-y

Avg Sales Price Per Unit

\$188,155 \$181,614 (Q1 2024)
+3.6% y-o-y



Avg Price/SF

\$274.29 ↑ \$231.17 (Q1 2024)
+18.7% y-o-y

Avg Year Built



TOP Q1 2025 (100+) SALES BY PRICE/UNIT



Marquis at Desert Ridge
Phoenix,
370 Units
\$126,000,000
\$340,541/unit
\$373.72/SF
Built 2014



Town Deer Valley
Phoenix,
388 Units
\$131,100,000
\$337,887/unit
\$284.38/SF
Built 2022



Arches at Hidden Creek
Chandler,
432 Units
\$95,446,000
\$220,940/unit
\$260.82/SF
Built 1985

TOP Q1 2025 (10-99) SALES BY PRICE/UNIT



830 East Turney Avenue
Phoenix,
12 Units
\$4,000,000
\$333,333/unit
\$382.41/SF
Built 1963



Verde Gardens
Phoenix,
18 Units
\$5,675,000
\$315,278/unit
\$327.39/SF
Built 2022



Ninth Street Lofts
Phoenix,
32 Units
\$7,760,000
\$242,500/unit
\$248.46/SF
Built 2007

For additional market information, or if you would like a submarket report
for your property, please contact us at: **contact@abimultifamily.com**



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