







SNAP STATS

EXECUTIVE SUMMARY REPORT



PHOENIX MSA

OVERVIEW (10+ UNIT PROPERTIES)

	Total Population <small>June 2025*</small>	5,207,962
	Unemployment Rate (%) <small>May 2025</small>	3.7%
	Employment Growth (%) <small>May 2025</small>	0.6%
	Median HH Income <small>June 2025*</small>	\$94,762
	GDP Per Capita <small>June 2025*</small>	\$81,690
	Transaction Volume <small>\$1.28B (Q2 2024) +14.7% y-o-y</small>	\$1.47B
	Avg Price/Unit <small>\$283,660 (Q2 2024) -3.6% y-o-y</small>	\$273,489
	Avg Price/SF <small>\$354.89 (Q2 2024) -15.1% y-o-y</small>	\$301.29

AVG RENT/ OCCUPANCY

Q2 2025	Q2 2024	% CHANGE
\$1,524	\$1,579	-\$55
Avg Rent y-o-y (All Units)		
94.5%	92.9%	+1.6%
Avg Occupancy Rate y-o-y		

NEW CONSTRUCTION (50+) **	
Delivered 5,537 Units	Under Construction 42,769 Units
Avg Absorption 1,454 Units / Month	Planned Projects 21,873 Units

TOTAL INVENTORY		
100+ Units	10-99 Units	Total Units
360,150	66,461	426,611

* Forecasted

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

Q2 2025 SALES STATS

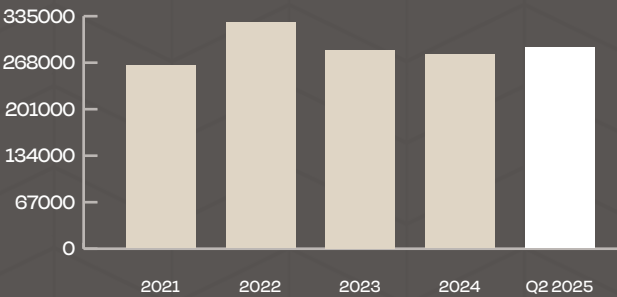
100+ UNITS

Transaction Volume

\$1.39B \$1.19B (Q2 2024)
+17.2% y-o-y

Avg Sales Price Per Unit

\$289,414 \$292,052 (Q2 2024)
-0.9% y-o-y



Avg Price/SF

\$310.84 ↓ \$364.04 (Q2 2024)
-14.6% y-o-y

Avg Year Built

2007



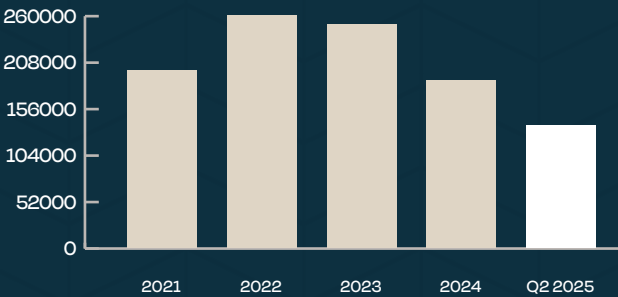
10-99 UNITS

Transaction Volume

\$76M \$92M (Q2 2024)
-17.2% y-o-y

Avg Sales Price Per Unit

\$136,536 \$207,040 (Q2 2024)
-34.1% y-o-y



Avg Price/SF

\$193.15 ↓ \$268.06 (Q2 2024)
-27.9% y-o-y

Avg Year Built

1966



TOP Q2 2025 (100+) SALES BY PRICE/UNIT



Soltra Kierland
Scottsdale,
202 Units
\$107,500,000
\$532,178/unit
\$463.41/SF
Built 2024



Bella Encanta
Mesa,
212 Units
\$95,750,000
\$451,651/unit
\$243.87/SF
Built 2023



**The Bungalows
at Santan
Village**
Gilbert,
159 Units
\$66,100,000
\$415,723/unit
\$427.13/SF
Built 2024

TOP Q2 2025 (10-99) SALES BY PRICE/UNIT



**Parkview
Townhomes at
Stadium Ridge**
Surprise,
27 Units
\$8,800,000
\$325,926/unit
\$229.53/SF
Built 2024



**Scottsdale
Shadows**
Scottsdale,
15 Units
\$3,885,000
\$259,000/unit
\$334.91/SF
Built 1958



**7238 - 7240 East
Belleview Street**
Scottsdale,
12 Units
\$2,700,000
\$225,000/unit
\$336.45/SF
Built 1962

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



ABI

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SOURCES: ABI Research / Bureau of Labor Statistics / Census Bureau /
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