



# SNAP STATS





EXECUTIVE SUMMARY REPORT





# PHOENIX MSA

## OVERVIEW (10+ UNIT PROPERTIES)

	<b>Total Population</b> September 2025*	<b>5,221,516</b>
	<b>Unemployment Rate (%)</b> August 2025	<b>4.2%</b>
	<b>Employment Growth (%)</b> August 2025	<b>1.5%</b>
	<b>Median HH Income</b> September 2025*	<b>\$95,862</b>
	<b>GDP Per Capita</b> September 2025*	<b>\$82,828</b>
	<b>Transaction Volume</b> \$1.19B (Q3 2024) +29.9% y-o-y	<b>\$1.55B</b>
	<b>Avg Price/Unit</b> \$268,190 (Q3 2024) +1.3% y-o-y	<b>\$271,660</b>
	<b>Avg Price/SF</b> \$300.55 (Q3 2024) -6.9% y-o-y	<b>\$279.90</b>

# AVG RENT/ OCCUPANCY

Q3 2025	Q3 2024	% CHANGE
\$1,509	\$1,561	-\$52
Avg Rent y-o-y (All Units)		
94.3%	93.0%	+1.3%
Avg Occupancy Rate y-o-y		

NEW CONSTRUCTION (50+) **	
<b>Delivered</b> 6,974 Units	<b>Under Construction</b> 41,206 Units
<b>Avg Absorption</b> 1,855 Units / Month	<b>Planned Projects</b> 15,623 Units

TOTAL INVENTORY		
100+ Units	10-99 Units	Total Units
382,847	70,467	453,314

\* Forecasted

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



# Q3 2025 SALES STATS

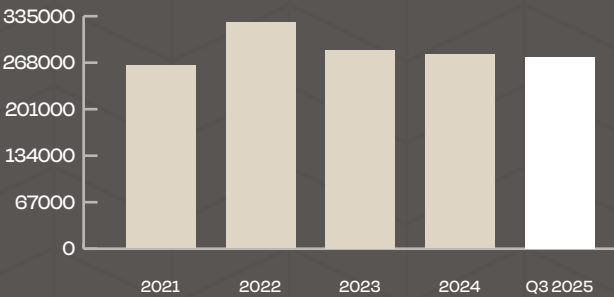
## 100+ UNITS

Transaction Volume

**\$1.32B**      \$1.09B (Q3 2024)  
+21.9% y-o-y

Avg Sales Price Per Unit

**\$275,527**      \$280,630 (Q3 2024)  
-1.8% y-o-y



Avg Price/SF

**\$288.78** ↓      \$307.67 (Q3 2024)  
-6.1% y-o-y

Avg Year Built



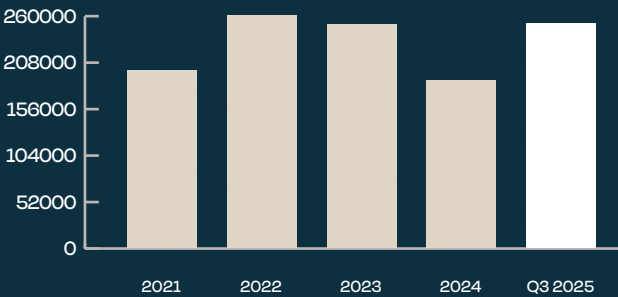
## 10-99 UNITS

Transaction Volume

**\$224M**      \$106M (Q3 2024)  
+111.5% y-o-y

Avg Sales Price Per Unit

**\$250,818**      \$184,294 (Q3 2024)  
+36.1% y-o-y



Avg Price/SF

**\$236.77** ↓      \$242.15 (Q3 2024)  
-2.2% y-o-y

Avg Year Built



## TOP Q3 2025 (100+) SALES BY PRICE/UNIT



**The Nines at Kierland**  
Scottsdale,  
276 Units  
\$115,750,000  
\$419,384/unit  
\$400.01/SF  
Built 2001



**Huxley**  
Scottsdale,  
192 Units  
\$76,000,000  
\$395,833/unit  
\$433.11/SF  
Built 2024



**Annex at Cadence**  
Mesa,  
135 Units  
\$49,000,000  
\$362,963/unit  
\$233.33/SF  
Built 2023

## TOP Q3 2025 (10-99) SALES BY PRICE/UNIT



**Bower Hudson Crossing**  
Chandler,  
43 Units  
\$23,000,000  
\$534,884/unit  
\$281.52/SF  
Built 2024



**Bower Gateway**  
Mesa,  
48 Units  
\$21,150,000  
\$440,625/unit  
\$212.14/SF  
Built 2022



**Boulevard 37th**  
Phoenix,  
16 Units  
\$6,650,000  
\$415,625/unit  
\$380.16/SF  
Built 2023

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



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