

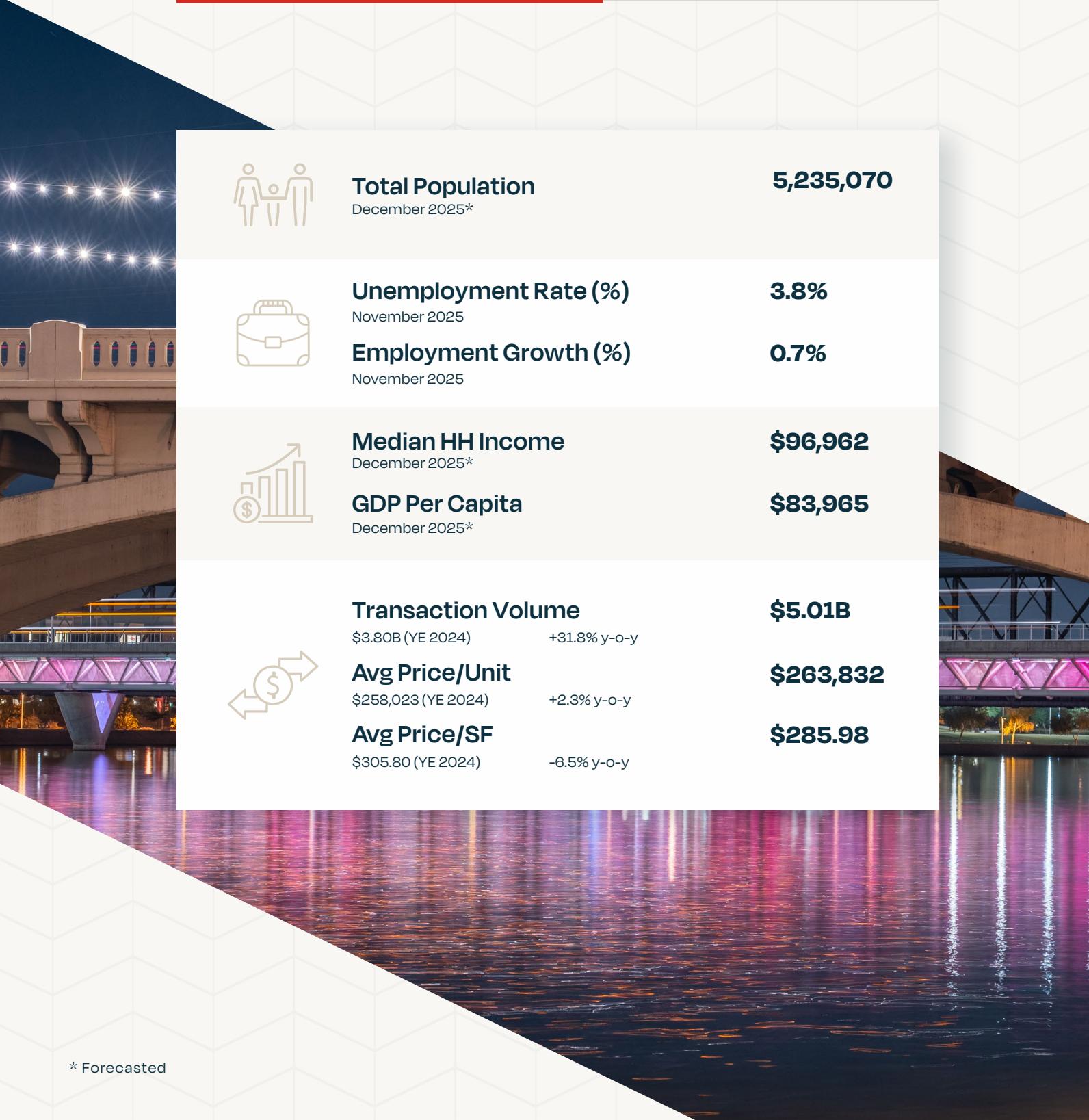


SNAP STATS

EXECUTIVE SUMMARY REPORT

PHOENIX MSA OVERVIEW

(10+ UNIT PROPERTIES)



AVG RENT/ OCCUPANCY

	YE 2025	YE 2024	% CHANGE
Avg Rent y-o-y (All Units)	\$1,469	\$1,526	-\$57
Avg Occupancy Rate y-o-y	93.9%	93.7%	+0.2%

NEW CONSTRUCTION (50+) **

Delivered	25,534 Units	Q4 2025	4,187 Units	Under Construction	36,277 Units
Avg Absorption	1,702 Units / Month			Planned Projects	16,843 Units

TOTAL INVENTORY

100+ Units	10-99 Units	Total Units
386,739	71,184	457,923

YE 2025 SALES STATS

100+ UNITS

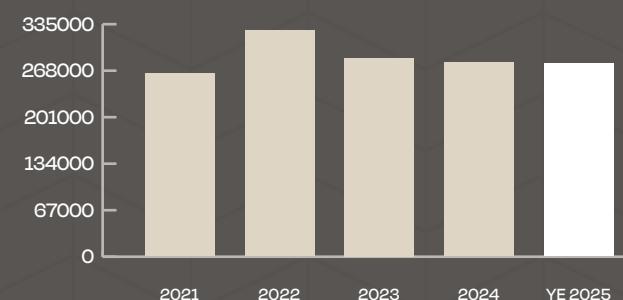
Transaction Volume

\$4.50B \$3.46B (YE 2024)
+29.9% y-o-y

Q4 2025 \$1.19B

Avg Sales Price Per Unit

\$277,646 \$267,658 (YE 2024)
+3.7% y-o-y



Avg Price/SF

\$295.98 ↓ \$314.57 (YE 2024)
-5.9% y-o-y

Avg Year Built

2003

2009
(YE 2024)

10-99 UNITS

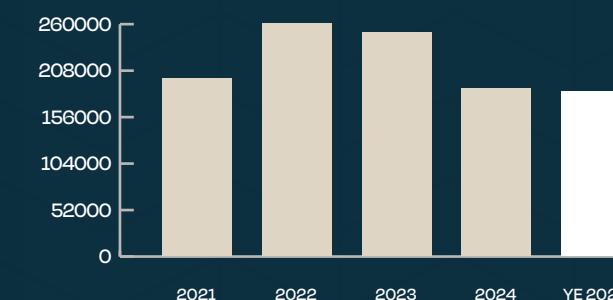
Transaction Volume

\$516M \$341M (YE 2024)
+51.1% y-o-y

Q4 2025 \$146M

Avg Sales Price Per Unit

\$184,035 \$189,062 (YE 2024)
-2.7% y-o-y



Avg Price/SF

\$220.94 ↓ \$234.30 (YE 2024)
-5.7% y-o-y

Avg Year Built

1974

1978
(YE 2024)

TOP YE 2025 (100+)

SALES BY PRICE/UNIT



Scottsdale on Main

Scottsdale,
119 Units
\$66,100,000
\$555,462/unit
\$609.83/SF
Built 2024



Bower Hudson Crossing

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



Soltra Kierland

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



Bower Gateway

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



BB Living at Union Park

Phoenix,
154 Units
\$80,200,000
\$520,779/unit
\$435.87/SF
Built 2023



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



ABI MULTIFAMILY

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