









SNAP STATS

EXECUTIVE SUMMARY REPORT



PHOENIX MSA

OVERVIEW (10+ UNIT PROPERTIES)

	Total Population December 2025*	5,235,070
	Unemployment Rate (%) November 2025	3.8%
	Employment Growth (%) November 2025	0.7%
	Median HH Income December 2025*	\$96,962
	GDP Per Capita December 2025*	\$83,965
	Transaction Volume \$3.80B (YE 2024) +31.8% y-o-y	\$5.01B
	Avg Price/Unit \$258,023 (YE 2024) +2.3% y-o-y	\$263,832
	Avg Price/SF \$305.80 (YE 2024) -6.5% y-o-y	\$285.98

* Forecasted

AVG RENT/ OCCUPANCY

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

NEW CONSTRUCTION (50+) **		
Delivered		Under Construction
25,534 Units	Q4 2025 4,187 Units	36,277 Units
Avg Absorption		Planned Projects
1,702 Units / Month		16,843 Units

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

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

YE 2025 SALES STATS

100+ UNITS

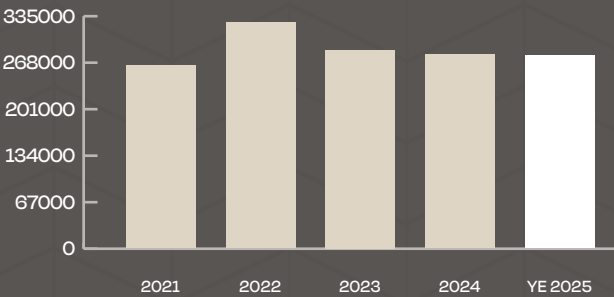
Transaction Volume

\$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



10-99 UNITS

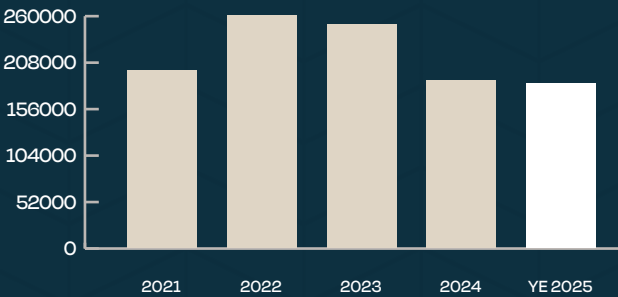
Transaction Volume

\$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



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



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

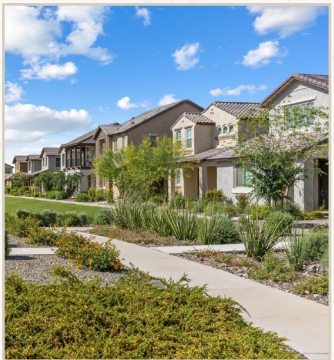


BB Living at Union Park
Phoenix,
154 Units
\$80,200,000
\$520,779/unit
\$435.87/SF
Built 2023

TOP YE 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**



ABI

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