

SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC

PHOENIX MSA | MULTIFAMILY

Q3 2022 | 10+ Unit Properties Overview

Phoenix MSA Overview (10+ Unit Properties)

Total Population **4,946,145**

2021 ACS 1-Year Estimates

Unemployment Rate (%) **3.4%**

as of August 2022

Employment Growth (%) **3.9%**

as of August 2022

Median HH Income **\$75,731**

2021 ACS 1-Year Estimate

Per Capita Income **\$38,713**

2021 ACS 1-Year Estimate

Transaction Volume **\$3.12B**

\$4.60B (Q3 2021) -32.1% y-o-y

Avg Price/Unit **\$312,222**

\$279,611 (Q3 2021) +11.7% y-o-y

Avg Price/SF **\$378.87**

\$329.81 (Q3 2021) +14.9% y-o-y

AVG Rent/Occupancy (50+ Unit Properties)

Q3 2022	Q3 2021	Increase / Decrease
\$1,704	\$1,539	+\$165
Avg Rent y-o-y (All Units)		
94.5%	96.3%	-1.8%
Avg Occupancy Rate y-o-y		

New Construction (50+)*

Delivered | Avg Absorption

2,752 Units | 9 Units / Property / Month

Under Construction

38,515 Units

Planned Projects

26,322 Units

Total Inventory

50+ Units

356,658

10-49 Units

32,652

Total Units

389,310

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

Q3 2022 Sales Stats

100+ Units

\$2.80B

\$4.11B (Q3 2021)
-31.8% y-o-y

Transaction Volume

\$321M

\$490M (Q3 2021)
-34.4% y-o-y

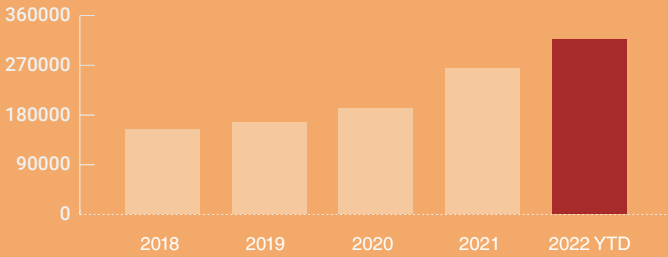
10-99 Units

100+ Units

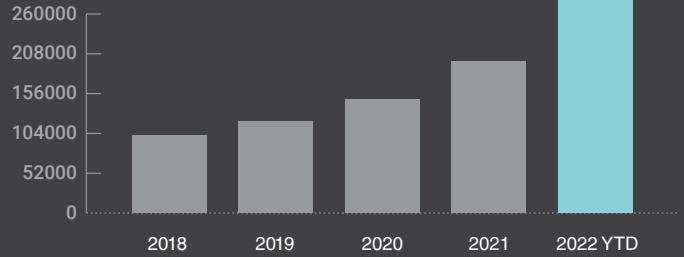
Avg Sales Price Per Unit

10-99 Units

\$316,021 \$290,327 (Q3 2021) +8.9% y-o-y



\$282,614 \$213,536 (Q3 2021) +32.3% y-o-y



\$389.47

\$342.29 (Q3 2021) +13.8% y-o-y

Avg Price/SF

\$306.25

\$252.61 (Q3 2021) +21.2% y-o-y



1993

1994 (Q3 2021)

Avg Year Built

1974 (Q3 2021)

1981

Top Q3 2022 (100+) Sales by Price/Unit



Skywater at Town Lake
 Tempe, 328 Units
 \$160,000,000
 \$487,805/unit
 \$496.46/SF
 Built 2015



Luxe Scottsdale
 Scottsdale, 218 Units
 \$103,250,000
 \$473,624/unit
 \$545.49/SF
 Built 2015



Bethany Glen
 Glendale, 150 Units
 \$68,325,212
 \$455,501/unit
 \$604.01/SF
 Built 1971

Top Q3 2022 (10-99) Sales by Price/Unit



The Hera
 Phoenix, 20 Units
 \$13,700,000
 \$685,000/unit
 \$394.99/SF
 Built 2022



Dolce Villagio
 Tempe, 37 Units
 \$21,250,000
 \$574,324/unit
 \$407.42/SF
 Built 2007



Casas del Lago
 Fountain Hills, 23 Units
 \$11,350,000
 \$493,478/unit
 \$355.35/SF
 Built 2022

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