

# SNAP STATS

## EXECUTIVE SUMMARY INFOGRAPHIC

### PHOENIX MSA | MULTIFAMILY

### Q1 2022 | 10+ Unit Properties Overview

#### Phoenix MSA Overview (10+ Unit Properties)

**Total Population** **4,948,203**  
2019 ACS 1-Year Estimates

**Unemployment Rate (%)** **3.1%**  
as of Feb 2022

**Employment Growth (%)** **4.1%**  
as of Feb 2022

**Median HH Income** **\$67,068**  
2020 ACS 5-Year Estimate

**Per Capita Income** **\$34,378**  
2020 ACS 5-Year Estimate

**Transaction Volume** **\$3.22B**  
\$2.23B (Q1 2021) +44.8% y-o-y

**Avg Price/Unit** **\$302,804**  
\$208,702 (Q1 2021) +45.1% y-o-y

**Avg Price/SF** **\$359.08**  
\$253.49 (Q1 2021) +41.7% y-o-y

#### AVG Rent/Occupancy (10+ Unit Properties)

Q1 2022	Q1 2021	Increase / Decrease
<b>\$1,667</b> <small>Avg Rent y-o-y (All Units)</small>	<b>\$1,332</b>	<b>+\$335</b>
<b>95.6%</b> <small>Avg Occupancy Rate y-o-y</small>	<b>96.0%</b>	<b>-0.4%</b>

#### New Construction (50+)\*

**Delivered | Avg Absorption**  
**2,678 Units | 11 Units / Property / Month**

**Under Construction**  
**37,349 Units**

**Planned Projects**  
**25,197 Units**

#### Total Inventory

**50+ Units**  
**333,007**

**10-49 Units**  
**32,347**

**Total Units**  
**365,354**

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

### Q1 2022 Sales Stats

**100+ Units**

**\$2.71B**

**\$1.99B (Q1 2021)**  
**+36.1% y-o-y**

**Transaction Volume**

**\$517M**

**\$237M (Q1 2021)**  
**+117.8% y-o-y**

**10-99 Units**

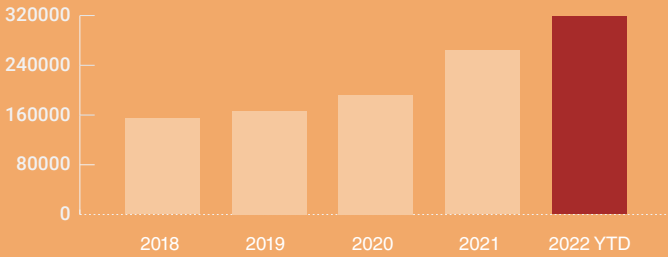
100+ Units

Avg Sales Price Per Unit

10-99 Units

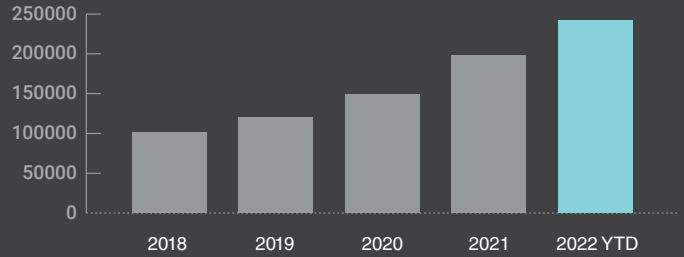
\$317,958

\$216,651 (Q1 2021)  
+46.8% y-o-y



\$242,295

\$159,601 (Q1 2021)  
+51.8% y-o-y



\$370.41

\$264.03 (Q1 2021)  
+40.3% y-o-y

Avg Price/SF

\$311.77

\$189.35 (Q1 2021)  
+64.7% y-o-y



1990

1991  
(Q1 2021)

Avg Year Built

1973  
(Q1 2021)

1976

Top Q1 2022 (100+) Sales by Price/Unit

Top Q1 2022 (10-99) Sales by Price/Unit



Roadrunner on McDowell  
Scottsdale, 356 Units  
\$193,500,000  
\$540,503/unit  
\$455.15/SF  
Built 2021



Lofts on 8th  
Tempe, 28 Units  
\$17,250,000  
\$616,071/unit  
\$328.40/SF  
Built 2020



Mountainside  
Phoenix, 288 Units  
\$132,500,000  
\$460,069/unit  
\$473.04/SF  
Built 1996



Encanto Hazelwoods  
Phoenix, 22 Units  
\$12,800,000  
\$581,818/unit  
\$315.35/SF  
Built 2021



Stadium Vue Townhomes  
Peoria, 163 Units  
\$72,350,000  
\$443,865/unit  
\$402.78/SF  
Built 2006



Lyra Residences  
Phoenix, 18 Units  
\$9,958,700  
\$553,261/unit  
\$314.35/SF  
Built 2019

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