



View our interactive construction pipeline map at: [abimf.com/report/phoenix-construction-pipeline](https://abimf.com/report/phoenix-construction-pipeline)

JOHN KOBIEROWSKI | ALON SHNITZER | RUE BAX | EDDIE CHANG | DOUG LAZOVICK | COLIN KREAGER | CHUCK LABENZ | BRAD PICKERING | PATRICK BURCH | MICHAEL BURKE | TYLER BRUGGMAN  
MITCHELL DRAKE | JOHN FERNBACH | DALLIN HAMMOND | JOHN KLOCEK | ROYCE MUNROE | BRYCE NEAGLE | ANDREW ARAMBULA | CARSON GRIESEMER | TOM PALESTINA | NICHOLAS ZERMENO

## TOTAL UNIT INVENTORY

100+ UNIT PROPERTIES: **328,604**

10+ UNIT PROPERTIES: **392,886**

### YE 2022 Sales Stats

100+ Units

**\$12.56B**

\$15.18B (YE 2021)  
-17.3% y-o-y

Q4 2022 \$1.8B

Transaction Volume

**\$1.66B**

\$1.76B (YE 2021)  
-5.1% y-o-y

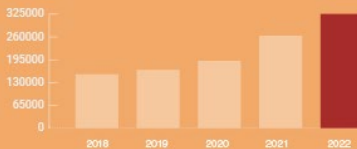
Q4 2022 \$257M

10-99 Units

100+ Units

**\$324,840**

\$262,983 (YE 2021)  
+23.5% y-o-y

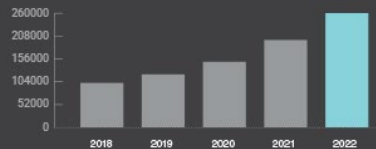


Avg Sales Price Per Unit

10-99 Units

**\$259,745**

\$199,143 (YE 2021)  
+30.4% y-o-y



**\$386.87**

\$320.23 (YE 2021)  
+20.8% y-o-y

Avg Price/SF

**\$311.52**

\$248.54 (YE 2021)  
+25.3% y-o-y



**1992**

1992 (YE 2021)

Avg Year Built

**1976**

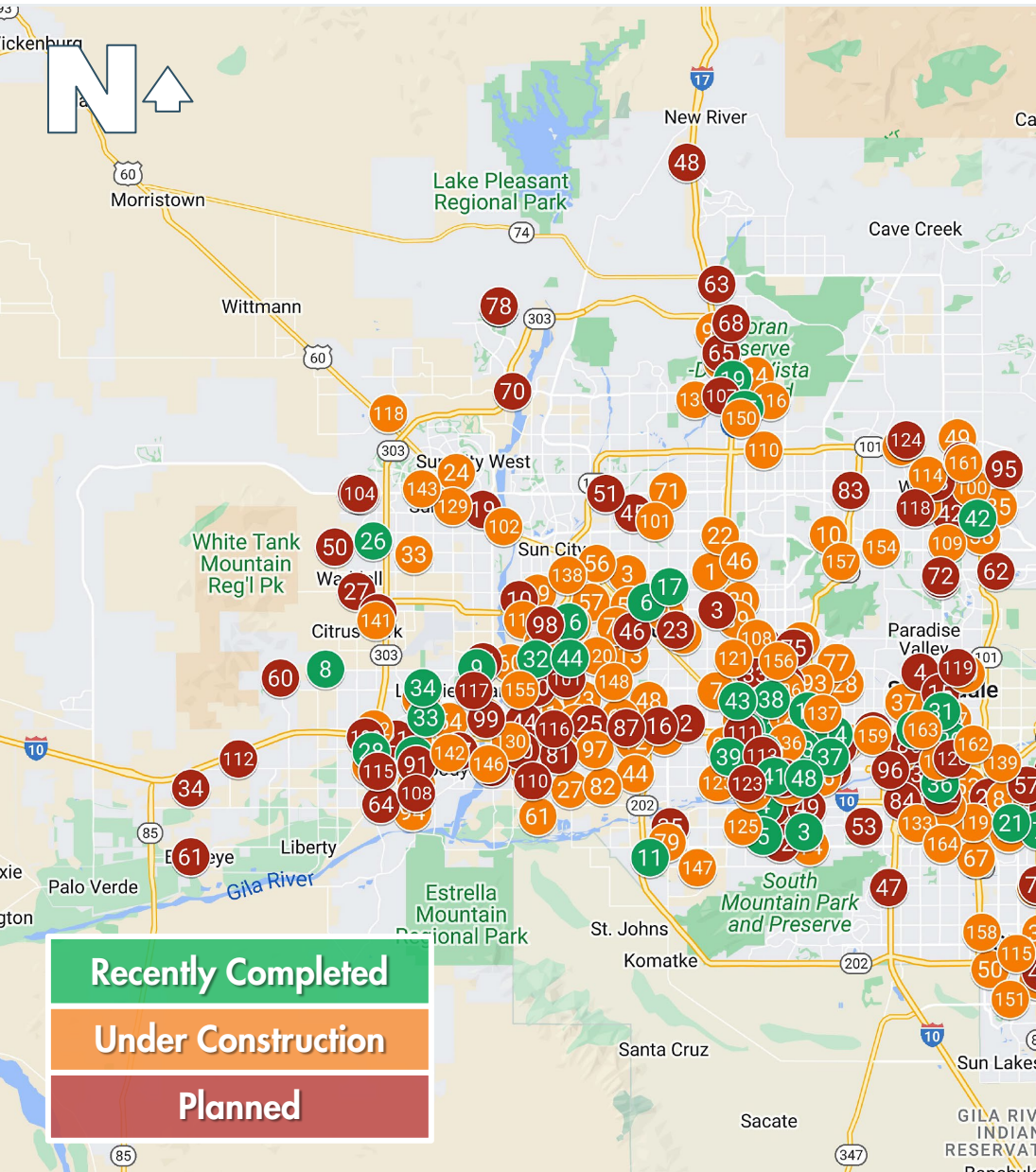
1974 (YE 2021)

### 100+ UNIT PROPERTIES | YE 2022 TRANSACTIONS BY YEAR BUILT

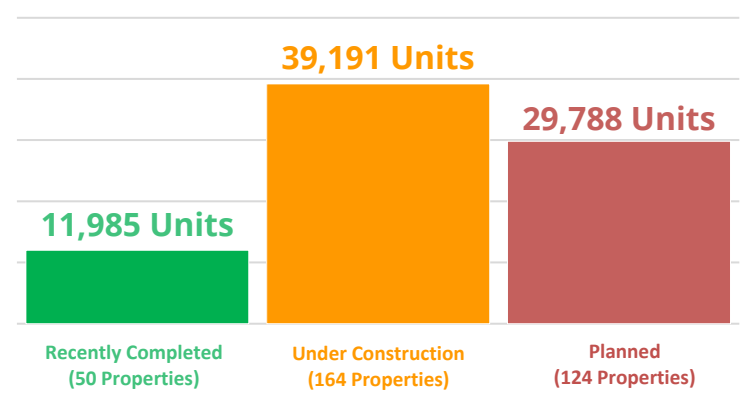
Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$458K	\$484	29
2000-09	\$331K	\$345	23
1990-99	\$389K	\$395	14
1980-89	\$282K	\$364	63
Pre-1980	\$247K	\$354	36

### 10-99 UNIT PROPERTIES | YE 2022 TRANSACTIONS BY YEAR BUILT

Year Built	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	\$453K	\$330	22
2000-09	\$348K	\$294	9
1990-99	\$257K	\$275	1
1980-89	\$208K	\$279	43
Pre-1980	\$233K	\$322	123



## PHOENIX MSA CONSTRUCTION PIPELINE – YE 2022



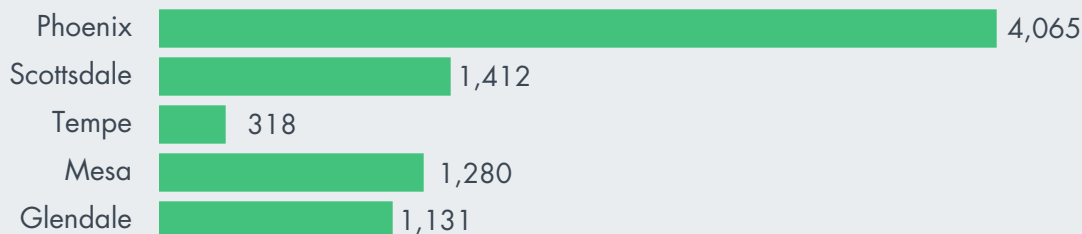
**Recently Completed**

**Under Construction**

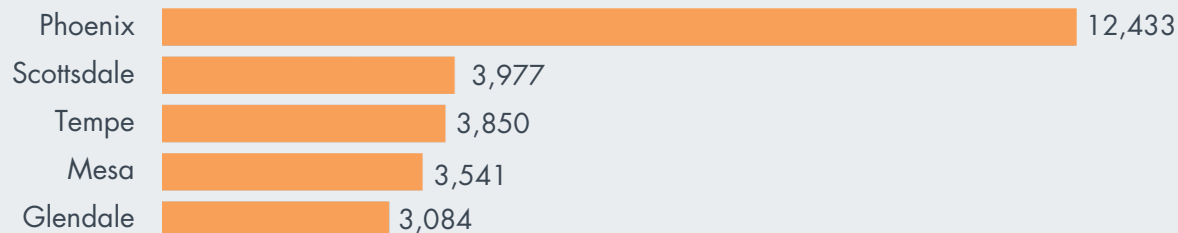
**Planned**

## PER CITY ANALYSIS OF PHOENIX MSA

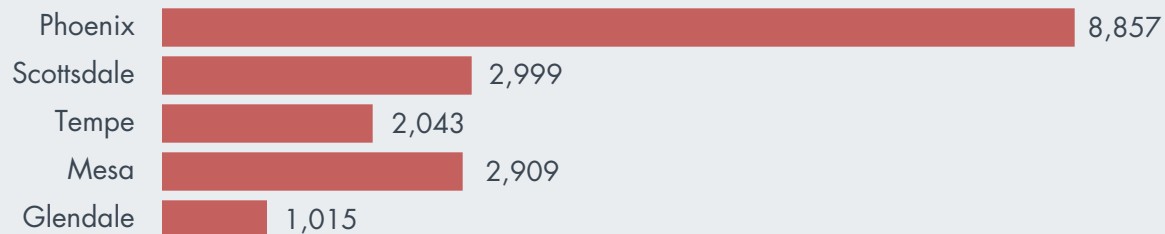
### RECENTLY COMPLETED (BY # OF UNITS)(2022)



### UNDER CONSTRUCTION (BY # OF UNITS)



### PLANNED (BY # OF UNITS)



\* Project Units Delivered. Based on when total projects are delivered, not as individual buildings/units are delivered

### TOTAL UNIT INVENTORY PER CITY

50+ Unit Properties

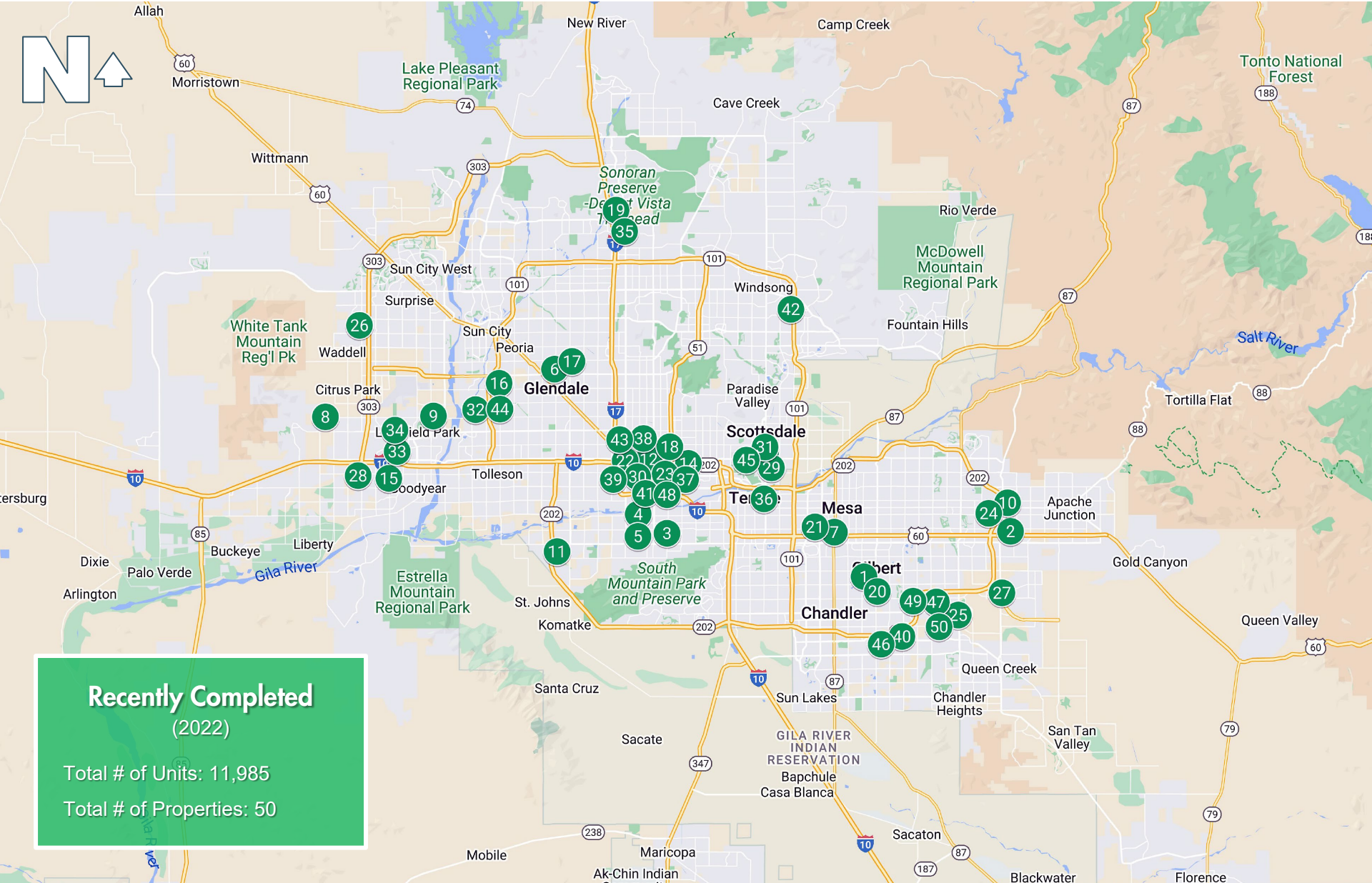
PHOENIX  
**152,112**

SCOTTSDALE  
**30,250**

TEMPE  
**38,813**

MESA  
**41,969**

GLENDALE  
**26,469**



## RECENTLY COMPLETED (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	Completion Date	Developer Name
Enclave at Madera Parc	336 South Madera Park Drive	51	05/2022	American Homes 4 Rent
Crismon Gateway	9652 East Hampton Avenue	53	02/2022	Greystone Group
Banyan at South Mountain	1540 East Burgess Lane	72	10/2022	Carlyle Group, The
Avalon Villas	825 West Broadway Road	94	02/2022	Atlantic Development & Investments
Lynne Village	6055 South 11th Avenue	96	06/2022	Commonwealth Companies, The
59 Evergreen	8450 North 59th Avenue	96	10/2022	Visiquest Properties
Venture on Country Club	1410 South Country Club Drive	122	04/2022	Neighborhood Ventures
Las Casas at Windrose	18943 West Pasadena Avenue	133	10/2022	BB Living
Abode at Litchfield Park	5110 North 129th Avenue	135	05/2022	Heitman
Logan at Ellsworth, The	250 North Ellsworth Road	144	11/2022	Logan Capital Advisors
Sienna at South Mountain	8449 South 59th Avenue	148	02/2022	Inland Real Estate Group
Broadstone Portland	320 East Portland Street	161	05/2022	Alliance Residential Company
Formation	2040 North Scottsdale Road	170	10/2022	Mack Real Estate Group
Soluna	950 North 19th Street	177	04/2022	Gorman & Company
Bungalows on Estrella, The	15545 West Hudson Street	183	03/2022	IDEAL Capital Group
Mera Westgate	7460 North Zanjero Blvd	189	10/2022	Sparrow Partners
Village at Olive Marketplace	5201 West Olive Avenue	208	06/2022	Empire Group, The
Lydian	1314 North 3rd Street	209	02/2022	Knightvest Capital
Kalon	25300 North 22nd Lane	215	07/2022	JB Partners
Wyatt, The	1233 South Gilbert Road	216	05/2022	Decron Properties
Landing at Fiesta Village, The	1310 West Southern Avenue	220	12/2022	Rockpoint Group
Derby	800 North 2nd Street	222	10/2022	Ascentris
700 N. 4th Street	700 North 4th Street	234	05/2022	CA Ventures

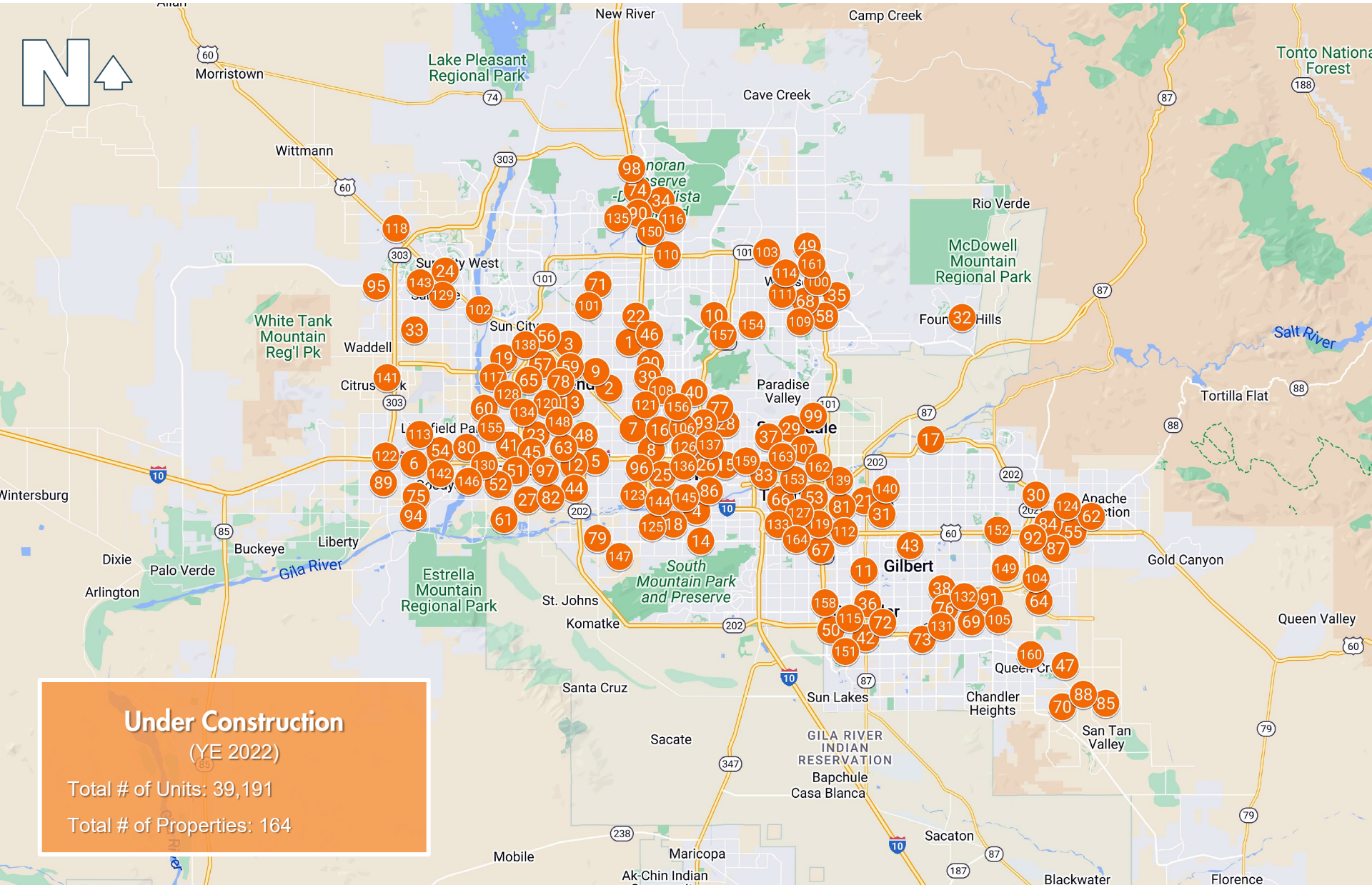
## RECENTLY COMPLETED (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	Completion Date	Developer Name
Solstice of Mesa, The	307 South Hawes Road	237	05/2022	Dominium
Maxwell at Cooley Station, The	6151 South Power Road	244	01/2022	AMC
TerraLane on Cotton	17180 West Sweetwater Avenue	244	08/2022	TerraLane Communities
Acero Eastmark	9240 East Point Twenty-Two Blvd	260	03/2022	IDM
Soleil at Canyon Trails	195 North 173rd Avenue	263	01/2022	Inland Real Estate Group
SEVENTYONE15 McDowell	7115 East McDowell Road	274	10/2022	JB Partners
Battery, The	411 South 3rd Street	278	11/2022	JMA Ventures
Lucent Scottsdale	2001 North Scottsdale Road	282	08/2022	Trammell Crow Residential
Lotus, The	10000 West Missouri Avenue	286	02/2022	Electra America
Cabana Encanto	2323 North 150th Drive	286	08/2022	Greenlight Communities
Aviva Goodyear	4175 North Falcon Drive	288	11/2022	Housing Trust Group
Springs at Deer Valley	24025 North 23rd Avenue	296	07/2022	Continental Properties
Piedmont, The	707 East 6th Street	318	07/2022	Aspen Heights Partners
Kenect Phoenix	355 North Central Avenue	320	03/2022	Akara Partners
Haverly	31 East Thomas Road	323	09/2022	Toll Brothers Apartment Living
Rey, The	400 North 2nd Avenue	323	12/2022	Fore Property Company
Acero Val Vista	1500 East Melrose Street	328	05/2022	IDM
X Phoenix	200 West Monroe Street	330	06/2022	X Company, The
Alta Raintree	8688 East Raintree Drive	330	10/2022	Wood Partners
AVE Terra	555 North 5th Avenue	336	05/2022	RXR Realty
Acero at the Stadium	5550 North 95th Avenue	352	06/2022	IDM
Roadrunner on McDowell	6601 East McDowell Road	356	02/2022	KB Investment Development
Curve at Gilbert	445 East Germann Road	356	02/2022	Nuveen Real Estate

## RECENTLY COMPLETED (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	Completion Date	Developer Name
Aiya	2350 South Wade Drive	360	06/2022	Wolff Company, The
Adeline	222 East Jefferson Street	379	05/2022	Hines Interests
Soltra at SanTan Village	1690 South Santan Village Pkwy	380	07/2022	Leon Capital Group
Crossing at Cooley Station, The	3700 East Williams Field Road	408	07/2022	Management Support
<b>Total Completed (2022)</b>		<b>11,985</b>		





**Under Construction**  
(YE 2022)  
Total # of Units: 39,191  
Total # of Properties: 164

## UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	Permit Date	Developer Name
Collins Court Phase II	10421 North 33rd Avenue	50	02/2022	Arizona Housing
Palmaire	7087 North 45th Avenue	52	07/2022	Ridgeway Management
Landmark on 67th	9160 North 67th Avenue	56	06/2021	Ianc, Florin
Newsom Village	4020 South 9th Street	60	03/2021	UMOM New Day Centers
Mustang Villas	5959 West McDowell Road	60	09/2022	Yes Housing
Cyrene at Estrella	15430 West Baden Street	64	11/2020	JEN Partners
Rehoboth Place Phase II	4625 North 27th Avenue	66	11/2022	Gorman & Company
Eco Phx	301 West Roosevelt Street	70	05/2020	Habitat Metro
Townhomes at Manistee Ranch	7959 North 53rd Avenue	71	01/2021	Virtua Partners
Charleston, The	11825 North 25th Place	72	08/2021	Treger Partners
Desert Jewel Phase III	2800 North Arizona Avenue	72	10/2020	Verma, Avtar C.
Birdsong Phoenix	6626 West McDowell Road	72	09/2022	Vecino Group, The
Cielo	5619 North 67th Avenue	80	01/2022	Cesar Chavez Foundation
Proximity Baseline	1640 East Baseline Road	80	06/2021	Avenue North
Patriot Square	640 North 32nd Street	83	07/2022	Montlake Residential
Verano Terrace Senior	1320 West Indian School Road	88	09/2021	Bethel Development
Lehi Cove	3230 East Thomas Road	89	07/2021	Skybridge Companies
Sunland Flats	225 West Sunland Avenue	90	11/2021	TWG Development
Prescott at Park West, The	8102 North 99th Avenue	95	01/2022	Porter Kyle
19 North	2121 West Butler Drive	96	01/2022	Pollack, Steve
Eco Mesa	127 West Pepper Place	102	01/2022	Habitat Metro
Reserve at Thunderbird, The	13404 North 30th Avenue	108	08/2022	Atlantic Development & Investments
Zora Encanto	North 83rd Avenue & West Encanto Blvd	109	10/2021	Suncrest Real Estate & Land

## UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	Permit Date	Developer Name
Town Surprise	16830 North 141st Avenue	114	11/2021	Family Development
Union at Roosevelt Phase II	888 North 1st Avenue	120	02/2022	Origin Investments
Harmony at the Park	1950 East Polk Street	120	12/2021	Gorman & Company
Harmony at Hurley Farms	2929 South 91st Avenue	128	11/2021	Treger Partners
Common, The	4225 North 32nd Street	130	03/2021	Phoenix Rising Investments
Scottsdale Residences	6903 East Main Street	130	01/2022	Baron Properties
Peralta Vista	526 North Ellsworth Road	135	03/2021	Isola Homes
Commons of Mesa, The	160 South MacDonald	144	04/2022	Caliber Companies
Havenly Fountain Hills, The	16550 East Avenue of the Fountains	147	12/2020	Keystone Homes
Sobremesa Villas	12040 North Reems Road	150	07/2021	Isola Homes
BB Living at Union Park	North 19th Avenue & West Happy Valley Road	154	04/2021	BB Living
Overture North Scottsdale	15024 North 90th Street	155	06/2022	Greystar
DC Heights	222 West Boston Street	157	01/2021	Chason Affinity Companies
Overture Arcadia	6080 East Thomas Road	159	08/2021	Alliance Residential Company
Bungalows on Ray, The	East Ray Rd & South Santan Village Pkwy	159	06/2021	Cavan Companies
Landon, The	8125 North 23rd Avenue	160	01/2021	Trillium Residential
One Camelback	1 East Camelback Road	163	04/2019	Stellar Residential
TerraLane at Park McDowell	2250 North 95th Avenue	163	02/2022	TerraLane Communities
Plaza Taos, The	1900 South Arizona Avenue	164	09/2021	Garrett Companies, The - Greenwood, IN
Bungalows on Ash, The	1381 North Gilbert Road	165	04/2021	Cavan Companies
Avilla Magnolia	2525 South 75th Avenue	166	03/2021	NexMetro Communities
Christopher Todd Communities on McDowell	9200 West McDowell Road	166	06/2021	Taylor Morrison
Arise North Phoenix	Interstate 17 & West Arroyo Norte Drive	170	02/2022	Family Development

## UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	Permit Date	Developer Name
EVR Spur Cross	22557 East Forever Way	174	01/2021	El Dorado Holdings
FLATZ 602	6025 West Thomas Road	180	10/2021	Zekelman Industries
San Bellara	17800 North 78th Street	180	10/2021	Mark-Taylor
Mera Chandler	2050 West Pecos Road	184	02/2022	Sparrow Partners
Moderne at Roosevelt	North 97th Avenue & W Roosevelt Street	185	12/2022	Moderne Communities
Village at the BLVD	North Park Avenue & West Roosevelt Road	185	06/2021	Empire Group, The
Blue at Eastline Village	2058 East Apache Blvd	187	12/2022	REM Finance
Mera Goodyear	1375 North 145th Avenue	188	11/2020	Sparrow Partners
Sage Mesa	10529 East Hampton Avenue	189	06/2021	Sparrow Partners
VLUX at Peoria Heights	9190 North 83rd Avenue	189	11/2021	Van Trust Real Estate
Bungalows at Westgate	7403 North 91st Avenue	190	02/2021	Cavan Companies
8555 East Raintree Drive	8555 East Raintree Drive	192	02/2022	High Street Residential
Nacona	8772 North 67th Avenue	192	11/2021	Forum Real Estate Group
Village at Camelback Park	11200 West Camelback Road	194	06/2021	Empire Group, The
VLUX at Sunset Farms	4343 South 103rd Avenue	195	04/2022	Van Trust Real Estate
Hampton Meridian	3000 West Southern Avenue	195	03/2022	Paragon Development Group
Casa Azure	7750 West Encanto Blvd	196	09/2022	Dominium
Tavalo at Cadence	9410 East Cadence Pkwy	197	02/2021	GTIS Partners
Cardinal 95	9600 West Georgia Avenue	198	07/2022	Cardinal Group Investments
651 East 6th Street	651 East 6th Street	200	03/2022	Transwestern
2160 East Baseline Road	2160 East Baseline Road	200	05/2022	Trammell Crow Residential
Soltra Kierland	7111 East Tierra Buena Lane	202	11/2020	Leon Capital Group
Album Cooley Station	2660 South Recker Road	204	04/2021	Greystar

## UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	Permit Date	Developer Name
Acero Harvest Station	North Gary Road & West Combs Road	204	11/2022	IDM
Amberlin Arrowhead	17120 North 51st Avenue	204	05/2022	Sparrow Partners
Encore Chandler	100 South Nevada Street	208	04/2021	Encore Enterprises
Town Germann	East Germann Road & South Lindsay Road	209	11/2021	Family Development
Avilla Canyon	27777 North Black Canyon Hwy	211	12/2020	NexMetro Communities
Solace at Ballpark Village	2445 South Estrella Pkwy	211	06/2021	Jackson Dearborn Partners
Elevation at the Village	1935 South Santan Village Pkwy	214	05/2021	Vedura Residential
Alta Bluewater	North 16th Street & East Camelback Road	216	06/2022	Wood Partners
Ascend on Glendale	7601 West Glendale Avenue	216	07/2021	D.R. Horton
Sanctuary on 51st	7100 South 51st Avenue	217	04/2021	Brown Group
Cottages on McDowell	North 119th Avenue & West McDowell Road	217	08/2022	Weststone Communities
Milhaus @ Apache & River	2125 East Apache Blvd	219	06/2022	Milhaus Development
Riley, The	7725 West Lower Buckeye Road	220	08/2021	NextGen Apartments
Banyan on Washington	5353 East Washington Street	223	01/2021	Banyan Residential
Cabana Southern	9733 East Southern Avenue	230	03/2022	Greenlight Communities
Bungalows at Combs & Gantzel, The	East Combs Road & North Gantzel Road	234	08/2022	Cavan Companies
VB on 12th	220 North 12th Street	235	02/2021	Defer Gain
Falls at Crismon Commons, The	1810 South Crismon Road	240	06/2022	Overland Group
VLUX at Queen Creek	920 West Combs Road	240	01/2022	Van Trust Real Estate
Hillstone Residences at Canyon Trails	1050 South 173rd Avenue	240	02/2021	Hillstone Homes
Livano Deer Valley, The	26800 North 27th Avenue	242	04/2021	LIV Development
Alta Cooley Station	2550 South Recker Road	248	07/2021	Wood Partners
Bella Encanta	9641 East Hampton Avenue	249	04/2021	Bela Flor Development

## UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	Permit Date	Developer Name
Aura Central	3883 North Central Avenue	251	04/2020	Trinsic Residential Group
FirstStreet at the Ballpark	Estrella Pkwy & West Lower Buckeye Road	251	06/2022	Harvard Investments
Estia Surprise Farms	17701 West Bell Road	252	02/2021	Zilber Residential Group
AVE Phoenix Sky	601 North 3rd Avenue	254	12/2019	Korman Communities
Parc Tolleson	8727 West McDowell Road	258	01/2022	Evergreen Development
Ascend at Dynamite	28201 North Black Canyon Hwy	260	11/2021	D.R. Horton
WaterView	North 73rd Street & East Camelback Road	260	04/2022	Stockdale Capital Partners
Quincy at Kierland, The	15826 North Scottsdale Road	266	04/2021	Embrey Partners
Hangar at Thunderbird	15301 North 57th Avenue	266	07/2021	P.B. Bell Companies, The
Avilla Grand	11755 West Thompson Ranch Road	267	07/2022	NexMetro Communities
Sunela	20600 North 55th Street	272	02/2022	Greystar
Springs at Eastmark	9321 East Warner Road	276	08/2021	Continental Properties
Springs at Cooley Station	4210 East Williams Field Road	276	10/2020	Continental Properties
Aspire Park Central	100 West Catalina Drive	278	10/2020	Dinerstein Companies
Bella Alba	1000 North Scottsdale Road	282	08/2022	Five Star Development
Broadstone Uptown	500 West Camelback Road	284	04/2021	Alliance Residential Company
Manor Scottsdale, The	13220 North Scottsdale Road	286	11/2020	Related Group
Aileron by Moderne	20350 North 7th Avenue	287	07/2022	Triumph Properties Group
Optima Kierland Phase III	7160 East Kierland Blvd	288	08/2021	Optima
Broadstone Dobson Ranch	1666 South Dobson Road	288	03/2021	Alliance Residential Company
BB Living at Civic Square	15125 West Oak Street	289	03/2022	BB Living
Residences Kierland	15825 North 71st Street	290	09/2020	Quarterra Multifamily
Alta Chandler at the Park	1333 West Parklane Blvd	291	10/2021	Wood Partners

## UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	Permit Date	Developer Name
Cabana Happy Valley	24825 North 19th Avenue	292	03/2022	Greenlight Communities
Springs at Westgate	10020 West Glendale Avenue	292	09/2022	Continental Properties
Bungalows at Asante	16630 North Pat Tillman Blvd	293	01/2022	Cavan Companies
Aura Apache	1820 East Apache Blvd	296	09/2022	Trinsic Residential Group
Glen 91	8991 West Glendale Avenue	296	06/2021	HCW
Mesquite Terrace	5033 North 19th Avenue	297	11/2021	Catholic Charities Community Services
TerraLane at Canyon Trails South	North 173rd Avenue & West Van Buren Street	299	02/2022	TerraLane Communities
Alta Warehouse District	402 West Lincoln Street	300	03/2021	Wood Partners
Ascend at Mountain Vista	10631 East Southern Avenue	300	07/2021	D.R. Horton
Vista Ridge	2050 West Southern Avenue	308	08/2021	Dominium
Skye on 6th	North 6th Street & East Garfield Street	309	01/2022	Hubbard Street Group
Smith & Rio	1979 East Rio Salado Pkwy	310	10/2021	Trammell Crow Residential
Cuvee	7200 North 91st Avenue	310	02/2021	Fore Property Company
Alta Surprise	North Litchfield Road & West Statler Blvd	312	08/2022	Wood Partners
Livano Avondale	North Avondale Blvd & West Roosevelt Street	316	10/2022	LIV Development
NOVEL Val Vista	1727 East Pecos Road	317	04/2021	Crescent Communities
Tyler, The	1530 South Higley Road	320	04/2020	StreetLights Residential
Parc Broadway	711 West Broadway Road	324	04/2021	Evergreen Development
Bungalows at Camelback, The	North 99th Avenue & West Camelback Road	325	03/2021	Cavan Companies
Sentio	3600 West Happy Valley Road	325	03/2021	Hines Interests
811 North 3rd Street	811 North 3rd Street	326	11/2021	Lincoln Ventures
Seven Oaks	North 7th Street & East Oak Street	332	04/2022	Embrey Partners
Village at Pioneer Park	8405 West Olive Avenue	332	12/2020	Empire Group, The

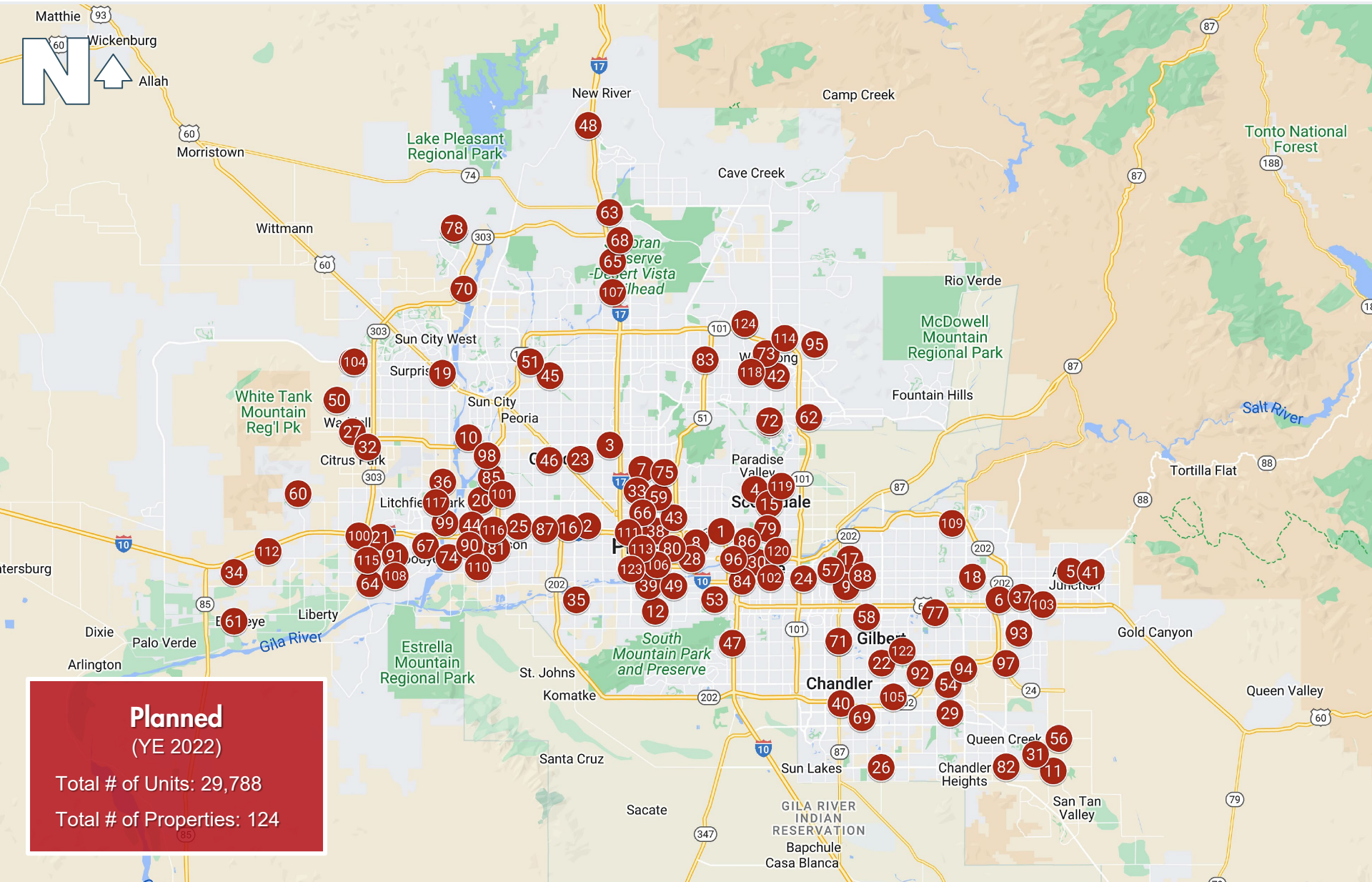
## UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	Permit Date	Developer Name
Alyssa, The	98 South River Drive	335	03/2022	StreetLights Residential
Mesa Arts District Lofts	145 East Main Street	335	01/2022	Opus Group, The
Bungalows on Cotton Lane	North Cotton Lane & West Orangewood Avenue	336	07/2021	Cavan Companies
Cabana Bullard	14780 West Van Buren Street	336	08/2021	Greenlight Communities
Bungalows on Sarival, The	West Bell Road & North Sarival Road	339	11/2021	Cavan Companies
X Phoenix Phase II	200 West Monroe Street	352	08/2022	X Company, The
PALMtower	440 East Van Buren Street	352	02/2022	North American Development Group
Avari	11580 West Corporate Drive	354	01/2021	Heers Management
Liv Laveen	3875 West Dobbins Road	360	05/2022	Liv Communities
Aviara Flats	7800 West Encanto Blvd	372	07/2022	Dominium
Acero Hawes Crossing	East Elliot Road & South Sossaman Road	372	12/2022	IDM
Town Deer Valley	24100 North 19th Avenue	388	04/2021	Related Group
Zaterra	200 West Germann Road	392	01/2021	P.B. Bell Companies, The
Stillwater Superstition	1445 South Power Road	395	12/2022	Stillwater Capital
Camden Tempe II	600 East Curry Road	397	12/2020	Camden Property Trust
PV	East Cactus Road & North Tatum Blvd	400	08/2022	StreetLights Residential
Alta 99th	North 99th Avenue & West Indian School Road	402	08/2022	Wood Partners
Callia	100 West Indian School Road	403	05/2021	Toll Brothers Apartment Living
Harmony at Cactus	2625 East Cactus Road	404	01/2022	Treger Partners
Town Chandler	2425 West Frye Road	420	02/2022	Rockpoint Group
1000 North 44th Street	1000 North 44th Street	452	09/2022	JLB Partners
Acero Queen Creek	20588 South Ellsworth Loop Road	476	01/2022	IDM
San Artes	17900 North Hayden Road	552	02/2020	Mark-Taylor



## UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	Permit Date	Developer Name
Banyan Northbend	1245 East Curry Road	621	09/2021	Banyan Residential
Scottsdale Entrada	6460 East McDowell Road	735	11/2020	Banyan Residential
Culdesac Tempe	2025 East Apache Blvd	761	11/2021	Sunbelt Holdings
<b>Total Under Construction (YE 2022)</b>		<b>39,191</b>		



**Planned**  
(YE 2022)

Total # of Units: 29,788

Total # of Properties: 124

## PLANNED (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	City	Developer Name
Urban Connected Phase II	1220 North 44th Street	50	Phoenix	Parasher, Narinder K.
Los Vecinos Phase II	1950 North 43rd Avenue	50	Phoenix	FLM Enterprises
3031 West Northern Avenue	3031 West Northern Avenue	50	Phoenix	Stellar Residential
Magnolia Waterside	6824 East Indian School Road	54	Scottsdale	Magnolia Property Company
Circle Trail Suites	North San Marcos Drive & West Superstition Blvd	56	Apache Junction	Sound Builders Group
Ellsworth Townhomes	9048 East Southern Avenue	60	Mesa	Verma, Avtar C.
Acacia Heights Phase II	615 West Pierson Street	66	Phoenix	Trinity Housing Development
2900 East Van Buren Street	2900 East Van Buren Street	66	Phoenix	Arizona Housing
Residences on First Phase III	63 West 1st Avenue	72	Mesa	Urban Development Partners
North 107th Avenue & West Northern Avenue	North 107th Avenue & West Northern Avenue	74	Glendale	Arcadia Management
Harvest Station	Gary Road & East Riggs Road	78	Queen Creek	Eisenberg Company
Proximity on 7th Street	139 East Jesse Owens Pkwy	84	Phoenix	Avenue North
Scottsdale & Mountain View	9880 North Scottsdale Road	85	Paradise Valley	Shukhat, Sergey
Cyrene at Mystic Foothills	North El Mirage Road & West Westland Road	87	Peoria	JEN Partners
Museum Square	7108 East 2nd Street	92	Scottsdale	Arc Construction
Allero 59	5821 West McDowell Road	94	Phoenix	Nunns Construction
17-31-37 West University	17 West University Drive	96	Mesa	Karim, Abdul
Sunvalley Village	44 North Sunvalley Blvd	96	Mesa	Verma, Avtar C.
Heritage Senior	15627 North Nash Street	99	Surprise	Housing Authority of Maricopa County
Elevation at the Trails	4141 North 104th Drive	100	Phoenix	Blueprint Capital
Cleveland, The	West Portland Street & North Sarival Avenue	100	Goodyear	Porter Kyle
Avanterra Town Square	1269 South Gilbert Road	102	Gilbert	Continental Properties
Unity at West Glendale	4751 West Glendale Avenue	105	Glendale	TWG Development

## PLANNED (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	City	Developer Name
2431 East Apache Blvd	2431 East Apache Blvd	106	Tempe	Gorman & Company
Wilshire Multifamily North and South	1844 North 83rd Avenue	106	Phoenix	Bear Holdings Group
Villages at Chandler	South Gilbert Road & East Riggs Road	109	Chandler	TruVista Development
Cyrene at Skyline	North Citrus Road & West Olive Avenue	110	Waddell	JEN Partners
Harmony at the Park Two	500 North 20th Street	115	Phoenix	Gorman & Company
Woodcrest Village at Power Ranch	4053 South Ranch House Pkwy	120	Gilbert	Bela Flor Development
Dwell, The	430 South Farmer Avenue	129	Tempe	Holualoa Companies
Village at Schnepf Farms, The	East Cloud Road & South Rittenhouse Road	144	Queen Creek	Empire Group, The
Cotton Lane & Northern Avenue	North Cotton Lane & West Northern Avenue	144	Glendale	GTIS Partners
FORTY600	4600 North Central Avenue	146	Phoenix	Ras Developments
West Lower Buckeye Rd & North Miller Rd	West Lower Buckeye Road & North Miller Road	150	Buckeye	Mangat Group
Village at Liberty Farms, The	4952 West Southern Avenue	153	Laveen	Empire Group, The
Villas Litchfield Park	12730 West Camelback Road	153	Litchfield Park	Blue Vista Capital Group
Aster at Mountain Vista	1103 South Crismon Road	156	Mesa	Ascent Companies
700 N. 4th Street Phase II	700 North 4th Street	156	Phoenix	CA Ventures
Pueblo	316 West Broadway Road	161	Phoenix	Chicanos Por La Causa
Elux at McQueen	South McQueen Road & Santan Fwy	162	Chandler	Snowdon Residential
Havenly Superstition, The	North Royal Palm Road & East Superstition Blvd	166	Apache Junction	Keystone Homes
Optima 15615	15615 North 71st Street	170	Scottsdale	Optima
Governor by Moderne, The	1717 East McDowell Road	172	Phoenix	Moderne
Nirvana at Harbor Shores	NEC Harbor Shore Blvd & West McDowell Road	172	Avondale	Larson Capital Management
Moderne at Arrowhead	North 67th Avenue & West Greenway Road	182	Glendale	Moderne
Centerline on Glendale	6529 West Glendale Avenue	186	Glendale	Gorman & Company

## PLANNED (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	City	Developer Name
10831 South 51st Street	10831 South 51st Street	188	Phoenix	Caliber Companies
Avilla Vista Norte	North 43rd Avenue & West Samples Lane	191	Phoenix	NexMetro Communities
Salt River Flats	1347 East Southgate Avenue	192	Phoenix	Ulysses Development Group
Christopher Todd Communities at Paradisi	Loop 303 & West Cactus Road	193	Surprise	Taylor Morrison
Revolve @ P83	7551 West Paradise Lane	195	Peoria	Sub 4 Development Company
Cyrene at Mystic Heights	North El Mirage Road & West Westland Road	196	Peoria	JEN Partners
Sanctuary at 40th	South 40th Street & East Southern Avenue	197	Phoenix	Brown Group
Quintana at Verde	2515 South Verde Drive	197	Gilbert	Shaw, Dennis C.
Elevation AZ 87	North Arizona Avenue & West Elliot Road	199	Chandler	Vedura Residential
Amberlin Queen Creek	270 West Ocotillo Road	199	Queen Creek	Sparrow Partners
Residences on Main, The	424 West Main Street	200	Mesa	Chicanos Por La Causa
Gilbert Commons	1400 North Cooper Road	205	Gilbert	JB Partners
Aura Uptown	225 West Coolidge Street	210	Phoenix	Trinsic Residential Group
BTR Verrado	West Indian School Road & North Verrado Way	211	Buckeye	Taylor Morrison
Landing at Fiesta Village Buckeye, The	South Miller Road & Monroe Avenue	216	Buckeye	Roers Companies
Village at 9400 Shea, The	9375 East Shea Blvd	219	Scottsdale	Kaplan Companies
North Gateway Core	32201 North 31st Avenue	226	Phoenix	Thompson Thrift Residential
Arrebol Villas	South Cotton Lane & West Elwood Street	230	Goodyear	Isola Homes
Sage Phase II	28425 North Black Canyon Hwy	232	Phoenix	Beztak Properties
Moreland I & II, The	1125 North 3rd Street	237	Phoenix	City of Phoenix Housing Department
Crystal Cove	North Central Avenue & East La Canada Blvd	238	Avondale	Sterling Real Estate Partners
Village at Sonoran Vista	North North Valley Pkwy & West Rancho Tierra Dr	240	Phoenix	Empire Group, The
Noria Phase II	2177 South McQueen Road	246	Chandler	Robson Communities

## PLANNED (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	City	Developer Name
Villages at Pleasant River	North 115th Avenue & West Happy Valley Pkwy	246	Peoria	Empire Group, The
Uptown Commons	North Arizona Avenue & West Elliot Road	252	Chandler	Meyer Development
Gold Dust & Scottsdale Road	10050 North Scottsdale Road	254	Scottsdale	High Street Residential
Ikonic	16640 North Scottsdale Road	255	Scottsdale	Hampton Group, The
Cerro Vista	12116 West Van Buren Street	255	Avondale	Quarterra Multifamily
Broadstone on 7th	5727 North 7th Street	257	Phoenix	Alliance Residential Company
Cabana Aldea	North 99th Avenue & West Montebello Avenue	257	Phoenix	Greenlight Communities
Higley	East Baseline Road & North Higley Road	261	Gilbert	Fore Property Company
Lake Pleasant Heights	North El Mirage Road & West Westland Road	263	Peoria	NexMetro Communities
Southdale	7000 East McDowell Road	267	Scottsdale	Hawkins Companies
Ragsdale, The	North 12th Street & East Washington Street	268	Phoenix	Hawkins Companies
Village at Paseo De Luces	North 99th Avenue & West Van Buren Street	269	Tolleson	Empire Group, The
Queen Creek Commons	South Ellsworth Road & East Riggs Road	275	Queen Creek	GTIS Partners
34th & Bell	North 34th Way & East Bell Road	278	Phoenix	Wolff Company, The
Hilo Tempe	701 South Mill Avenue	280	Tempe	Core Spaces
Streamliner Aldea	North 99th Avenue & West Montebello Avenue	282	Phoenix	Greenlight Communities
Broadstone At The Grand	1013 West Washington Street	289	Tempe	Alliance Residential Company
Streamliner 67th	6755 West McDowell Road	292	Phoenix	Greenlight Communities
Palladium Grid, The	East Main Street & South Pomeroy	296	Mesa	3W Management
West Bell Road & North Citrus Road	West Bell Road & North Citrus Road	300	Surprise	Sunbelt Holdings
Encore Avondale	North Park Avenue & West Roosevelt Street	300	Avondale	Encore Enterprises
Ballpark Village Northeast I	875 South Estrella Pkwy	300	Goodyear	HCW
Santan Village	1835 South Santan Village Pkwy	301	Gilbert	LeSueur Investments

## PLANNED (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	City	Developer Name
Cadence at Gateway	6060 South Crismon Road	302	Mesa	Wolff Company, The
Park Place at Gallery Park	5135 South Power Road	305	Mesa	Trammell Crow Residential
One Scottsdale	7221 East Legacy Blvd	314	Scottsdale	StreetLights Residential
Modera Rio Salado	835 West Rio Salado Pkwy	319	Tempe	Mill Creek Residential Trust
Premiere at Eastmark 2.0, The	South Ellsworth Road & East Point Twenty-Two Blvd	320	Mesa	Seaview Capital
Aviva Villas and Flats	10060 West Desert River Blvd	324	Glendale	Garrett Companies, The - Greenwood, IN
Avondale Commons	North Avondale Blvd & West McDowell Road	324	Avondale	Overland Group
Christopher Todd Communities Cotton Lane	North Cotton Lane & West Garfield Street	328	Goodyear	Christopher Todd Properties
Liv Avondale	North 99th Avenue & West Indian School Road	333	Avondale	Liv Communities
East 6th Street & South Rural Road	East 6th Street & South Rural Road	333	Tempe	Transwestern
One at Mountain Vista, The	10635 East Hampton Avenue	345	Mesa	Talos Holdings
Allora Surprise	17785 West Bell Road	351	Surprise	Trammell Crow Residential
Stillwater Rivulon	South Lindsay Road & East Pecos Road	352	Gilbert	Nationwide Realty Investors
Aura Lincoln Union	475 East Lincoln Street	354	Phoenix	Trinsic Residential Group
Village at Bronco Trail	North 29th Avenue & Sonoran Desert Drive	354	Phoenix	Empire Group, The
Converge at Ballpark Village	15355 West Lower Buckeye Pkwy	355	Goodyear	Jackson Dearborn Partners
Ascend at Longbow Highpoint	5957 East Longbow Pkwy	359	Mesa	D.R. Horton
Alta Avondale	North Avondale Blvd & West Van Buren Street	360	Avondale	Wood Partners
Saiya	North 1st Avenue & West McKinley Street	389	Phoenix	Hatteras Sky
Blueprint White Tanks	South 231st Lane & North Sundance Pkwy	396	Buckeye	Blueprint Capital
Astra Phoenix	333 North 2nd Avenue	400	Phoenix	Empire Group, The
Grayhawk Residences at Cavasson	7701 East Legacy Blvd	400	Scottsdale	Alliance Residential Company
Aviata at Canyon Trails	Canyon Trails Blvd & South Cotton Lane	418	Goodyear	Heers Management

### PLANNED (50+ UNIT PROPERTIES)

Property Name	Property Address	Units	City	Developer Name
Avondale Station	North 99th Avenue & West Encanto Blvd	420	Avondale	Goodman Real Estate
Prose at Ascend	North Dysart Road & West Indian School Road	432	Avondale	Alliance Residential Company
Moderia Kierland	16000 North Scottsdale Road	438	Scottsdale	Mill Creek Residential Trust
Hazel & Azure	4605 North Scottsdale Road	536	Scottsdale	ZOM
South Pier at Tempe Town Lake	1190 Vista Del Lago Drive	587	Tempe	Fransway, Robert P.
North 56th Street & Loop 101	North 56th Street & Loop 101	600	Phoenix	ZOM
Gabriella Pointe	South Wade Drive & East Warner Road	605	Gilbert	Management Support
Central Station	300 North Central Avenue	797	Phoenix	GMH Communities
City North	North 56th Street & Loop 101	1000	Phoenix	Crown Realty & Development
<b>Total Planned (YE 2022)</b>		<b>29,788</b>		

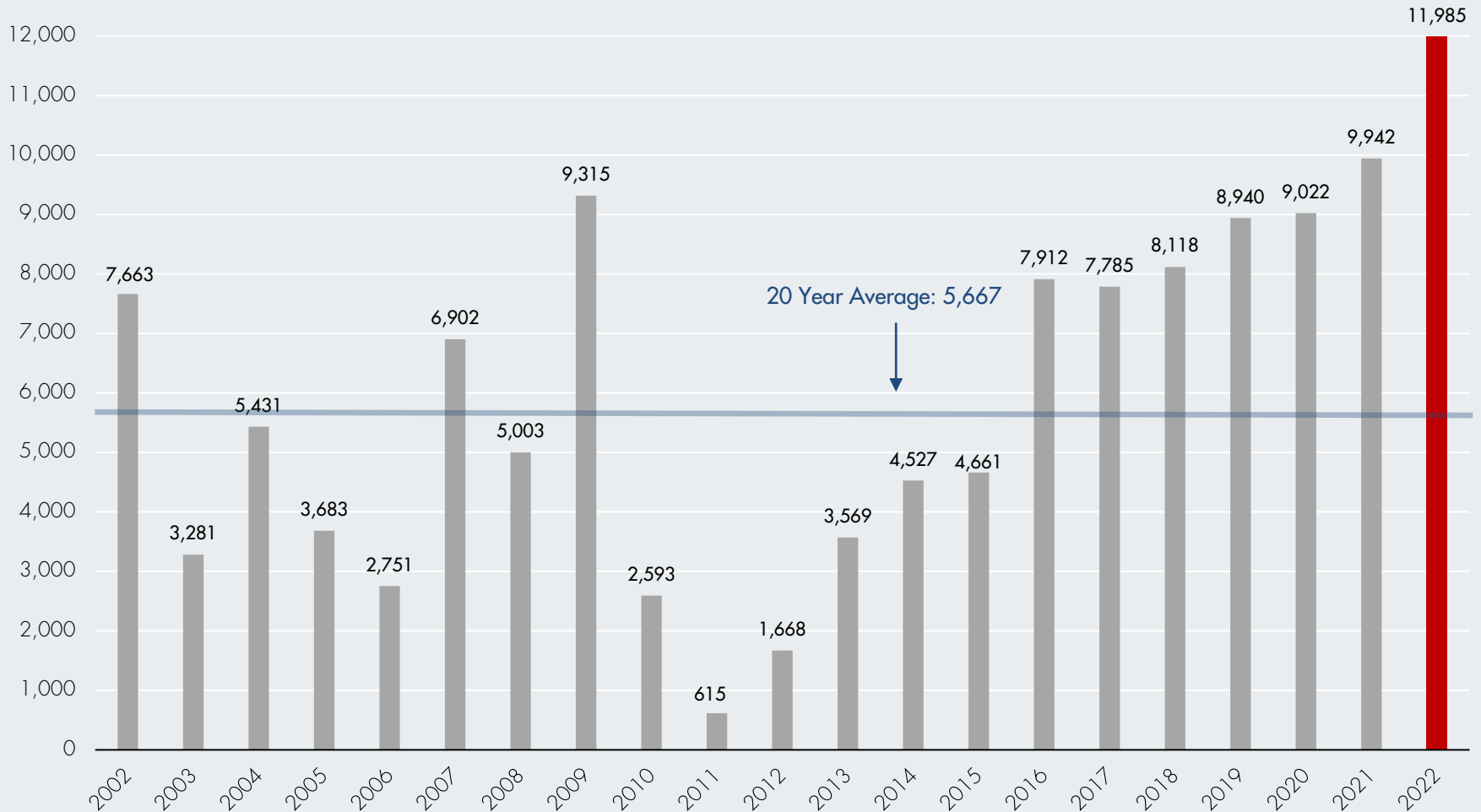


### TOTAL UNIT INVENTORY

10+ UNIT PROPERTIES: **392,886**  
 100+ UNIT PROPERTIES: **328,604**

### PRE-LEASE ABSORPTION RATE

**10**  
 Units/Property/Month  
 (YE 2022 Avg)



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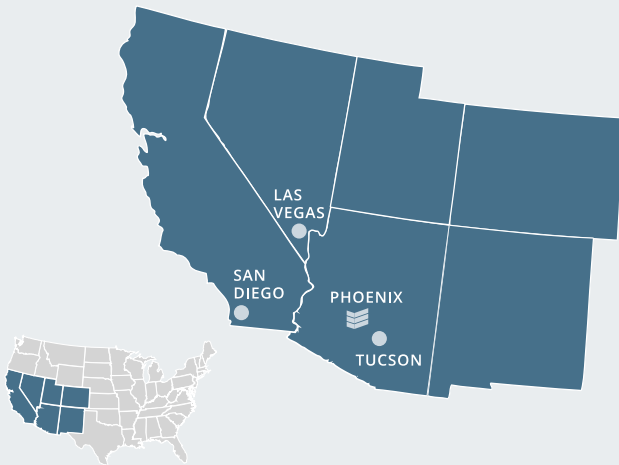
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