COLDWELL BANKER COMMERCIAL

METRO PHOENIX COMMERCIAL MULTIFAMILY TEAM

"For 20+ years, we have provided the best information for apartment owners and investors to make the most informed decisions. We have also used this knowledge to obtain the best buyer and price for more than 1,000 owners. Considering Selling or Buying or need more insight on our challenging market - give us a call" - Jim Kasten, CCIM

EXPERIENCE - TRACK RECORD - CLIENT DEDICATION - NATIONAL EXPOSURE

Metro Phoenix Apartment Sales for week ending 5/30/2025

Address Name	Sold Date Sold Price	Units Price/Unit Unit Mix	Size (SF) Price/SF Year Built	Comments
280 W McKinley St Phx, The McKinley	5.30.2025 $30,600,000	108 $283,333 28 st, 66 1/1, 14 2/2	83,620 $365.94 2020	1 of 3 Portfolio Same seller/buyer one 5-story bldg
290 E Roosevelt St. Phx., iLuminate	5.30.2025 $30,600,000	111 $275,675 14 st, 89 1/1, 8 2/2	82,276 $371.92 2016	2 of 3 Portfolio Same seller/buyer one 5-story bldg.
295 E Roosevelt St., Phx., Linear	5.30.2025 $28,800,000	104 $276,923 80 1/1, 24 2/2	83,620 $344.42 2016	3 of 3 Portfolio Same buyer/seller one 5-story bldg

Reported sales for 10+ unit properties. All information is believed to be accurate but is NOT guaranteed

Apartment Market and Sales Insights

- **Trustee Sales**

  510 N Horne, Mesa on 5.20.2025. 25 units built 1971, credit bid $5,112,549. Original purchase on 6.18.2022 was $5,750,000. This was the same owner and lender as the 16 units at 750 E 1st Av., Mesa (reported last week).

  12,810 N Cave Creek Rd., Phoenix on 5.28.2025. 206 units built 1986, owned by Tides on Cave Creek, credit bid of $61,207,054. Original purchase on 5.15.2022 for $59,000,000. 3rd Trustee Sale by Tides Equities in the past year.

- **What to watch:** Across metro Phoenix there are 226 CMBS loans on the "Watch List", 76 being multifamily. Delinquency rate for CMBS MF was up from 5.44% in March to 6.57% in April. YoY rent growth was down 3.1% and concessions increased to 9.5% of annual rental income, up 2.0% YoY. There were 8,696 units completed thru May with 43,989 units Under Construction. Homes listed for sale have now grown to about 26,000 and creating a buyer's market. Possible competition for apt's!

- Since mid-2023, the number of apt. sales has significantly decreased. With the 10 Yr T-bills and lending rates showing no indication of declining, loans adjusting to market rates are providing opportunities for investors. See our **Q1 2025 Apt. Owner's Newsletter** - link below.

- Note that we also provide Interactive Maps and Downloadable Lists for currently advertised **Apts For Sale**, details of **Prior Apt Sales** and the **New Apt Construction Pipeline**. Use the **Construction** button below to show the location of the new projects. IT'S NOT Central Phoenix!

Interactive Maps and Lists

For Sale | **Prior Sales** | **Construction**

Recent Apartment Owner's Newsletter

Q1 2025 Metro Phoenix Apt Owner's Newsletter

Videos

Event & Market Videos

We recently had professional videos shot for our **Oct Apt Town Hall Meeting**. These videos include Zach Haptonstall's (Rise 48) amazing syndication success story plus intros to some of our trusted partners that are exceptional resources for all apt owners and investors.

Meet The Senior Team

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