



Thank you to everyone that reviewed last week's email and provided comments. Take a look at our thoughts this week about our apartment - "History" and "The Good News". Metro Phoenix has the future potential to have one of the strongest increases in apt. values in the US. As always - thanks in advance for more comments. All the best, Jim Kasten, CCIM

EXPERIENCE - TRACK RECORD - CLIENT DEDICATION - NATIONAL EXPOSURE

Metro Phoenix Apartment Sales for weeks ending 5/30 & 6/6/2025

Address Name	Sold Date Sold Price	Units Price/Unit Unit Mix	Size (SF) Price/SF Year Built	Comments
1803 N 31st Pl., Phx, Spanish Place	5.30.2025 \$2,300,000	14 \$164,286 6 1/1, 8 2/1	8,606 \$267.26 1958	5 single-level bldg's, \$650K down (35%), \$1,600K Pima Fed Credit Union loan.
1207 E Jarvis Av., Mesa Quail Run	6/4/2025 \$2,200,000	12 \$183.333 12 2/1	11,400 \$192.98 1981	3 2-story 4-plexes, gated, \$750K down (34%), \$1,450K Pima Fed Credit Union loan

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

Apartment Market and Sales Insights

- **History:** Housing demand started increasing in 2016 – driving rents and apt. values up. As a result of our annual rental rate growing to **18.8%**, developers increased new construction - almost doubling previous annual completions to 16,016 units in 2022, and this has continued. The increased supply has created higher vacancy rates and driven the annual rental rate into the negative.
- **The GOOD NEWS** is that once the 2024 and 2025 new apt. completions are absorbed, the projected new apt construction will be significantly reduced. With our very strong economics, available energy, plenty of water, huge investments and proximity to California, our projected increased population will create a critical housing supply shortage. In fact, Metro Phoenix has the future potential to have one of the strongest increases in apt. values in the US.
- With interest rates jumping in mid-2022, the number of apt. sales has been significantly less in 2023, 2024 and YTD. 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



Jim Kasten CCIM
Associate Broker
602-677-0655

Email



Chris Norton
Broker Advisor
480-559-9775

Email



Rick Kehm
Broker Advisor
602-432-2793

Email



MULTIFAMILY TEAM WEBSITE

Coldwell Banker Commercial, Metro Phoenix Commercial | 3113 E Lincoln Dr Suite 101 |
Phoenix, AZ 85016 US

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