



We've been pleased by the response to the maps showing the location of the current, planned and prospective new apt. construction. Note that the focus is in the West Valley - see "Construction" link below. Always appreciate comments. Best, Jim Kasten, CCIM

EXPERIENCE - TRACK RECORD - DEDICATION - NATIONAL EXPOSURE

Metro Phoenix 10+ Unit Apartment Sales for week ending 6/13/2025

Address Name	Sold Date Sold Price	Units Price/Unit Unit Mix	Size (SF) Price/SF Year Built	Comments
2120 E Ray Rd, Gilbert Bungalows at San Tan Village	6.10.2025 \$66,100,000	159 \$415,723 52 1/1, 74 2/2, 33 3/2	157,122 \$420.69 2023	Up-scale BTR community with 1 & 2-story, indiv. bungalows
2223-2255 E Cactus Rd., Phx Two Two Cactus	6.11.2025 \$5,000,000	24 \$208,333 24 2/1.5	20,832 \$240.02 1979	6 2-story bldg's each with 4 units, \$1.925K down (39%) & \$3.075K Pima Fed Credit loan



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Reported sales for 10+ unit properties. All information believed accurate but not guaranteed.

Apartment Market and Sales Insights

- **Nationwide** - Of the 31 major metropolitan cities tracked by Yardi Matrix, Phoenix ranks 3rd from the bottom for YoY rent growth. Phoenix, Denver and Austin were the only cities with negative rent growth. NYC was the best with 5.7%. Once our new apt construction pipeline is completed and absorbed, we should have a housing shortage - driving rents and apt. values up.
- **Pipelines** - Currently there are 43,555 apt. units Under Construction and 23,331 Planned. In addition, there are 9,099 Single Family Homes being "Built to Rent" Under Construction and 3,188 Planned. Note the reduced amount Planned for both.
- 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.

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 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 apt. mgmt., title & escrow, lending, insurance and DST's.

Meet The Senior Team



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