COLDWELL BANKER COMMERCIAL

METRO PHOENIX MULTIFAMILY TEAM

Residential Always Leads Commercial. See below Thanks for everyone's comments and questions. All the best, Jim Kasten, CCIM

EXPERIENCE - TRACK RECORD - DEDICATION - NATIONAL EXPOSURE

Metro Phoenix 10+ unit Apartment Sales for weeks ending 7/25 & 8/1/2025

Address Name	Sold Date Sold Price	Units Price/Unit Unit Mix	Size (SF) Price/SF Year Built	Comments
4215 N Granada Drive, Eloy	7.23.2025 825,000	13 $63,451	7,076 $116.59 1973	1-story bldg., $120K down, $705K seller carry
4316 N 20th Av., Phoenix, Mulberry Place	7.25.2025 $3,200,000	18 $177,778	13,604 $235.22 1934 thru 1976	12 1-story bldg's, $1,427,500 down, $1,772,500 new OneAZ Credit loan
1835 N 51st St., Phx., Papago Palms West	7.25.2025 $4,700,000	25 $188,000 1 1/1, 22 2/2, 2 3/1	23,212 $202.48 1994	3 2-story bldg's, $1,802K down, $2,898K Freddie Mac loan - CBRE
1812 W Washington St., & 11 S 12th St., Phx., Mason Oliver	7.28.2025 $62,300,000	292 $213,356 48 st., 94 2/2, 8 3/2	298,387 $208.79 2015	2 non-adj., 5-story bldg's, $600K down, $41,873K loan with CBRE
1850 N 51st St., Phx., Villa Fifty 1 West Townhomes	7.29.2025 $4,000,000	10 $400,000 2 & 3 bedroom TH's with ground floor garages	13,855 $288.70 2023	6 2-story Bldg's, $1,589K down, $2,411K Freddie Mac Walker & Dunlop loan

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

Apartment Market and Sales Insights

- **Residential Always Leads Commercial.** Residential resale homes are still a weak market, but prices have leveled off and may imply a market primed for change. Agents note there are no shortage of buyers, just waiting on reduced loan rates. New home builders know we already have an increased demand for housing and since they are able to offer significant buyer incentives, existing communities are doing well. In fact, three Phoenix master-planned communities were in the top 50 for sales in the US (RCLCO data). These included Radiance at Superstition Vistas (D.R. Horton), Verrado (DMB) and Bella Vista Farms (El Dorado Holdings). As interest rates drop and the new apartments are absorbed, apartment sales volume will continue to increase.

- We hope you have been using the Interactive Maps and Downloadable Lists for currently advertised **Apts For Sale**, details of **Prior Apt Sales** and the **New Apt Construction Pipeline**.

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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