



TSMC announces major expansion in north Phoenix. This is just the beginning of a huge increase in housing demand in the area. Jim Kasten, CCIM

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Metro Phoenix 10+ unit Apartment Sales for week ending 9/19/2025

Address Name	Sold Date Sold Price	Units Price/Unit Unit Mix	Size (SF) Price/SF Year Built	Comments
7959 N 53rd Av., Glendale Ascension at Manistee Ranch	9.16.2025 \$23,450,000	71 \$330,282 8 2/2, 63 3/2.5 All TH's	99,762 \$235.06 2022 - 2024	20 Bldg's, all 2-sty TH's, \$5,825K down (25%), \$17,625K loan with Britespire
2330 W Belmont Av., Phoenix Paradise Palms	9.17.2025 \$2,620,000	14 \$187,163 12 1/1, 2 3/2	11,420 \$229.42 1990	\$1,270K down (48%), \$1,327K Five Star Bank loan



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

Apartment Market and Sales Insight

- **TSMC, as part of its \$165 Billion investment**, plans to expand holdings in North Phoenix – paving the initial need for more housing. The project, called North Park, is located directly south of TSMC's current holding at I-17 and the 303, and will be in collaboration with PultyGroup. Subject to approval and acquisition of the State-owned land, the 6,400 acres would allow more than 15,000 new homes and apartments, retail, restaurants, commercial services plus business parks and offices. This acreage is part of the original 3,500 rezoned acres that also includes the Halo Vista project. Halo Vista is estimated to contain up to 30 million square feet of new development. These projects, plus more to come, will create JOBS for construction and operation employees that will increase population. It's not rocket science, increased population will increase apartment rents and values.

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