

Yardi® Matrix

MULTIFAMILY REPORT

Phoenix Flies Even Higher

Winter 2020

Deliveries Hit Cycle Peak

Rent Growth Leads Nation

Sales Volume Marks New Record

PHOENIX MULTIFAMILY

Yardi® Matrix

Robust Demand Keeps Up With Supply

Phoenix's multifamily market is in full bloom, nurtured by one of the nation's fastest-growing economies and a robust demographic expansion that indicates an overall trend. This has boosted demand and put pressure on rents, up by 7.4% to \$1,195 year-over-year through January. While leading the nation in rent growth, the average rent price was far behind the \$1,463 national figure.

Although showing slight signs of moderation by its recent standards, Phoenix's employment numbers were strong, with expansion up 2.8%—100 basis points above the national rate—year-over-year through November. Phoenix gained 56,500 jobs, with all sectors expanding except information and government, which contracted by 1,000 jobs. Education and health services (14,100 jobs) led gains, followed closely by trade, transportation and utilities (12,500 jobs). Both sectors will likely continue to progress; the former has multiple health-care projects underway, including Creighton University's new health sciences campus in midtown Phoenix and Barrow Neurological Institute's new research facility downtown.

Both transactions and completions marked new cycle highs in 2019, which is unusual this late in the cycle. Last year, nearly \$7.3 billion in multifamily assets traded for a per-unit price of \$164,497, while deliveries totaled 8,874 units. We expect rent growth to continue at a moderate 3.7% in 2020.

Market Analysis | Winter 2020

Contacts

Jeff Adler

Vice President & General
Manager of Yardi Matrix
Jeff.Adler@Yardi.com
(800) 866-1124 x2403

Jack Kern

Director of Research
and Publications
Jack.Kern@Yardi.com
(800) 866-1124 x2444

Ron Brock, Jr.

Industry Principal, Matrix
JR.Brock@Yardi.com
(480) 663-1149 x2404

Author

Anca Gagiuc

Associate Editor

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Recent Phoenix Transactions

The Griffin



City: Scottsdale, Ariz.
Buyer: Starwood Capital Group
Purchase Price: \$96 MM
Price per Unit: \$ 347,112

Avana Desert View



City: Scottsdale, Ariz.
Buyer: Greystar
Purchase Price: \$96 MM
Price per Unit: \$233,010

Arches at Hidden Creek



City: Chandler, Ariz.
Buyer: Blackstone Group
Purchase Price: \$84MM
Price per Unit: \$194,444

Oxford



City: Phoenix, Ariz.
Buyer: Knightvest Capital
Purchase Price: \$75 MM
Price per Unit: \$173,611