Jeff Adler

Vice President

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95%

94%

Jul-23

Contacts

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Phoenix July 2025

Payson

Wickenburg

Carefree

Totto National Forest

Fountain Hills

Buckeye

Gilbert

Gilbert

Gila Bend

Casa Grande

Eloy

Ajo

Oro Valley

Phoenix is the **9th** largest multifamily market with **378,525** completed units and **134,997** units in development, **31,589** of which have already broken ground.

Advertised rents are at \$1,553, down -2.6% ▼ from the previous year placing Phoenix at 115th overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **17,231** ▲ units absorbed over the past twelve months. Absorption increased by **1,951** ▲ units from the previous year's absorption gain of **15,280** ▲ units.

Employment in Phoenix has grown by **1.3%** ▲ over the past 12 months, while hourly wages have risen by **6.1%** ▲ YoY to **\$36.56** according to the *Bureau of Labor Statistics*.

Phoenix National

Occupancy





Units Under Construction as % of Stock



Absorbed Completions T12





