Kidder Mathews

2Q 2026

MARKET TRENDS

PHOENIX *MULTIFAMILY*

↓ VACANCY	↑ UNEMPLOYMENT
↓ RENTAL RATES	↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 2Q 2026

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
The Residences Kierland	North Scottsdale	290	$142,500,000	$491,379	MacNaughton	Quarterra
Longbow Luxury Apts	Central Mesa	339	$95,250,000	$280,973	Millburn & Company	D.R. Horton
Alta Rise	North Gilbert	278	$81,600,000	$293,525	DWS Group	Wood Partners
Broadstone on 7th	Uptown Phoenix	258	$81,375,000	$315,407	Seventh Street Owner, LLC	The Goldman Sachs Group
The Turn Apts	Deer Valley	166	$35,000,000	$210,843	McDowell Properties	Stratford Partners

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Expected Delivery
Pier 202	1190 Vista Del Lago Dr	Downtown Tempe	586	Spring Brook Development	4Q26
Inspire Sonoran Desert	32400 N 29th Ave	North Gateway	560	Bond Companies	1Q27
Olea Scottsdale	19550 N 76th St	North Scottsdale	433	DWS	1Q27
The Mason	7961 E Elliot Rd	East Mesa	419	High Street Residential	3Q26
Azola Desert Ridge	20400 N 56th St	Desert View	416	Zom Living	4Q26

SIGNIFICANT COMPLETED CONSTRUCTION 2Q 2026

Property	Address	Submarket	Units	Owner	Delivery Date
Shorehaven	1306 Vista Del Lago Dr	Downtown Tempe	722	Pearlmark Real Estate, LLC	April 2026
Ray Phoenix	777 North Central Avenue	Roosevelt Row	401	Post Road Group	April 2026
Alta Dove Valley	2725 W Dove Valley Rd	North Gateway	380	Wood Partners	May 2026
Village at Bronco Trail	32000 N 29th Ave	North Gateway	354	Empire Group of Companies	April 2026
Acacia at Youngtown	11600 W Peoria Ave	Sun City Lakes	312	Ulysses Development Group	May 2026

MARKET BREAKDOWN

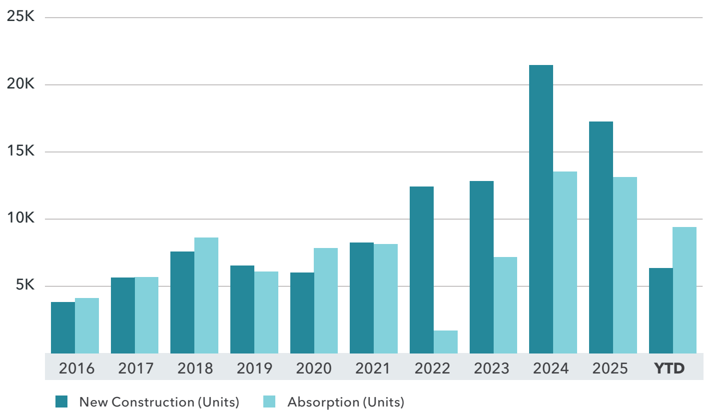
	2Q26	1Q26	2Q25	YOY Change
Vacancy Rate	11.3%	11.7%	11.7%	**-40 bps**
Average Asking Rents/Unit	$1,536	$1,539	$1,570	**-2.17%**
Under Construction (SF)	15,974	17,485	24,746	**-35.45%**
Average Sales Price/Unit	$266,672	$288,750	$257,315	**3.64%**
Average Cap Rate	5.8%	6.2%	6.6%	**-80 bps**

	2Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (Units)	3,221	6,355	6,719	**-5.42%**
Net Absorption (Units)	4,168	9,414	6,266	**50.24%**

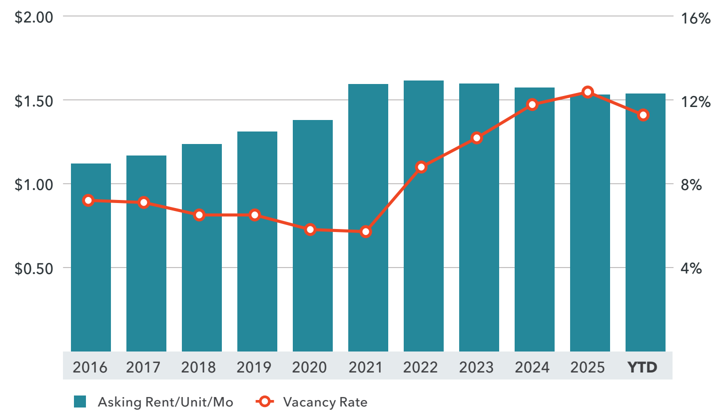
AVERAGE RENT

Unit Size	Monthly Rent
Studio	$1,145
1 Bedroom	$1,373
2 Bedroom	$1,632
3 Bedroom	$2,107

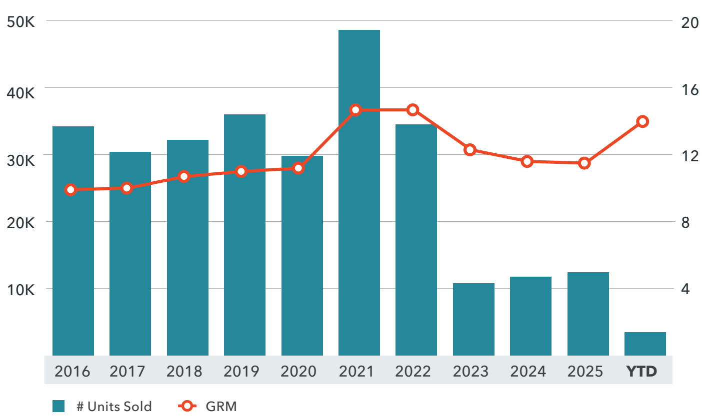
NEW CONSTRUCTION & ABSORPTION



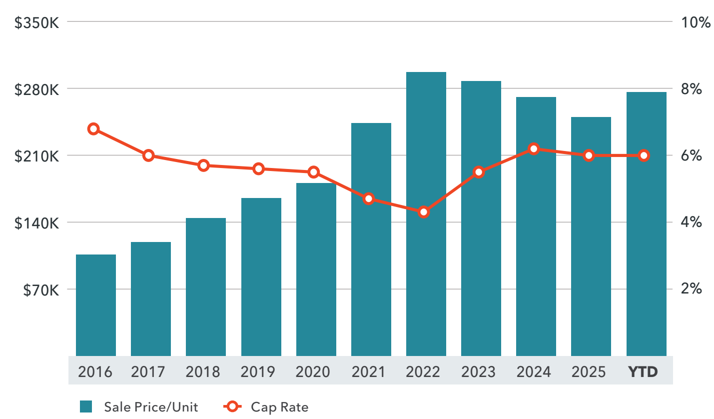
AVERAGE ASKING RENT/UNIT & VACANCY RATE



UNITS SOLD & GROSS RENT MULTIPLIER



AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar

Kidder Mathews

Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

The information in this report was composed by the Kidder Mathews Research Group.

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COMMERCIAL BROKERAGE	$9B AVERAGE ANNUAL TRANSACTION VOLUME	32.4M ANNUAL SALES SF	32.5M ANNUAL LEASING SF
ASSET SERVICES	54M SF MANAGEMENT PORTFOLIO SIZE	800+ ASSETS UNDER MANAGEMENT	250+ CLIENTS SERVED
VALUATION ADVISORY	2,700+ AVERAGE ASSIGNMENTS	42 TOTAL APPRAISERS	23 WITH MAI DESIGNATIONS