

# Renters paying \$1,200 more annually for Phoenix area apartments

— SUBSCRIBER CONTENT: May 23, 2016, 2:34pm MST

Apartments now cost \$100 more per month, or \$1,200 per year, than they did two years ago,

That is according to a new report by the [Colliers International](#) real estate firm.

The average price for an apartment in the Phoenix metro is now \$899 per month.

That is up 7.4 percent from a year ago and 13.2 percent from two years ago, according to Colliers.

The latter translates into more than \$100 per month in extra rent.

The price for a Class A, high-end apartment is \$1,337 per month, a 9 percent increase.

Apartment rents are above the \$1,000 mark in the Paradise Valley Mall area, Chandler, south Gilbert, Fountain Hills and much of central Phoenix.

Scottsdale, Tempe and downtown Phoenix already have \$1,000-plus rents. The most expensive rents are in downtown Phoenix where new complexes have pushed up prices. Downtown asking rents average \$1,277 per month, according to Colliers.

The Valley's apartment vacancy is at 5.2 percent.

There also continues to be thousands of new apartments coming online or in the works in areas such as south Scottsdale and Phoenix's Roosevelt Row.

Craig Coppola, a real estate broker with Lee & Associates Commercial Real Estate Services, said in a new analysis of the multifamily marketplace that there are 9 million more renters nationally than 10 years ago.

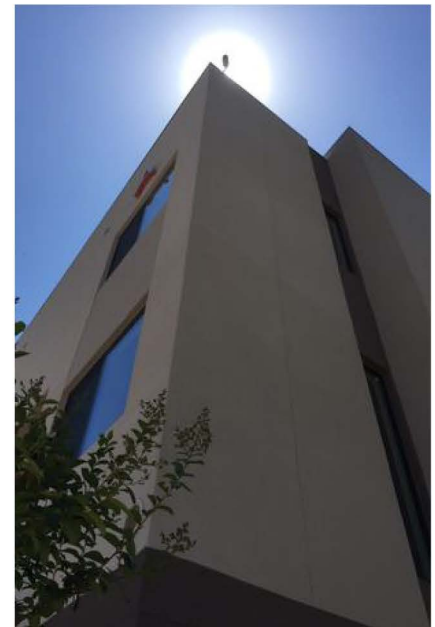
Coppola said home ownership is at its lowest rate in 50 years. But he also said rising rents have one out of five of the 43 million renters nationally paying 30 percent or more of their income toward rent.

That could push some renters, if they can qualify, back to mortgages and homeownership.

**Mike Sunnucks**

Senior Reporter

*Phoenix Business Journal*



MIKE SUNNUCKS  
Apartments in Scottsdale