

# TUCSON MSA | MULTIFAMILY | 3Q 2018

# SNAP STATS

## TUCSON MSA SNAP STATS

## 3Q 2018 | 10+ Unit Property Sales Overview

### Tucson MSA Overview (10+ Unit Properties)

**Total Population** **1,026,099**  
ADOA, EBRC 2017 Estimate

**Population Growth (%)** ▲ **0.8%**  
y-o-y growth 2016 to 2017

**Unemployment Rate (%)** **4.8%**  
as of August 2018

**Employment Growth (%)** ▲ **2.6%**  
y-o-y growth as of August 2018

**Median HH Income** **\$46,764**  
2016 ACS 5-Yr Estimate

**Median HH Income Growth** ▲ **1.3%**  
2016 ACS 5-Yr Estimate

**Per Capita Income** **\$39,541**  
EBRC, DOA, BEA Estimate

**Per Capita Income Change** ▲ **1.6%**  
2016 EBRC, DOA, BEA Estimate

### AVG Rent/Occupancy (10+ Unit Properties)

3Q 2018	3Q 2017	Increase / Decrease
<b>\$859</b> <small>Avg Rent y-o-y (All Units)</small>	<b>\$809</b>	▲ <b>\$50</b>
<b>94.7%</b> <small>Avg Occupancy Rate y-o-y</small>	<b>94.4%</b>	▲ <b>+0.3%</b>

### New Construction\*

Delivered | Avg Absorption

**50 Units | 12 Units/ Property**

Under Construction

**803 Units**

Planned Projects

**1,342 Units**

### Total Inventory

**50+ Units**

**67,143**

**10-49 Units**

**50,792**

**Total Units**

**117,935**

\* Project: Figures based on when total projects are delivered.

## 3Q 2018 Sales Stats

**100+ Units**

**\$258M**

**\$195M (3Q 2017)**  
**+33% y-o-y**

**Transaction Volume**

**\$31M**

**\$54M (3Q 2017)**  
**-44% y-o-y**

**10-99 Units**

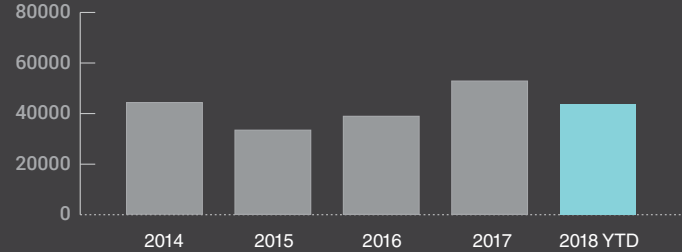
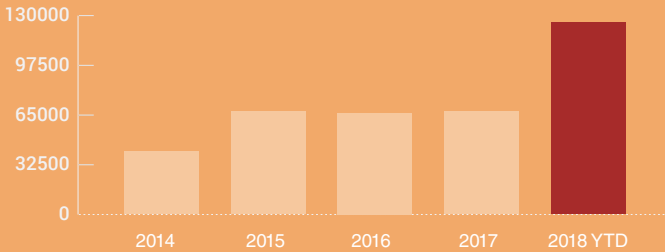
100+ Units

Avg Sales Price Per Unit

10-99 Units

\$125,227 \$73,932 (3Q 2017) +69% y-o-y

\$43,525 \$48,191 (3Q 2017) -10% y-o-y



\$160.94

\$95.66 (3Q 2017) +68% y-o-y

Avg Price/SF

\$74.70

\$72.58 (3Q 2017) +3% y-o-y



1989

1990 (3Q 2017)

Avg Year Built

1965

1971 (3Q 2017)

Top 3Q 2018 (100+) Sales by Price/Unit

Top 3Q 2018 (10-99) Sales by Price/Unit



**The District on 5th (Student)**  
 Tucson, 206 Units  
 \$111,650,259  
 \$541,992/unit  
 \$451.21/SF  
 Built 2012



**3725 - 3729 East Farr Place**  
 Tucson, 10 Units  
 \$627,500  
 \$62,750/unit  
 \$98.59/SF  
 Built 1950



**Pinnacle Heights**  
 Tucson, 310 Units  
 \$47,150,000  
 \$152,097/unit  
 \$138.94/SF  
 Built 1995



**Catalina Foothills Lodge**  
 Tucson, 65 Units  
 \$4,050,000  
 \$62,308/unit  
 \$74.59/SF  
 Built 1946



**Colonia and Hacienda Del Rio**  
 Tucson, 424 Units  
 \$43,000,000  
 \$101,415/unit  
 \$130.20/SF  
 Built 1983, 1985



**Broadway**  
 Tucson, 49 Units  
 \$2,707,500  
 \$55,255/unit  
 \$90.80/SF  
 Built 1968

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