

# SNAP STATS

## EXECUTIVE SUMMARY INFOGRAPHIC

### TUCSON MSA | MULTIFAMILY

### YE 2020 | 5+ Unit Properties Overview

#### Tucson MSA Overview (5+ Unit Properties)

**Total Population** **1,047,279**  
2019 ACS 1-Year Estimates

**Unemployment Rate (%)** **7.6%**  
as of Nov 2020

**Employment Growth (%)** **-3.7%**  
as of Nov 2020

**Median HH Income** **\$53,379**  
2019 ACS 5-Year Estimate

**Per Capita Income** **\$29,707**  
2019 ACS 5-Year Estimate

**Transaction Volume** **\$1.16B**  
\$765M (YE 2019) +52.2% y-o-y

**Avg Price/Unit** **\$114,265**  
\$99,829 (YE 2019) +14.5% y-o-y

**Avg Price/SF** **\$154.83**  
\$130.84 (YE 2019) +18.3% y-o-y

#### AVG Rent/Occupancy (5+ Unit Properties)

	YE 2020	YE 2019	Increase / Decrease
<b>Q4 2020</b>	<b>\$976</b>		
<b>YE 2020</b>	<b>\$957</b>	<b>\$922</b>	<b>+\$35</b>
	<small>Avg Rent y-o-y (All Units)</small>		
<b>Q4 2020</b>	<b>96.1%</b>		
<b>YE 2020</b>	<b>95.5%</b>	<b>94.8%</b>	<b>+0.7%</b>
	<small>Avg Occupancy Rate y-o-y</small>		

#### New Construction (50+)\*

**Delivered | Avg Absorption**  
**707 Units | 19 Units / Property / Month**

**Under Construction**  
**1,426 Units**

**Planned Projects**  
**1,597 Units**

**Q4 2020**  
**547**

#### Total Inventory

**50+ Units**  
**68,020**

**5-49 Units**  
**17,864**

**Total Units**  
**85,884**

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

## YE 2020 Sales Stats

**50+ Units**

**\$1.04B**

**\$655M (YE 2019)**  
**+58.4% y-o-y**

**Q4 2020 \$353M**

**Transaction Volume**

**\$126M**

**\$109M (YE 2019)**  
**+15.0% y-o-y**

**Q4 2020 \$20M**

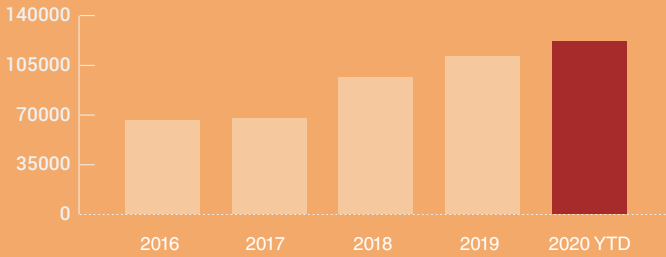
**5-49 Units**

50+ Units

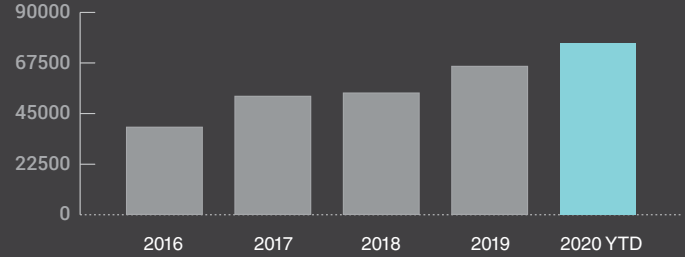
Avg Sales Price Per Unit

5-49 Units

\$121,675 \$110,375 (YE 2019) +10.2% y-o-y



\$76,067 \$63,507 (YE 2019) +19.8% y-o-y



\$162.61 \$140.60 (YE 2019) +15.7% y-o-y

Avg Price/SF

\$110.92 \$92.53 (YE 2019) +19.9% y-o-y



1986

Avg Year Built

1968

1981 (YE 2019)

1964 (YE 2019)

Top YE 2020 (50+) Sales by Price/Unit



Equestrian  
Tucson, 288 Units  
\$47,700,000  
\$165,625/unit  
\$183.59/SF  
Built 2008



Ridgeline  
Tucson, 272 Units  
\$42,500,000  
\$156,250/unit  
\$189.70/SF  
Built 2002, 2008



Entrada Apartments  
Tucson, 424 Units  
\$65,500,000  
\$154,481/unit  
\$198.33/SF  
Built 1983, 1985

Top YE 2020 (5-49) Sales by Price/Unit



The Grove  
Tucson, 7 Units  
\$2,750,000  
\$392,857/unit  
\$192.60/SF  
Built 2014



Herbert Residential  
Tucson, 8 Units  
\$1,100,000  
\$137,500/unit  
\$217.13/SF  
Built 1902



1791 East Cooper Street  
Tucson, 5 Units  
\$635,000  
\$127,000/unit  
\$117.79/SF  
Built 1987

DISCLAIMER © 2020 ABI Multifamily | The information and details contained herein have been obtained from third-party sources believed to be reliable; however, ABI Multifamily has not independently verified its accuracy. ABI Multifamily makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. SOURCES: ABI Research / Bureau of Labor Statistics / Census Bureau / YARDI Matrix / Vizzda / US Chamber of Commerce / RED Comps / ARMLS