

SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC

TUCSON MSA | MULTIFAMILY

Q2 2021 | 5+ Unit Properties Overview

Tucson MSA Overview (5+ Unit Properties)

Total Population **1,047,279**

2019 ACS 1-Year Estimates

Unemployment Rate (%) **6.7%**

as of May 2021

Employment Growth (%) **2.8%**

as of Jun 2021

Median HH Income **\$53,379**

2019 ACS 5-Year Estimate

Per Capita Income **\$29,707**

2019 ACS 5-Year Estimate

Transaction Volume **\$244M**

\$72M (Q2 2020) +241.2% y-o-y

Avg Price/Unit **\$131,814**

\$55,405 (Q2 2020) +137.9% y-o-y

Avg Price/SF **\$158.61**

\$92.03 (Q2 2020) +72.3% y-o-y

AVG Rent/Occupancy (5+ Unit Properties)

Q2 2021	Q2 2020	Increase / Decrease
\$1,056 Avg Rent y-o-y (All Units)	\$935	+\$121
96.6% Avg Occupancy Rate y-o-y	95.3%	+1.3%

New Construction (50+)*

Delivered | Avg Absorption

0 Units | 23 Units / Property / Month

Under Construction

1,765 Units

Planned Projects

1,757 Units

Total Inventory

50+ Units

68,020

5-49 Units

17,864

Total Units

85,884

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

Q2 2021 Sales Stats

50+ Units

\$208M

\$44M (Q2 2020)
+368.5% y-o-y

Transaction Volume

\$36M

\$27M (Q2 2020)
+33.2% y-o-y

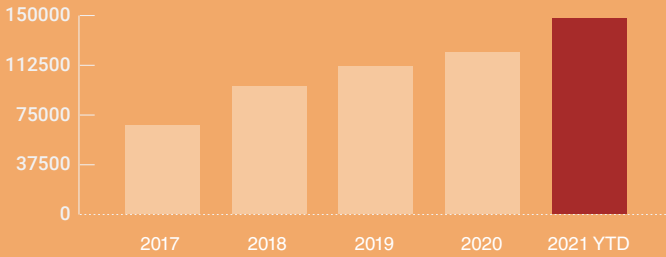
5-49 Units

50+ Units

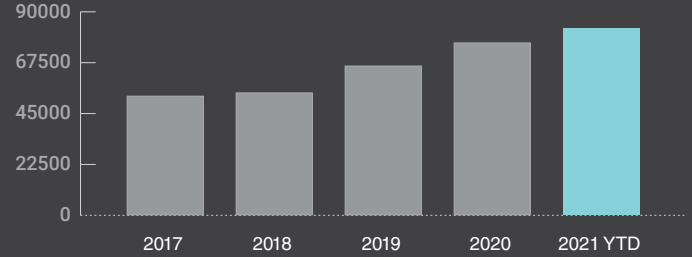
Avg Sales Price Per Unit

5-49 Units

\$147,240 \$54,084 (Q2 2020) +172.2% y-o-y



\$82,275 \$57,708 (Q2 2020) +42.6% y-o-y



\$163.88

\$90.57 (Q2 2020) +80.9% y-o-y

Avg Price/SF

\$133.85

\$94.53 (Q2 2020) +41.6% y-o-y



1982

1976 (Q2 2020)

Avg Year Built

1960

1969 (Q2 2020)

Top Q2 2021 (50+) Sales by Price/Unit

Top Q2 2021 (5-49) Sales by Price/Unit



Casa Presidio
 Tucson, 78 Units
 \$17,500,000
 \$224,359/unit
 \$240/SF
 Built 1972



3130 East 4th Street
 Tucson, 12 Units
 \$2,000,000
 \$166,667/unit
 \$214.78/SF
 Built 1978



The Ranch at Star Pass
 Tucson, 336 Units
 \$57,500,000
 \$171,131/unit
 \$176.74/SF
 Built 2001



1240 East Drachman Street
 Tucson, 8 Units
 \$1,100,000
 \$137,500/unit
 \$225.64/SF
 Built 1963



Sundown Village
 Tucson, 330 Units
 \$54,450,000
 \$165,000/unit
 \$194.63/SF
 Built 1984, 1994



Westwood
 Tucson, 19 Units
 \$2,445,000
 \$128,684/unit
 \$156.05/SF
 Built 1969, 1970

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