

SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC

TUCSON MSA | MULTIFAMILY

Q3 2021 | 5+ Unit Properties Overview

Tucson MSA Overview (5+ Unit Properties)

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

Unemployment Rate (%) **5.3%**
as of Aug 2021

Employment Growth (%) **4.1%**
as of Aug 2021

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

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

Transaction Volume **\$381M**
\$194M (Q3 2020) +96.6% y-o-y

Avg Price/Unit **\$159,758**
\$110,119 (Q3 2020) +45.1% y-o-y

Avg Price/SF **\$198.49**
\$146.53 (Q3 2020) +35.5% y-o-y

AVG Rent/Occupancy (5+ Unit Properties)

Q3 2021	Q3 2020	Increase / Decrease
\$1,133 <small>Avg Rent y-o-y (All Units)</small>	\$955	+\$178
96.5% <small>Avg Occupancy Rate y-o-y</small>	95.6%	+0.9%

New Construction (50+)*

Delivered | Avg Absorption
754 Units | 31 Units / Property / Month

Under Construction
979 Units

Planned Projects
2,121 Units

Total Inventory

50+ Units
68,774

5-49 Units
17,864

Total Units
86,638

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

Q3 2021 Sales Stats

50+ Units

\$342M
\$154M (Q3 2020)
+122.8% y-o-y

Transaction Volume

\$39M
\$27M (Q3 2020)
+42.0% y-o-y

5-49 Units

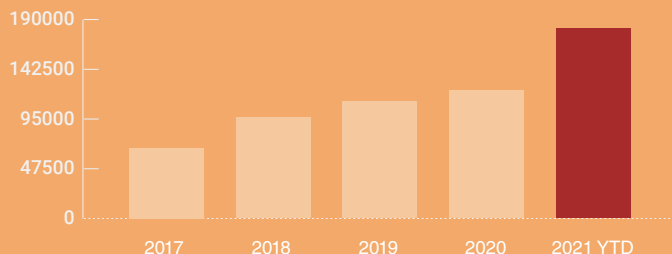
50+ Units

Avg Sales Price Per Unit

5-49 Units

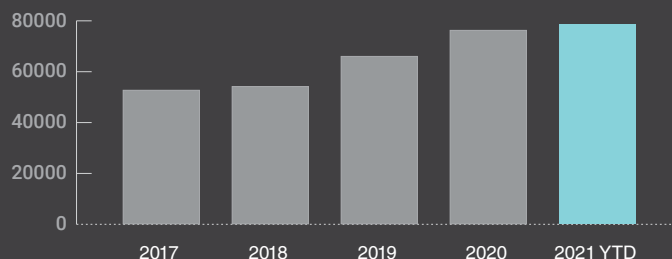
\$180,906

\$121,059 (Q3 2020)
+49.4% y-o-y



\$78,432

\$81,785 (Q3 2020)
-4.1% y-o-y



\$208.71

\$157.27 (Q3 2020)
+32.7% y-o-y

Avg Price/SF

\$138.38

\$116.13 (Q3 2020)
+19.2% y-o-y



1990

1989
(Q3 2020)

Avg Year Built

1962

1968
(Q3 2020)

Top Q3 2021 (50+) Sales by Price/Unit



Galeria Del Rio
Tucson, 101 Units
\$32,025,000
\$317,079/unit
\$201.58/SF
Built 2013



Encantada Riverside Crossing
Tucson, 304 Units
\$92,750,000
\$305,099/unit
\$303.47/SF
Built 2012

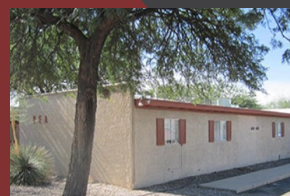


Casas Lindas
Tucson, 144 Units
\$32,250,000
\$223,958/unit
\$200.78/SF
Built 1987

Top Q3 2021 (5-49) Sales by Price/Unit



1923 East Cooper Street
Tucson, 10 Units
\$1,890,000
\$189,000/unit
\$242.99/SF
Built 1947



Casa Deena
Tucson, 11 Units
\$1,650,000
\$150,000/unit
\$223.21/SF
Built 1977



10th and Mountain
Tucson, 6 Units
\$893,750
\$148,958/unit
\$262.48/SF
Built 1936

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