

SNAP STATS

EXECUTIVE SUMMARY INFOGRAPHIC

TUCSON MSA | MULTIFAMILY

YE 2021 | 5+ Unit Properties Overview

Tucson MSA Overview (5+ Unit Properties)

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

Unemployment Rate (%) **3.2%**
as of Nov 2021

Employment Growth (%) **3.1%**
as of Nov 2021

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

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

Transaction Volume **\$1.86B**
\$1.17B (YE 2020) +59.1% y-o-y

Avg Price/Unit **\$158,978**
\$114,233 (YE 2020) +39.2% y-o-y

Avg Price/SF **\$199.57**
\$154.75 (YE 2020) +29.0% y-o-y

AVG Rent/Occupancy (5+ Unit Properties)

YE 2021	YE 2020	Increase / Decrease
\$1,093 <small>Avg Rent y-o-y (All Units)</small>	\$950	+\$143
96.4% <small>Avg Occupancy Rate y-o-y</small>	95.5%	+0.9%

Q4 2021
\$1,169

Q4 2021
96.1%

New Construction (50+)*

Delivered | Avg Absorption
1,009 Units | 20 Units / Property / Month

Under Construction
794 Units

Planned Projects
2,383 Units

Q4 2021
0

Total Inventory

50+ Units
69,211

5-49 Units
17,864

Total Units
87,075

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

YE 2021 Sales Stats

50+ Units

\$1.69B
\$1.04B (YE 2020)
+62.7% y-o-y

Q4 2021 **\$929M**

Transaction Volume

\$168M
\$129M (YE 2020)
+30.2% y-o-y

Q4 2021 **\$53M**

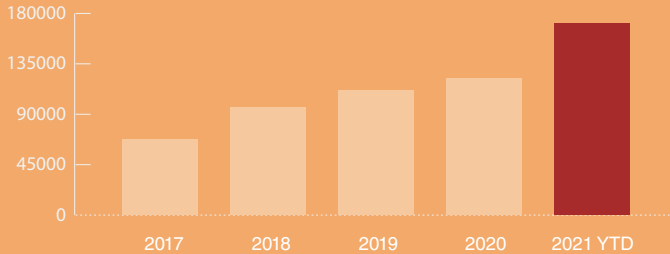
5-49 Units

50+ Units

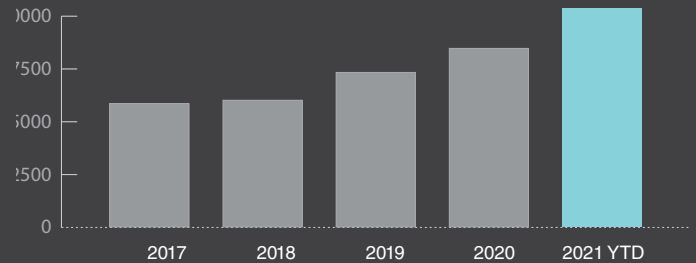
Avg Sales Price Per Unit

5-49 Units

\$170,922 \$121,718 (YE 2020)
+40.4% y-o-y



\$93,279 \$76,351 (YE 2020)
+22.2% y-o-y



\$207.61
\$162.71 (YE 2020)
+27.6% y-o-y

Avg Price/SF

\$143.55
\$110.87 (YE 2020)
+29.5% y-o-y



1986

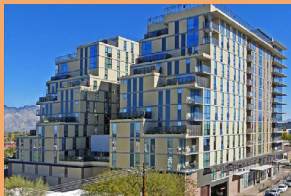
1986
(YE 2020)

Avg Year Built

1962

1968
(YE 2020)

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



The Hub at Tucson
Tucson, 163 Units
\$103,000,000
\$631,902/unit
\$406.68/SF
Built 2014



Cortaro Farms Rental Homes
Tucson, 135 Units
\$43,602,452
\$322,981/unit
\$340.30/SF
Built 2007



La Mariposa Rental Homes
Tucson, 142 Units
\$45,863,319
\$322,981/unit
\$323.60/SF
Built 2003

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



Mountain Rental Homes
Tucson, 38 Units
\$12,432,087
\$327,160/unit
\$335.66/SF
Built 1994



Sabino Canyon Rental Homes
Tucson, 44 Units
\$14,211,169
\$322,981/unit
\$267.77/SF
Built 1996



1401 - 1411 East 10th Street
Tucson, 6 Units
\$1,415,000
\$235,833/unit
\$288.78/SF
Built 1949

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