



View our interactive construction pipeline at: abimf.com/report/tucson-construction-pipeline

RYAN KIPPES 520.265.1895
VICE PRESIDENT ryan.kippes@abimultifamily.com
AZ Lic # SA660419000

DESIREE PALMER 520.265.1993
VICE PRESIDENT desiree.palmer@abimultifamily.com
AZ Lic # SA682872000

NATHANIEL MCADOO 520.265.1945
ASSOCIATE nathaniel.mcadoo@abimultifamily.com
AZ Lic # SA698399000

TOTAL UNIT INVENTORY

 5+ UNIT PROPERTIES: **90,357**

 50+ UNIT PROPERTIES: **74,560**
Q3 2022 Sales Stats
50+ Units
\$435M

 \$342M (Q3 2021)
 +27.2% y-o-y

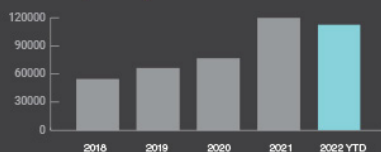
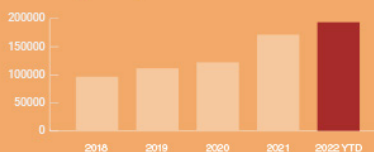
Transaction Volume
\$25M

 \$39M (Q3 2021)
 -37.4% y-o-y

5-49 Units
50+ Units
\$193,016

 \$180,906 (Q3 2021)
 +6.7% y-o-y

Avg Sales Price Per Unit
5-49 Units
\$112,137

 \$78,734 (Q3 2021)
 +42.4% y-o-y

\$284.80

 \$208.68 (Q3 2021)
 +36.5% y-o-y

Avg Price/SF
\$202.46

 \$138.26 (Q3 2021)
 +46.4% y-o-y

1977

 1990
 (Q3 2021)

Avg Year Built
1963

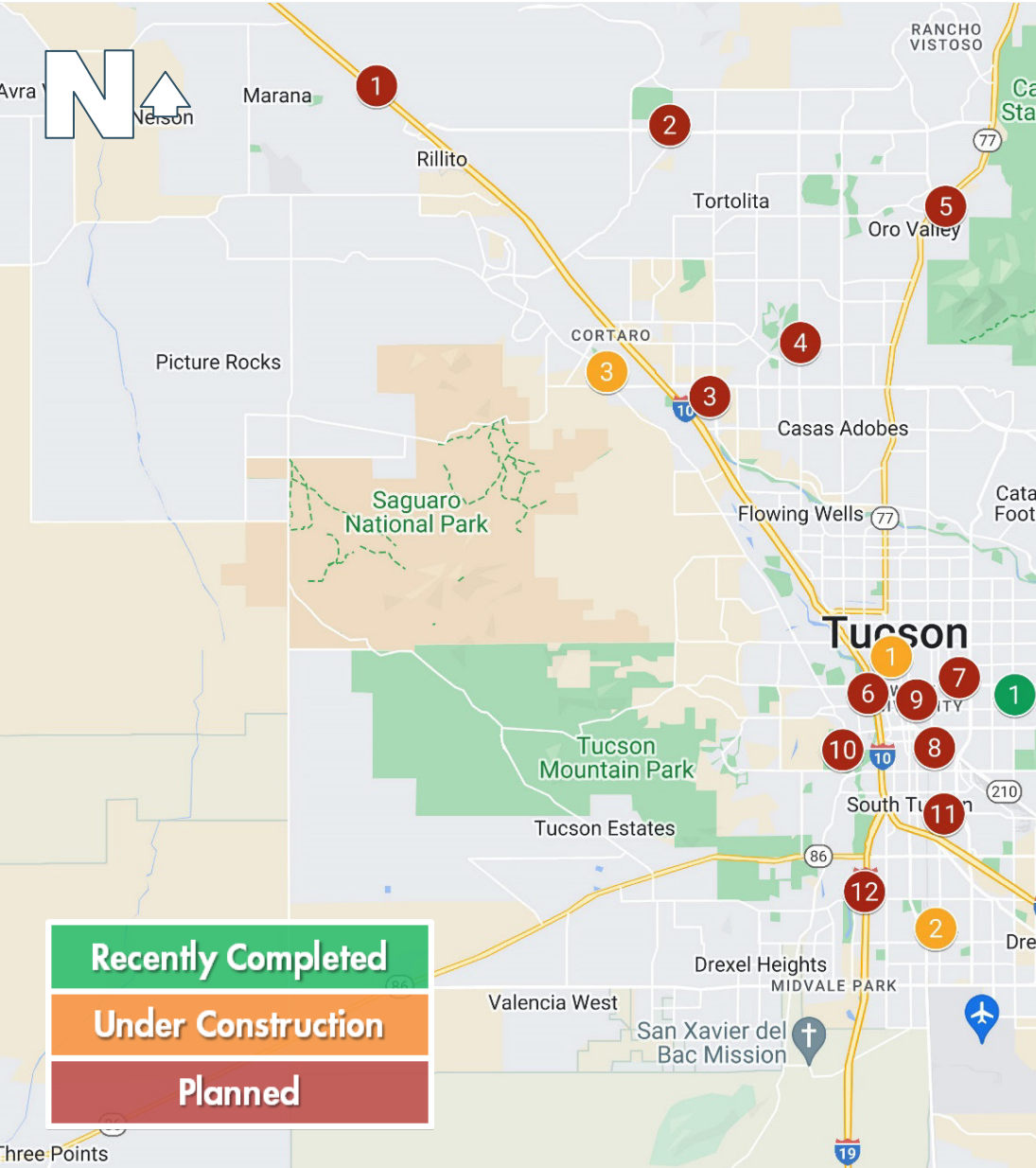
 1962
 (Q3 2021)

50+ UNIT PROPERTIES | Q3 2022 TRANSACTIONS BY YEAR BUILT

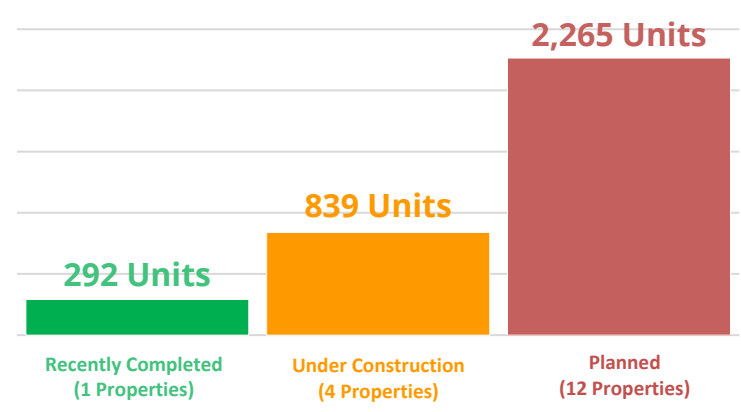
	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	--	--	--
1990-99	\$173K	\$216	1
1980-89	\$205K	\$325	4
Pre-1980	\$158K	\$199	3

5-49 UNIT PROPERTIES | Q3 2022 TRANSACTIONS BY YEAR BUILT

	Avg Price/Unit	Avg Price/SF	# of Transactions
2010+	--	--	--
2000-09	--	--	--
1990-99	\$125K	\$174	1
1980-89	\$146K	\$176	3
Pre-1980	\$109K	\$207	11



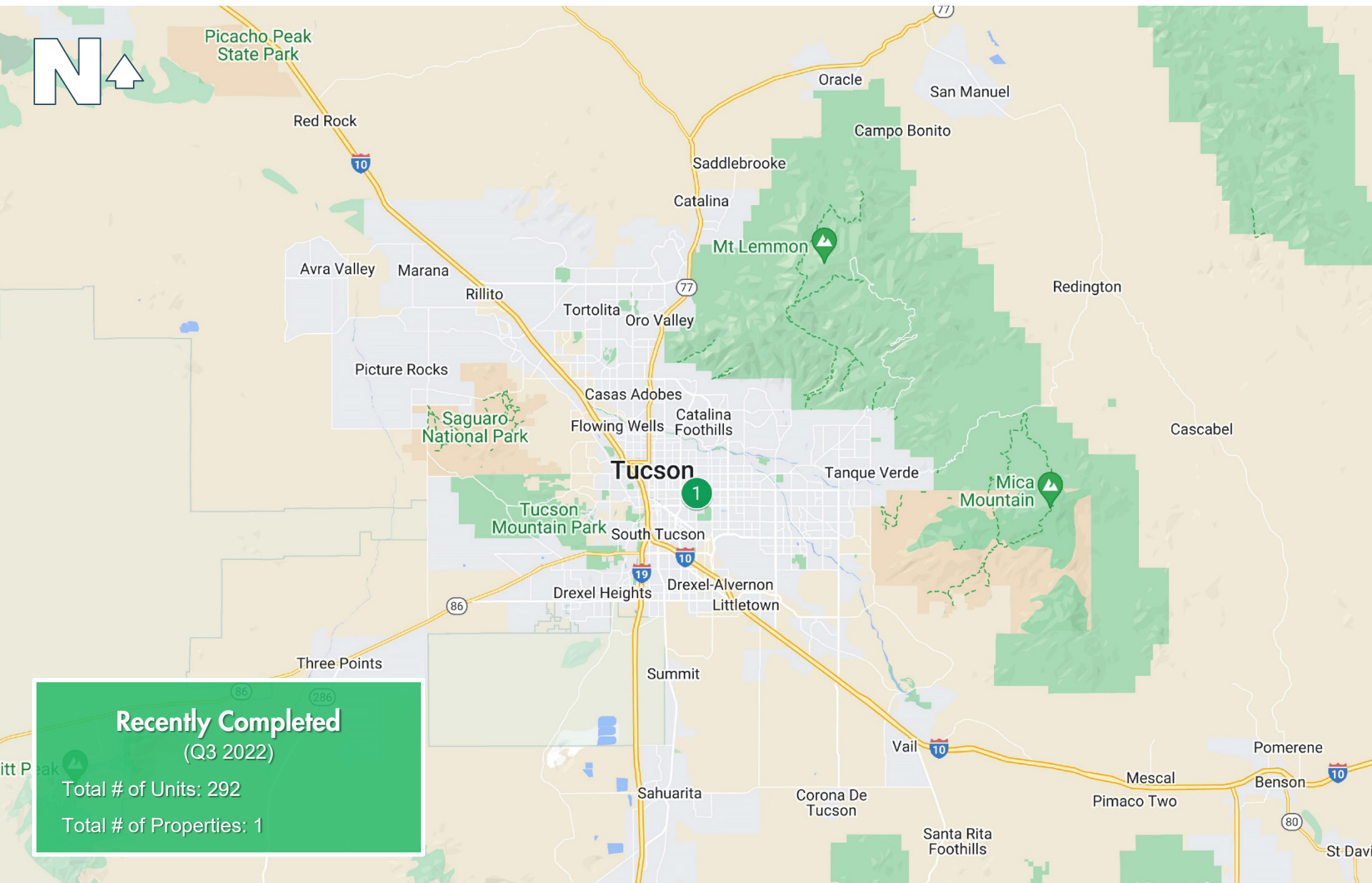
TUCSON MSA CONSTRUCTION PIPELINE – Q3 2022

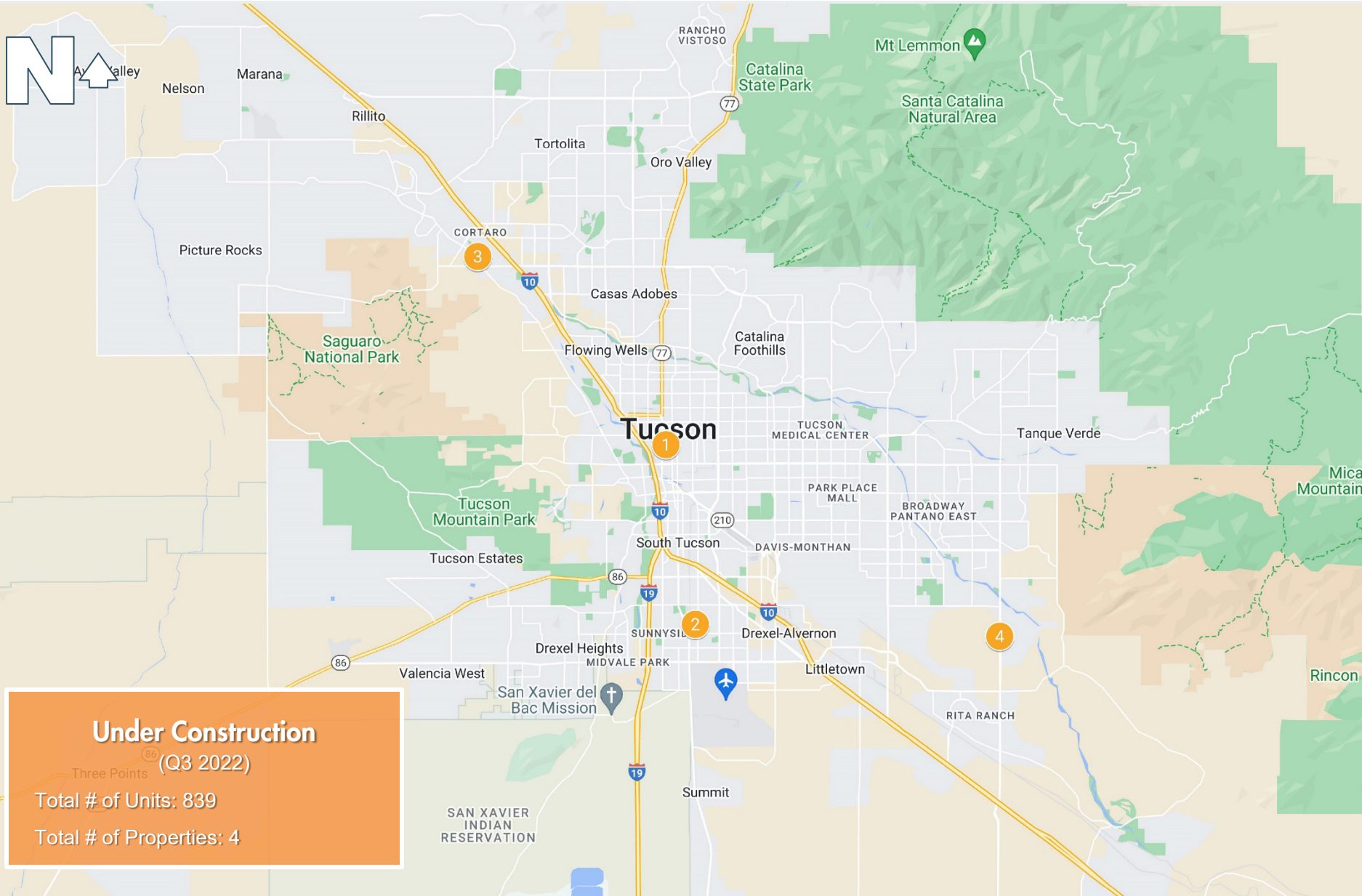


Recently Completed

Under Construction

Planned





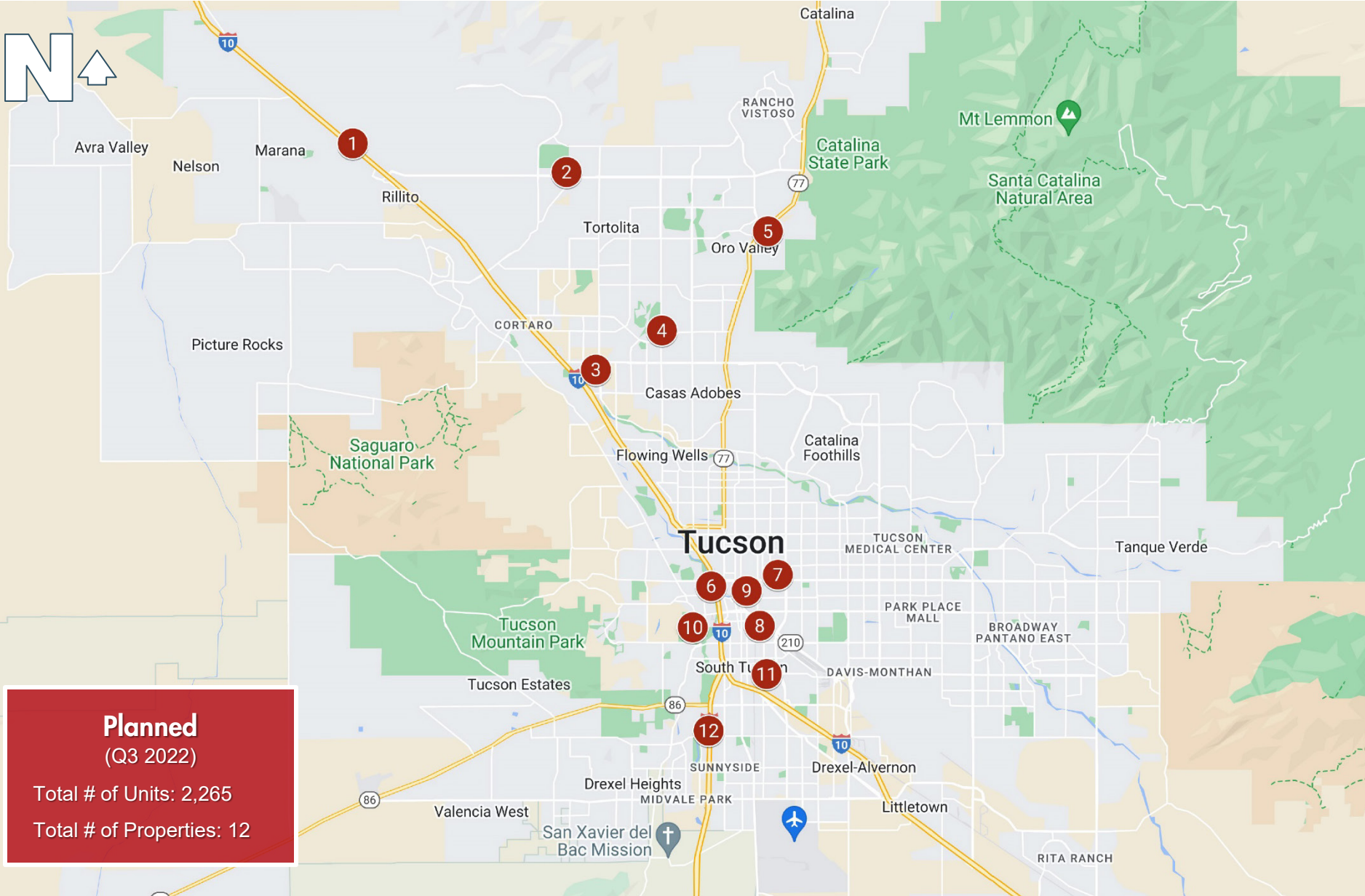
Under Construction
86 (Q3 2022)
 Three Points
 Total # of Units: 839
 Total # of Properties: 4

RECENTLY COMPLETED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
1 Benedictine, The	800 North Country Club Road	292	9/1/2022	Rulney, Ross
Recently Completed (Q3 2022 Only)		292		

UNDER CONSTRUCTION (50+ UNIT PROPERTIES)

Property Name	Address	Units	Permit Date	Developer
1 Gateway	338 West Drachman Street	120	8/22/2021	La Frontera Center
2 Rio Mercado	5489 South Park Avenue	107	11/30/2021	Moore, Gregory Eric
3 Place at Silverbell Gateway, The	7430 North Silverbell Road	300	3/1/2022	MC Companies
4 Encantada Saguaro National	5750 South Houghton Road	312	4/1/2021	HSL Properties
Total Under Construction		839		



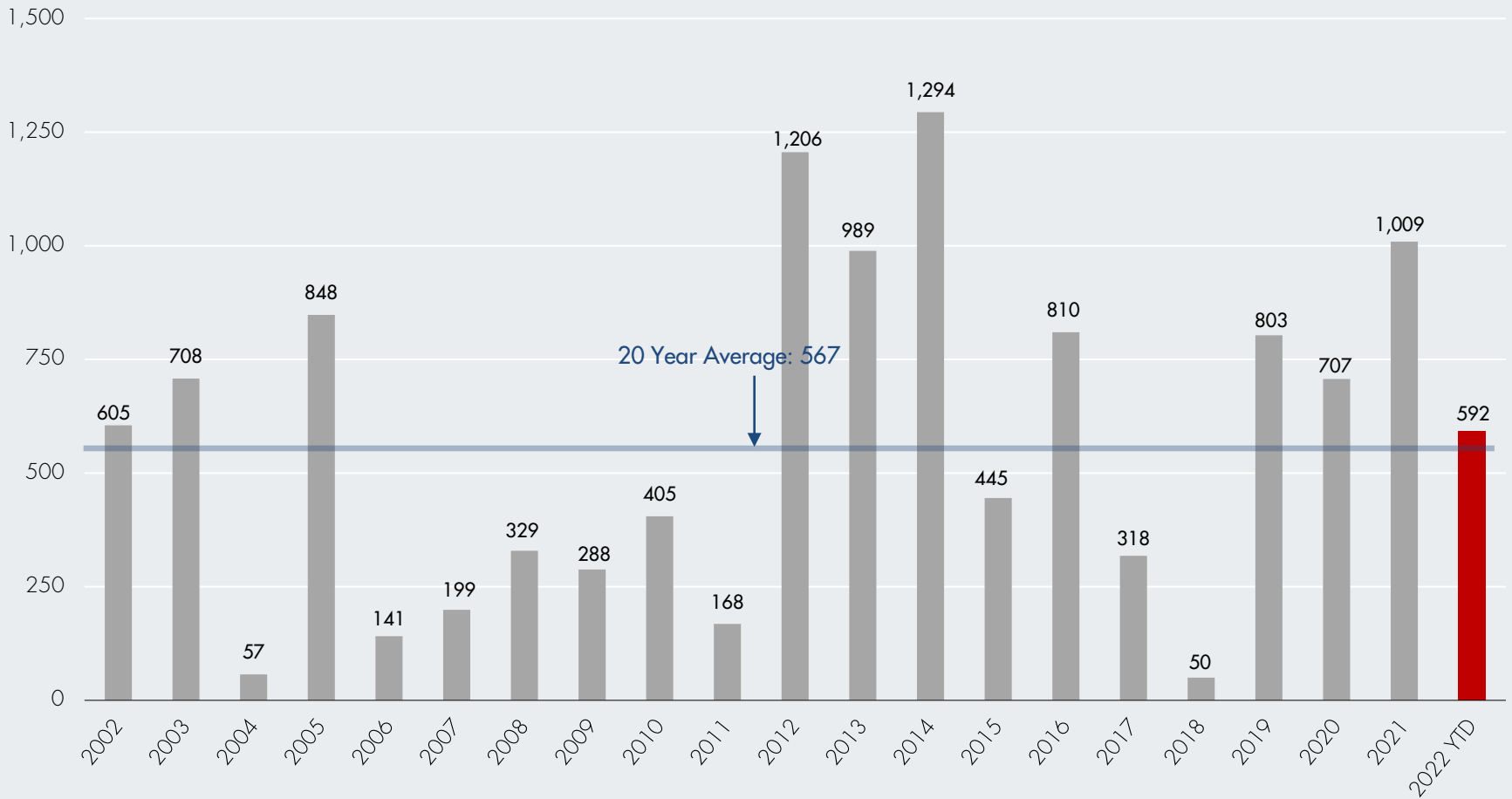
Planned
(Q3 2022)
Total # of Units: 2,265
Total # of Properties: 12

PLANNED (50+ UNIT PROPERTIES)

Property Name	Address	Units	Property Status	Developer
1 Arise Mandarinina	North Mandarinina Blvd & West Tangerine Road	283	Planned	Family Development
2 Marana Encantada	West Linda Vista Blvd & West Twin Peaks Road	285	Planned	HSL Properties
3 Alexander, The	3915 West Aerie Drive	209	Planned	Sears Financial
4 Arroyo Verde	NEC North La Cholla Blvd & West Old Magee Trail	156	Planned	MC Companies
5 Oro Valley Villas	East Linda Vista Blvd & North Oracle Road	64	Planned	Aerie Development
6 Suites On Scottsdale	475 North Granada Avenue	85	Planned	Sterling Real Estate Partners
7 Hub V, The	1001 North Park Avenue	161	Planned	Core Spaces
8 Opus on 4th	213 North 4th Avenue	323	Planned	Opus Group, The
9 Trinity, The	400 East University Blvd	58	Planned	R + R Develop
10 Bautista, The	West Cushing Street & South Linda Avenue	253	Planned	Gadsden Company, The
11 Cabana Bridges	1102 East 36th Street	288	Planned	Greenlight Communities
12 Tucson Landing	4570 South Landing Way	100	Planned	HCW Development
Total Planned		2,265		

TOTAL UNIT INVENTORY
 5+ UNIT PROPERTIES: **90,357**
 50+ UNIT PROPERTIES: **74,560**

PRE-LEASE ABSORPTION RATE
9
 Units/Property/Month (Avg)



Leading Multifamily Brokerage Team in the Western US

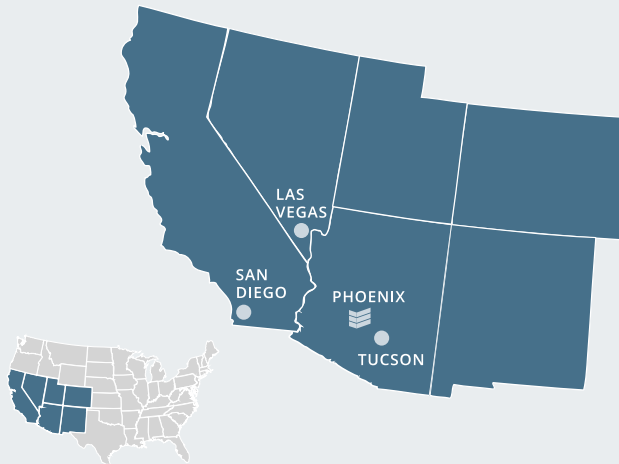
200+ YEARS OF COMBINED MULTIFAMILY BROKERAGE EXPERIENCE

SEASONED ADVISORS WITH REGIONAL INSIGHT

COLLABORATION & COOPERATION

Apartment Brokerage & Advisory Firm

ABI Multifamily is a brokerage and advisory services firm that focuses exclusively on apartment investment transactions. The experienced advisors at ABI Multifamily have completed billions of dollars in sales and thousands of individual multifamily transactions.



TUCSON OFFICE

RYAN KIPPES

VICE PRESIDENT

520.265.1895

ryan.kippes@abimultifamily.com

AZ Lic #SA660419000

DESIREE PALMER

VICE PRESIDENT

520.265.1993

desiree.palmer@abimultifamily.com

AZ Lic #SA682872000

NATHANIEL MCADOO

ASSOCIATE

520.265.1945

nathaniel.mcadoo@abimultifamily.com

AZ Lic #SA698399000

PHOENIX HQ

5227 N. 7th Street
Phoenix, AZ 85014

602.714.1400

LAS VEGAS OFFICE

5940 S. Rainbow Blvd.
Las Vegas, NV 89118

702.820.5660

SAN DIEGO OFFICE

1012 Second Street, Ste. 100
Encinitas, CA 92024

858.256.5454

TUCSON OFFICE

3360 N. Country Club Road
Tucson, AZ 85716

520.265.1993

DISCLAIMER © 2022 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