











SNAP STATS

EXECUTIVE SUMMARY REPORT



TUCSON MSA

OVERVIEW (10+ UNIT PROPERTIES)

	Total Population March 2025*	1,080,345
	Unemployment Rate (%) February 2025	4.0%
	Employment Growth (%) February 2025	-0.9%
	Median HH Income March 2025*	\$73,129
	GDP Per Capita March 2025*	\$52,494
	12-Month Transaction Volume \$324M (Q1 2024) +26.6% y-o-y	\$410M
	12-Month Price/Unit \$221,663 (Q1 2024) -28.4% y-o-y	\$158,710
	12-Month Cap Rate 5.3% (Q1 2024) 0.0% y-o-y	5.3%

AVG RENT/ OCCUPANCY

Q1 2025	Q1 2024	% CHANGE
\$1,171	\$1,212	-\$41
Avg Rent y-o-y (All Units)		
94.0%	92.5%	+1.5%
Avg Occupancy Rate y-o-y		

NEW CONSTRUCTION (50+) **	
Delivered 263 Units	Under Construction 2,051 Units
Avg Absorption -68 Units / Month	Planned Projects 2,004 Units

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

* Forecasted

For additional market information, or if you would like a submarket report
for your property, please contact us at: **contact@abimultifamily.com**



ABI

MULTIFAMILY

TUCSON OFFICE

3360 NORTH COUNTRY CLUB ROAD, TUCSON, AZ 85716

P: 520.265.1993

ABIMULTIFAMILY.COM

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SOURCES: ABI Research / Bureau of Labor Statistics / Census Bureau /
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