











SNAP STATS

EXECUTIVE SUMMARY REPORT



TUCSON MSA

OVERVIEW (10+ UNIT PROPERTIES)

	Total Population <small>June 2025*</small>	1,081,998
	Unemployment Rate (%) <small>May 2025</small>	4.2%
	Employment Growth (%) <small>May 2025</small>	0.2%
	Median HH Income <small>June 2025*</small>	\$73,892
	GDP Per Capita <small>June 2025*</small>	\$52,907
	12-Month Transaction Volume <small>\$325M (Q2 2024) +55.1% y-o-y</small>	\$504M
	12-Month Price/Unit <small>\$224,297 (Q2 2024) -28.1% y-o-y</small>	\$161,313
	12-Month Cap Rate <small>5.5% (Q2 2024) 0.0% y-o-y</small>	5.5%

AVG RENT/ OCCUPANCY

Q2 2025	Q2 2024	% CHANGE
\$1,174	\$1,190	-\$16
Avg Rent y-o-y (All Units)		
94.7%	92.6%	+2.1%
Avg Occupancy Rate y-o-y		

NEW CONSTRUCTION (50+) **	
Delivered 161 Units	Under Construction 2,266 Units
Avg Absorption 124 Units / Month	Planned Projects 1,887 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**



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