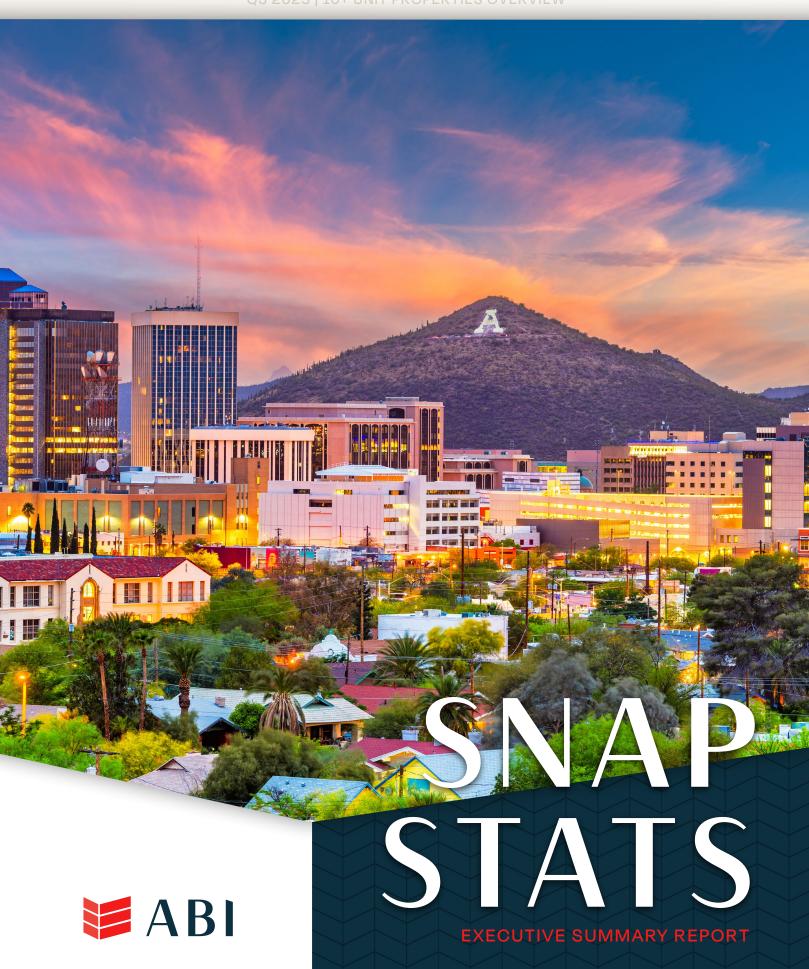
TUCSON MSA | MULTIFAMILY

Q3 2025 | 10+ UNIT PROPERTIES OVERVIEW



TUCSON MSA OVERVIEW (10+ UNIT PROPERTIES)

~~~	<b>Total Population</b> September 2025*	1,083,651
	Unemployment Rate (%) August 2025  Employment Growth (%) August 2025	4.8% 1.1%
	Median HH Income September 2025*  GDP Per Capita September 2025*	\$74,655 \$53,320
\$57	12-Month Transaction Volume \$614M (Q3 2024) -51.4% y-o-y  12-Month Price/Unit \$241,348 (Q3 2024) -43.9% y-o-y  12-Month Cap Rate  5.5% (Q3 2024) +0.1% y-o-y	\$299M \$135,334 5.6%

# AVG RENT/ OCCUPANCY

Q3 2025	Q3 2024	% CHANGE
\$1,185	\$1,197	-\$12
Avg Rent y-o-y (All Units)		
94.4%	92.5%	+1.9%
Avg Occupancy Rate y-o-y		

### NEW CONSTRUCTION (50+)**

#### Delivered

344 Units

**Avg Absorption** 58 Units / Month

## **Under Construction**

2,830 Units

#### **Planned Projects** 1,349 Units

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

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 / Yardi Matrix / Vizzda / CoStar Group / RealPage