







SNAP STATS

EXECUTIVE SUMMARY REPORT



TUCSON MSA

OVERVIEW (10+ UNIT PROPERTIES)

	Total Population September 2025*	1,083,651
	Unemployment Rate (%) August 2025	4.8%
	Employment Growth (%) August 2025	1.1%
	Median HH Income September 2025*	\$74,655
	GDP Per Capita September 2025*	\$53,320
	12-Month Transaction Volume \$614M (Q3 2024) -51.4% y-o-y	\$299M
	12-Month Price/Unit \$241,348 (Q3 2024) -43.9% y-o-y	\$135,334
	12-Month Cap Rate 5.5% (Q3 2024) +0.1% y-o-y	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	Under Construction 2,830 Units
Avg Absorption 58 Units / Month	Planned Projects 1,349 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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