



SNAP STATS

EXECUTIVE SUMMARY REPORT

TUCSON MSA OVERVIEW (10+ UNIT PROPERTIES)



Total Population
December 2025*

1,085,305



Unemployment Rate (%)
November 2025

4.4%

Employment Growth (%)
November 2025

0.3%



Median HH Income
December 2025*

\$75,418

GDP Per Capita
December 2025*

\$53,734



12-Month Transaction Volume
\$579M (YE 2024) -38.9% y-o-y

\$354M

12-Month Price/Unit
\$265,163 (YE 2024) -54.4% y-o-y

\$120,916

12-Month Cap Rate
5.4% (YE 2024) +0.3% y-o-y

5.7%



AVG RENT/ OCCUPANCY

	YE 2025	YE 2024	% CHANGE
Avg Rent y-o-y (All Units)	\$1,150	\$1,186	-\$36
Avg Occupancy Rate y-o-y	94.0%	94.0%	No Change

NEW CONSTRUCTION (50+)**

Delivered

962 Units

Q4 2025
194 Units

Avg Absorption

102 Units / Month

Under Construction

2,806 Units

Planned Projects

1,222 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 /
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