





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

NEW CONSTRUCTION (50+) **		
Delivered		Under Construction
962 Units	Q4 2025 194 Units	2,806 Units
Avg Absorption		Planned Projects
102 Units / Month		1,222 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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