

# SNAP STATS

## EXECUTIVE SUMMARY INFOGRAPHIC

### TUCSON MSA | MULTIFAMILY

### Q2 2022 | 5+ Unit Properties Overview

#### Tucson MSA Overview (5+ Unit Properties)

**Total Population** **1,047,279**

2019 ACS 1-Year Estimates

**Unemployment Rate (%)** **3.3%**

as of May 2022

**Employment Growth (%)** **3.2%**

as of May 2022

**Median HH Income** **\$55,023**

2020 ACS 5-Year Estimate

**Per Capita Income** **\$30,747**

2020 ACS 5-Year Estimate

**Transaction Volume** **\$379M**

\$248M (Q2 2021) +52.4% y-o-y

**Avg Price/Unit** **\$138,071**

\$131,124 (Q2 2021) +5.3% y-o-y

**Avg Price/SF** **\$208.56**

\$160.24 (Q2 2021) +30.2% y-o-y

#### AVG Rent/Occupancy (5+ Unit Properties)

Q2 2022	Q2 2021	Increase / Decrease
<b>\$1,257</b>	<b>\$1,062</b>	<b>+\$195</b>
Avg Rent y-o-y (All Units)		
<b>96.0%</b>	<b>96.4%</b>	<b>-0.4%</b>
Avg Occupancy Rate y-o-y		

#### New Construction (50+)\*

**Delivered | Avg Absorption**

**55 Units | 21 Units / Property / Month**

**Under Construction**

**1,096 Units**

**Planned Projects**

**2,265 Units**

#### Total Inventory

**50+ Units**

**69,826**

**5-49 Units**

**17,864**

**Total Units**

**87,690**

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

### Q2 2022 Sales Stats

**50+ Units**

**\$338M**

\$208M (Q2 2021)  
+62.6% y-o-y

**Transaction Volume**

**\$40M**

\$40M (Q2 2021)  
-0.5% y-o-y

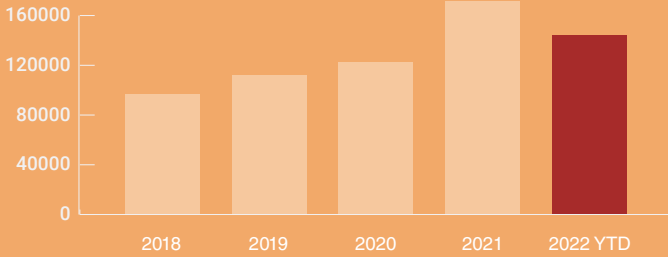
**5-49 Units**

50+ Units

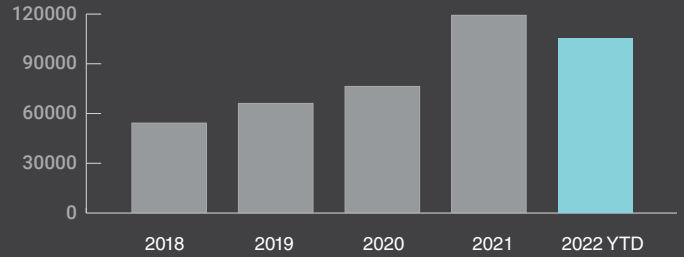
Avg Sales Price Per Unit

5-49 Units

\$143,369 \$147,240 (Q2 2021)  
-2.6% y-o-y



\$105,343 \$83,881 (Q2 2021)  
+25.6% y-o-y



\$215.67

\$166.26 (Q2 2021)  
+29.7% y-o-y

Avg Price/SF

\$163.32

\$135.06 (Q2 2021)  
+20.9% y-o-y



1981

1982  
(Q2 2021)

Avg Year Built

1965

1960  
(Q2 2021)

Top Q2 2022 (50+) Sales by Price/Unit



San Xavier Casitas Portfolio  
Tucson, 426 Units  
\$91,250,000  
\$214,202/unit  
\$229.88/SF  
Built 1980



Equinox on Prince  
Tucson, 114 Units  
\$21,100,000  
\$185,088/unit  
\$293.65/SF  
Built 1964



American Village  
Tucson, 56 Units  
\$10,175,000  
\$181,696/unit  
\$233.70/SF  
Built 1964

Top Q2 2022 (5-49) Sales by Price/Unit



Sonoran on 9th  
Tucson, 26 Units  
\$5,300,000  
\$203,846/unit  
\$225.32/SF  
Built 1969



709 North 6th Avenue  
Tucson, 5 Units  
\$1,015,000  
\$203,000/unit  
\$258.07/SF  
Built 1900



710 North 6th Avenue  
Tucson, 5 Units  
\$1,015,000  
\$203,000/unit  
\$253.75/SF  
Built 1907

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