

TUCSON MSA | MULTIFAMILY | 2Q 2018

SNAP STATS

TUCSON MSA SNAP STATS

2Q 2018 | 10+ Unit Property Sales Overview

Tucson MSA Overview (10+ Unit Properties)

Total Population **1,026,099**

ADOA, EBRC 2017 Estimate

Population Growth (%) ▲ **0.8%**

y-o-y growth 2016 to 2017

Unemployment Rate (%) **3.6%**

as of May 2018

Employment Growth (%) ▲ **1.4%**

y-o-y growth as of May 2018

Median HH Income **\$46,764**

2016 ACS 5-Yr Estimate

Median HH Income Growth ▲ **1.3%**

2016 ACS 5-Yr Estimate

Per Capita Income **\$39,541**

EBRC, DOA, BEA Estimate

Per Capita Income Change ▲ **1.6%**

2016 EBRC, DOA, BEA Estimate

AVG Rent/Occupancy (10+ Unit Properties)

2Q 2018	2Q 2017	Increase / Decrease
\$831	\$798	▲ \$33
<small>Avg Rent y-o-y (All Units)</small>		
94.5%	94.4%	▲ +0.1%
<small>Avg Occupancy Rate y-o-y</small>		

New Construction*

Under Construction

853 Units

Planned Projects

1,407 Units

Total Inventory

50+ Units

67,093

10-49 Units

50,792

Total Units

117,885

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

2Q 2018 Sales Stats

100+ Units

\$222M

\$95M (2Q 2017)
+131% y-o-y

Transaction Volume

\$51M

\$73M (2Q 2017)
-31% y-o-y

10-99 Units

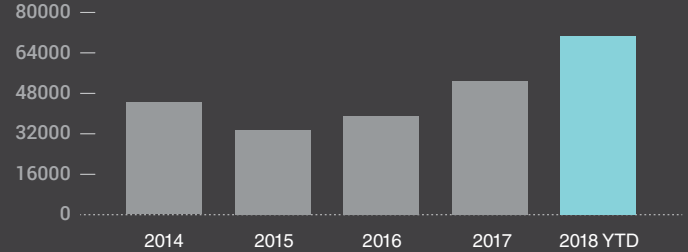
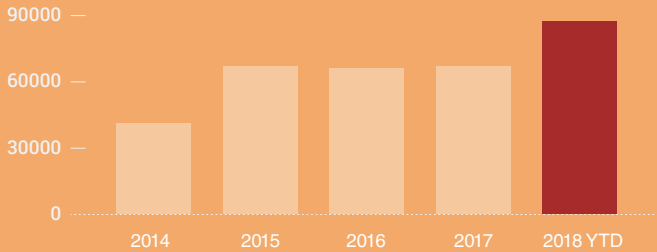
100+ Units

Avg Sales Price Per Unit

10-99 Units

\$87,060 \$81,122 (2Q 2017)
+7% y-o-y

\$70,545 \$67,104 (2Q 2017)
+5% y-o-y



\$118.42
\$116.31 (2Q 2017)
+2% y-o-y

Avg Price/SF

\$89.04
\$89.41 (2Q 2017)
+0% y-o-y



1986

1982
(2Q 2017)

Avg Year Built

1966
(2Q 2017)

1972

Top 2Q 2018 (100+) Sales by Price/Unit

Top 2Q 2018 (10-99) Sales by Price/Unit



Avilla Sabino Two
Tucson, 130 Units
\$30,540,296
\$234,925/unit
\$187.79/SF
Built 2016



Avilla Sabino One
Tucson, 53 Units
\$11,763,704
\$221,957/unit
\$202.40/SF
Built 2015



University Villa at Ironwood
Tucson, 140 Units
\$17,450,000
\$124,643/unit
\$96.85/SF
Built 2001



Riata Court
Tucson, 16 Units
\$2,800,000
\$175,000/unit
\$185.19/SF
Built 1997



Casas Lindas
Tucson, 144 Units
\$17,650,000
\$122,569/unit
\$109.88/SF
Built 1987



The Greens at Ventana Canyon
Tucson, 20 Units
\$2,697,904
\$134,895/unit
\$139.07/SF
Built 1986

DISCLAIMER © 2018 ABI Multifamily | The information and details contained herein have been obtained from third-party sources believed to be reliable; however, ABI Multifamily has not independently verified its accuracy. ABI Multifamily makes no representations, guarantees, or express or implied warranties of any kind regarding the accuracy or completeness of the information and details provided herein, including but not limited to the implied warranty of suitability and fitness for a particular purpose. Interested parties should perform their own due diligence regarding the accuracy of the information. SOURCES: ABI Research / Bureau of Labor Statistics / Census Bureau / YARDI Matrix / Vizzda / US Chamber of Commerce / RED Comps / ARMLS