



### **TUCSON MSA OVERVIEW**

#### **Total Population** 1,007,162 1H 2015 Properties \$722 Population Growth (%) 1.1% ADOA, EBRC Estimate Avg Effective Rent y-o-y **Employment Growth (%)** 1.92% 8.2% Civilian Labor Force / Y-o-Y change Avg Vacancy Rate y-o-y **Unemployment Rate (%)** 4.9% as of May 2015 Units Delivered 2011 - YTD 2015 Projection **Median HH Income** \$44,612 2013 Census Estimate Construction 2012 **Median HH Income Growth** 0.4% Census Estimate 2008 - 2013 2013 Per Capita Income \$37,063 2014 ADOA, EBRC Estimate 2015 1.01% Per Capita Income Change 1H 2015 Sales Stats



# 1H | Avg Effective Rent/Vacancy

**Increase / Decrease** 

**\$15** (2.1%)

1,206

1,150

1,294

989

1H 2014

\$707

9.1%



# \$82M (2014) +38.67% y-o-y

## **Transaction Volume**





### Top 1H 2015 Sales by Price/Unit



\$11,300,000 \$62,778/unit Built 1979



Tucson, 288 Units \$17,530,000 \$60,868/unit \$78.15/SF **Built 1980** 



The Place at Broadway East Tucson, 120 Units \$7,000,000 \$58,333/unit \$74/SF **Built 1977** 

### Top 1H 2015 Sales by Price/Unit



Granada Tucson, 10 Units \$875,000 \$87,500/unit \$129.08/SF Built 1908





Bermuda Tucson, 12 Units \$789,990 \$65,833/unit \$65.16/SF **Built 2000** 

Flower Plaza Tucson, 14 Units \$700,000 \$50,000/unit \$53.85/SF **Built 1988** 

DISCLAIMER (C) 2015 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 / Pierce-Eislen / Vizzda / US Chamber of Commerce



TUCSON OFFICE | 1650 NORTH KOLB ROAD, STE. 230, TUCSON, AZ 85715 | P: 520.265.1945 | ABIMULTIFAMILY.COM