

# Monthly Rental Indicators



## December 2020

Rented Units increased 6.9 percent over last year to 187 units. Active Listings decreased 19.6 percent over last year to 484 units.

### Rental Costs by Property Type

- Single Family Residence was up 10.4 percent over last year to \$1,619 per month.
- Townhouse was up 6.2 percent over last year to \$1,151 per month.
- Condominium increased 25.7 percent over last year to \$1,179 per month.
- Casita/Guesthouse was down 6.5 percent over last year to \$938 per month.
- Manufactured Single Family Residence was down 22.7 percent over last year to \$850 per month.
- There were no Mobile Home rentals during this period.

## Monthly Snapshot

**+ 6.9%**      **- 19.6%**      **+ 12.4%**

One-Year Change in Rented Units All Properties	One-Year Change in Active Listings All Properties	One-Year Change in Average Rental Cost All Properties
--	---	---

Rental activity comprised of Single Family, Townhouse, Condo, Casita, Mobile and Manufactured Single Family properties in the MLS of Southern Arizona service area. Percent changes are calculated using rounded figures.

Active and Rented Unfurnished Listings	2
Average Rental Cost by Property Type	3
Casita/Guesthouse Historical Rental Prices	4
Condominium Historical Rental Prices	5
Mobile Home Historical Rental Prices	6
Manufactured Single Family Residence Historical Rental Prices	7
Single Family Residence Historical Rental Prices	8
Townhouse Historical Rental Prices	9
Days on Market	10
Average Rental Cost by Area - Single Family	11
Average Rental Cost by Area - Townhouse	12

# Active and Rented Unfurnished Listings

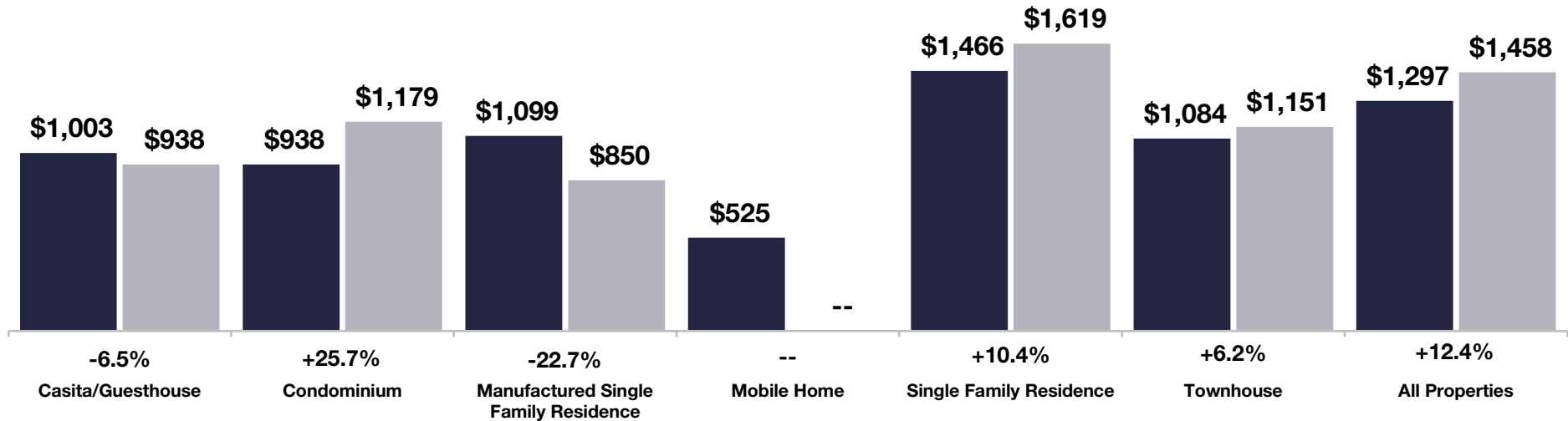
Areas	Active Listings			Rented Units		
	12-2019	12-2020	Percent Change	12-2019	12-2020	Percent Change
<b>MLS of Southern Arizona Area</b>	<b>602</b>	<b>484</b>	- 19.6%	<b>175</b>	<b>187</b>	+ 6.9%
<b>Pima County</b>	<b>541</b>	<b>450</b>	- 16.8%	<b>169</b>	<b>178</b>	+ 5.3%
<b>Tucson</b>	<b>579</b>	<b>460</b>	- 20.6%	<b>160</b>	<b>175</b>	+ 9.4%
<b>Tucson - Central</b>	<b>150</b>	<b>134</b>	- 10.7%	<b>54</b>	<b>56</b>	+ 3.7%
<b>Tucson - East</b>	<b>21</b>	<b>12</b>	- 42.9%	<b>10</b>	<b>20</b>	+ 100.0%
<b>Tucson - North</b>	<b>165</b>	<b>151</b>	- 8.5%	<b>18</b>	<b>26</b>	+ 44.4%
<b>Tucson - Northeast</b>	<b>15</b>	<b>6</b>	- 60.0%	<b>5</b>	<b>7</b>	+ 40.0%
<b>Tucson - Northwest</b>	<b>94</b>	<b>68</b>	- 27.7%	<b>26</b>	<b>28</b>	+ 7.7%
<b>Tucson - South</b>	<b>21</b>	<b>16</b>	- 23.8%	<b>10</b>	<b>6</b>	- 40.0%
<b>Tucson - Upper Southeast</b>	<b>16</b>	<b>9</b>	- 43.8%	<b>15</b>	<b>8</b>	- 46.7%
<b>Tucson - West</b>	<b>30</b>	<b>24</b>	- 20.0%	<b>12</b>	<b>9</b>	- 25.0%
<b>85705</b>	<b>26</b>	<b>33</b>	+ 26.9%	<b>6</b>	<b>8</b>	+ 33.3%
<b>85710</b>	<b>11</b>	<b>6</b>	- 45.5%	<b>5</b>	<b>12</b>	+ 140.0%
<b>85712</b>	<b>21</b>	<b>19</b>	- 9.5%	<b>7</b>	<b>16</b>	+ 128.6%
<b>85716</b>	<b>40</b>	<b>21</b>	- 47.5%	<b>18</b>	<b>9</b>	- 50.0%
<b>85718</b>	<b>77</b>	<b>70</b>	- 9.1%	<b>5</b>	<b>11</b>	+ 120.0%
<b>85719</b>	<b>44</b>	<b>42</b>	- 4.5%	<b>14</b>	<b>17</b>	+ 21.4%
<b>85742</b>	<b>14</b>	<b>6</b>	- 57.1%	<b>4</b>	<b>9</b>	+ 125.0%
<b>85745</b>	<b>17</b>	<b>15</b>	- 11.8%	<b>7</b>	<b>4</b>	- 42.9%
<b>85747</b>	<b>9</b>	<b>6</b>	- 33.3%	<b>12</b>	<b>6</b>	- 50.0%

# Average Rental Cost by Property Type

Average Rental Cost by Property type for the current month, and same month one year ago.

## December

■ 2019 ■ 2020

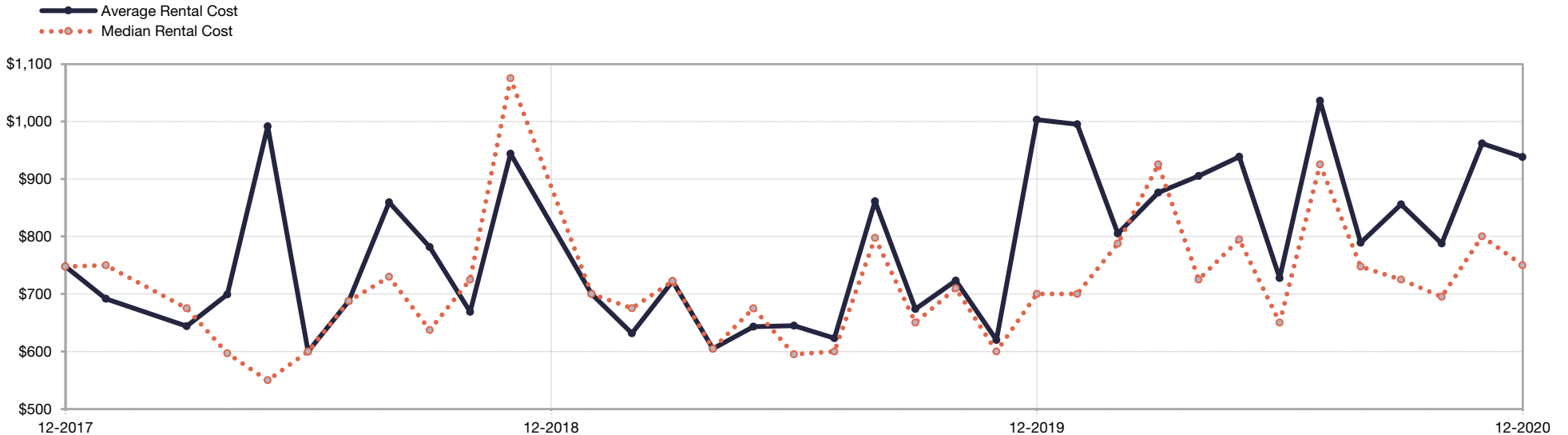


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
January 2020	\$995	\$1,052	--	--	\$1,489	\$1,166	\$1,374
February 2020	\$805	\$985	\$919	\$525	\$1,479	\$947	\$1,275
March 2020	\$876	\$924	\$700	\$735	\$1,498	\$1,019	\$1,306
April 2020	\$905	\$938	\$1,223	\$750	\$1,526	\$1,050	\$1,325
May 2020	\$939	\$937	--	\$693	\$1,468	\$1,073	\$1,334
June 2020	\$728	\$1,008	--	\$450	\$1,555	\$1,064	\$1,381
July 2020	\$1,036	\$1,042	\$1,263	\$875	\$1,656	\$1,182	\$1,476
August 2020	\$789	\$1,062	\$1,182	\$738	\$1,722	\$1,348	\$1,533
September 2020	\$856	\$1,008	\$1,063	--	\$1,631	\$1,133	\$1,462
October 2020	\$788	\$1,040	\$795	--	\$1,701	\$1,038	\$1,474
November 2020	\$962	\$1,068	\$1,050	--	\$1,530	\$1,174	\$1,366
<b>December 2020</b>	<b>\$938</b>	<b>\$1,179</b>	<b>\$850</b>	<b>--</b>	<b>\$1,619</b>	<b>\$1,151</b>	<b>\$1,458</b>
12-Month Average	\$888	\$1,028	\$1,035	\$693	\$1,584	\$1,113	\$1,408

# Casita/Guesthouse Historical Rental Prices

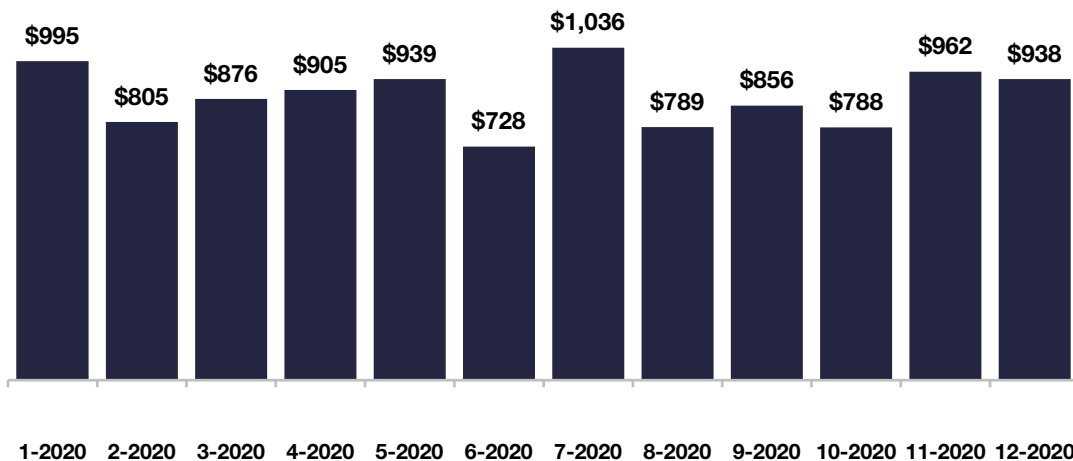
Average Rental Cost per Month

## Historical Rental Cost by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

## Historical Rental Prices by Month



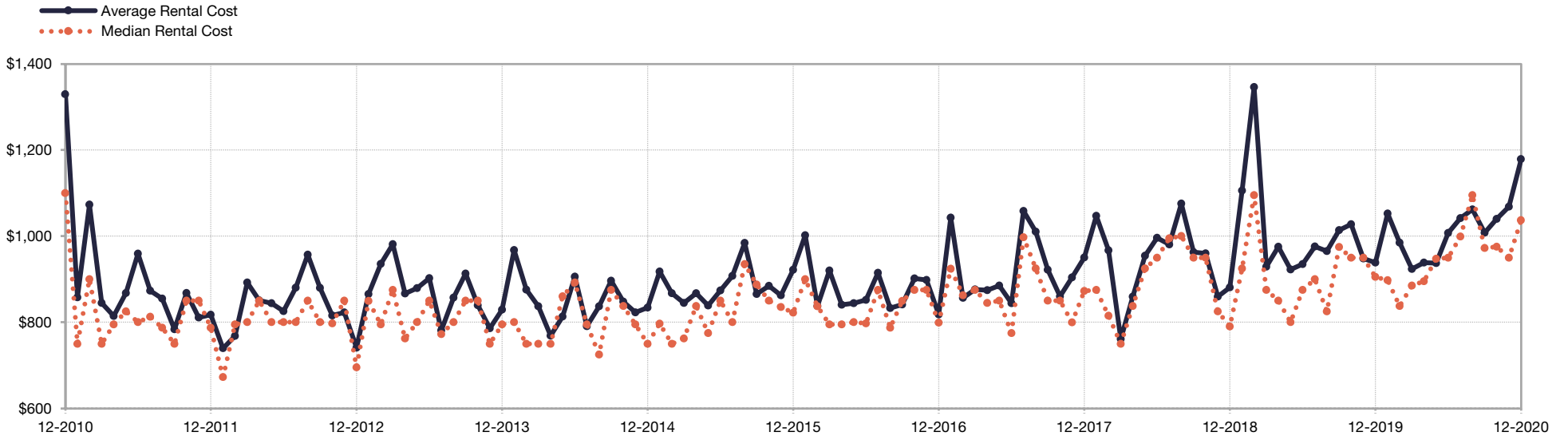
	2017	2018	2019	2020
January	--	\$692	\$700	\$995
February	--	--	\$632	\$805
March	--	\$644	\$723	\$876
April	--	\$699	\$605	\$905
May	--	\$992	\$643	\$939
June	--	\$600	\$645	\$728
July	--	\$688	\$623	\$1,036
August	\$500	\$860	\$861	\$789
September	\$800	\$781	\$674	\$856
October	\$807	\$669	\$723	\$788
November	\$813	\$944	\$620	\$962
<b>December</b>	<b>\$748</b>	<b>--</b>	<b>\$1,003</b>	<b>\$938</b>
12-Month Med*	\$776	\$782	\$725	\$888

Year to Date

# Condominium Historical Rental Prices

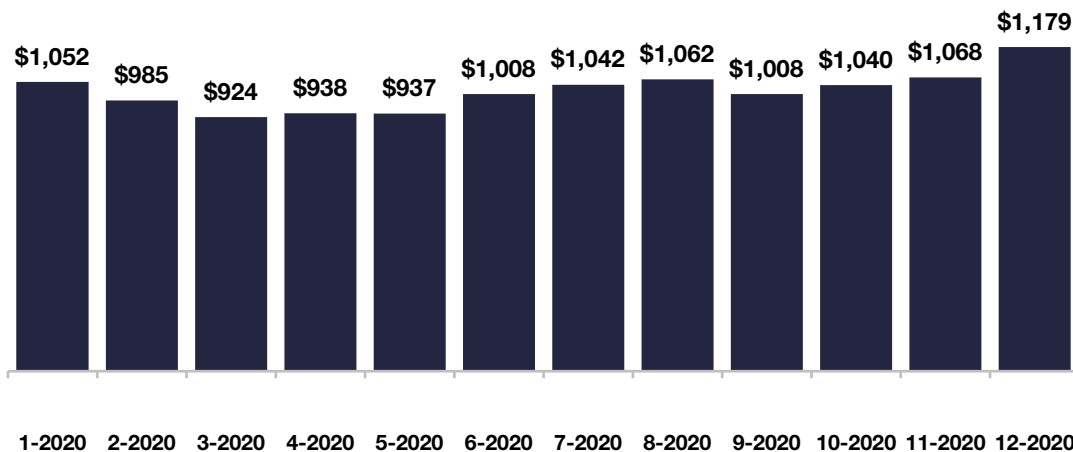
Average Rental Cost per Month

## Historical Rental Cost by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

## Historical Rental Prices by Month



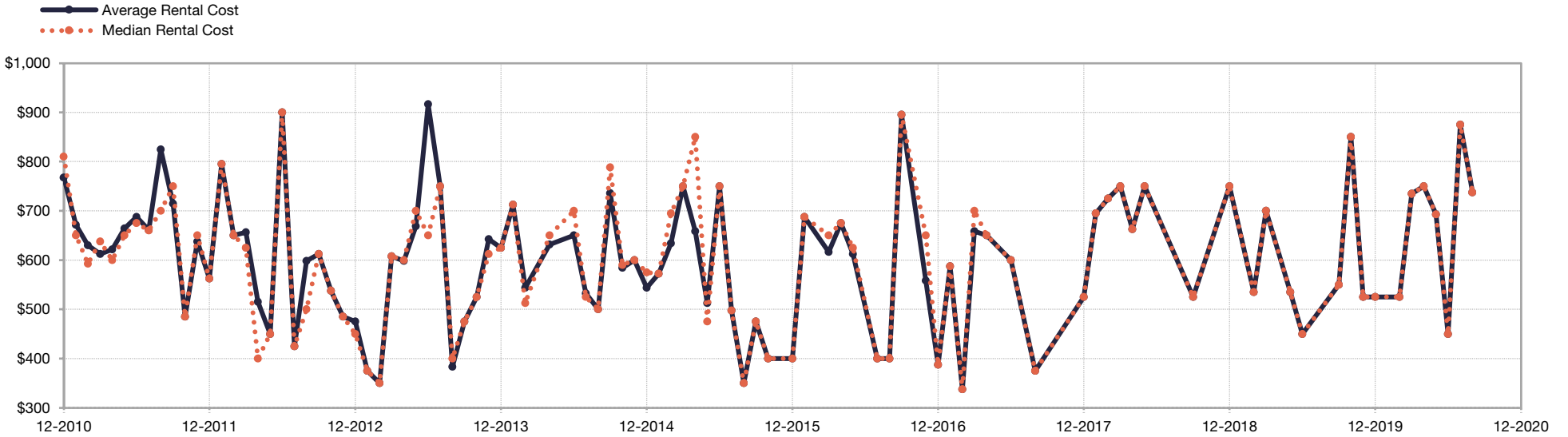
	2017	2018	2019	2020
January	\$1,043	\$1,047	\$1,106	\$1,052
February	\$857	\$967	\$1,346	\$985
March	\$876	\$761	\$929	\$924
April	\$874	\$859	\$975	\$938
May	\$885	\$955	\$923	\$937
June	\$844	\$996	\$935	\$1,008
July	\$1,058	\$981	\$976	\$1,042
August	\$1,010	\$1,075	\$965	\$1,062
September	\$922	\$963	\$1,014	\$1,008
October	\$860	\$960	\$1,027	\$1,040
November	\$904	\$859	\$948	\$1,068
<b>December</b>	<b>\$950</b>	<b>\$881</b>	<b>\$938</b>	<b>\$1,179</b>
12-Month Med*	\$933	\$959	\$1,014	\$888

Year to Date

# Mobile Home Historical Rental Prices

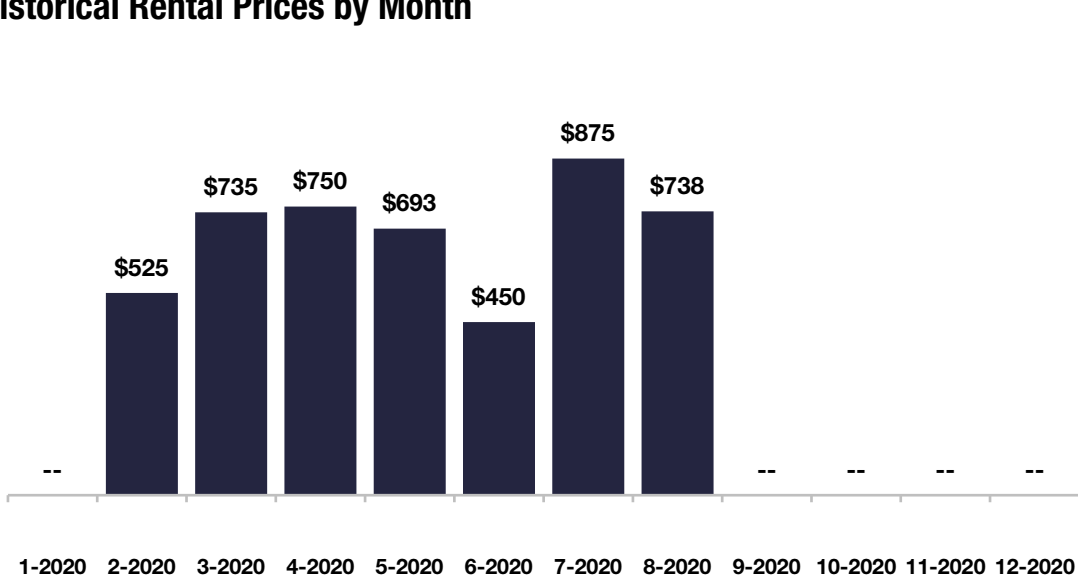
Average Rental Cost per Month

## Historical Rental Cost by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

## Historical Rental Prices by Month



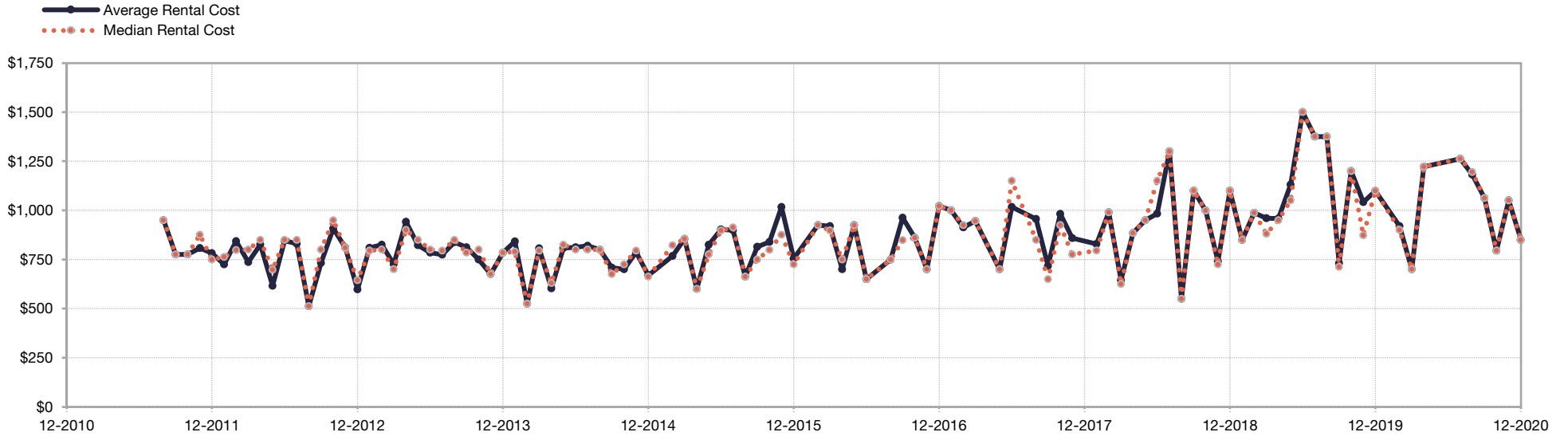
	2017	2018	2019	2020
January	\$588	\$695	--	--
February	\$338	\$725	\$535	\$525
March	\$658	\$750	\$700	\$735
April	\$650	\$663	--	\$750
May	--	\$750	\$535	\$693
June	\$600	--	\$450	\$450
July	--	--	--	\$875
August	\$375	--	--	\$738
September	--	\$525	\$550	--
October	--	--	\$850	--
November	--	--	\$525	--
<b>December</b>	<b>\$525</b>	<b>\$750</b>	<b>\$525</b>	--
12-Month Med*	\$542	\$690	\$584	\$693

Year to Date

# Manufactured Single Family Residence Historical Rental Prices

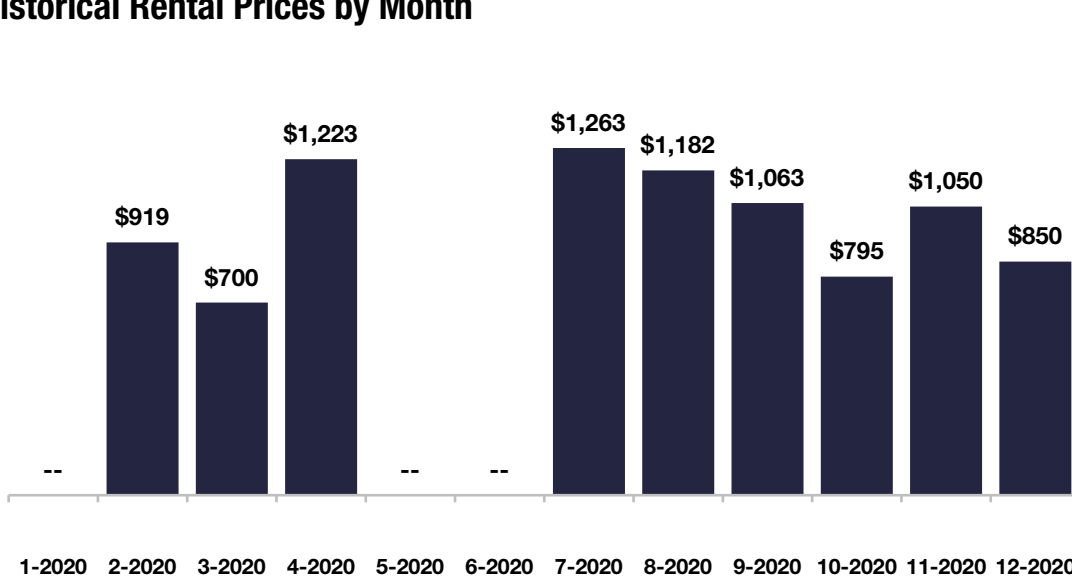
Average Rental Cost per Month

## Historical Rental Cost by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

## Historical Rental Prices by Month



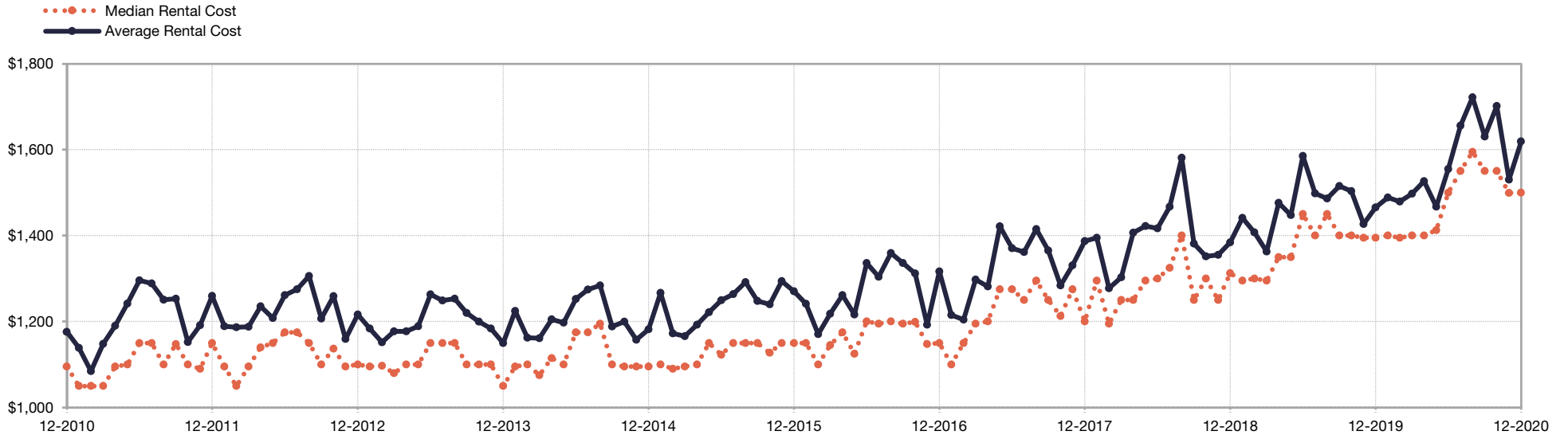
	2017	2018	2019	2020
January	\$1,000	\$828	\$850	--
February	\$913	\$990	\$988	\$919
March	\$945	\$644	\$960	\$700
April	--	\$885	\$958	\$1,223
May	\$700	\$950	\$1,132	--
June	\$1,017	\$983	\$1,500	--
July	--	\$1,300	\$1,375	\$1,263
August	\$956	\$550	\$1,375	\$1,182
September	\$717	\$1,100	\$731	\$1,063
October	\$982	\$999	\$1,200	\$795
November	\$858	\$741	\$1,041	\$1,050
<b>December</b>	<b>--</b>	<b>\$1,100</b>	<b>\$1,099</b>	<b>\$850</b>
12-Month Med*	\$902	\$874	\$1,038	\$1,035

Year to Date

# Single Family Residence Historical Rental Prices

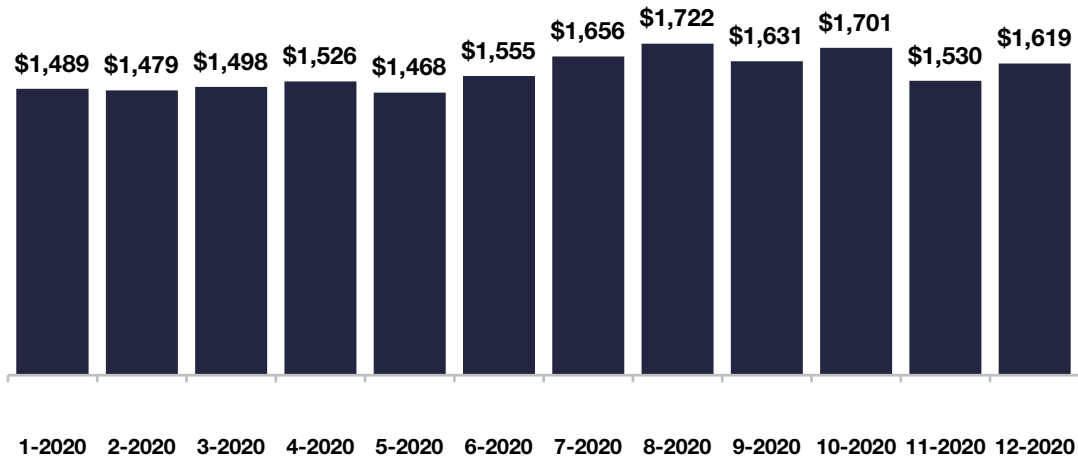
Average Rental Cost per Month

## Historical Rental Cost by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

## Historical Rental Prices by Month



	2017	2018	2019	2020
January	\$1,215	\$1,395	\$1,441	\$1,489
February	\$1,204	\$1,277	\$1,407	\$1,479
March	\$1,298	\$1,303	\$1,363	\$1,498
April	\$1,282	\$1,407	\$1,476	\$1,526
May	\$1,421	\$1,422	\$1,448	\$1,468
June	\$1,371	\$1,417	\$1,585	\$1,555
July	\$1,361	\$1,467	\$1,498	\$1,656
August	\$1,415	\$1,581	\$1,486	\$1,722
September	\$1,365	\$1,381	\$1,515	\$1,631
October	\$1,284	\$1,352	\$1,504	\$1,701
November	\$1,331	\$1,355	\$1,427	\$1,530
<b>December</b>	<b>\$1,387</b>	<b>\$1,384</b>	<b>\$1,466</b>	<b>\$1,619</b>
12-Month Med*	\$1,332	\$1,404	\$1,468	\$1,584

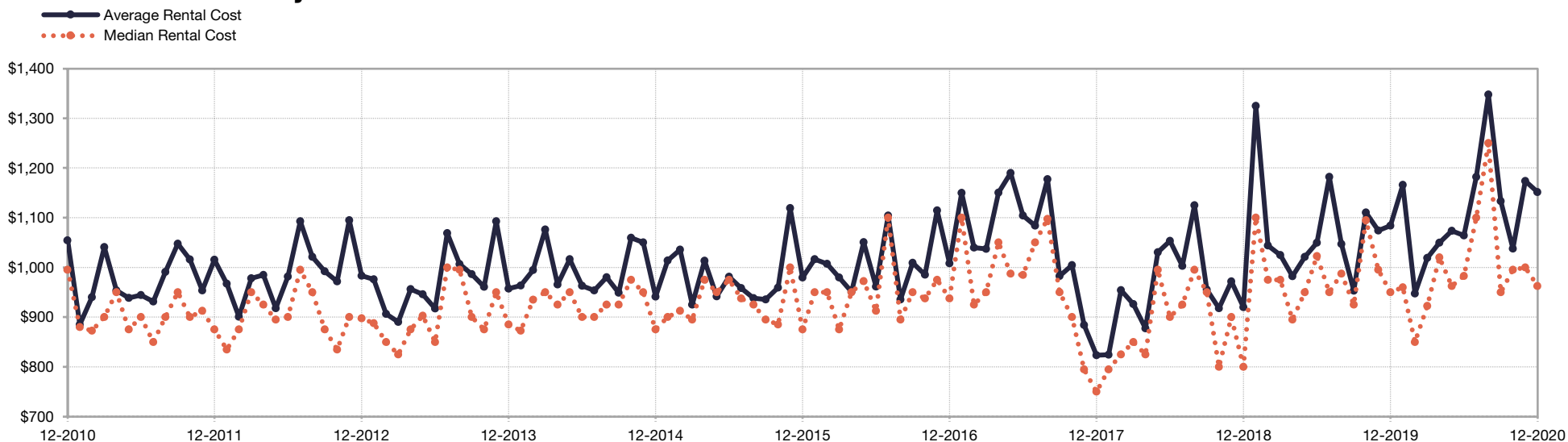
Year to Date



# Townhouse Historical Rental Prices

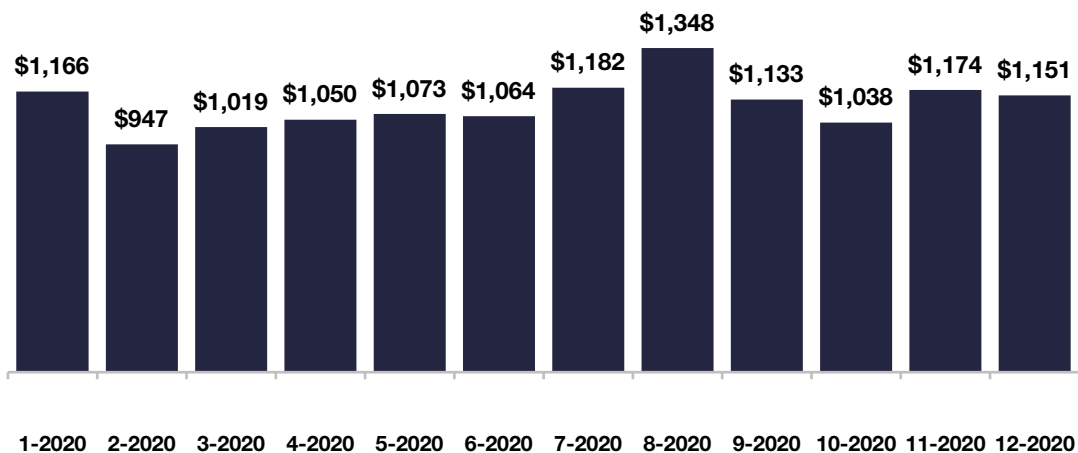
Average Rental Cost per Month

## Historical Rental Cost by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

## Historical Rental Prices by Month



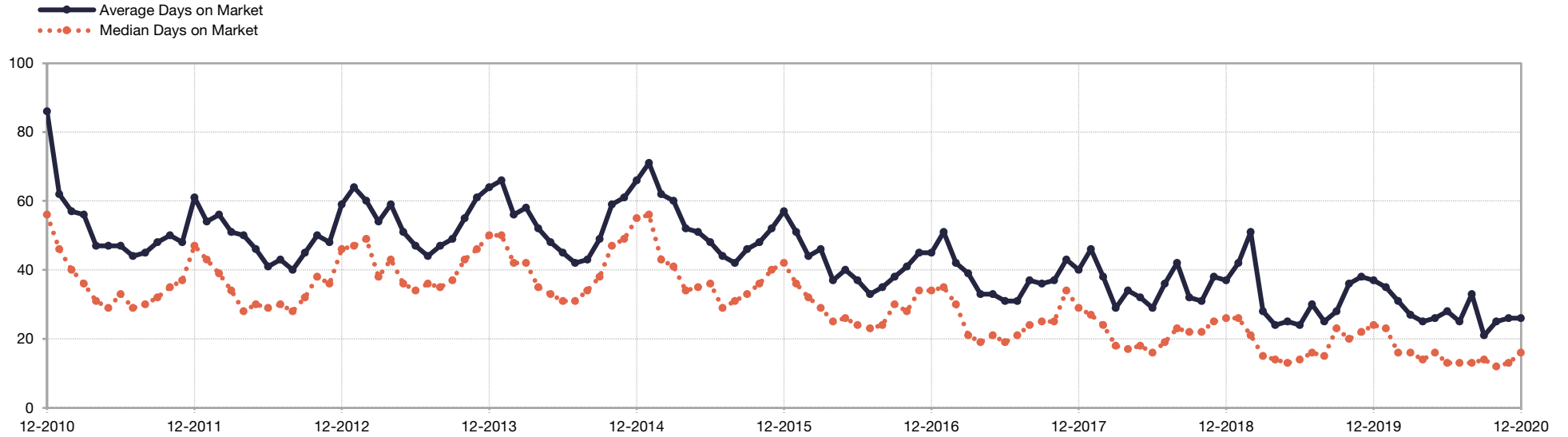
	2017	2018	2019	2020
January	\$1,150	\$824	\$1,325	\$1,166
February	\$1,040	\$954	\$1,044	\$947
March	\$1,037	\$926	\$1,025	\$1,019
April	\$1,150	\$877	\$982	\$1,050
May	\$1,190	\$1,031	\$1,021	\$1,073
June	\$1,104	\$1,053	\$1,050	\$1,064
July	\$1,084	\$1,003	\$1,182	\$1,182
August	\$1,177	\$1,125	\$1,047	\$1,348
September	\$983	\$955	\$953	\$1,133
October	\$1,005	\$918	\$1,110	\$1,038
November	\$884	\$972	\$1,074	\$1,174
<b>December</b>	<b>\$824</b>	<b>\$920</b>	<b>\$1,084</b>	<b>\$1,151</b>
12-Month Med*	\$1,048	\$972	\$1,083	\$1,113

Year to Date

# Days on Market

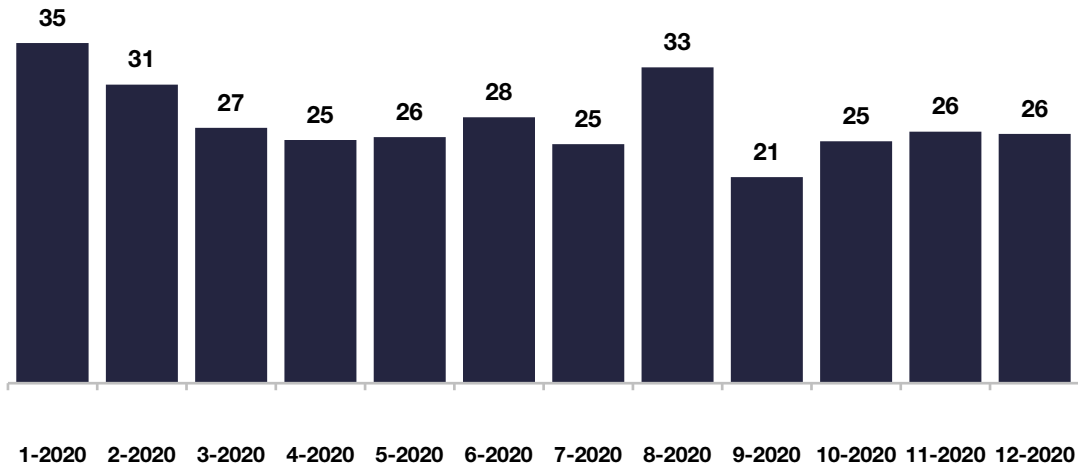
The number of days a property has been listed before a rental agreement has been signed.

## Historical Days on Market



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

## Historical Days on Market by Month



	2017	2018	2019	2020
January	51	46	42	\$1,374
February	42	38	51	\$1,275
March	39	29	28	\$1,306
April	33	34	24	\$1,325
May	33	32	25	\$1,334
June	31	29	24	\$1,381
July	31	36	30	\$1,476
August	37	42	25	\$1,533
September	36	32	28	\$1,462
October	37	31	36	\$1,474
November	43	38	38	\$1,366
<b>December</b>	<b>40</b>	<b>37</b>	<b>37</b>	<b>\$1,458</b>
12-Month Avg	37	36	32	27

Year to Date

# Average Rental Cost by Area - Single Family

December 2020

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Dec-19	Dec-20	% Change	Dec-19	Dec-20	% Change	Dec-19	Dec-20	% Change	Dec-19	Dec-20	% Change
<b>MLS of Southern Arizona</b>	<b>\$582</b>	<b>\$924</b>	<b>+58.9%</b>	<b>\$975</b>	<b>\$1,590</b>	<b>+63.0%</b>	<b>\$1,809</b>	<b>\$1,904</b>	<b>+5.3%</b>	<b>\$1,435</b>	<b>\$1,526</b>	<b>+6.3%</b>
Pima County	\$582	\$924	+58.9%	\$1,000	\$1,383	+38.3%	\$1,809	\$1,903	+5.2%	\$1,463	\$1,533	+4.8%
Tucson	\$582	\$924	+58.9%	\$869	\$1,489	+71.4%	\$1,859	\$1,965	+5.7%	\$1,463	\$1,532	+4.7%
Tucson - Central	\$582	\$869	+49.4%	\$923	\$1,188	+28.6%	\$1,733	\$1,970	+13.7%	\$1,313	\$1,465	+11.5%
Tucson - East	--	--	--	--	\$1,100	--	\$1,298	\$1,530	+17.9%	\$1,359	\$1,387	+2.1%
Tucson - North	--	--	--	--	--	--	\$2,558	\$4,250	+66.1%	\$1,530	\$2,269	+48.3%
Tucson - Northeast	--	\$1,200	--	--	--	--	\$1,925	--	--	\$1,570	--	--
Tucson - Northwest	--	--	--	--	\$1,400	--	\$2,164	\$1,870	-13.6%	\$1,708	\$1,493	-12.6%
Tucson - South	--	--	--	\$672	--	--	--	--	--	\$1,365	\$1,299	-4.9%
Tucson - Upper Southeast	--	--	--	--	--	--	\$1,473	\$1,768	+20.1%	\$1,423	\$1,615	+13.5%
Tucson - West	--	--	--	\$1,000	--	--	\$1,467	\$2,000	+36.4%	\$1,448	\$1,456	+0.6%
85705	\$545	\$938	+72.0%	\$1,075	\$1,500	+39.5%	\$1,900	--	--	--	--	--
85710	--	--	--	--	--	--	\$1,298	\$1,363	+5.0%	\$1,295	\$1,282	-1.0%
85712	--	--	--	\$1,195	\$900	-24.7%	--	\$1,875	--	\$950	\$1,556	+63.8%
85716	--	\$788	--	--	\$1,050	--	\$1,500	\$1,850	+23.3%	\$1,624	\$1,350	-16.9%
85718	--	--	--	--	--	--	\$3,975	\$4,500	+13.2%	--	--	--
85719	\$600	--	--	\$875	\$1,216	+39.0%	\$1,800	\$2,125	+18.1%	\$1,248	\$1,495	+19.8%
85742	--	--	--	--	--	--	--	\$1,899	--	\$1,369	\$1,524	+11.3%
85745	--	--	--	\$750	--	--	\$1,475	--	--	--	\$1,425	--
85747	--	--	--	--	--	--	\$1,473	\$1,785	+21.2%	\$1,345	\$1,575	+17.1%
85750	--	--	--	--	--	--	\$1,850	\$4,000	+116.2%	\$1,995	\$2,156	+8.1%

# Average Rental Cost by Area - Townhouse

December 2020



	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Dec-19	Dec-20	% Change	Dec-19	Dec-20	% Change	Dec-19	Dec-20	% Change	Dec-19	Dec-20	% Change
<b>MLS of Southern Arizona</b>	--	<b>\$758</b>	--	<b>\$1,095</b>	<b>\$1,156</b>	<b>+5.6%</b>	--	--	--	<b>\$1,060</b>	<b>\$1,604</b>	<b>+51.3%</b>
Pima County	--	\$758	--	\$1,052	\$1,156	+9.9%	--	--	--	\$1,060	\$1,604	+51.3%
Tucson	--	\$758	--	\$1,095	\$1,156	+5.6%	--	--	--	\$1,060	\$1,604	+51.3%
Tucson - Central	--	\$713	--	\$856	\$893	+4.4%	--	--	--	\$1,013	\$1,175	+16.0%
Tucson - East	--	--	--	\$1,050	\$1,048	-0.2%	--	--	--	\$1,038	\$1,500	+44.6%
Tucson - North	--	--	--	\$1,933	\$1,718	-11.2%	--	--	--	\$1,395	\$1,782	+27.7%
Tucson - Northeast	--	\$848	--	--	\$1,340	--	--	--	--	--	--	--
Tucson - Northwest	--	--	--	\$1,300	\$1,015	-21.9%	--	--	--	--	--	--
Tucson - South	--	--	--	\$698	\$825	+18.1%	--	--	--	\$875	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	\$750	--	--	--	--	--	\$1,144	--	--
85705	--	--	--	\$750	\$900	+20.0%	--	--	--	--	\$1,175	--
85710	--	--	--	--	\$1,048	--	--	--	--	\$1,200	\$1,500	+25.0%
85712	--	\$795	--	\$810	\$848	+4.7%	--	--	--	--	--	--
85716	--	\$875	--	\$904	--	--	--	--	--	\$1,067	--	--
85718	--	--	--	\$1,200	\$1,925	+60.4%	--	--	--	\$1,395	\$1,782	+27.7%
85719	--	\$650	--	--	\$950	--	--	--	--	--	--	--
85742	--	--	--	--	--	--	--	--	--	--	--	--
85745	--	--	--	\$750	--	--	--	--	--	--	--	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	\$2,300	\$1,625	-29.3%	--	--	--	--	--	--