

# Monthly Rental Indicators



## January 2021

Rented Units decreased 7.8 percent over last year to 190 units. Active Listings decreased 24.2 percent over last year to 426 units.

### Rental Costs by Property Type

- Single Family Residence was up 7.8 percent over last year to \$1,605 per month.
- Townhouse was up 17.5 percent over last year to \$1,370 per month.
- Condominium increased 6.5 percent over last year to \$1,120 per month.
- Casita/Guesthouse was down 2.0 percent over last year to \$975 per month.
- Manufactured Single Family Residence average rental cost was \$725 per month, for this period.
- There were no Mobile Home rentals during this period.

## Monthly Snapshot

**- 7.8%**      **- 24.2%**      **+ 5.2%**

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

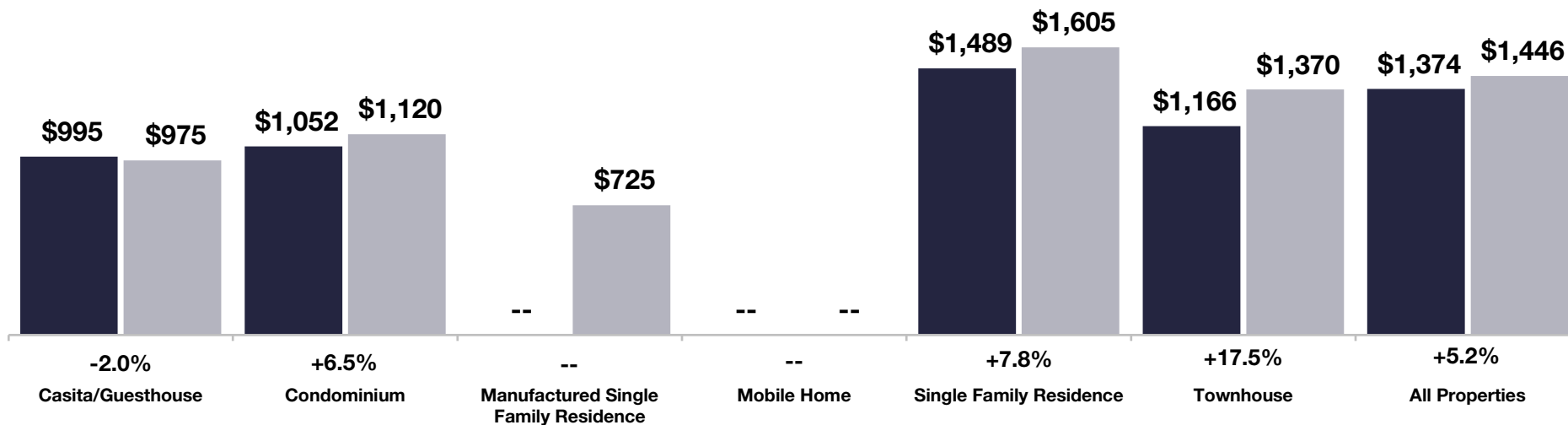
Areas	Active Listings			Rented Units		
	1-2020	1-2021	Percent Change	1-2020	1-2021	Percent Change
<b>MLS of Southern Arizona Area</b>	<b>562</b>	<b>426</b>	- 24.2%	<b>206</b>	<b>190</b>	- 7.8%
<b>Pima County</b>	<b>507</b>	<b>393</b>	- 22.5%	<b>195</b>	<b>186</b>	- 4.6%
<b>Tucson</b>	<b>548</b>	<b>400</b>	- 27.0%	<b>188</b>	<b>176</b>	- 6.4%
<b>Tucson - Central</b>	<b>133</b>	<b>92</b>	- 30.8%	<b>60</b>	<b>66</b>	+ 10.0%
<b>Tucson - East</b>	<b>18</b>	<b>14</b>	- 22.2%	<b>20</b>	<b>10</b>	- 50.0%
<b>Tucson - North</b>	<b>180</b>	<b>137</b>	- 23.9%	<b>20</b>	<b>23</b>	+ 15.0%
<b>Tucson - Northeast</b>	<b>13</b>	<b>10</b>	- 23.1%	<b>6</b>	<b>5</b>	- 16.7%
<b>Tucson - Northwest</b>	<b>82</b>	<b>62</b>	- 24.4%	<b>33</b>	<b>27</b>	- 18.2%
<b>Tucson - South</b>	<b>16</b>	<b>15</b>	- 6.3%	<b>12</b>	<b>9</b>	- 25.0%
<b>Tucson - Upper Southeast</b>	<b>18</b>	<b>13</b>	- 27.8%	<b>9</b>	<b>12</b>	+ 33.3%
<b>Tucson - West</b>	<b>22</b>	<b>19</b>	- 13.6%	<b>18</b>	<b>14</b>	- 22.2%
<b>85705</b>	<b>20</b>	<b>16</b>	- 20.0%	<b>14</b>	<b>11</b>	- 21.4%
<b>85710</b>	<b>13</b>	<b>5</b>	- 61.5%	<b>8</b>	<b>5</b>	- 37.5%
<b>85712</b>	<b>27</b>	<b>17</b>	- 37.0%	<b>13</b>	<b>16</b>	+ 23.1%
<b>85716</b>	<b>35</b>	<b>19</b>	- 45.7%	<b>10</b>	<b>15</b>	+ 50.0%
<b>85718</b>	<b>88</b>	<b>65</b>	- 26.1%	<b>10</b>	<b>9</b>	- 10.0%
<b>85719</b>	<b>34</b>	<b>30</b>	- 11.8%	<b>18</b>	<b>16</b>	- 11.1%
<b>85742</b>	<b>9</b>	<b>5</b>	- 44.4%	<b>12</b>	<b>8</b>	- 33.3%
<b>85745</b>	<b>15</b>	<b>12</b>	- 20.0%	<b>7</b>	<b>7</b>	0.0%
<b>85747</b>	<b>10</b>	<b>7</b>	- 30.0%	<b>7</b>	<b>8</b>	+ 14.3%

# Average Rental Cost by Property Type

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

January

■ 2020 ■ 2021

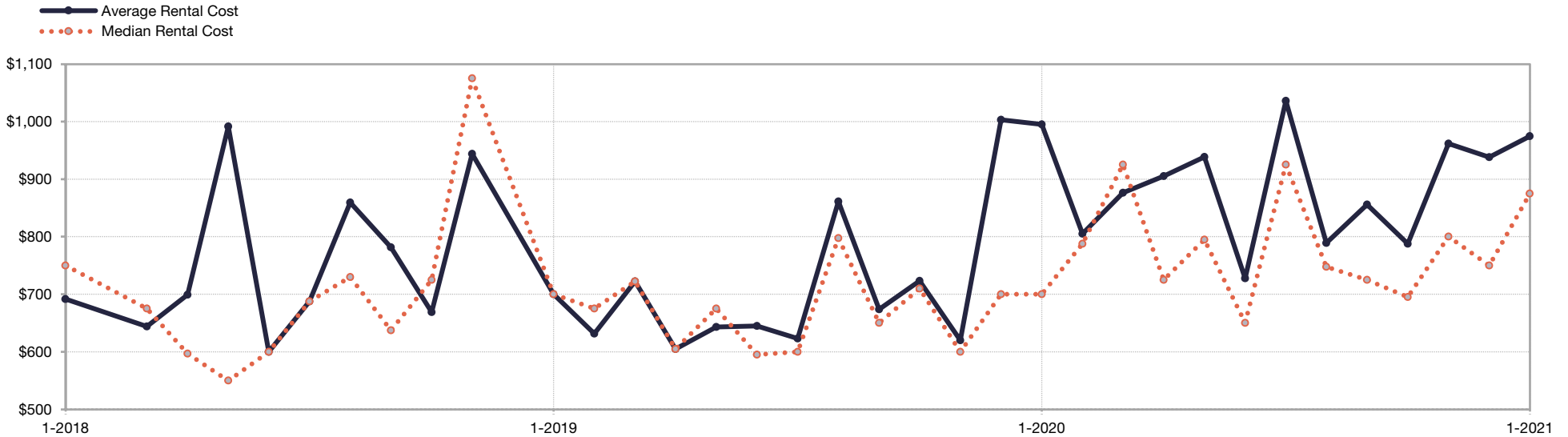


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
February 2020	\$805	\$985	\$919	\$525	\$1,479	\$947	\$1,275
March 2020	\$876	\$924	\$700	\$735	\$1,498	\$1,019	\$1,306
April 2020	\$905	\$938	\$1,223	\$750	\$1,526	\$1,050	\$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	--	\$1,703	\$1,038	\$1,477
November 2020	\$962	\$1,068	\$1,050	--	\$1,532	\$1,174	\$1,369
December 2020	\$938	\$1,204	\$850	--	\$1,628	\$1,140	\$1,465
<b>January 2021</b>	<b>\$975</b>	<b>\$1,120</b>	<b>\$725</b>	<b>--</b>	<b>\$1,605</b>	<b>\$1,370</b>	<b>\$1,446</b>
12-Month Average	\$889	\$1,037	\$1,019	\$693	\$1,594	\$1,126	\$1,414

# Casita/Guesthouse Historical Rental Prices

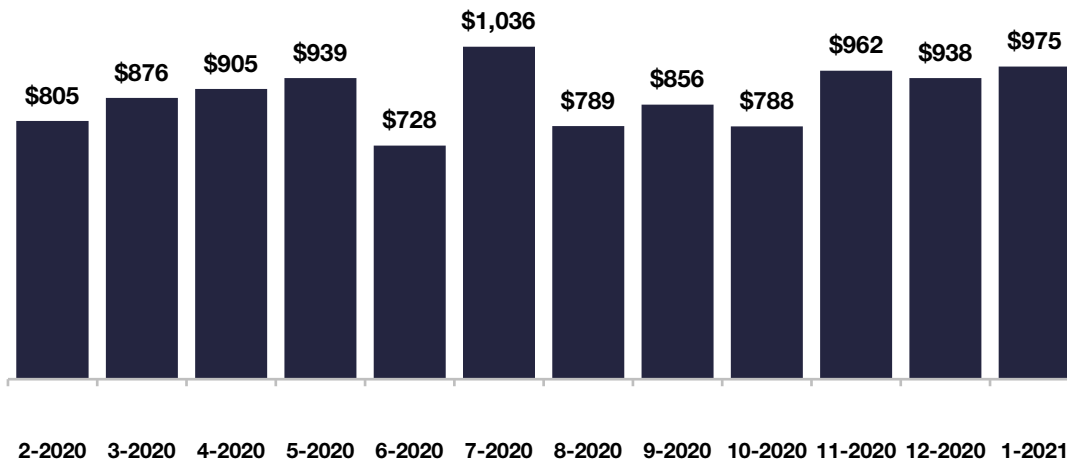
Average Rental Cost per Month

## 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



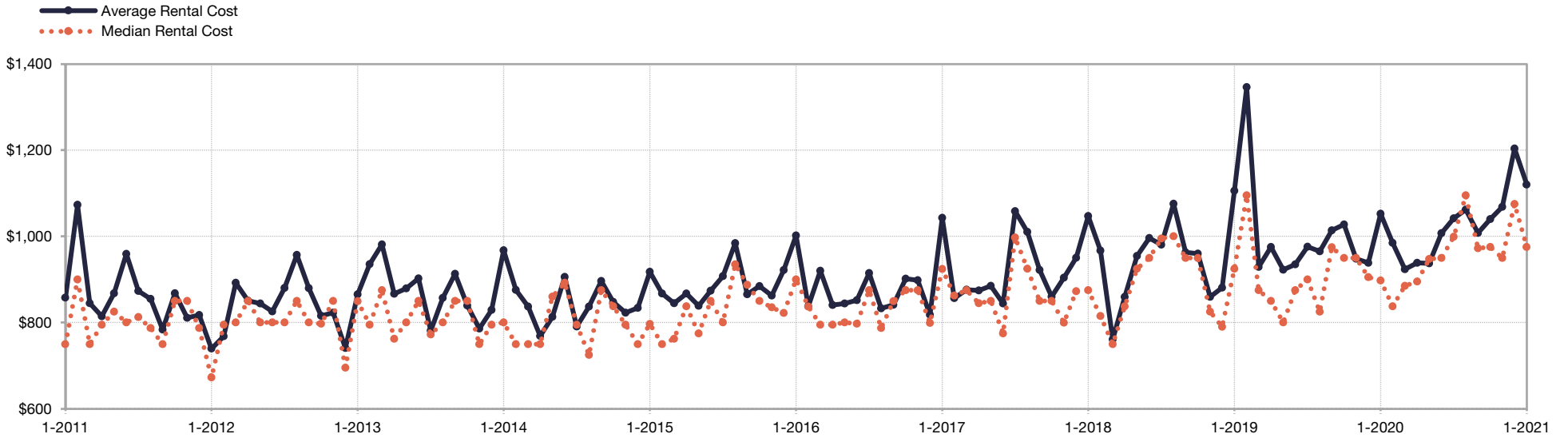
	2018	2019	2020	2021
January	\$692	\$700	\$995	\$975
February	--	\$632	\$805	--
March	\$644	\$723	\$876	--
April	\$699	\$605	\$905	--
May	\$992	\$643	\$939	--
June	\$600	\$645	\$728	--
July	\$688	\$623	\$1,036	--
August	\$860	\$861	\$789	--
September	\$781	\$674	\$856	--
October	\$669	\$723	\$788	--
November	\$944	\$620	\$962	--
<b>December</b>	<b>--</b>	<b>\$1,003</b>	<b>\$938</b>	<b>--</b>
12-Month Med*	\$782	\$725	\$888	\$975

Year to Date

# Condominium Historical Rental Prices

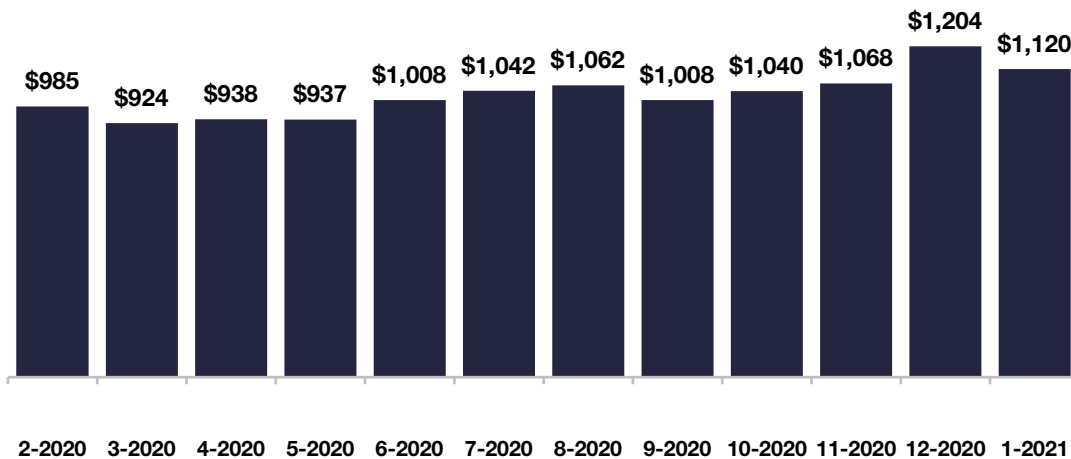
Average Rental Cost per Month

## 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



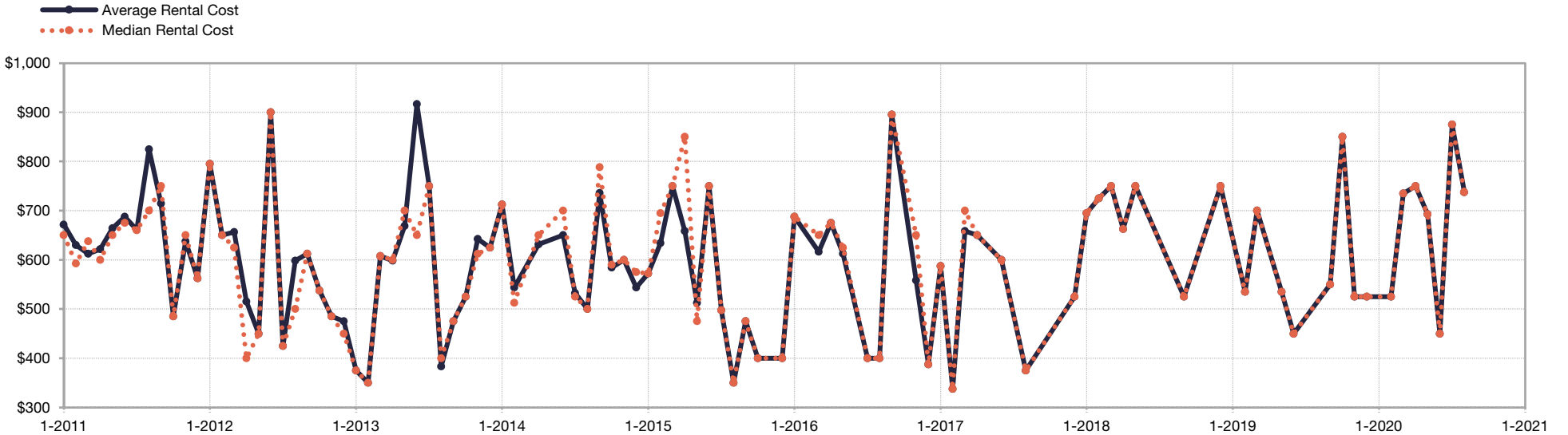
	2018	2019	2020	2021
January	\$1,047	\$1,106	\$1,052	\$1,120
February	\$967	\$1,346	\$985	--
March	\$761	\$929	\$924	--
April	\$859	\$975	\$938	--
May	\$955	\$923	\$937	--
June	\$996	\$935	\$1,008	--
July	\$981	\$976	\$1,042	--
August	\$1,075	\$965	\$1,062	--
September	\$963	\$1,014	\$1,008	--
October	\$960	\$1,027	\$1,040	--
November	\$859	\$948	\$1,068	--
<b>December</b>	<b>\$881</b>	<b>\$938</b>	<b>\$1,204</b>	--
12-Month Med*	\$959	\$1,014	\$1,030	\$1,120

Year to Date

# Mobile Home Historical Rental Prices

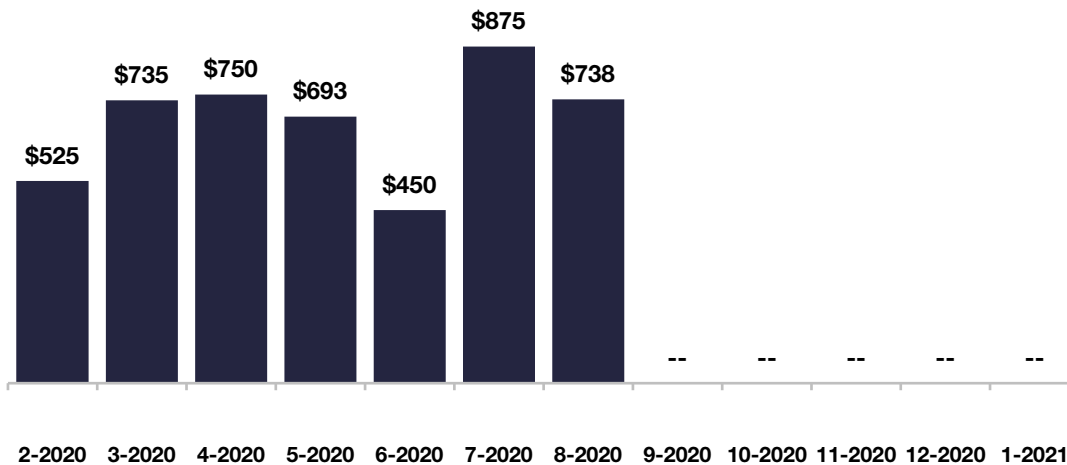
Average Rental Cost per Month

## 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



	2018	2019	2020	2021
January	\$695	--	--	--
February	\$725	\$535	\$525	--
March	\$750	\$700	\$735	--
April	\$663	--	\$750	--
May	\$750	\$535	\$693	--
June	--	\$450	\$450	--
July	--	--	\$875	--
August	--	--	\$738	--
September	\$525	\$550	--	--
October	--	\$850	--	--
November	--	\$525	--	--
<b>December</b>	<b>\$750</b>	<b>\$525</b>	--	--
12-Month Med*	\$690	\$584	\$693	--

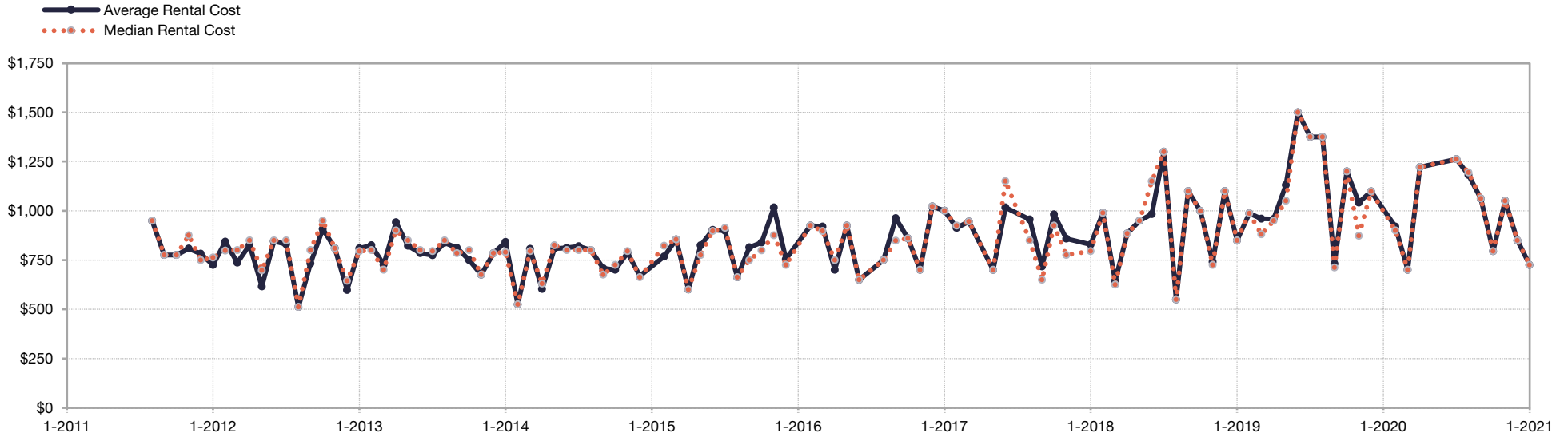
Year to Date

# Manufactured Single Family Residence Historical Rental Prices



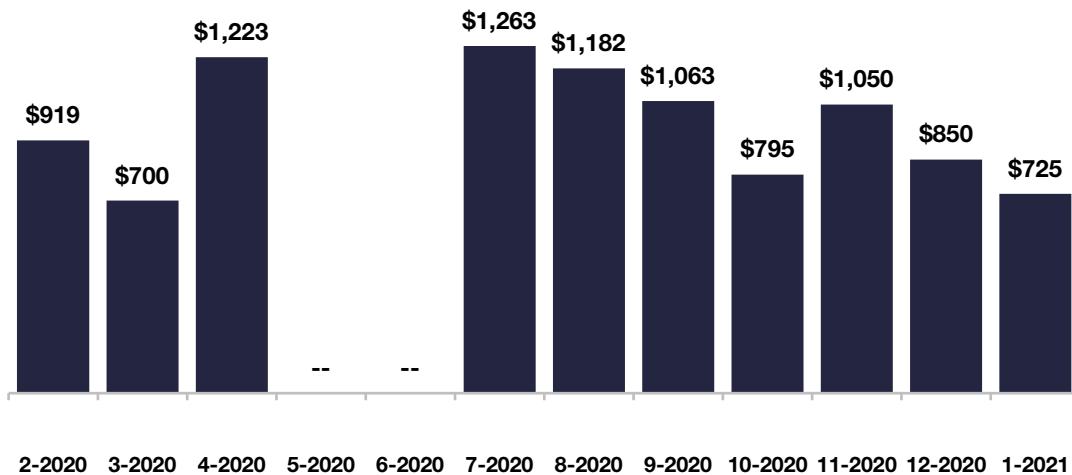
Average Rental Cost per Month

## 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



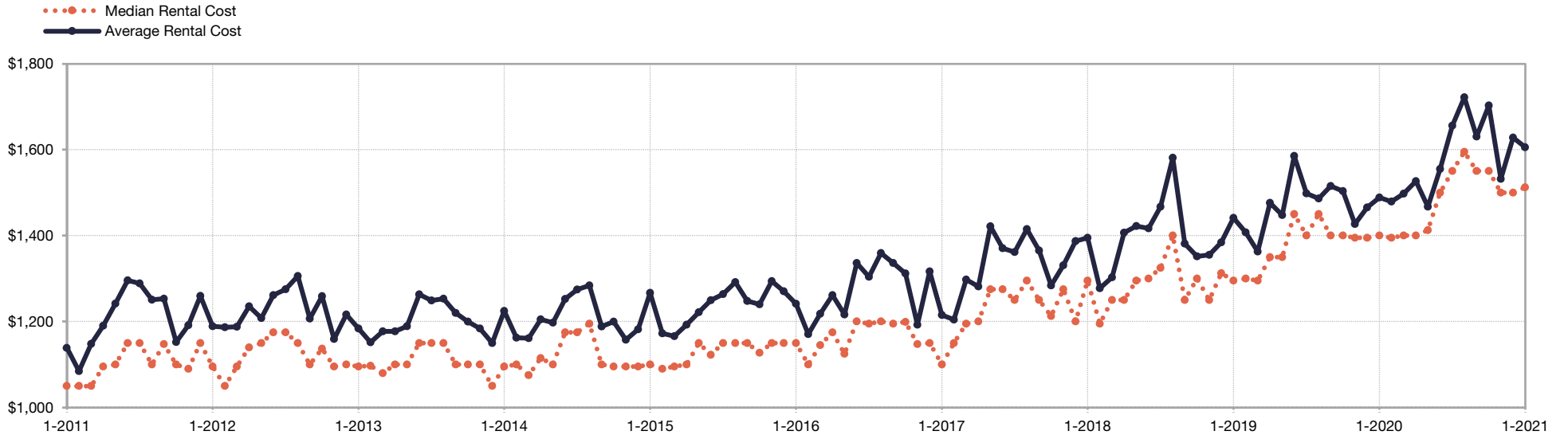
	2018	2019	2020	2021
January	\$828	\$850	--	\$725
February	\$990	\$988	\$919	--
March	\$644	\$960	\$700	--
April	\$885	\$958	\$1,223	--
May	\$950	\$1,132	--	--
June	\$983	\$1,500	--	--
July	\$1,300	\$1,375	\$1,263	--
August	\$550	\$1,375	\$1,182	--
September	\$1,100	\$731	\$1,063	--
October	\$999	\$1,200	\$795	--
November	\$741	\$1,041	\$1,050	--
<b>December</b>	<b>\$1,100</b>	<b>\$1,099</b>	<b>\$850</b>	--
12-Month Med*	\$874	\$1,038	\$1,035	\$725

Year to Date

# Single Family Residence Historical Rental Prices

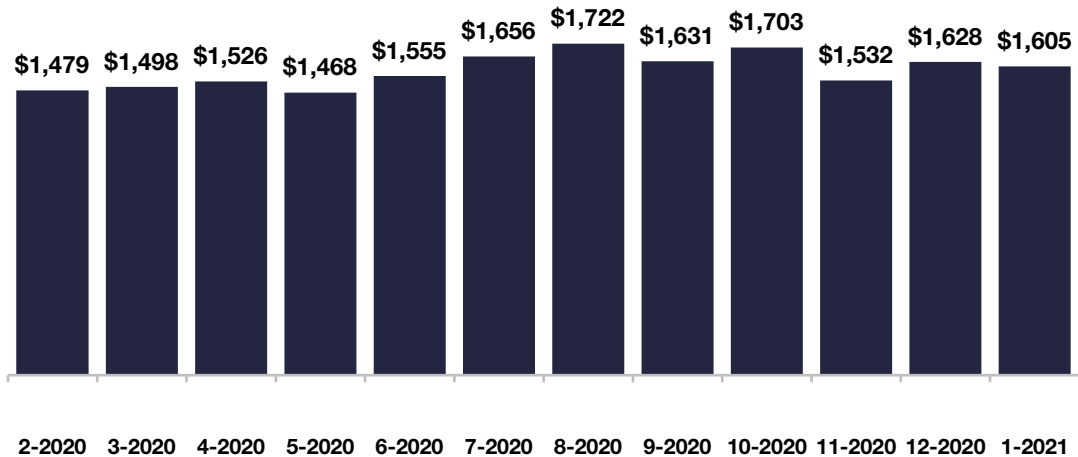
Average Rental Cost per Month

## 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



	2018	2019	2020	2021
January	\$1,395	\$1,441	\$1,489	\$1,605
February	\$1,277	\$1,407	\$1,479	--
March	\$1,303	\$1,363	\$1,498	--
April	\$1,407	\$1,476	\$1,526	--
May	\$1,422	\$1,448	\$1,468	--
June	\$1,417	\$1,585	\$1,555	--
July	\$1,467	\$1,498	\$1,656	--
August	\$1,581	\$1,486	\$1,722	--
September	\$1,381	\$1,515	\$1,631	--
October	\$1,352	\$1,504	\$1,703	--
November	\$1,355	\$1,427	\$1,532	--
<b>December</b>	<b>\$1,384</b>	<b>\$1,466</b>	<b>\$1,628</b>	--
12-Month Med*	\$1,404	\$1,468	\$1,585	\$1,605

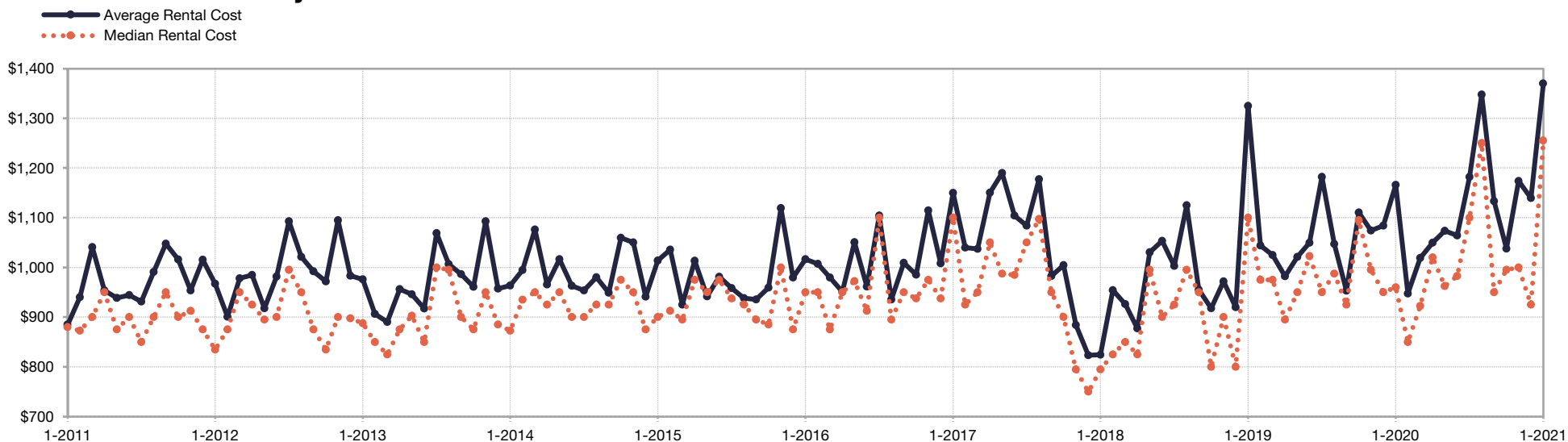
Year to Date



# Townhouse Historical Rental Prices

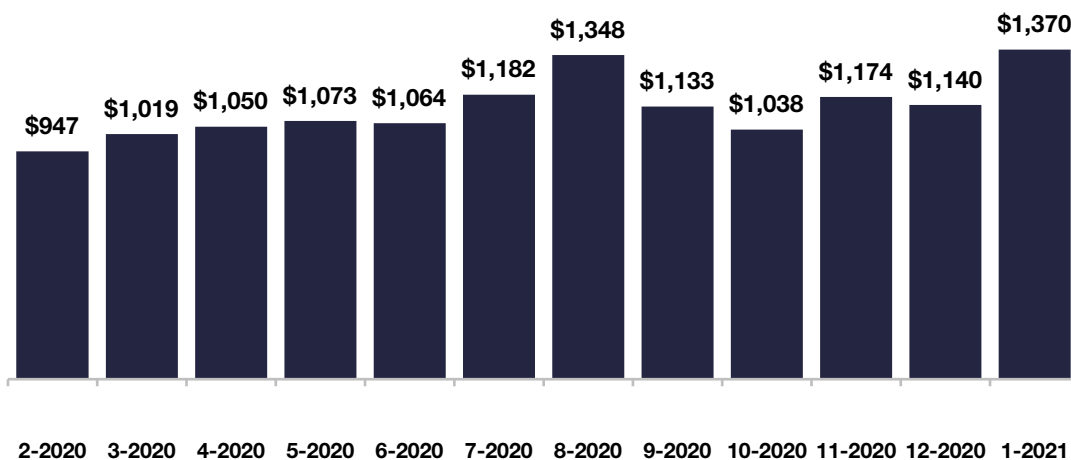
Average Rental Cost per Month

## 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



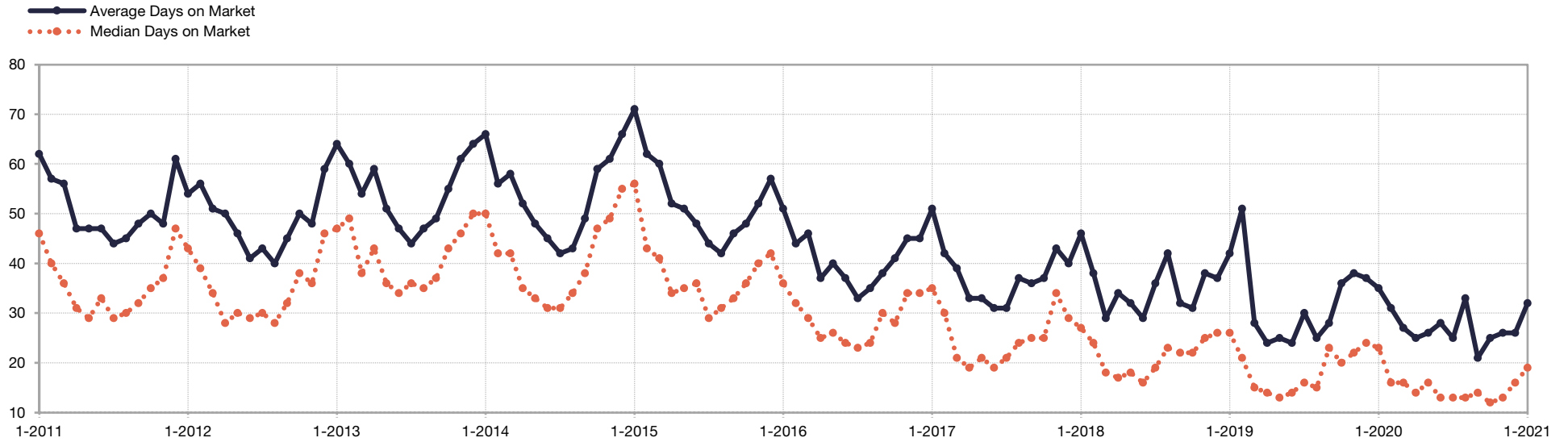
	2018	2019	2020	2021
January	\$824	\$1,325	\$1,166	\$1,370
February	\$954	\$1,044	\$947	--
March	\$926	\$1,025	\$1,019	--
April	\$877	\$982	\$1,050	--
May	\$1,031	\$1,021	\$1,073	--
June	\$1,053	\$1,050	\$1,064	--
July	\$1,003	\$1,182	\$1,182	--
August	\$1,125	\$1,047	\$1,348	--
September	\$955	\$953	\$1,133	--
October	\$918	\$1,110	\$1,038	--
November	\$972	\$1,074	\$1,174	--
December	\$920	\$1,084	\$1,140	--
12-Month Med*	\$972	\$1,083	\$1,113	\$1,370

Year to Date

# Days on Market

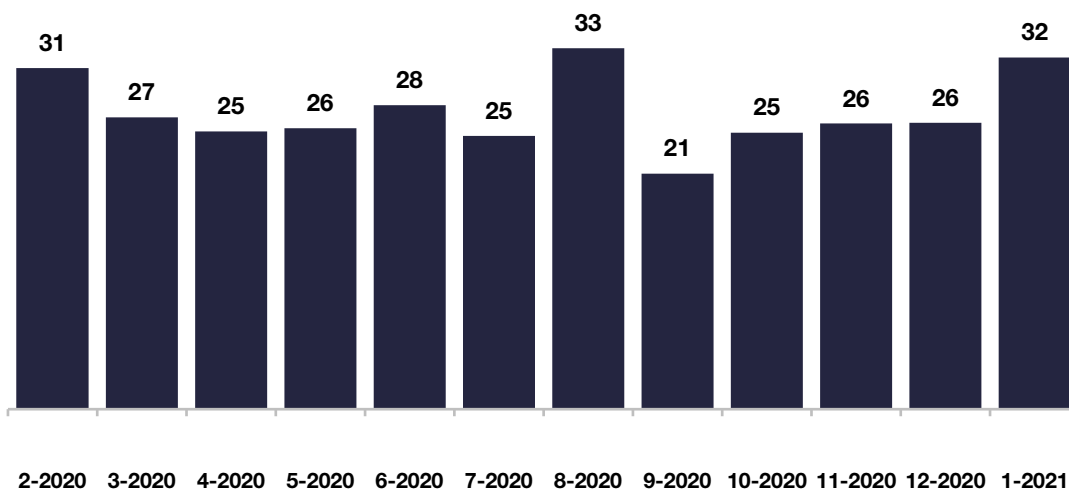
The number of days a property has been listed before a rental agreement has been signed.

## 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



	2018	2019	2020	2021
January	46	42	35	32
February	38	51	31	--
March	29	28	27	--
April	34	24	25	--
May	32	25	26	--
June	29	24	28	--
July	36	30	25	--
August	42	25	33	--
September	32	28	21	--
October	31	36	25	--
November	38	38	26	--
<b>December</b>	<b>37</b>	<b>37</b>	<b>26</b>	--
12-Month Avg	36	32	27	32

Year to Date

# Average Rental Cost by Area - Single Family

January 2021

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Jan-20	Jan-21	% Change	Jan-20	Jan-21	% Change	Jan-20	Jan-21	% Change	Jan-20	Jan-21	% Change
<b>MLS of Southern Arizona</b>	<b>\$499</b>	<b>\$775</b>	<b>+55.3%</b>	<b>\$1,266</b>	<b>\$1,293</b>	<b>+2.1%</b>	<b>\$1,687</b>	<b>\$2,101</b>	<b>+24.6%</b>	<b>\$1,453</b>	<b>\$1,554</b>	<b>+6.9%</b>
Pima County	\$499	\$775	+55.3%	\$1,266	\$1,209	-4.5%	\$1,693	\$2,101	+24.1%	\$1,495	\$1,568	+4.9%
Tucson	\$499	\$775	+55.3%	\$1,175	\$1,317	+12.1%	\$1,693	\$2,123	+25.4%	\$1,491	\$1,568	+5.1%
Tucson - Central	\$499	\$775	+55.3%	\$1,172	\$1,212	+3.3%	\$1,441	\$1,948	+35.1%	\$1,360	\$1,558	+14.6%
Tucson - East	--	--	--	\$1,090	\$1,310	+20.2%	\$1,625	--	--	\$1,247	\$1,374	+10.2%
Tucson - North	--	--	--	\$2,950	--	--	\$2,608	\$2,998	+15.0%	\$2,915	\$1,620	-44.4%
Tucson - Northeast	--	--	--	--	--	--	\$1,450	\$1,925	+32.8%	\$1,748	\$1,450	-17.0%
Tucson - Northwest	--	--	--	\$1,750	\$1,400	-20.0%	\$1,877	\$2,139	+14.0%	\$1,648	\$1,751	+6.3%
Tucson - South	--	--	--	\$685	\$863	+26.0%	\$1,369	--	--	\$1,198	\$1,365	+14.0%
Tucson - Upper Southeast	--	--	--	\$1,245	\$1,300	+4.4%	\$1,700	\$1,991	+17.1%	\$1,350	\$1,404	+4.0%
Tucson - West	--	--	--	\$1,250	--	--	\$1,771	\$2,008	+13.4%	\$1,286	\$1,542	+19.9%
85705	\$499	\$850	+70.3%	--	\$1,233	--	\$1,200	--	--	\$1,360	--	-100.0%
85710	--	--	--	--	--	--	\$1,400	--	--	\$1,268	\$1,248	-1.5%
85712	--	--	--	\$917	--	--	--	--	--	\$1,495	\$1,639	+9.6%
85716	--	\$688	--	\$1,150	\$1,232	+7.1%	\$1,430	--	--	\$1,425	\$1,788	+25.4%
85718	--	--	--	--	--	--	\$2,500	\$2,998	+19.9%	--	\$1,700	--
85719	--	\$825	--	\$1,557	\$1,240	-20.3%	\$1,533	\$1,948	+27.0%	\$1,299	\$1,400	+7.8%
85742	--	--	--	--	\$1,400	--	--	--	--	\$1,599	\$1,611	+0.7%
85745	--	--	--	--	--	--	\$2,050	\$2,695	+31.5%	\$1,308	--	--
85747	--	--	--	\$1,245	\$1,300	+4.4%	\$1,525	\$1,950	+27.9%	\$1,350	\$1,418	+5.0%
85750	--	--	--	\$2,950	--	--	\$2,663	--	--	\$2,998	\$1,600	-46.6%

# Average Rental Cost by Area - Townhouse

January 2021



	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Jan-20	Jan-21	% Change	Jan-20	Jan-21	% Change	Jan-20	Jan-21	% Change	Jan-20	Jan-21	% Change
<b>MLS of Southern Arizona</b>	<b>\$718</b>	<b>\$1,050</b>	<b>+46.2%</b>	<b>\$1,160</b>	<b>\$1,382</b>	<b>+19.2%</b>	--	<b>\$1,795</b>	--	<b>\$1,476</b>	<b>\$1,451</b>	<b>-1.6%</b>
Pima County	\$718	\$1,050	+46.2%	\$1,242	\$1,382	+11.3%	--	\$1,795	--	\$1,476	\$1,451	-1.6%
Tucson	\$718	\$667	-7.2%	\$1,145	\$1,122	-2.0%	--	\$1,795	--	\$1,476	\$1,448	-1.9%
Tucson - Central	\$723	\$667	-7.8%	\$803	\$1,085	+35.1%	--	\$1,795	--	\$1,263	\$1,263	-0.1%
Tucson - East	--	--	--	--	--	--	--	--	--	\$1,048	--	--
Tucson - North	--	--	--	\$1,213	\$1,400	+15.5%	--	--	--	\$2,065	\$2,500	+21.1%
Tucson - Northeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - Northwest	--	--	--	\$1,993	\$1,350	-32.2%	--	--	--	\$1,200	\$1,330	+10.8%
Tucson - South	\$695	--	--	--	--	--	--	--	--	--	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	--	\$995	--	--	--	--	--	\$1,225	--
85705	\$698	\$700	+0.2%	\$750	\$795	+6.0%	--	\$1,795	--	\$1,000	--	--
85710	--	--	--	--	--	--	--	--	--	--	--	--
85712	\$760	\$625	-17.8%	\$750	\$1,095	+46.0%	--	--	--	--	--	--
85716	--	--	--	\$845	\$1,148	+35.8%	--	--	--	--	\$975	--
85718	--	--	--	\$1,225	--	--	--	--	--	\$1,598	\$2,500	+56.5%
85719	--	\$675	--	\$825	\$1,095	+32.7%	--	--	--	\$1,695	\$1,550	-8.6%
85742	--	--	--	\$3,060	--	--	--	--	--	\$1,100	--	--
85745	--	--	--	--	\$995	--	--	--	--	--	\$1,225	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	\$1,200	\$1,400	+16.7%	--	--	--	--	--	--