

Monthly Rental Indicators



May 2021

Rented Units decreased 33.3 percent over last year to 142 units. Active Listings decreased 34.1 percent over last year to 438 units.

Rental Costs by Property Type

- Single Family Residence was up 23.7 percent over last year to \$1,816 per month.
- Townhouse was up 18.2 percent over last year to \$1,268 per month.
- Condominium increased 12.4 percent over last year to \$1,053 per month.
- Casita/Guesthouse was down 19.1 percent over last year to \$760 per month.
- Manufactured Single Family Residence average rental cost was \$1,070 per month, for this period.
- Mobile Home was up 11.8 percent over last year to \$775 per month.

Monthly Snapshot

- 33.3% **- 34.1%** **+ 16.8%**

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

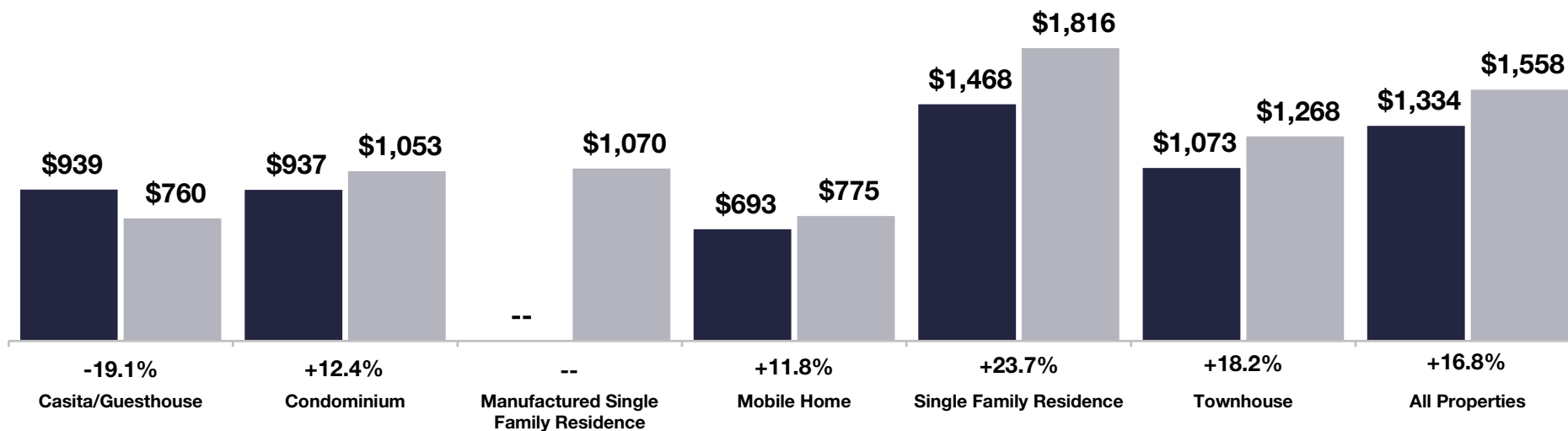
Areas	Active Listings			Rented Units		
	5-2020	5-2021	Percent Change	5-2020	5-2021	Percent Change
MLS of Southern Arizona Area	665	438	- 34.1%	213	142	- 33.3%
Pima County	607	396	- 34.8%	203	139	- 31.5%
Tucson	641	422	- 34.2%	203	136	- 33.0%
Tucson - Central	176	108	- 38.6%	63	42	- 33.3%
Tucson - East	19	9	- 52.6%	22	11	- 50.0%
Tucson - North	200	130	- 35.0%	19	23	+ 21.1%
Tucson - Northeast	20	8	- 60.0%	2	2	0.0%
Tucson - Northwest	105	75	- 28.6%	36	25	- 30.6%
Tucson - South	5	12	+ 140.0%	8	9	+ 12.5%
Tucson - Upper Southeast	15	10	- 33.3%	21	4	- 81.0%
Tucson - West	33	18	- 45.5%	15	6	- 60.0%
85705	33	12	- 63.6%	8	4	- 50.0%
85710	12	5	- 58.3%	11	5	- 54.5%
85712	15	10	- 33.3%	11	9	- 18.2%
85716	36	22	- 38.9%	20	10	- 50.0%
85718	94	59	- 37.2%	7	5	- 28.6%
85719	79	51	- 35.4%	16	16	0.0%
85742	14	7	- 50.0%	9	7	- 22.2%
85745	21	13	- 38.1%	7	3	- 57.1%
85747	7	9	+ 28.6%	15	4	- 73.3%

Average Rental Cost by Property Type

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

May

■ 2020 ■ 2021

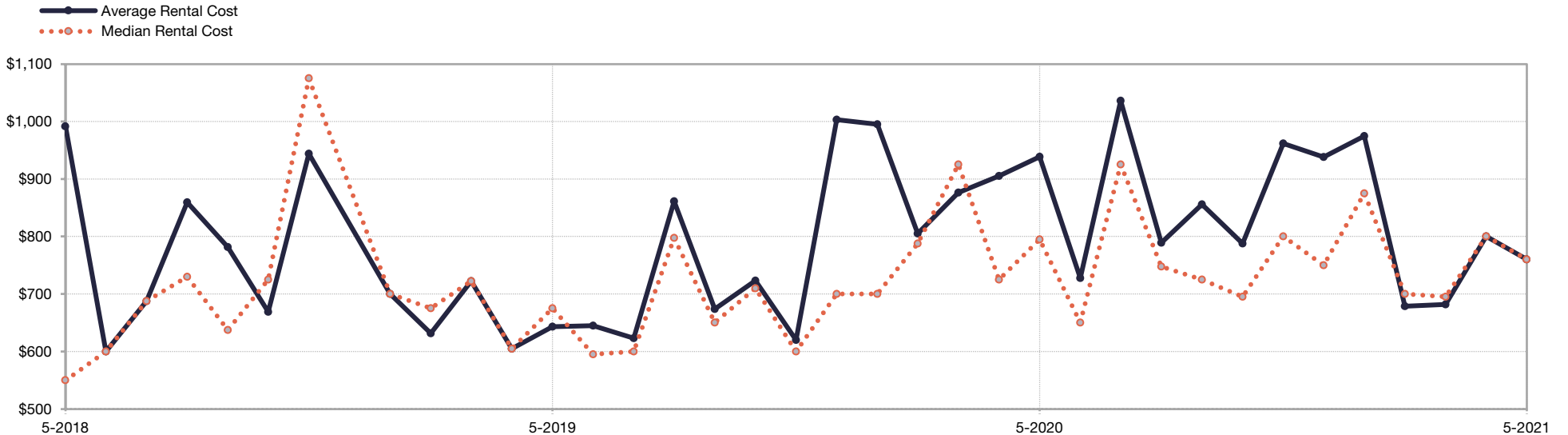


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
June 2020	\$728	\$1,008	--	\$450	\$1,555	\$1,064	\$1,381
July 2020	\$1,036	\$1,042	\$1,263	\$875	\$1,656	\$1,182	\$1,476
August 2020	\$789	\$1,055	\$1,182	\$738	\$1,722	\$1,348	\$1,531
September 2020	\$856	\$1,008	\$1,063	--	\$1,629	\$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
January 2021	\$975	\$1,092	\$725	--	\$1,597	\$1,347	\$1,430
February 2021	\$679	\$943	\$988	--	\$1,689	\$1,243	\$1,478
March 2021	\$682	\$1,031	\$1,149	\$475	\$1,556	\$1,118	\$1,409
April 2021	\$800	\$1,106	\$1,142	\$525	\$1,644	\$1,306	\$1,487
May 2021	\$760	\$1,053	\$1,070	\$775	\$1,816	\$1,268	\$1,558
12-Month Average	\$863	\$1,055	\$1,083	\$669	\$1,642	\$1,194	\$1,460

Casita/Guesthouse Historical Rental Prices

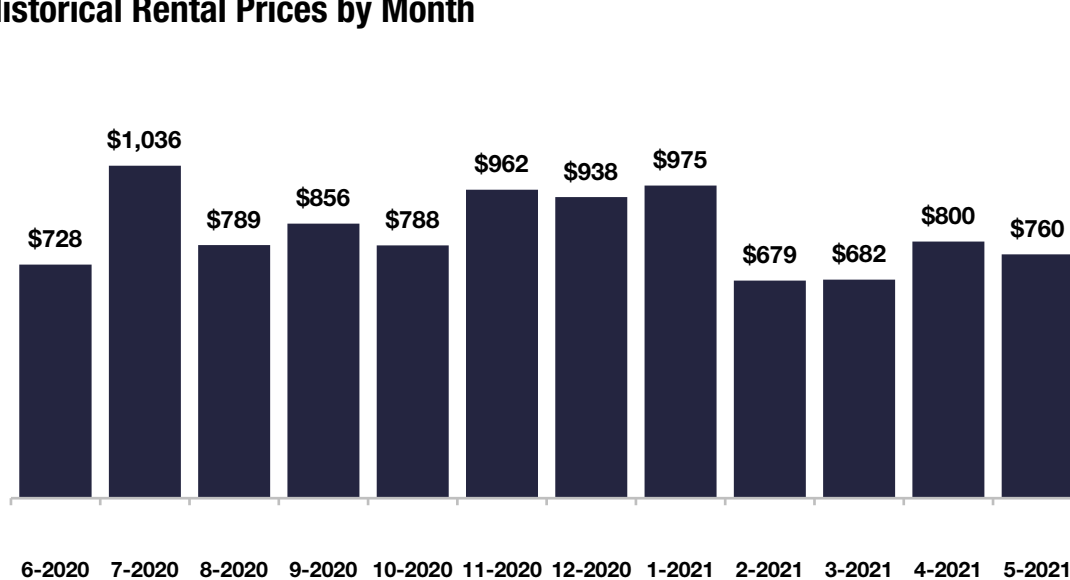
Average Rental Cost per Month

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



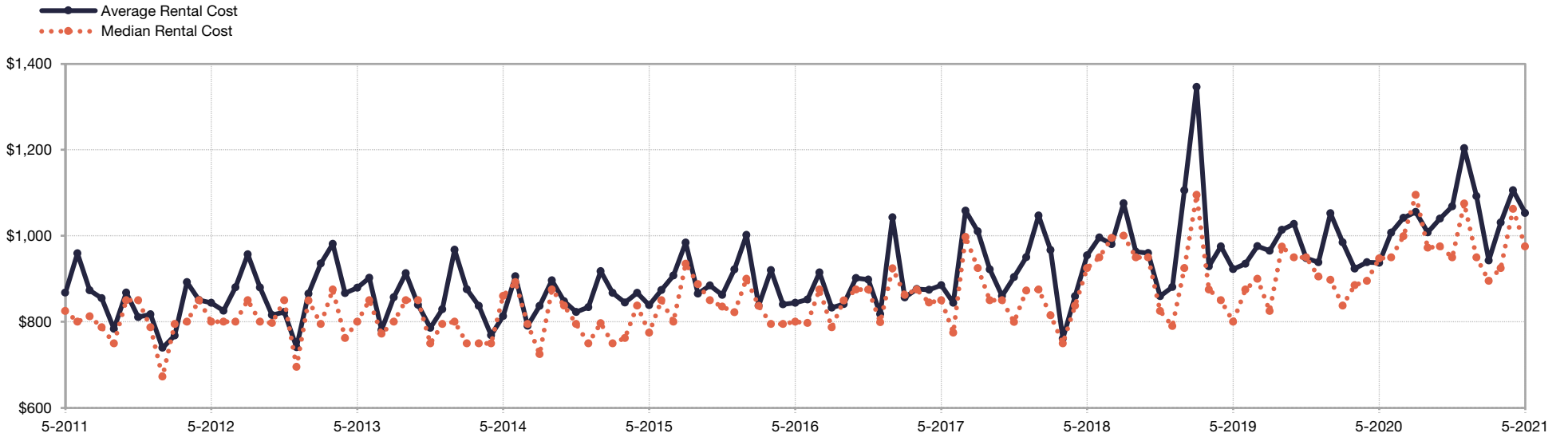
	2018	2019	2020	2021
January	\$692	\$700	\$995	\$975
February	--	\$632	\$805	\$679
March	\$644	\$723	\$876	\$682
April	\$699	\$605	\$905	\$800
May	\$992	\$643	\$939	\$760
June	\$600	\$645	\$728	--
July	\$688	\$623	\$1,036	--
August	\$860	\$861	\$789	--
September	\$781	\$674	\$856	--
October	\$669	\$723	\$788	--
November	\$944	\$620	\$962	--
December	--	\$1,003	\$938	--
12-Month Med*	\$782	\$725	\$888	\$841

Year to Date

Condominium Historical Rental Prices

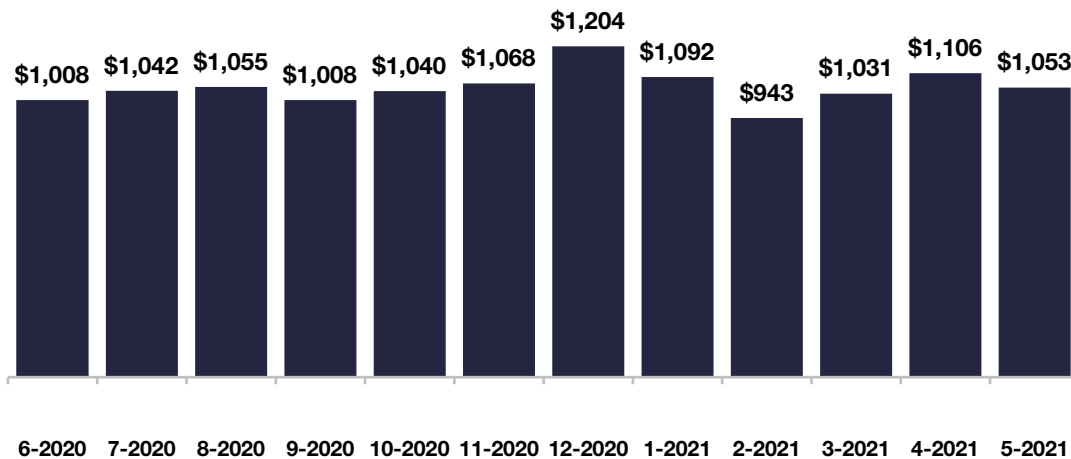
Average Rental Cost per Month

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



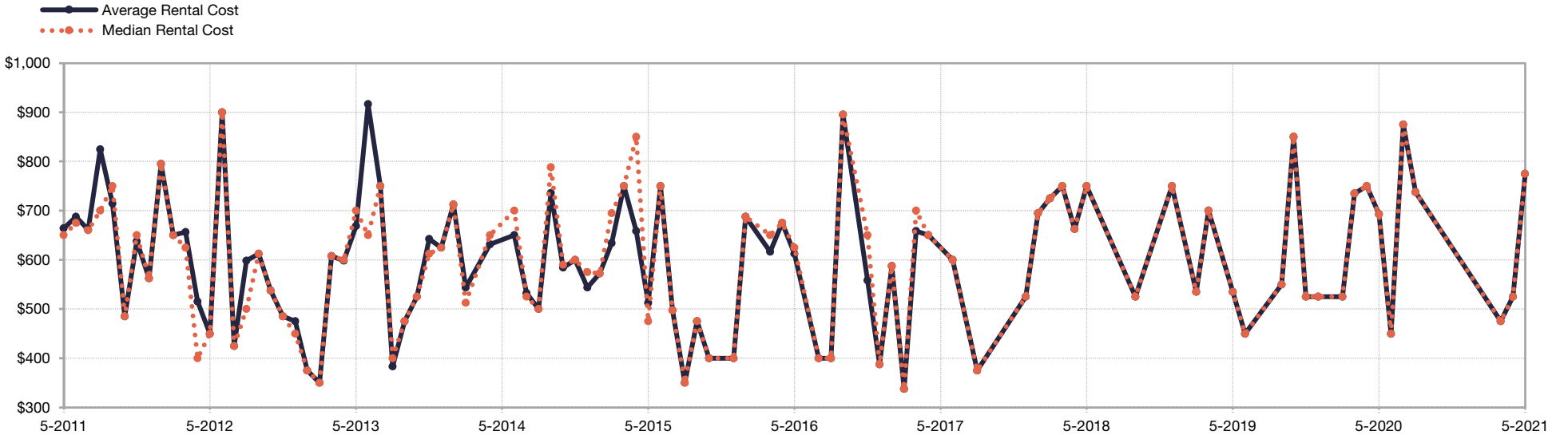
	2018	2019	2020	2021
January	\$1,047	\$1,106	\$1,052	\$1,092
February	\$967	\$1,346	\$985	\$943
March	\$761	\$929	\$924	\$1,031
April	\$859	\$975	\$938	\$1,106
May	\$955	\$923	\$937	\$1,053
June	\$996	\$935	\$1,008	--
July	\$981	\$976	\$1,042	--
August	\$1,075	\$965	\$1,055	--
September	\$963	\$1,014	\$1,008	--
October	\$960	\$1,027	\$1,040	--
November	\$859	\$948	\$1,068	--
December	\$881	\$938	\$1,204	--
12-Month Med*	\$959	\$1,014	\$1,029	\$1,049

Year to Date

Mobile Home Historical Rental Prices

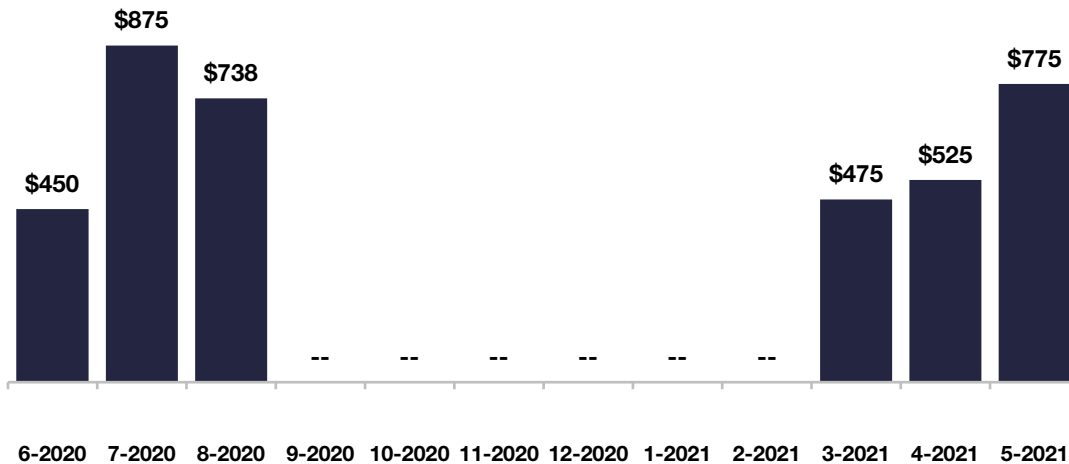
Average Rental Cost per Month

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



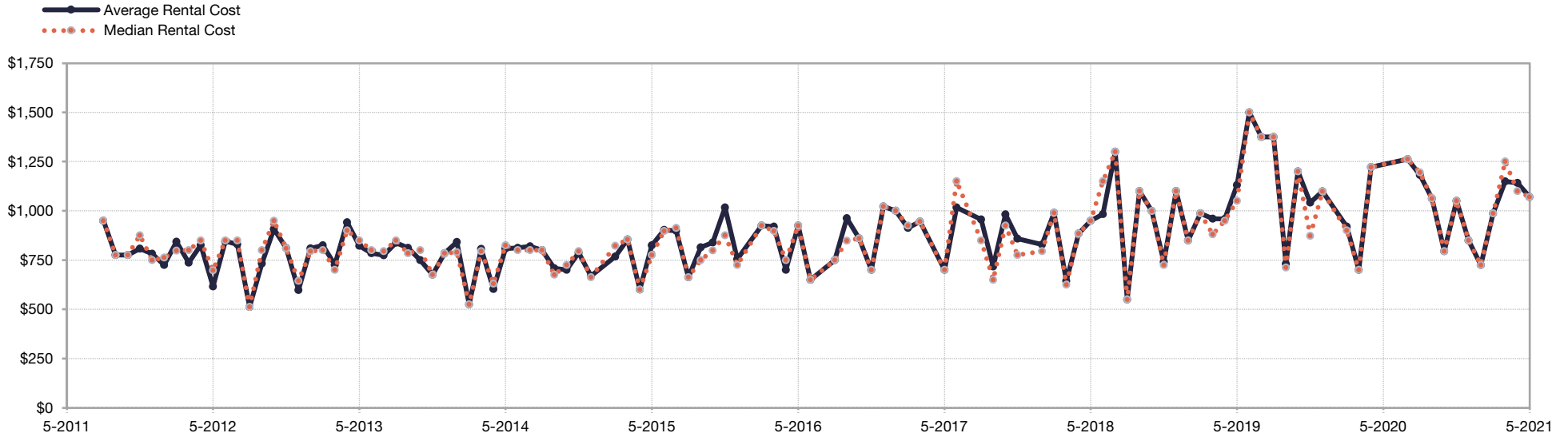
	2018	2019	2020	2021
January	\$695	--	--	--
February	\$725	\$535	\$525	--
March	\$750	\$700	\$735	\$475
April	\$663	--	\$750	\$525
May	\$750	\$535	\$693	\$775
June	--	\$450	\$450	--
July	--	--	\$875	--
August	--	--	\$738	--
September	\$525	\$550	--	--
October	--	\$850	--	--
November	--	\$525	--	--
December	\$750	\$525	--	--
12-Month Med*	\$690	\$584	\$693	\$638

Year to Date

Manufactured Single Family Residence Historical Rental Prices

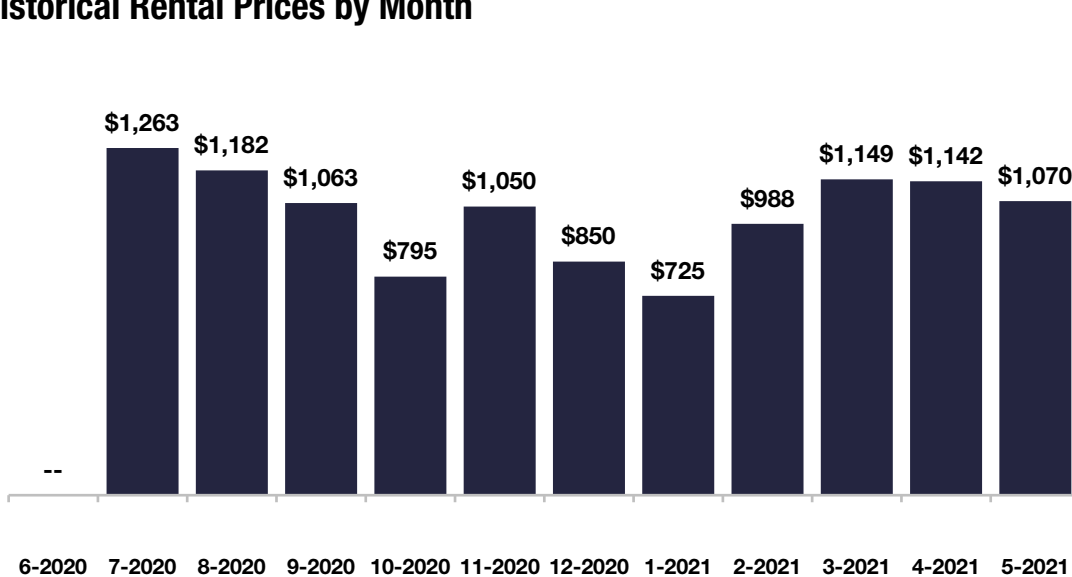
Average Rental Cost per Month

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



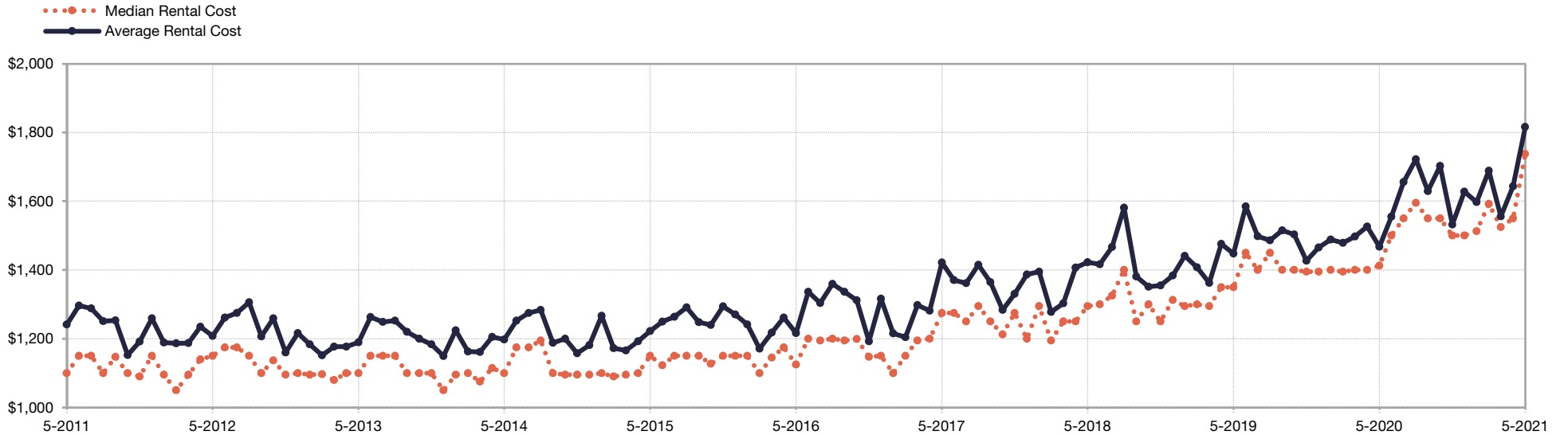
	2018	2019	2020	2021
January	\$828	\$850	--	\$725
February	\$990	\$988	\$919	\$988
March	\$644	\$960	\$700	\$1,149
April	\$885	\$958	\$1,223	\$1,142
May	\$950	\$1,132	--	\$1,070
June	\$983	\$1,500	--	--
July	\$1,300	\$1,375	\$1,263	--
August	\$550	\$1,375	\$1,182	--
September	\$1,100	\$731	\$1,063	--
October	\$999	\$1,200	\$795	--
November	\$741	\$1,041	\$1,050	--
December	\$1,100	\$1,099	\$850	--
12-Month Med*	\$874	\$1,038	\$1,035	\$1,078

Year to Date

Single Family Residence Historical Rental Prices

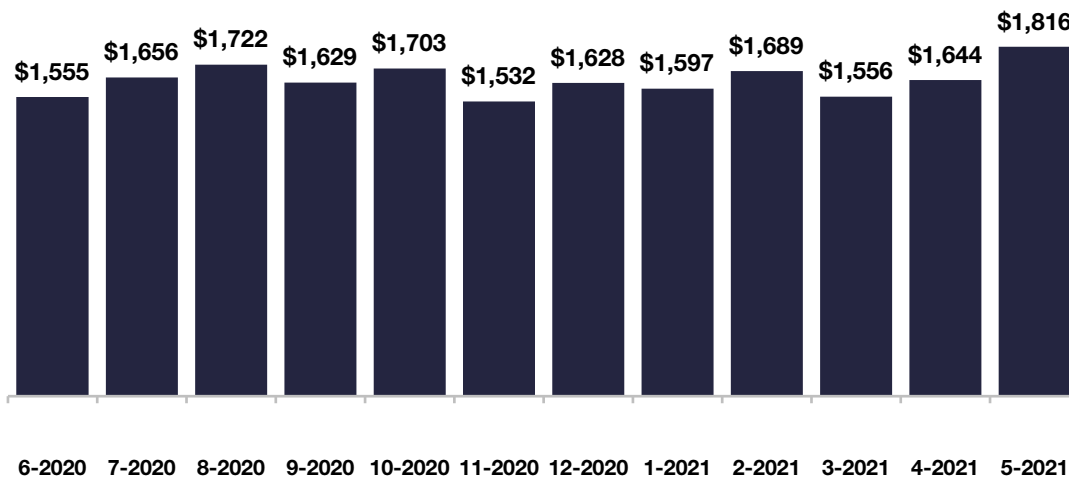
Average Rental Cost per Month

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



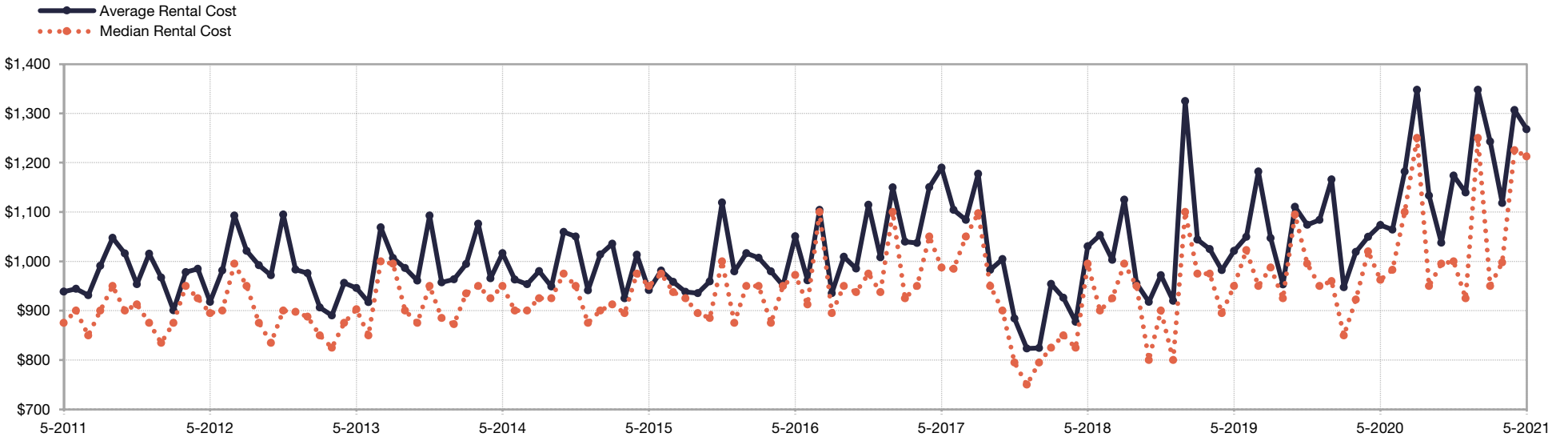
	2018	2019	2020	2021
January	\$1,395	\$1,441	\$1,489	\$1,597
February	\$1,277	\$1,407	\$1,479	\$1,689
March	\$1,303	\$1,363	\$1,498	\$1,556
April	\$1,407	\$1,476	\$1,526	\$1,644
May	\$1,422	\$1,448	\$1,468	\$1,816
June	\$1,417	\$1,585	\$1,555	--
July	\$1,467	\$1,498	\$1,656	--
August	\$1,581	\$1,486	\$1,722	--
September	\$1,381	\$1,515	\$1,629	--
October	\$1,352	\$1,504	\$1,703	--
November	\$1,355	\$1,427	\$1,532	--
December	\$1,384	\$1,466	\$1,628	--
12-Month Med*	\$1,404	\$1,468	\$1,585	\$1,649

Year to Date

Townhouse Historical Rental Prices

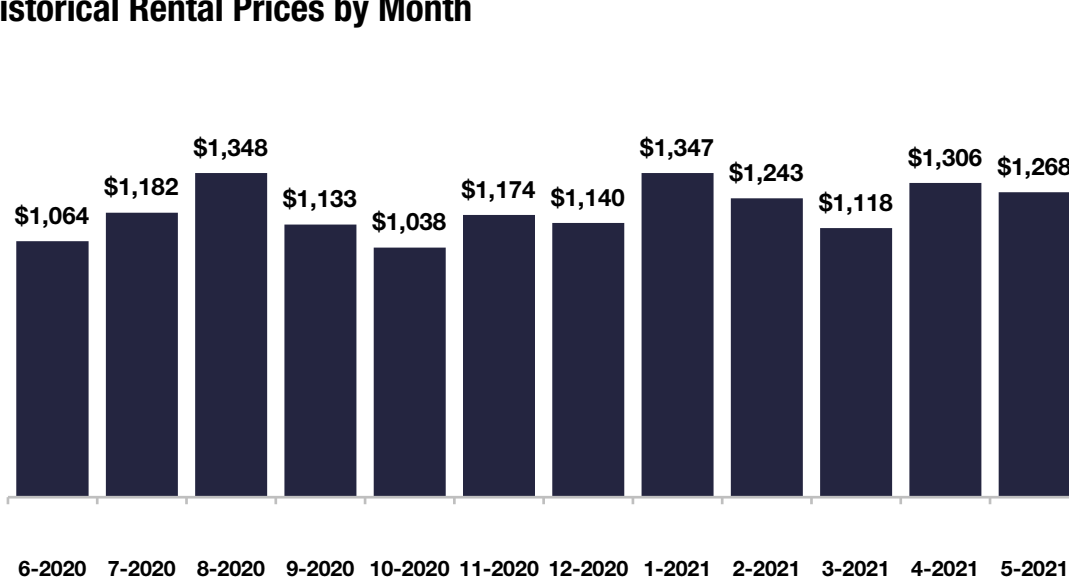
Average Rental Cost per Month

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



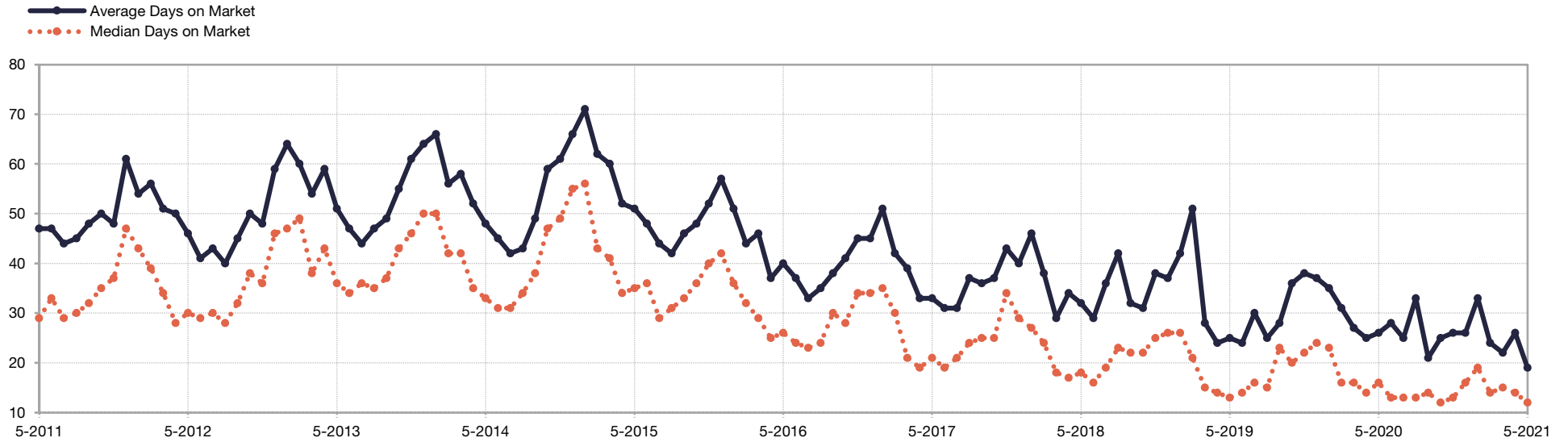
	2018	2019	2020	2021
January	\$824	\$1,325	\$1,166	\$1,347
February	\$954	\$1,044	\$947	\$1,243
March	\$926	\$1,025	\$1,019	\$1,118
April	\$877	\$982	\$1,050	\$1,306
May	\$1,031	\$1,021	\$1,073	\$1,268
June	\$1,053	\$1,050	\$1,064	--
July	\$1,003	\$1,182	\$1,182	--
August	\$1,125	\$1,047	\$1,348	--
September	\$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	\$1,259

Year to Date

Days on Market

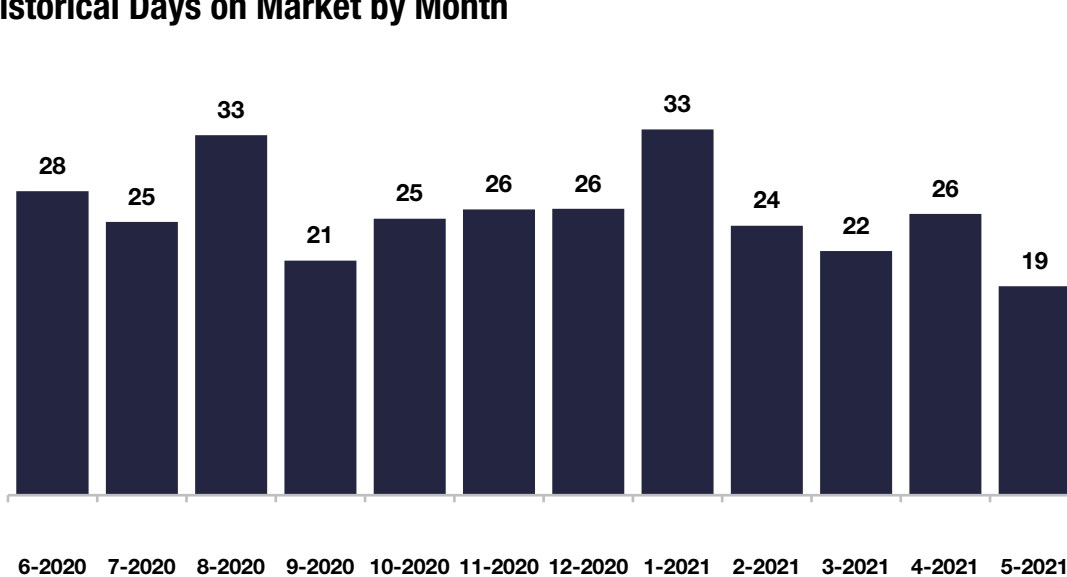
The number of days a property has been listed before a rental agreement has been signed.

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	33
February	38	51	31	24
March	29	28	27	22
April	34	24	25	26
May	32	25	26	19
June	29	24	28	--
July	36	30	25	--
August	42	25	33	--
September	32	28	21	--
October	31	36	25	--
November	38	38	26	--
December	37	37	26	--
12-Month Avg	36	32	27	25

Year to Date

Average Rental Cost by Area - Single Family

May 2021

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	May-20	May-21	% Change	May-20	May-21	% Change	May-20	May-21	% Change	May-20	May-21	% Change
MLS of Southern Arizona	\$667	\$795	+19.2%	\$1,185	\$1,379	+16.4%	\$1,455	\$1,848	+27.0%	\$1,717	\$2,035	+18.5%
Pima County	\$667	\$795	+19.2%	\$1,185	\$1,379	+16.4%	\$1,456	\$1,866	+28.2%	\$1,734	\$2,035	+17.4%
Tucson	\$667	\$795	+19.2%	\$1,185	\$1,379	+16.4%	\$1,460	\$1,850	+26.7%	\$1,726	\$1,994	+15.5%
Tucson - Central	\$667	\$795	+19.2%	\$1,060	\$1,305	+23.1%	\$1,381	\$1,675	+21.3%	\$1,545	\$2,650	+71.5%
Tucson - East	--	--	--	\$1,095	--	--	\$1,322	\$1,467	+11.0%	\$1,515	\$1,550	+2.3%
Tucson - North	--	--	--	--	\$1,800	--	\$1,717	\$2,674	+55.8%	\$2,340	\$2,173	-7.2%
Tucson - Northeast	--	--	--	--	\$1,550	--	\$1,700	--	--	--	\$2,395	--
Tucson - Northwest	--	--	--	\$1,350	--	--	\$1,646	\$2,042	+24.0%	\$1,832	\$2,190	+19.6%
Tucson - South	--	--	--	\$650	--	--	\$1,245	\$1,505	+20.9%	\$1,160	\$1,458	+25.7%
Tucson - Upper Southeast	--	--	--	\$1,223	\$1,375	+12.5%	\$1,442	\$1,638	+13.6%	\$1,605	\$1,650	+2.8%
Tucson - West	--	--	--	\$1,383	--	--	\$1,380	\$1,869	+35.4%	--	\$1,900	--
85705	--	\$895	--	--	\$1,075	--	\$1,325	--	--	--	--	--
85710	--	--	--	--	--	--	\$1,276	\$1,400	+9.8%	\$1,750	--	--
85712	--	--	--	--	\$1,250	--	\$1,140	\$1,675	+46.9%	\$1,738	\$2,500	+43.9%
85716	\$660	--	--	\$1,133	\$1,850	+63.2%	\$1,586	\$1,463	-7.8%	\$1,500	\$2,800	+86.7%
85718	--	--	--	--	--	--	\$2,100	\$2,850	+35.7%	\$2,225	--	--
85719	\$695	\$695	0.0%	\$950	\$1,307	+37.5%	\$1,250	\$1,933	+54.7%	\$1,500	--	--
85742	--	--	--	\$1,350	--	--	\$1,623	\$1,608	-1.0%	\$1,475	\$2,550	+72.9%
85745	--	--	--	\$1,350	--	--	\$1,500	\$1,950	+30.0%	--	--	--
85747	--	--	--	\$1,223	\$1,375	+12.5%	\$1,400	\$1,638	+17.0%	\$1,462	\$1,650	+12.9%
85750	--	--	--	--	\$1,800	--	\$1,550	\$2,500	+61.3%	\$2,663	--	--

Average Rental Cost by Area - Townhouse

May 2021



	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	May-20	May-21	% Change	May-20	May-21	% Change	May-20	May-21	% Change	May-20	May-21	% Change
MLS of Southern Arizona	\$878	\$770	-12.3%	\$1,057	\$1,400	+32.5%	\$1,311	\$1,344	+2.5%	--	--	--
Pima County	\$878	\$770	-12.3%	\$1,057	\$1,400	+32.5%	\$1,311	\$1,344	+2.5%	--	--	--
Tucson	\$892	\$770	-13.6%	\$1,054	\$1,400	+32.8%	\$1,311	\$1,344	+2.5%	--	--	--
Tucson - Central	\$770	\$767	-0.4%	\$976	\$1,089	+11.6%	\$1,215	\$1,400	+15.2%	--	--	--
Tucson - East	--	--	--	\$948	\$1,242	+31.0%	\$895	\$1,275	+42.5%	--	--	--
Tucson - North	\$1,500	--	--	\$1,635	\$1,825	+11.6%	\$2,350	\$1,495	-36.4%	--	--	--
Tucson - Northeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - Northwest	--	--	--	--	\$1,875	--	\$1,395	--	--	--	--	--
Tucson - South	--	\$775	--	\$850	--	--	--	--	--	--	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	\$1,075	--	--	--	--	--	--	--	--
85705	--	--	--	\$860	\$1,200	+39.5%	\$1,195	--	--	--	--	--
85710	--	--	--	\$948	\$1,100	+16.1%	--	\$1,288	--	--	--	--
85712	\$725	\$625	-13.8%	\$1,095	\$875	-20.1%	--	--	--	--	--	--
85716	\$708	\$838	+18.2%	\$850	\$973	+14.4%	\$1,100	--	--	--	--	--
85718	\$1,500	--	--	--	\$1,725	--	\$2,350	--	--	--	--	--
85719	--	--	--	\$1,053	\$1,363	+29.4%	\$1,350	\$1,400	+3.7%	--	--	--
85742	--	--	--	--	\$2,500	--	--	--	--	--	--	--
85745	--	--	--	\$1,075	--	--	--	--	--	--	--	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	\$1,635	\$1,925	+17.7%	--	--	--	--	--	--