

Monthly Rental Indicators



February 2023

Rented Units increased 33.1 percent over last year to 209 units. Active Listings increased 33.9 percent over last year to 616 units.

Rental Costs by Property Type

- Single Family Residence was up 0.2 percent over last year to \$1,882 per month.
- Townhouse was up 6.7 percent over last year to \$1,471 per month.
- Condominium increased 16.8 percent over last year to \$1,423 per month.
- Casita/Guesthouse was up 14.2 percent over last year to \$1,100 per month.
- Manufactured Single Family Residence was up 87.8 percent over last year to \$1,972 per month.
- Mobile Home was down 0.8 percent over last year to \$1,017 per month.

Monthly Snapshot

+ 33.1% **+ 33.9%** **+ 7.7%**

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
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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.

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Active and Rented Unfurnished Listings

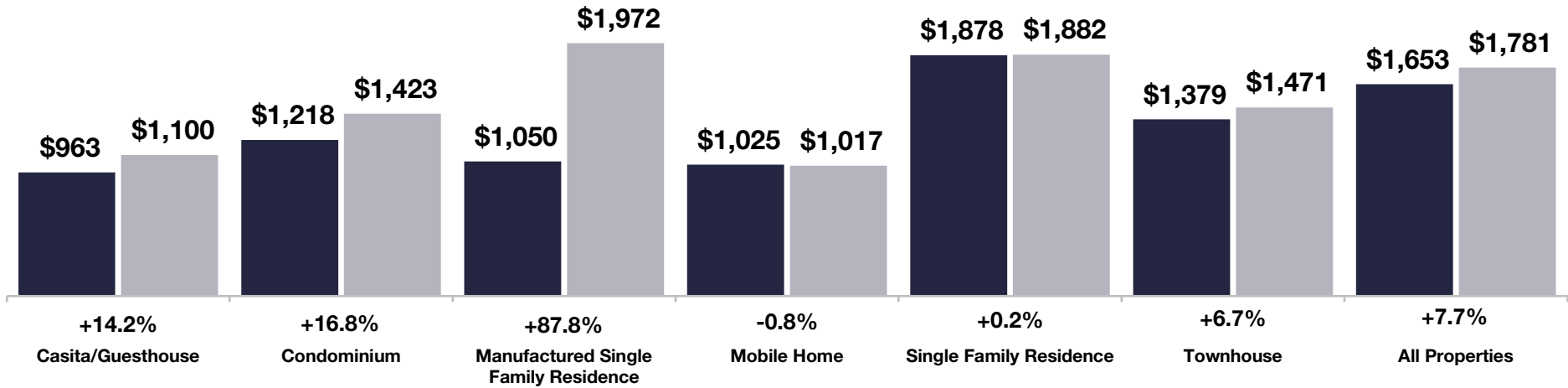
Areas	Active Listings			Rented Units		
	2-2022	2-2023	Percent Change	2-2022	2-2023	Percent Change
MLS of Southern Arizona Area	460	616	+ 33.9%	157	209	+ 33.1%
Pima County	415	554	+ 33.5%	153	199	+ 30.1%
Tucson	438	584	+ 33.3%	149	189	+ 26.8%
Tucson - Central	83	119	+ 43.4%	50	47	- 6.0%
Tucson - East	16	40	+ 150.0%	10	19	+ 90.0%
Tucson - North	132	107	- 18.9%	18	8	- 55.6%
Tucson - Northeast	12	10	- 16.7%	5	5	0.0%
Tucson - Northwest	70	99	+ 41.4%	19	31	+ 63.2%
Tucson - South	19	21	+ 10.5%	12	13	+ 8.3%
Tucson - Upper Southeast	27	41	+ 51.9%	14	15	+ 7.1%
Tucson - West	25	32	+ 28.0%	5	14	+ 180.0%
85705	13	18	+ 38.5%	12	6	- 50.0%
85710	8	20	+ 150.0%	6	7	+ 16.7%
85712	15	17	+ 13.3%	11	6	- 45.5%
85716	24	34	+ 41.7%	12	17	+ 41.7%
85718	59	48	- 18.6%	4	0	- 100.0%
85719	18	38	+ 111.1%	12	7	- 41.7%
85742	7	17	+ 142.9%	6	8	+ 33.3%
85745	12	23	+ 91.7%	2	7	+ 250.0%
85747	14	24	+ 71.4%	11	6	- 45.5%

Average Rental Cost by Property Type

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

February

■ 2022 ■ 2023

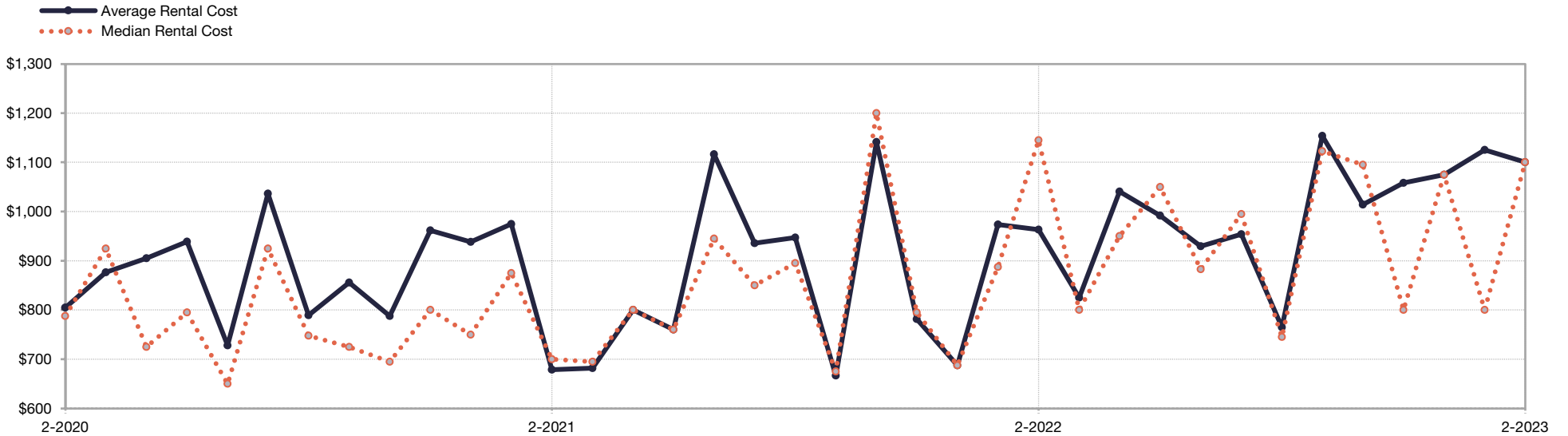


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
March 2022	\$825	\$1,298	--	\$1,350	\$1,897	\$1,340	\$1,730
April 2022	\$1,041	\$1,201	--	--	\$1,947	\$1,474	\$1,739
May 2022	\$992	\$1,567	\$1,198	--	\$1,913	\$1,647	\$1,787
June 2022	\$929	\$1,251	--	--	\$2,104	\$1,384	\$1,879
July 2022	\$954	\$1,448	--	\$975	\$1,938	\$1,331	\$1,774
August 2022	\$765	\$1,454	--	\$1,125	\$1,976	\$1,375	\$1,813
September 2022	\$1,154	\$1,334	\$1,388	--	\$2,063	\$1,687	\$1,917
October 2022	\$1,014	\$1,326	--	\$950	\$1,928	\$1,406	\$1,761
November 2022	\$1,058	\$1,453	\$1,495	\$1,013	\$1,930	\$1,534	\$1,812
December 2022	\$1,075	\$1,656	\$1,298	\$1,250	\$1,961	\$1,501	\$1,850
January 2023	\$1,125	\$2,128	\$1,850	--	\$2,047	\$1,689	\$1,991
February 2023	\$1,100	\$1,423	\$1,972	\$1,017	\$1,882	\$1,471	\$1,781
12-Month Average	\$995	\$1,507	\$1,575	\$1,081	\$1,970	\$1,483	\$1,826

Casita/Guesthouse Historical Rental Prices

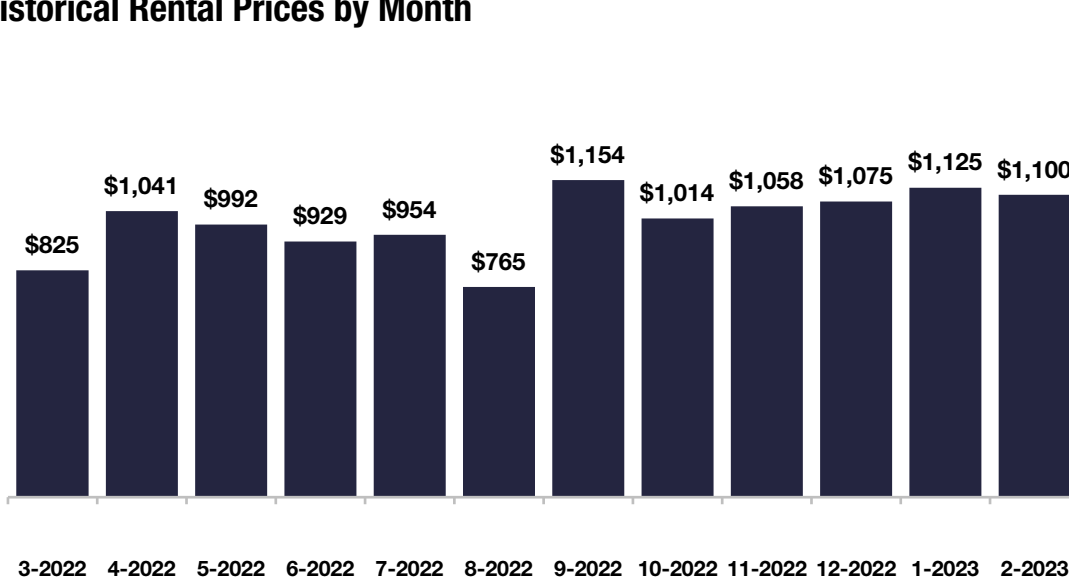
Average Rental Cost per Month

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



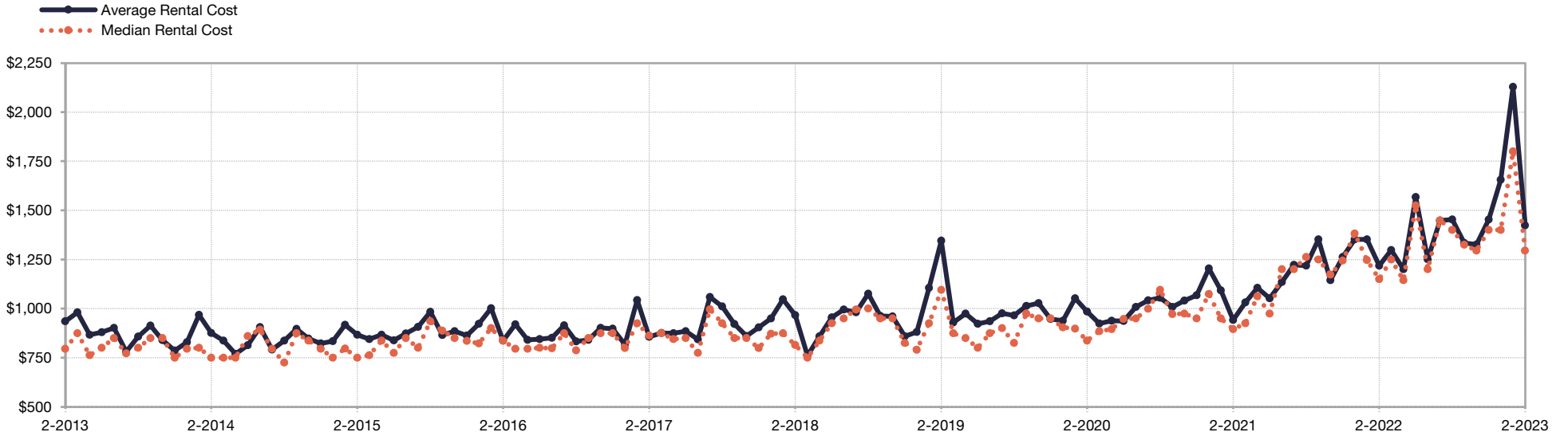
	2020	2021	2022	2023
January	\$995	\$975	\$973	\$1,125
February	\$805	\$679	\$963	\$1,100
March	\$876	\$682	\$825	--
April	\$905	\$800	\$1,041	--
May	\$939	\$760	\$992	--
June	\$728	\$1,116	\$929	--
July	\$1,036	\$936	\$954	--
August	\$789	\$947	\$765	--
September	\$856	\$667	\$1,154	--
October	\$788	\$1,141	\$1,014	--
November	\$962	\$782	\$1,058	--
December	\$938	\$688	\$1,075	--
12-Month Med*	\$888	\$921	\$980	\$1,115

Year to Date

Condominium Historical Rental Prices

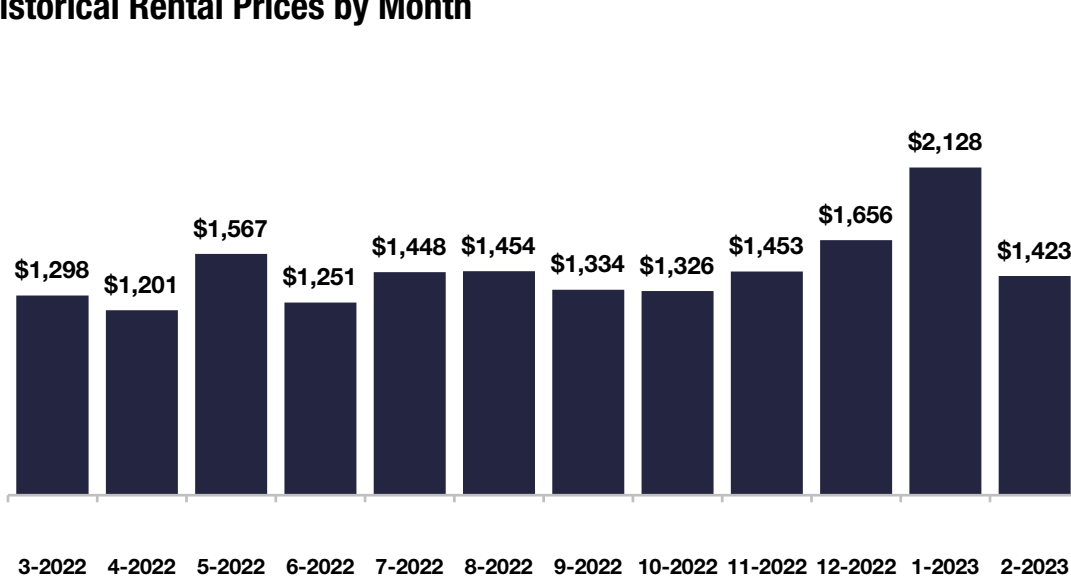
Average Rental Cost per Month

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



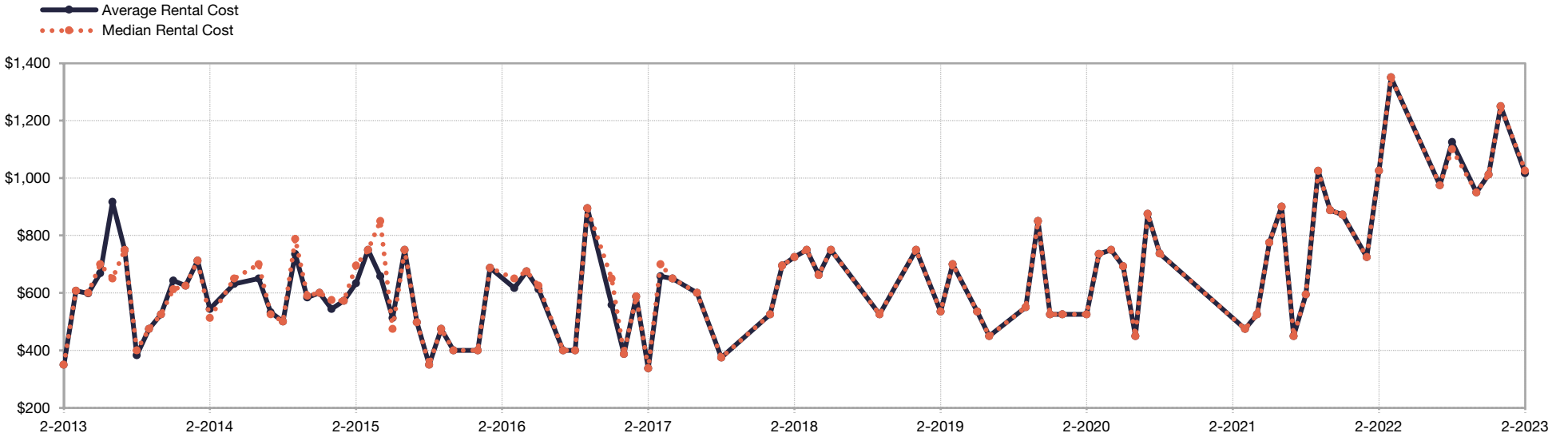
	2020	2021	2022	2023
January	\$1,052	\$1,092	\$1,352	\$2,128
February	\$985	\$943	\$1,218	\$1,423
March	\$924	\$1,031	\$1,298	--
April	\$938	\$1,106	\$1,201	--
May	\$937	\$1,053	\$1,567	--
June	\$1,008	\$1,135	\$1,251	--
July	\$1,042	\$1,223	\$1,448	--
August	\$1,055	\$1,219	\$1,454	--
September	\$1,008	\$1,353	\$1,334	--
October	\$1,040	\$1,144	\$1,326	--
November	\$1,068	\$1,262	\$1,453	--
December	\$1,204	\$1,352	\$1,656	--
12-Month Med*	\$1,029	\$1,164	\$1,407	\$1,910

Year to Date

Mobile Home Historical Rental Prices

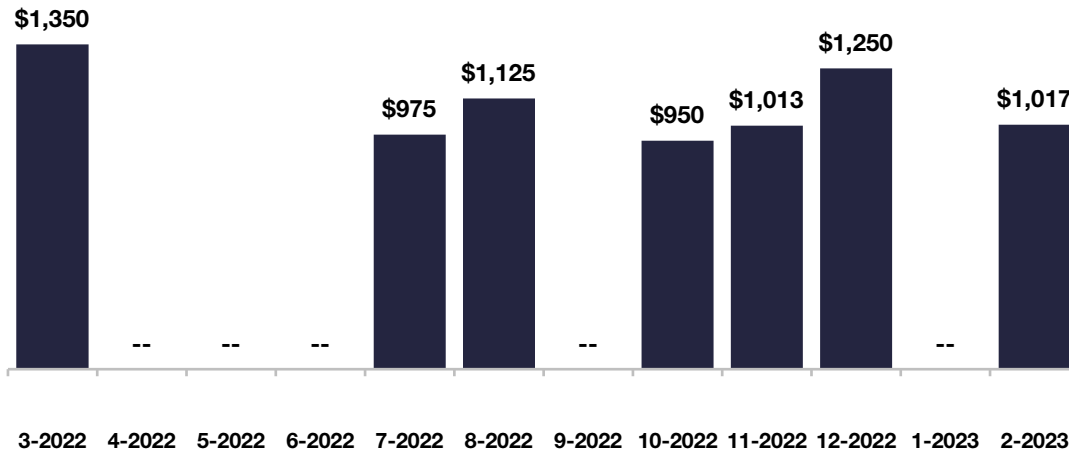
Average Rental Cost per Month

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



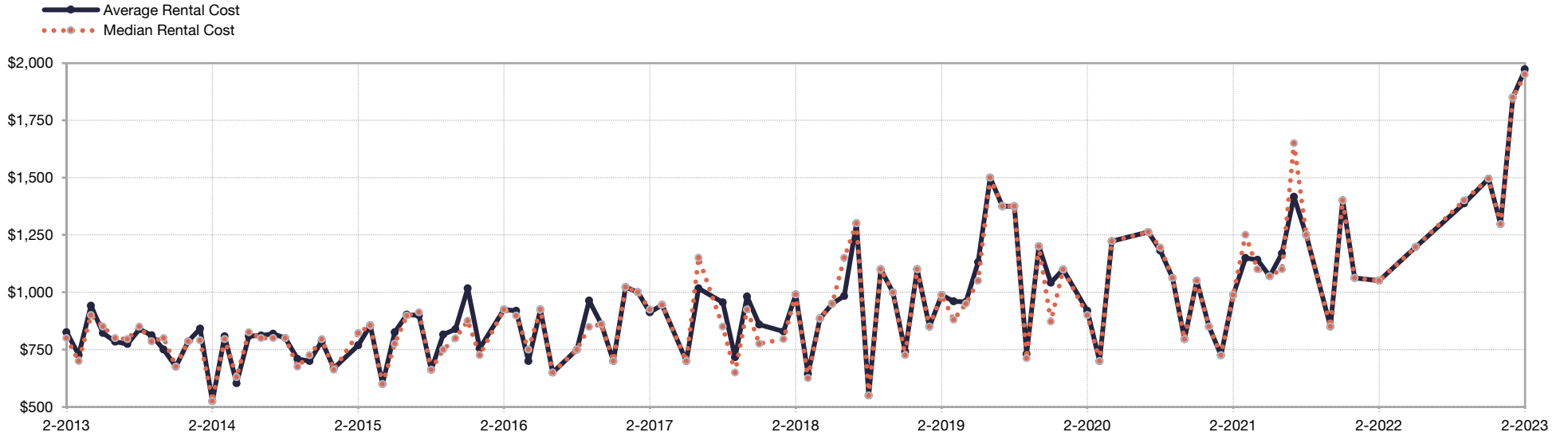
	2020	2021	2022	2023
January	--	--	\$725	--
February	\$525	--	\$1,025	\$1,017
March	\$735	\$475	\$1,350	--
April	\$750	\$525	--	--
May	\$693	\$775	--	--
June	\$450	\$900	--	--
July	\$875	\$450	\$975	--
August	\$738	\$595	\$1,125	--
September	--	\$1,025	--	--
October	--	\$888	\$950	--
November	--	\$873	\$1,013	--
December	--	--	\$1,250	--
12-Month Med*	\$693	\$774	\$1,033	\$1,017

Year to Date

Manufactured Single Family Residence Historical Rental Prices

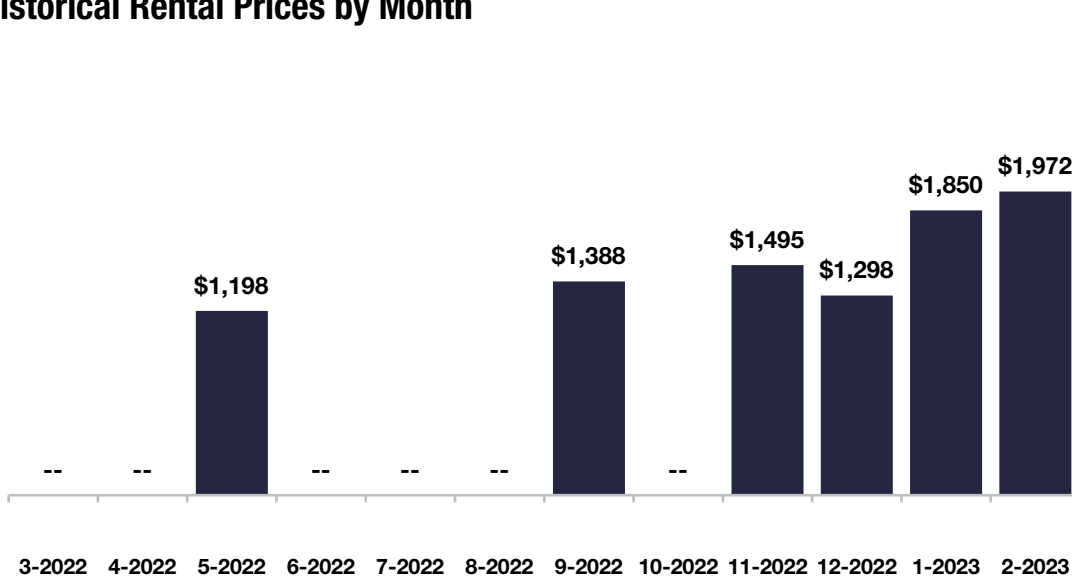
Average Rental Cost per Month

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



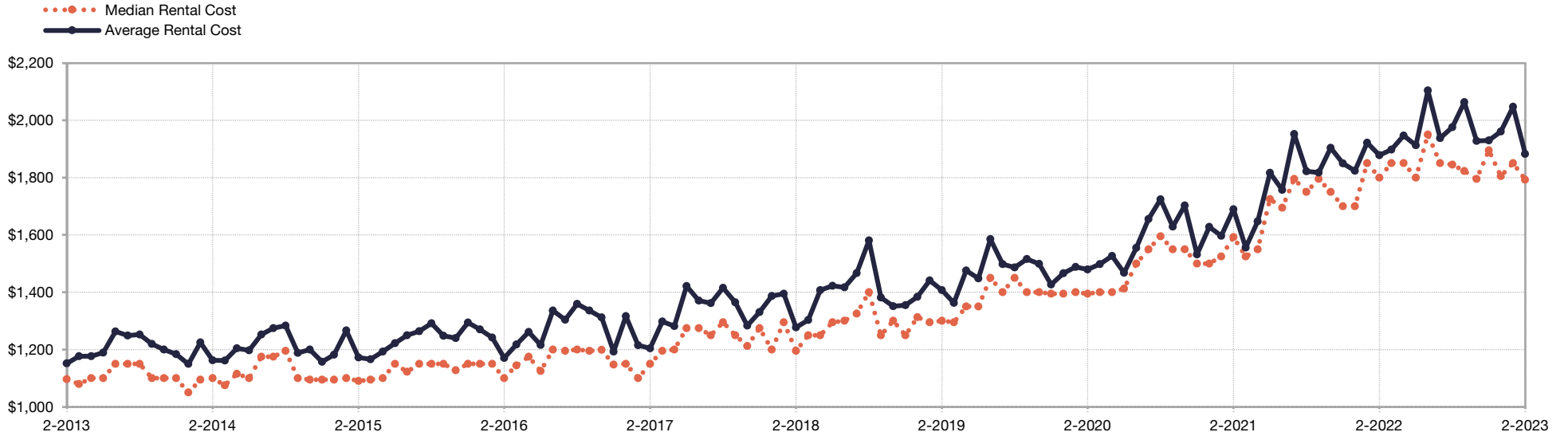
	2020	2021	2022	2023
January	--	\$725	--	\$1,850
February	\$919	\$988	\$1,050	\$1,972
March	\$700	\$1,149	--	--
April	\$1,223	\$1,142	--	--
May	--	\$1,070	\$1,198	--
June	--	\$1,169	--	--
July	\$1,263	\$1,416	--	--
August	\$1,182	\$1,250	--	--
September	\$1,063	--	\$1,388	--
October	\$795	\$850	--	--
November	\$1,050	\$1,400	\$1,495	--
December	\$850	\$1,063	\$1,298	--
12-Month Med*	\$1,035	\$1,143	\$1,285	\$1,931

Year to Date

Single Family Residence Historical Rental Prices

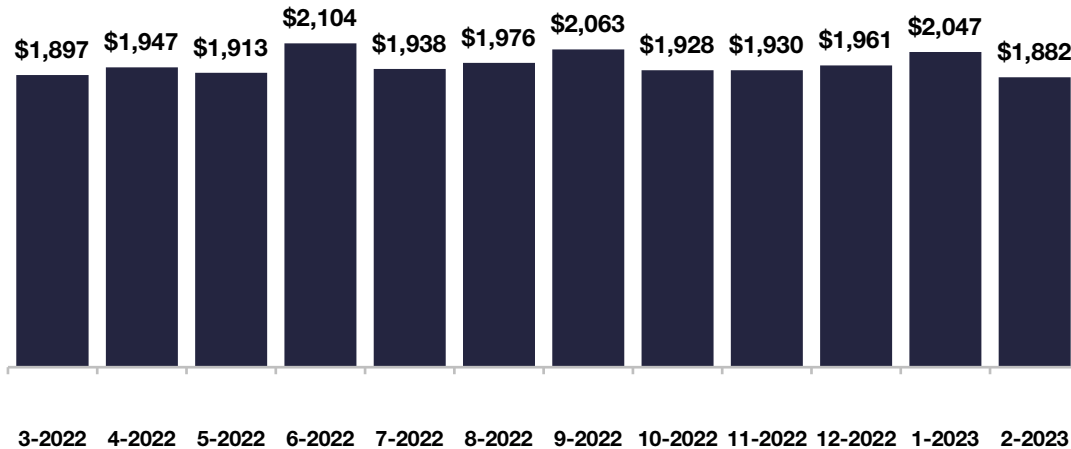
Average Rental Cost per Month

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



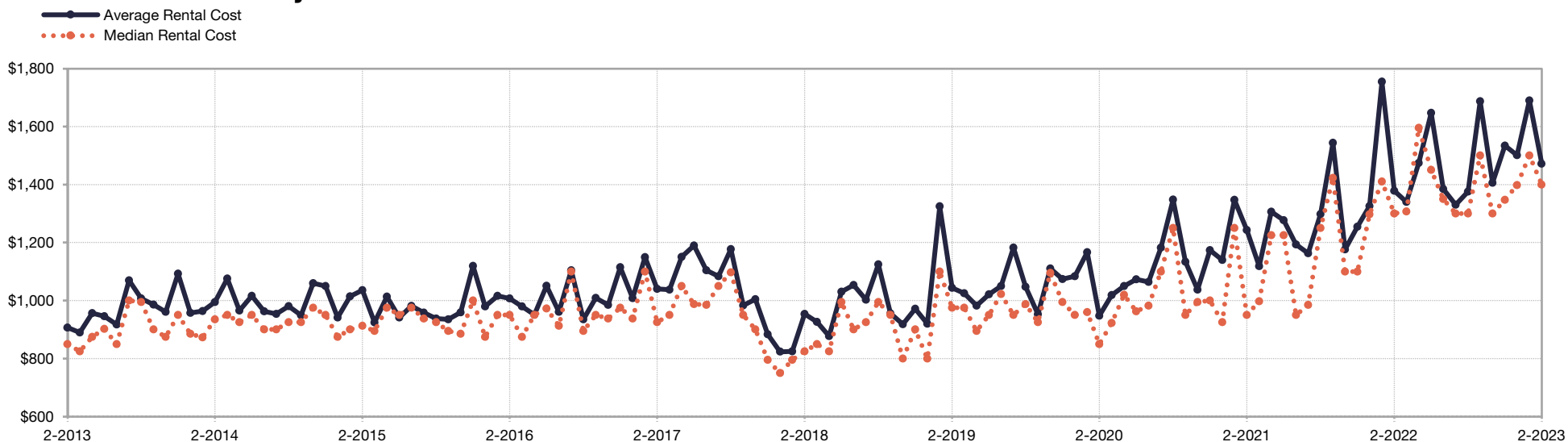
	2020	2021	2022	2023
January	\$1,489	\$1,597	\$1,921	\$2,047
February	\$1,479	\$1,689	\$1,878	\$1,882
March	\$1,498	\$1,556	\$1,897	--
April	\$1,526	\$1,647	\$1,947	--
May	\$1,468	\$1,816	\$1,913	--
June	\$1,555	\$1,757	\$2,104	--
July	\$1,656	\$1,952	\$1,938	--
August	\$1,724	\$1,822	\$1,976	--
September	\$1,629	\$1,817	\$2,063	--
October	\$1,703	\$1,904	\$1,928	--
November	\$1,532	\$1,849	\$1,930	--
December	\$1,628	\$1,824	\$1,961	--
12-Month Med*	\$1,585	\$1,766	\$1,963	\$1,967

Year to Date

Townhouse Historical Rental Prices

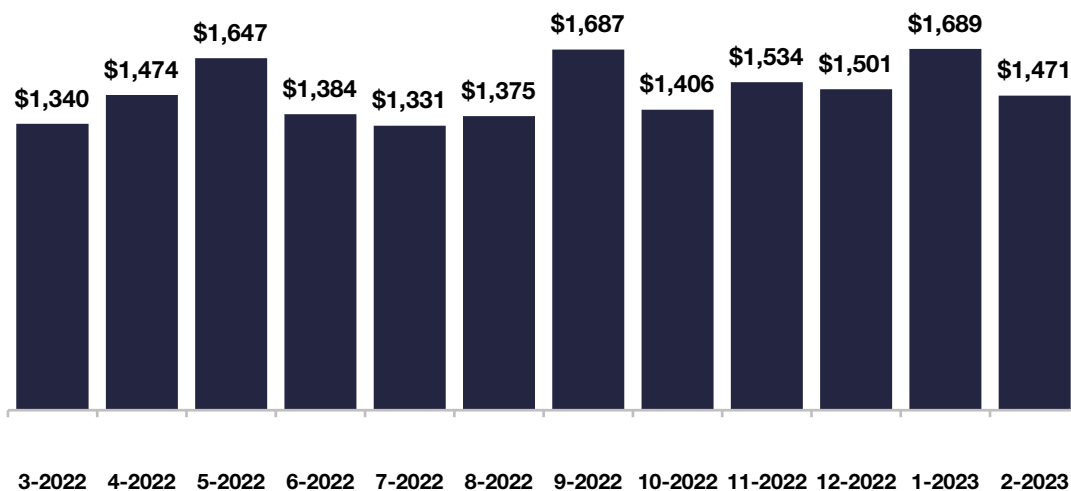
Average Rental Cost per Month

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



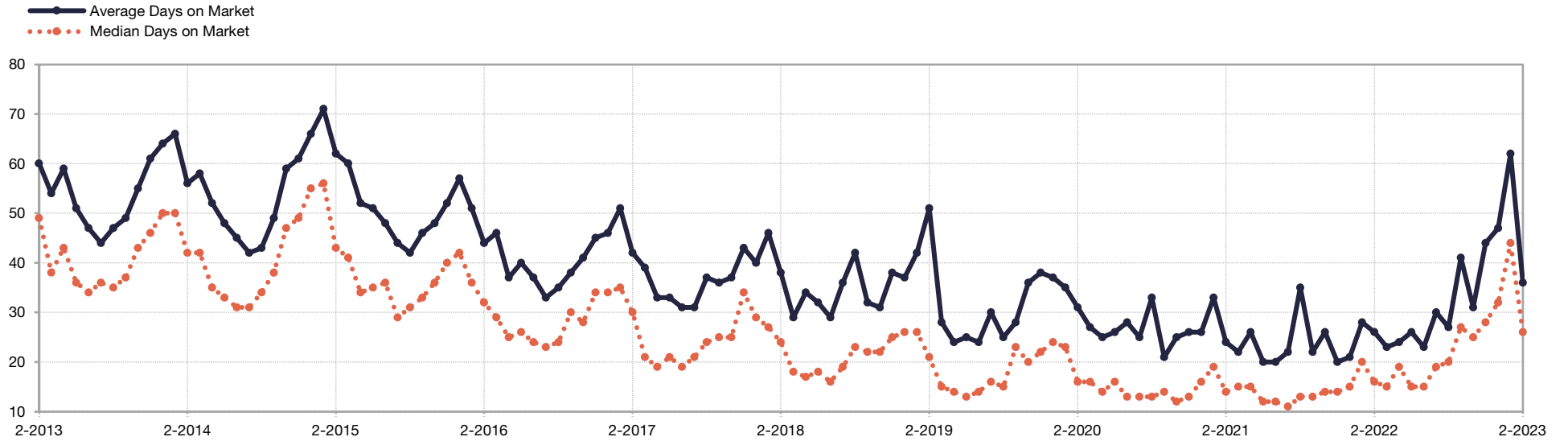
	2020	2021	2022	2023
January	\$1,166	\$1,347	\$1,755	\$1,689
February	\$947	\$1,243	\$1,379	\$1,471
March	\$1,019	\$1,118	\$1,340	--
April	\$1,050	\$1,306	\$1,474	--
May	\$1,073	\$1,276	\$1,647	--
June	\$1,064	\$1,193	\$1,384	--
July	\$1,182	\$1,163	\$1,331	--
August	\$1,348	\$1,298	\$1,375	--
September	\$1,133	\$1,544	\$1,687	--
October	\$1,038	\$1,176	\$1,406	--
November	\$1,174	\$1,255	\$1,534	--
December	\$1,140	\$1,326	\$1,501	--
12-Month Med*	\$1,113	\$1,259	\$1,471	\$1,609

Year to Date

Days on Market

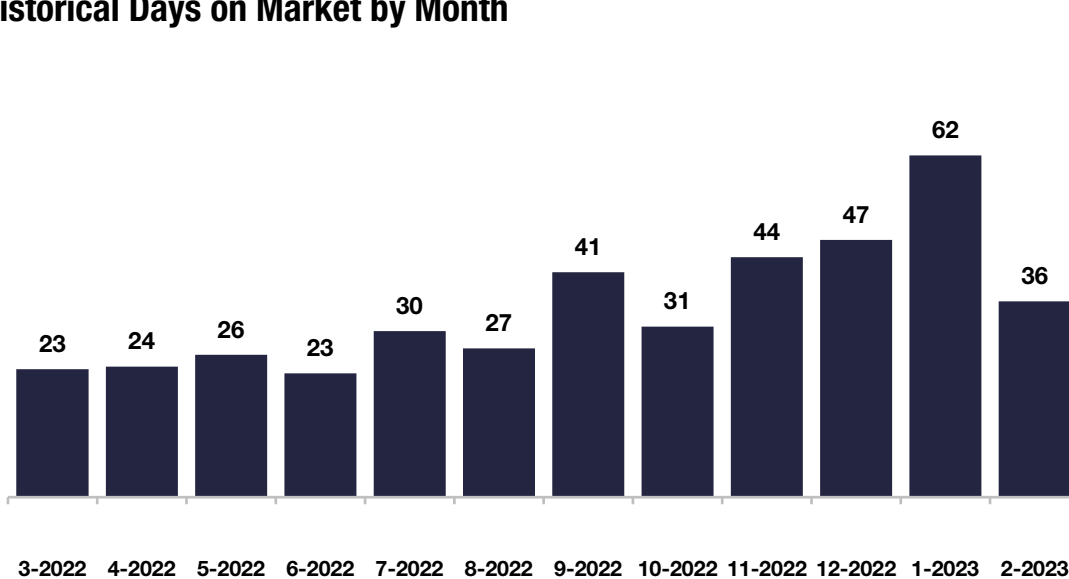
The number of days a property has been listed before a rental agreement has been signed.

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



	2020	2021	2022	2023
January	35	33	28	62
February	31	24	26	36
March	27	22	23	--
April	25	26	24	--
May	26	20	26	--
June	28	20	23	--
July	25	22	30	--
August	33	35	27	--
September	21	22	41	--
October	25	26	31	--
November	26	20	44	--
December	26	21	47	--
12-Month Avg	27	25	32	50

Year to Date

Average Rental Cost by Area - Single Family

February 2023

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Feb-22	Feb-23	% Change	Feb-22	Feb-23	% Change	Feb-22	Feb-23	% Change	Feb-22	Feb-23	% Change
MLS of Southern Arizona	\$849	\$1,090	+28.4%	\$1,517	\$1,726	+13.7%	\$1,870	\$1,820	-2.6%	\$2,357	\$2,053	-12.9%
Pima County	\$849	\$1,017	+19.8%	\$1,517	\$1,466	-3.3%	\$1,885	\$1,839	-2.4%	\$2,382	\$2,058	-13.6%
Tucson	\$849	\$1,017	+19.8%	\$1,504	\$1,729	+15.0%	\$1,893	\$1,848	-2.4%	\$2,357	\$2,062	-12.5%
Tucson - Central	\$882	\$1,017	+15.3%	\$1,421	\$1,463	+2.9%	\$1,603	\$1,827	+13.9%	--	\$1,761	--
Tucson - East	--	--	--	\$1,450	--	--	\$1,763	\$1,622	-8.0%	\$1,650	\$1,768	+7.2%
Tucson - North	--	--	--	\$2,300	--	--	\$2,733	\$2,427	-11.2%	\$3,738	\$1,900	-49.2%
Tucson - Northeast	--	--	--	\$1,825	--	--	\$3,500	\$2,025	-42.1%	\$2,500	\$2,473	-1.1%
Tucson - Northwest	--	--	--	\$1,575	--	--	\$2,272	\$1,991	-12.3%	\$2,115	\$2,156	+1.9%
Tucson - South	\$750	--	--	\$983	\$1,495	+52.0%	\$1,453	\$1,671	+15.0%	\$1,995	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	\$1,843	\$2,160	+17.2%	\$1,867	\$2,144	+14.8%
Tucson - West	--	--	--	--	\$1,195	--	\$1,830	\$1,872	+2.3%	\$2,595	--	--
85705	\$875	--	--	\$1,570	--	--	\$1,450	\$1,470	+1.4%	--	\$1,590	--
85710	--	--	--	--	--	--	\$1,795	\$1,695	-5.6%	--	\$1,848	--
85712	--	--	--	\$1,150	\$1,525	+32.6%	\$1,898	\$2,195	+15.7%	--	\$2,100	--
85716	\$895	\$850	-5.0%	--	--	--	\$1,517	\$3,500	+130.8%	--	\$1,763	--
85718	--	--	--	--	--	--	\$4,500	--	--	\$3,725	--	--
85719	--	--	--	\$1,395	\$1,400	+0.4%	\$1,580	\$1,400	-11.4%	--	--	--
85742	--	--	--	\$1,650	--	--	\$2,275	\$1,805	-20.7%	\$1,995	\$2,237	+12.1%
85745	--	--	--	--	\$1,195	--	\$1,900	--	--	--	--	--
85747	--	--	--	--	--	--	\$1,837	\$1,750	-4.7%	\$1,850	\$2,099	+13.5%
85750	--	--	--	\$2,300	--	--	\$1,800	\$4,950	+175.0%	\$3,750	\$1,900	-49.3%

Average Rental Cost by Area - Townhouse

February 2023



	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Feb-22	Feb-23	% Change	Feb-22	Feb-23	% Change	Feb-22	Feb-23	% Change	Feb-22	Feb-23	% Change
MLS of Southern Arizona	\$923	\$1,075	+16.5%	\$1,437	\$1,464	+1.9%	\$1,574	\$1,599	+1.6%	--	--	--
Pima County	\$923	\$1,075	+16.5%	\$1,437	\$1,384	-3.6%	\$1,574	\$1,599	+1.6%	--	--	--
Tucson	\$923	\$1,075	+16.5%	\$1,310	\$1,464	+11.8%	\$1,574	\$1,599	+1.6%	--	--	--
Tucson - Central	\$997	\$1,075	+7.9%	\$1,167	\$1,143	-2.0%	\$1,648	\$1,670	+1.4%	--	--	--
Tucson - East	--	--	--	\$1,200	\$1,350	+12.5%	\$1,700	--	--	--	--	--
Tucson - North	--	--	--	\$2,200	--	--	--	--	--	--	--	--
Tucson - Northeast	--	--	--	--	\$1,750	--	--	--	--	--	--	--
Tucson - Northwest	--	--	--	\$1,600	\$1,600	0.0%	--	--	--	--	--	--
Tucson - South	\$700	--	--	--	--	--	\$1,300	--	--	--	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	\$1,395	\$2,075	+48.7%	--	\$1,423	--	--	--	--
85705	\$845	\$1,150	+36.1%	\$950	\$1,175	+23.7%	--	--	--	--	--	--
85710	--	--	--	--	--	--	\$1,700	--	--	--	--	--
85712	\$1,073	\$1,000	-6.8%	\$1,275	--	--	--	--	--	--	--	--
85716	--	--	--	\$1,149	\$1,133	-1.4%	\$1,648	\$1,670	+1.4%	--	--	--
85718	--	--	--	--	--	--	--	--	--	--	--	--
85719	--	--	--	\$1,310	--	--	--	--	--	--	--	--
85742	--	--	--	--	--	--	--	--	--	--	--	--
85745	--	--	--	\$1,395	\$2,075	+48.7%	--	\$1,395	--	--	--	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	\$2,200	--	--	--	--	--	--	--	--