

# Monthly Rental Indicators



## September 2020

Rented Units increased 21.0 percent over last year to 254 units. Active Listings decreased 10.3 percent over last year to 546 units.

### Rental Costs by Property Type

- Single Family Residence was up 7.6 percent over last year to \$1,630 per month.
- Townhouse was up 18.9 percent over last year to \$1,133 per month.
- Condominium decreased 0.6 percent over last year to \$1,008 per month.
- Casita/Guesthouse was up 27.0 percent over last year to \$856 per month.
- Manufactured Single Family Residence was up 45.4 percent over last year to \$1,063 per month.
- There were no Mobile Home rentals during this period.

## Monthly Snapshot

**+ 21.0%**    **- 10.3%**    **+ 9.4%**

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
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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

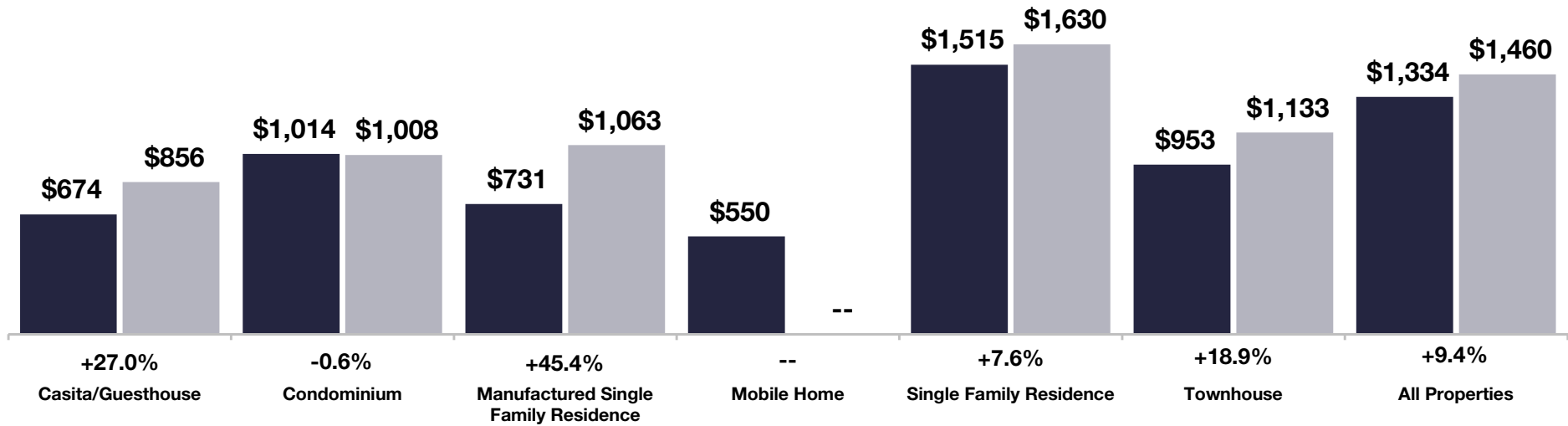
Areas	Active Listings			Rented Units		
	9-2019	9-2020	Percent Change	9-2019	9-2020	Percent Change
<b>MLS of Southern Arizona Area</b>	<b>609</b>	<b>546</b>	- 10.3%	<b>210</b>	<b>254</b>	+ 21.0%
<b>Pima County</b>	<b>558</b>	<b>503</b>	- 9.9%	<b>196</b>	<b>243</b>	+ 24.0%
<b>Tucson</b>	<b>594</b>	<b>526</b>	- 11.4%	<b>201</b>	<b>239</b>	+ 18.9%
<b>Tucson - Central</b>	<b>149</b>	<b>153</b>	+ 2.7%	<b>63</b>	<b>78</b>	+ 23.8%
<b>Tucson - East</b>	<b>22</b>	<b>16</b>	- 27.3%	<b>15</b>	<b>14</b>	- 6.7%
<b>Tucson - North</b>	<b>178</b>	<b>175</b>	- 1.7%	<b>32</b>	<b>25</b>	- 21.9%
<b>Tucson - Northeast</b>	<b>20</b>	<b>13</b>	- 35.0%	<b>8</b>	<b>9</b>	+ 12.5%
<b>Tucson - Northwest</b>	<b>100</b>	<b>75</b>	- 25.0%	<b>33</b>	<b>47</b>	+ 42.4%
<b>Tucson - South</b>	<b>13</b>	<b>11</b>	- 15.4%	<b>9</b>	<b>6</b>	- 33.3%
<b>Tucson - Upper Southeast</b>	<b>12</b>	<b>9</b>	- 25.0%	<b>10</b>	<b>22</b>	+ 120.0%
<b>Tucson - West</b>	<b>34</b>	<b>26</b>	- 23.5%	<b>13</b>	<b>18</b>	+ 38.5%
<b>85705</b>	<b>19</b>	<b>42</b>	+ 121.1%	<b>17</b>	<b>8</b>	- 52.9%
<b>85710</b>	<b>14</b>	<b>12</b>	- 14.3%	<b>7</b>	<b>6</b>	- 14.3%
<b>85712</b>	<b>22</b>	<b>20</b>	- 9.1%	<b>10</b>	<b>13</b>	+ 30.0%
<b>85716</b>	<b>34</b>	<b>27</b>	- 20.6%	<b>14</b>	<b>29</b>	+ 107.1%
<b>85718</b>	<b>82</b>	<b>77</b>	- 6.1%	<b>17</b>	<b>7</b>	- 58.8%
<b>85719</b>	<b>57</b>	<b>50</b>	- 12.3%	<b>15</b>	<b>20</b>	+ 33.3%
<b>85742</b>	<b>10</b>	<b>8</b>	- 20.0%	<b>8</b>	<b>5</b>	- 37.5%
<b>85745</b>	<b>25</b>	<b>18</b>	- 28.0%	<b>6</b>	<b>9</b>	+ 50.0%
<b>85747</b>	<b>10</b>	<b>4</b>	- 60.0%	<b>6</b>	<b>15</b>	+ 150.0%

# Average Rental Cost by Property Type

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

September

■ 2019 ■ 2020

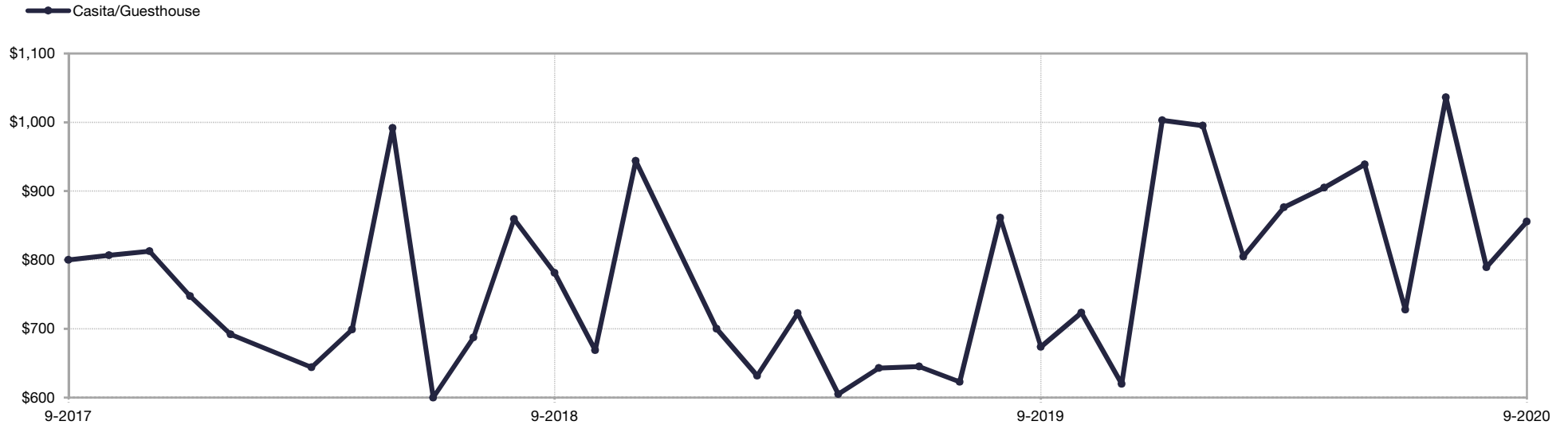


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
October 2019	\$723	\$1,027	\$1,200	\$850	\$1,504	\$1,110	\$1,343
November 2019	\$620	\$948	\$1,041	\$525	\$1,427	\$1,074	\$1,282
December 2019	\$1,003	\$938	\$1,099	\$525	\$1,466	\$1,084	\$1,297
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	\$1,654	\$1,182	\$1,474
August 2020	\$789	\$1,062	\$1,182	\$738	\$1,709	\$1,348	\$1,523
<b>September 2020</b>	<b>\$856</b>	<b>\$1,008</b>	<b>\$1,063</b>	<b>--</b>	<b>\$1,630</b>	<b>\$1,133</b>	<b>\$1,460</b>
12-Month Average	\$869	\$999	\$1,067	\$679	\$1,548	\$1,107	\$1,378

# Casita/Guesthouse Historical Rental Prices

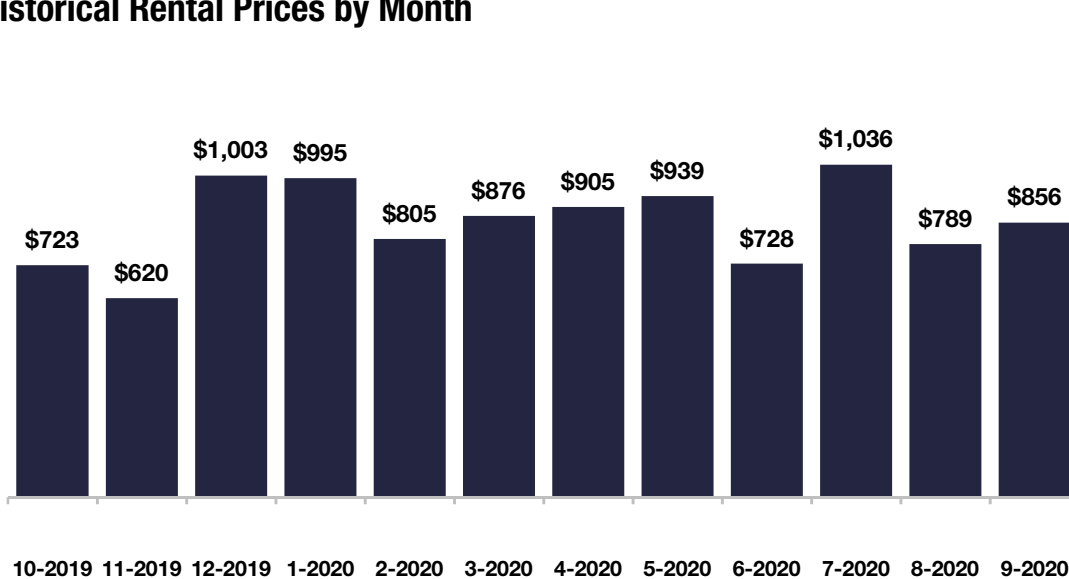
Average Rental Cost per Month

## 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



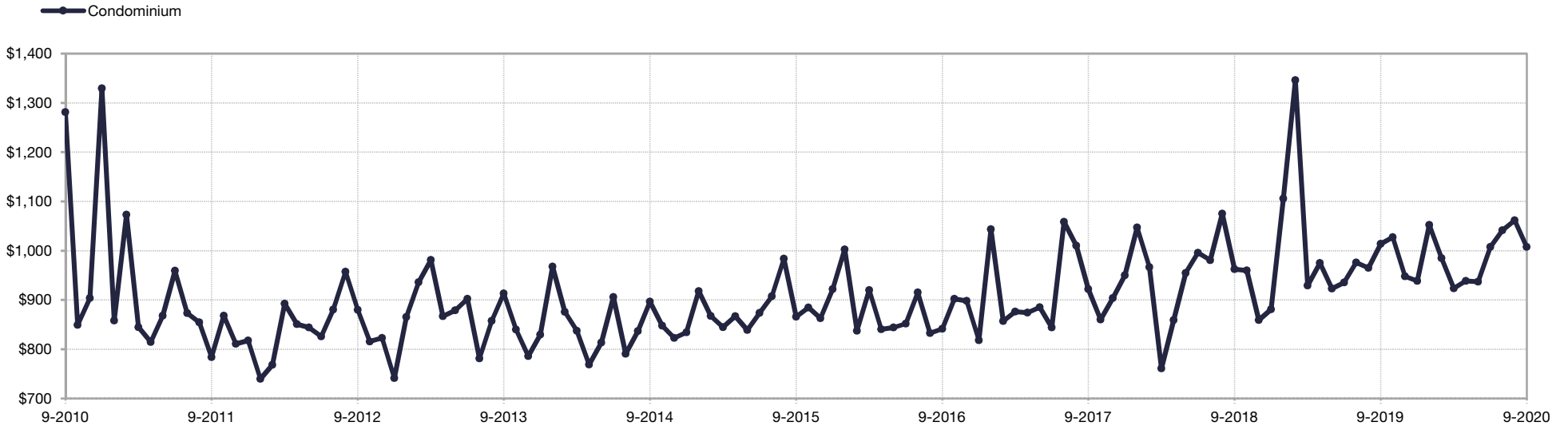
	2017	2018	2019	2020
January	--	\$692	\$700	\$995
February	--	--	\$632	\$805
March	--	\$644	\$723	\$876
April	--	\$699	\$605	\$905
May	--	\$992	\$643	\$939
June	--	\$600	\$645	\$728
July	--	\$688	\$623	\$1,036
August	\$500	\$860	\$861	\$789
September	\$800	\$781	\$674	\$856
October	\$807	\$669	\$723	--
November	\$813	\$944	\$620	--
<b>December</b>	<b>\$748</b>	<b>--</b>	<b>\$1,003</b>	<b>--</b>
12-Month Med*	\$776	\$782	\$725	\$880

Year to Date

# Condominium Historical Rental Prices

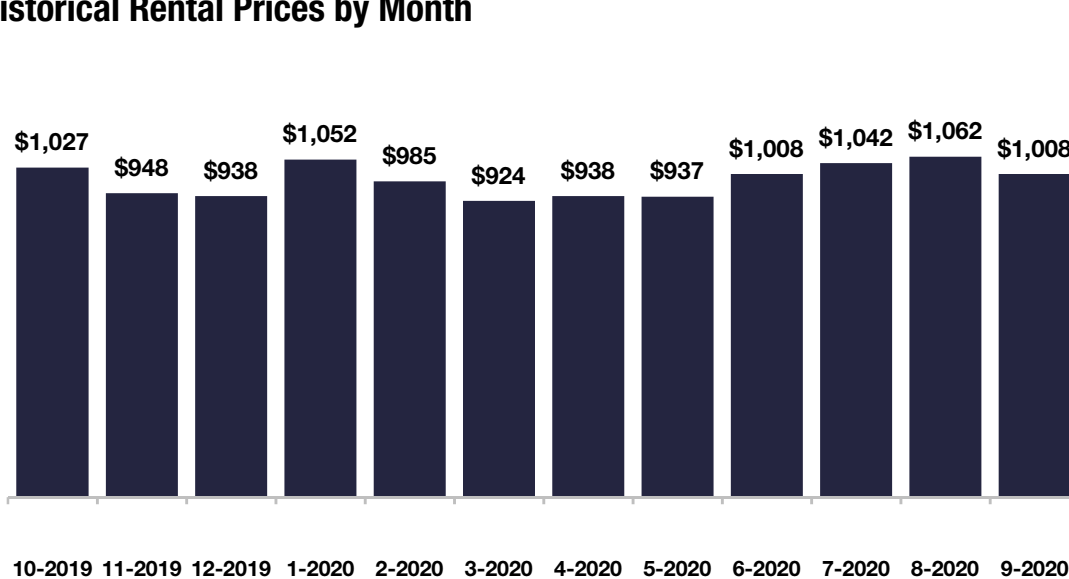
Average Rental Cost per Month

## 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



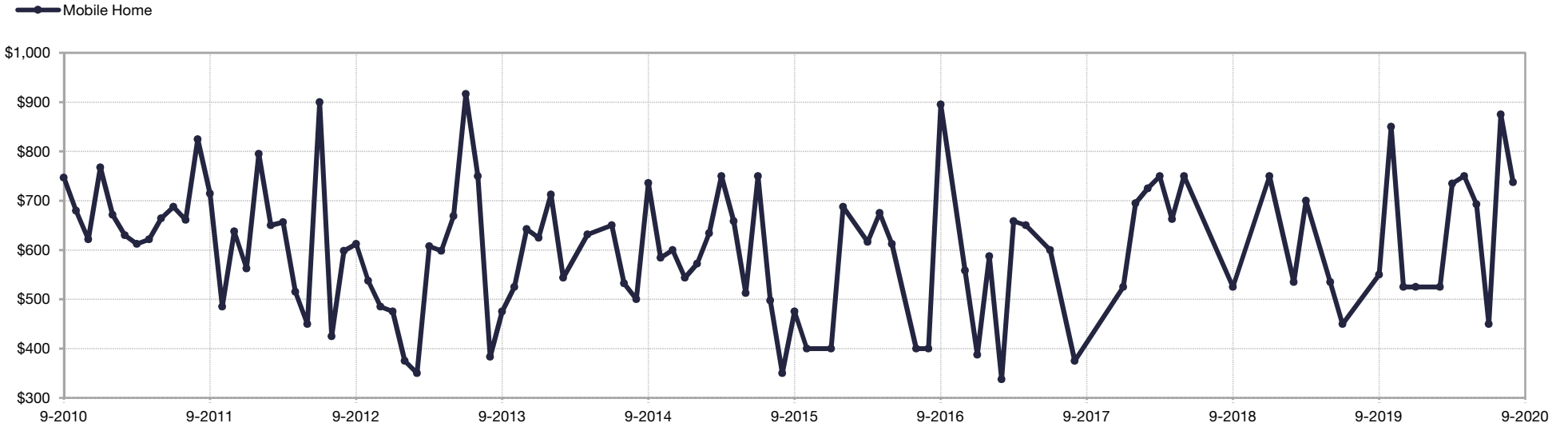
	2017	2018	2019	2020
January	\$1,043	\$1,047	\$1,106	\$1,052
February	\$857	\$967	\$1,346	\$985
March	\$876	\$761	\$929	\$924
April	\$874	\$859	\$975	\$938
May	\$885	\$955	\$923	\$937
June	\$844	\$996	\$935	\$1,008
July	\$1,058	\$981	\$976	\$1,042
August	\$1,010	\$1,075	\$965	\$1,062
September	\$922	\$963	\$1,014	\$1,008
October	\$860	\$960	\$1,027	--
November	\$904	\$859	\$948	--
December	\$950	\$881	\$938	--
12-Month Med*	\$933	\$959	\$1,014	\$1,007

Year to Date

# Mobile Home Historical Rental Prices

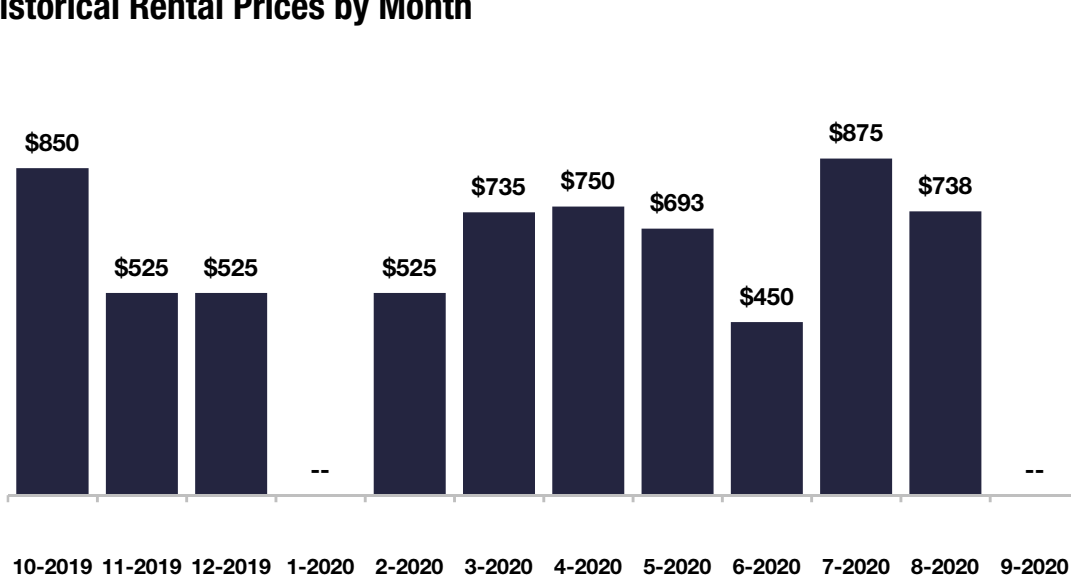
Average Rental Cost per Month

## 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

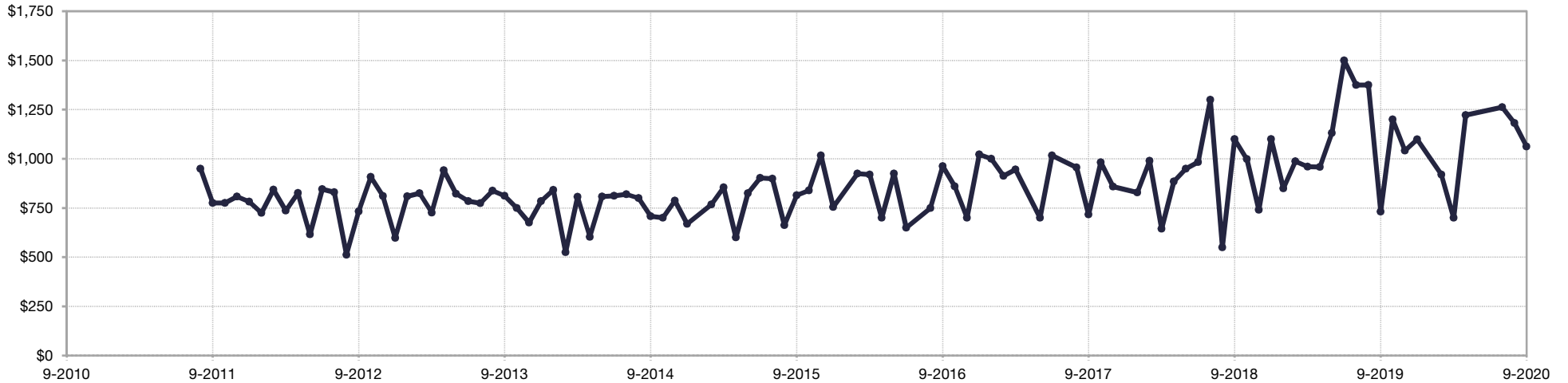
Year to Date

# Manufactured Single Family Residence Historical Rental Prices

Average Rental Cost per Month

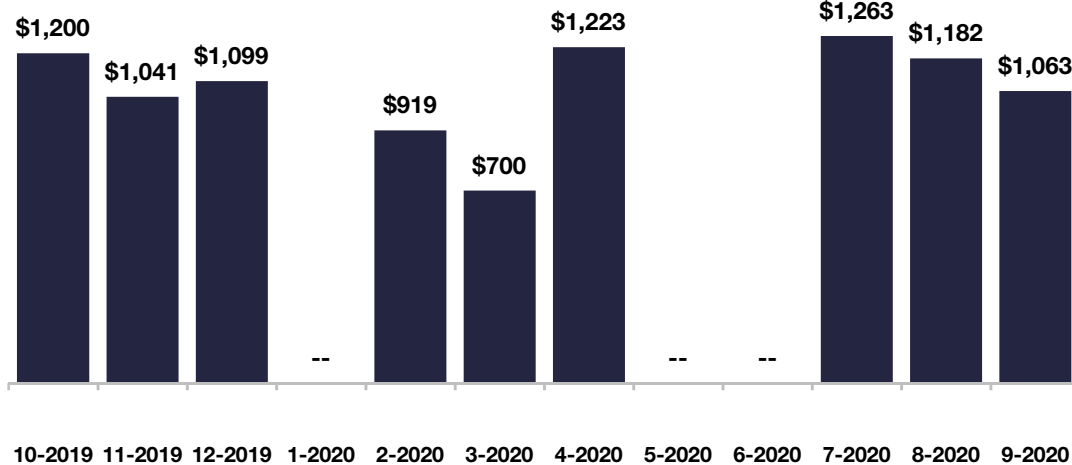
## Historical Rental Cost by Month

— Manufactured Single Family Residence



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



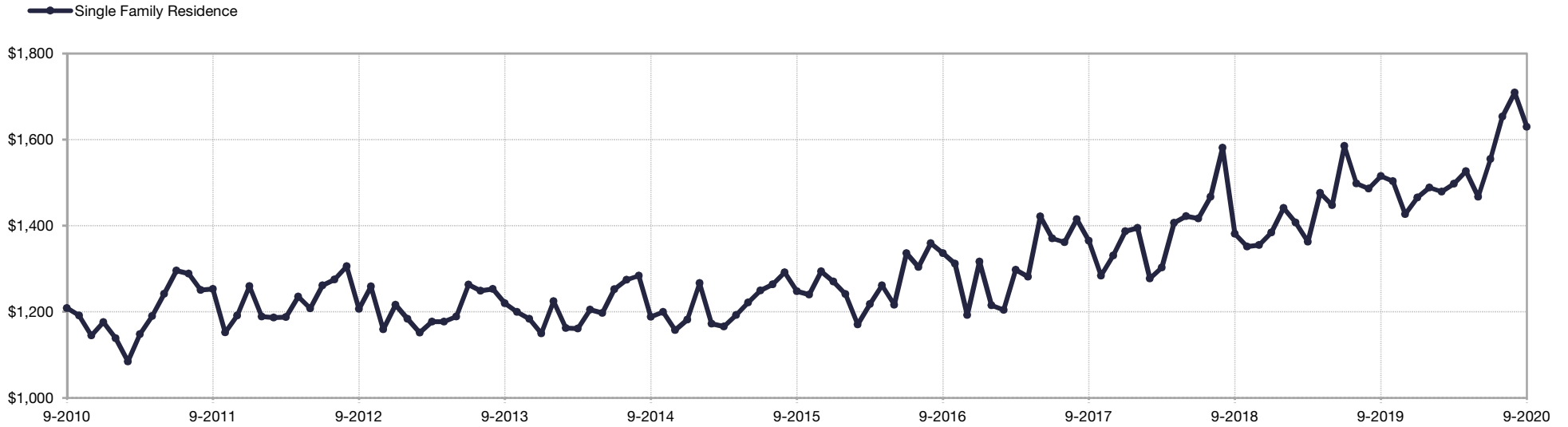
	2017	2018	2019	2020
January	\$1,000	\$828	\$850	--
February	\$913	\$990	\$988	\$919
March	\$945	\$644	\$960	\$700
April	--	\$885	\$958	\$1,223
May	\$700	\$950	\$1,132	--
June	\$1,017	\$983	\$1,500	--
July	--	\$1,300	\$1,375	\$1,263
August	\$956	\$550	\$1,375	\$1,182
September	\$717	\$1,100	\$731	\$1,063
October	\$982	\$999	\$1,200	--
November	\$858	\$741	\$1,041	--
<b>December</b>	--	<b>\$1,100</b>	<b>\$1,099</b>	--
12-Month Med*	\$902	\$874	\$1,038	\$1,046

Year to Date

# Single Family Residence Historical Rental Prices

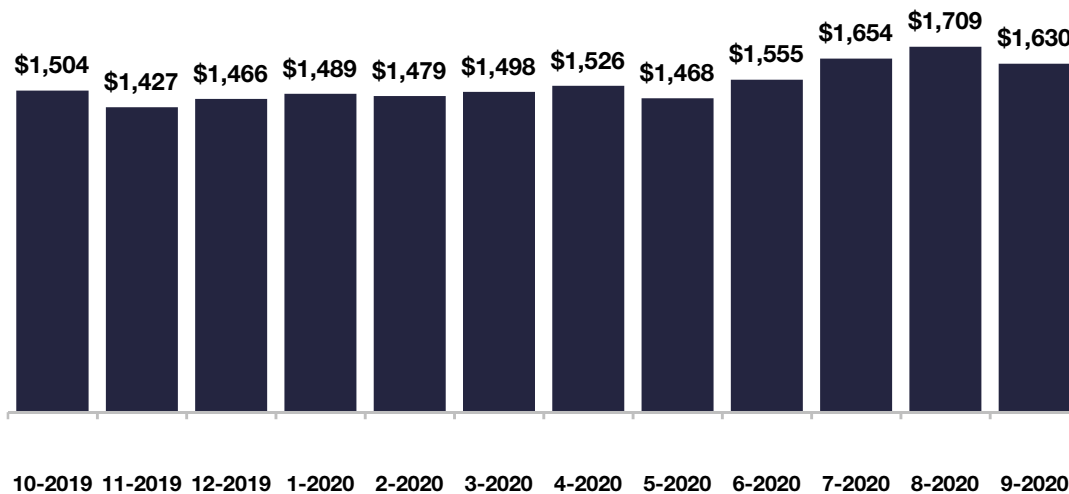
Average Rental Cost per Month

## 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	\$1,654
August	\$1,415	\$1,581	\$1,486	\$1,709
September	\$1,365	\$1,381	\$1,515	\$1,630
October	\$1,284	\$1,352	\$1,504	--
November	\$1,331	\$1,355	\$1,427	--
<b>December</b>	<b>\$1,387</b>	<b>\$1,384</b>	<b>\$1,466</b>	--
12-Month Med*	\$1,332	\$1,404	\$1,468	\$1,580

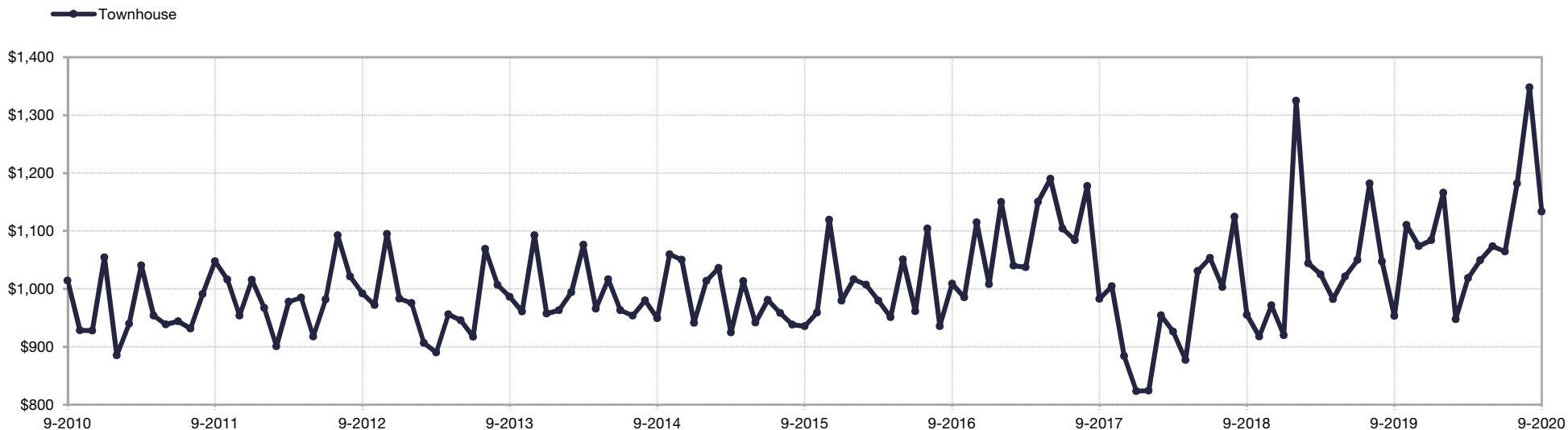
Year to Date



# Townhouse Historical Rental Prices

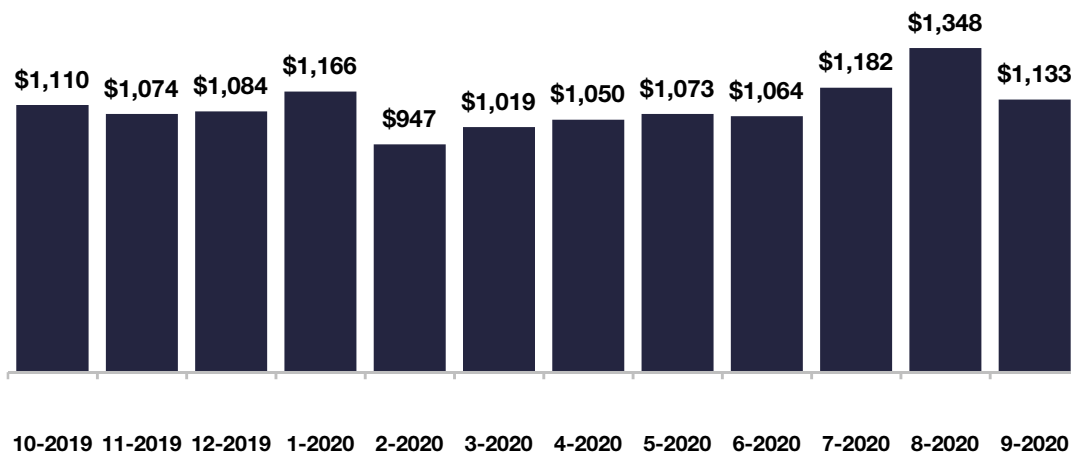
Average Rental Cost per Month

## 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



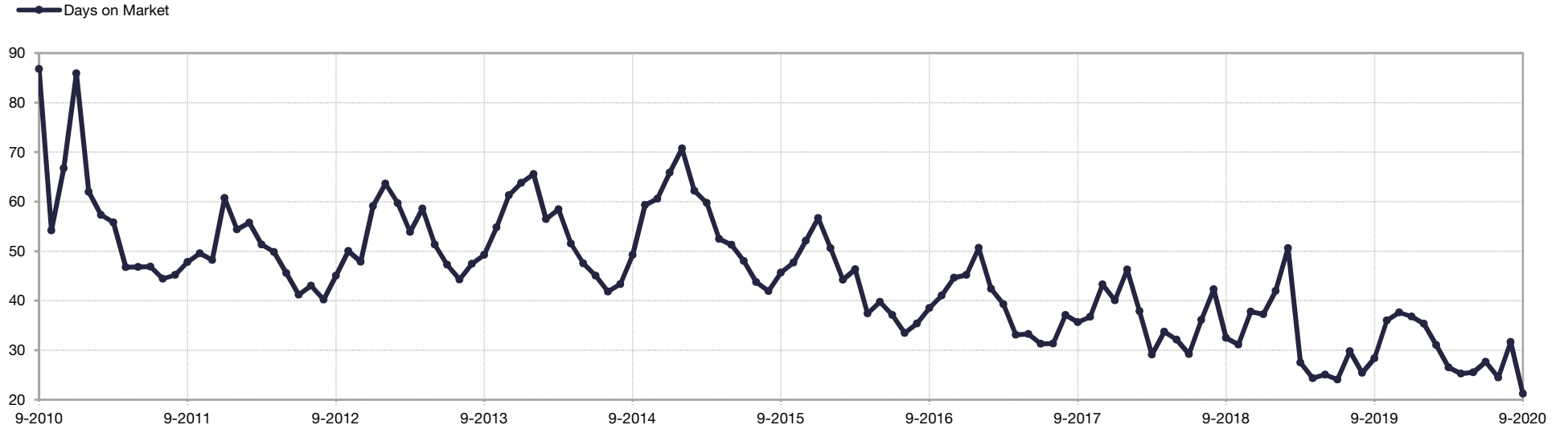
	2017	2018	2019	2020
January	\$1,150	\$824	\$1,325	\$1,166
February	\$1,040	\$954	\$1,044	\$947
March	\$1,037	\$926	\$1,025	\$1,019
April	\$1,150	\$877	\$982	\$1,050
May	\$1,190	\$1,031	\$1,021	\$1,073
June	\$1,104	\$1,053	\$1,050	\$1,064
July	\$1,084	\$1,003	\$1,182	\$1,182
August	\$1,177	\$1,125	\$1,047	\$1,348
September	\$983	\$955	\$953	\$1,133
October	\$1,005	\$918	\$1,110	--
November	\$884	\$972	\$1,074	--
December	\$824	\$920	\$1,084	--
12-Month Med*	\$1,048	\$972	\$1,083	\$1,112

Year to Date

# Days on Market

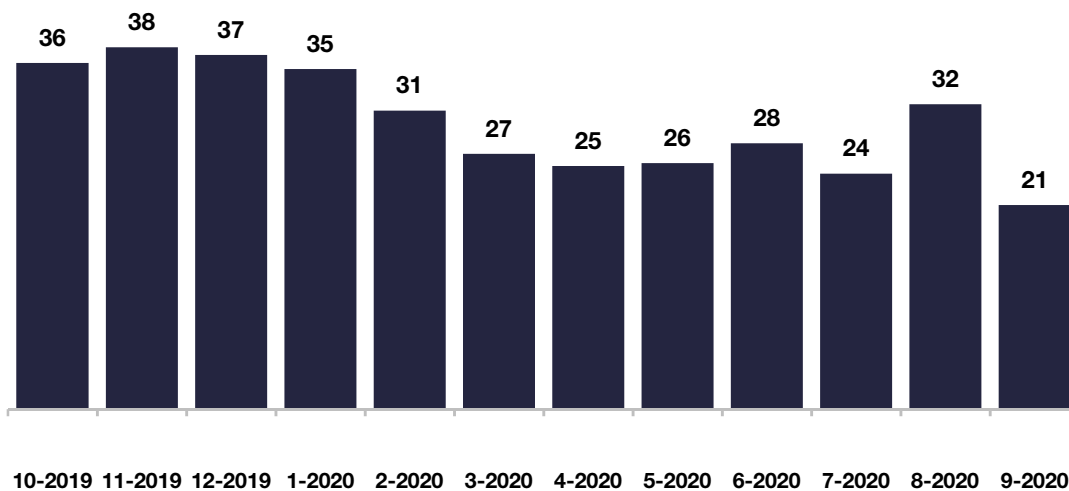
The number of days a property has been listed before a rental agreement has been signed.

## 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	35
February	42	38	51	31
March	39	29	28	27
April	33	34	24	25
May	33	32	25	26
June	31	29	24	28
July	31	36	30	24
August	37	42	25	32
September	36	32	28	21
October	37	31	36	--
November	43	38	38	--
<b>December</b>	<b>40</b>	<b>37</b>	<b>37</b>	--
12-Month Avg	37	36	32	27

Year to Date

# Average Rental Cost by Area - Single Family

September 2020



	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Sep-19	Sep-20	% Change	Sep-19	Sep-20	% Change	Sep-19	Sep-20	% Change	Sep-19	Sep-20	% Change
<b>MLS of Southern Arizona</b>	<b>\$837</b>	<b>\$869</b>	<b>-3.7%</b>	<b>\$1,110</b>	<b>\$1,244</b>	<b>-10.8%</b>	<b>\$2,022</b>	<b>\$2,112</b>	<b>-4.2%</b>	<b>\$1,486</b>	<b>\$1,528</b>	<b>-2.7%</b>
Pima County	\$743	\$869	-14.5%	\$1,090	\$1,168	-6.7%	\$2,048	\$2,129	-3.8%	\$1,517	\$1,552	-2.2%
Tucson	\$837	\$869	-3.7%	\$1,129	\$1,246	-9.4%	\$2,050	\$2,176	-5.8%	\$1,505	\$1,545	-2.5%
Tucson - Central	\$743	\$833	-10.8%	\$1,029	\$1,035	-0.6%	\$1,510	\$2,333	-35.3%	\$1,396	\$1,459	-4.3%
Tucson - East	--	--	--	--	--	--	\$1,495	\$1,573	-4.9%	\$1,277	\$1,482	-13.8%
Tucson - North	--	--	--	\$2,195	--	--	\$2,681	\$2,973	-9.8%	\$2,193	\$2,269	-3.4%
Tucson - Northeast	--	--	--	--	--	--	\$2,675	\$1,700	+57.4%	\$1,474	\$1,807	-18.4%
Tucson - Northwest	--	--	--	\$1,350	\$1,867	-27.7%	\$2,306	\$2,301	+0.2%	\$1,492	\$1,593	-6.3%
Tucson - South	--	--	--	\$865	\$838	+3.3%	\$1,273	--	--	\$1,295	\$1,500	-13.7%
Tucson - Upper Southeast	--	--	--	--	--	--	\$1,916	\$1,796	+6.7%	\$1,536	\$1,519	+1.2%
Tucson - West	--	\$1,050	--	\$1,173	\$1,156	+1.5%	--	\$1,922	--	\$1,386	\$1,465	-5.4%
85705	\$623	\$995	-37.4%	\$788	--	--	\$1,145	--	--	--	\$1,350	--
85710	--	--	--	--	--	--	--	\$1,573	--	\$1,265	\$1,598	-20.8%
85712	--	\$650	--	\$813	\$1,000	-18.7%	--	\$1,800	--	\$1,250	\$1,598	-21.8%
85716	\$695	\$685	+1.5%	\$1,036	\$1,004	+3.2%	--	\$3,117	--	--	\$1,250	--
85718	--	--	--	--	--	--	\$3,120	\$2,750	+13.5%	\$2,249	\$2,795	-19.5%
85719	\$1,200	--	--	\$1,424	\$1,074	+32.6%	\$1,632	\$1,970	-17.2%	\$1,095	\$1,505	-27.2%
85742	--	--	--	--	--	--	\$2,100	\$1,948	+7.8%	\$1,403	\$1,410	-0.5%
85745	--	--	--	\$1,195	\$1,049	+13.9%	--	--	--	\$1,357	--	--
85747	--	--	--	--	--	--	\$1,782	\$1,695	+5.1%	\$1,382	\$1,546	-10.6%
85750	--	--	--	\$2,195	--	--	\$1,948	\$3,018	-35.4%	\$2,400	\$2,365	+1.5%

# Average Rental Cost by Area - Townhouse

September 2020



	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Sep-19	Sep-20	% Change	Sep-19	Sep-20	% Change	Sep-19	Sep-20	% Change	Sep-19	Sep-20	% Change
<b>MLS of Southern Arizona</b>	<b>\$660</b>	<b>\$763</b>	<b>-13.5%</b>	<b>\$1,069</b>	<b>\$1,114</b>	<b>-4.0%</b>	--	--	--	<b>\$1,144</b>	<b>\$1,506</b>	<b>-24.1%</b>
Pima County	\$660	\$763	-13.5%	\$1,069	\$1,099	-2.7%	--	--	--	\$1,144	\$1,506	-24.1%
Tucson	\$660	\$729	-9.4%	\$1,069	\$1,109	-3.6%	--	--	--	\$1,144	\$1,506	-24.1%
Tucson - Central	\$660	\$733	-9.9%	\$887	\$1,024	-13.4%	--	--	--	\$1,173	\$1,442	-18.7%
Tucson - East	--	--	--	--	--	--	--	--	--	\$1,113	\$1,450	-23.3%
Tucson - North	--	--	--	\$1,600	\$1,500	+6.7%	--	--	--	\$1,150	\$1,609	-28.5%
Tucson - Northeast	--	--	--	--	\$1,128	--	--	--	--	--	--	--
Tucson - Northwest	--	--	--	\$1,382	\$1,275	+8.4%	--	--	--	--	\$1,250	--
Tucson - South	--	\$700	--	\$800	--	--	--	--	--	--	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	--	--	--	--	--	--	--	\$1,500	--
85705	\$700	\$675	+3.7%	\$888	\$885	+0.3%	--	--	--	\$1,395	--	--
85710	--	--	--	--	--	--	--	--	--	\$1,250	\$1,450	-13.8%
85712	--	--	--	\$950	\$875	+8.6%	--	--	--	\$950	--	--
85716	\$617	\$761	-19.0%	\$960	\$1,243	-22.8%	--	--	--	--	\$1,442	--
85718	--	--	--	\$1,600	--	--	--	--	--	--	\$1,725	--
85719	\$700	--	--	\$750	\$900	-16.7%	--	--	--	--	--	--
85742	--	--	--	\$1,195	--	--	--	--	--	--	--	--
85745	--	--	--	--	--	--	--	--	--	--	\$1,500	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	--	\$1,500	--	--	--	--	--	--	--