

Monthly Rental Indicators



March 2021

Rented Units increased 7.2 percent over last year to 193 units. Active Listings decreased 31.5 percent over last year to 440 units.

Rental Costs by Property Type

- Single Family Residence was up 3.8 percent over last year to \$1,555 per month.
- Townhouse was up 11.5 percent over last year to \$1,136 per month.
- Condominium increased 13.3 percent over last year to \$1,047 per month.
- Casita/Guesthouse was down 22.1 percent over last year to \$682 per month.
- Manufactured Single Family Residence was up 64.1 percent over last year to \$1,149 per month.
- Mobile Home was down 35.4 percent over last year to \$475 per month.

Monthly Snapshot

+ 7.2% **- 31.5%** **+ 8.3%**

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.

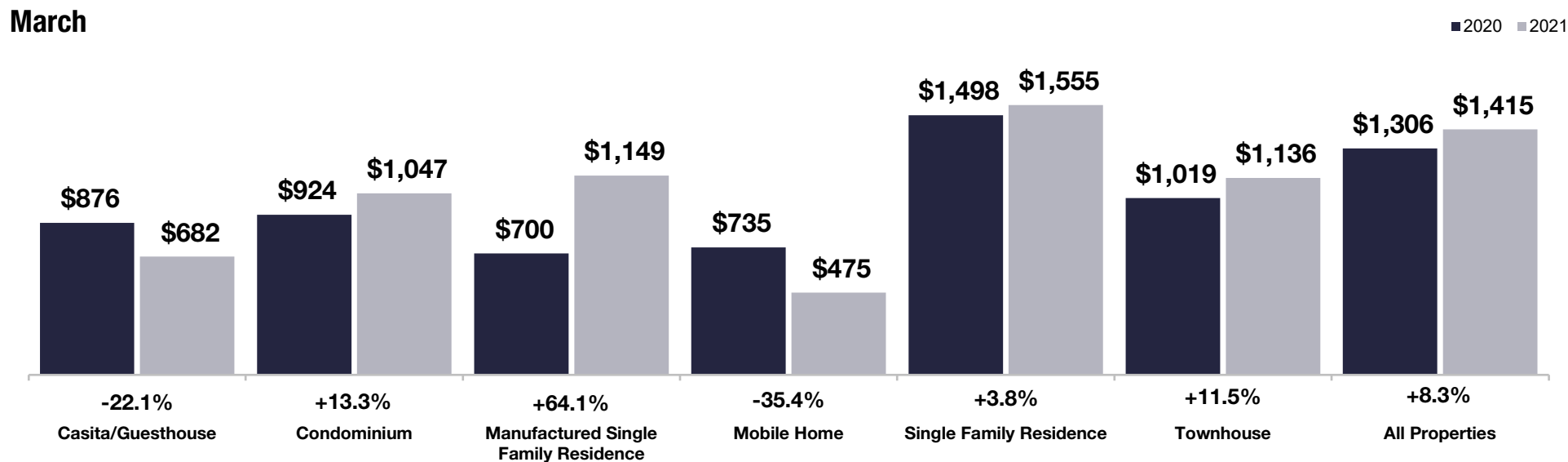
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Active and Rented Unfurnished Listings

Areas	Active Listings			Rented Units		
	3-2020	3-2021	Percent Change	3-2020	3-2021	Percent Change
MLS of Southern Arizona Area	642	440	- 31.5%	180	193	+ 7.2%
Pima County	572	398	- 30.4%	178	192	+ 7.9%
Tucson	617	421	- 31.8%	172	183	+ 6.4%
Tucson - Central	146	90	- 38.4%	50	62	+ 24.0%
Tucson - East	19	13	- 31.6%	16	24	+ 50.0%
Tucson - North	204	143	- 29.9%	16	12	- 25.0%
Tucson - Northeast	17	8	- 52.9%	6	10	+ 66.7%
Tucson - Northwest	101	82	- 18.8%	26	23	- 11.5%
Tucson - South	9	9	0.0%	15	14	- 6.7%
Tucson - Upper Southeast	19	10	- 47.4%	16	11	- 31.3%
Tucson - West	29	22	- 24.1%	10	11	+ 10.0%
85705	14	9	- 35.7%	7	14	+ 100.0%
85710	8	5	- 37.5%	7	11	+ 57.1%
85712	17	8	- 52.9%	11	20	+ 81.8%
85716	40	22	- 45.0%	21	9	- 57.1%
85718	93	67	- 28.0%	9	5	- 44.4%
85719	59	41	- 30.5%	6	12	+ 100.0%
85742	15	10	- 33.3%	5	3	- 40.0%
85745	19	17	- 10.5%	5	4	- 20.0%
85747	11	8	- 27.3%	10	10	0.0%

Average Rental Cost by Property Type

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

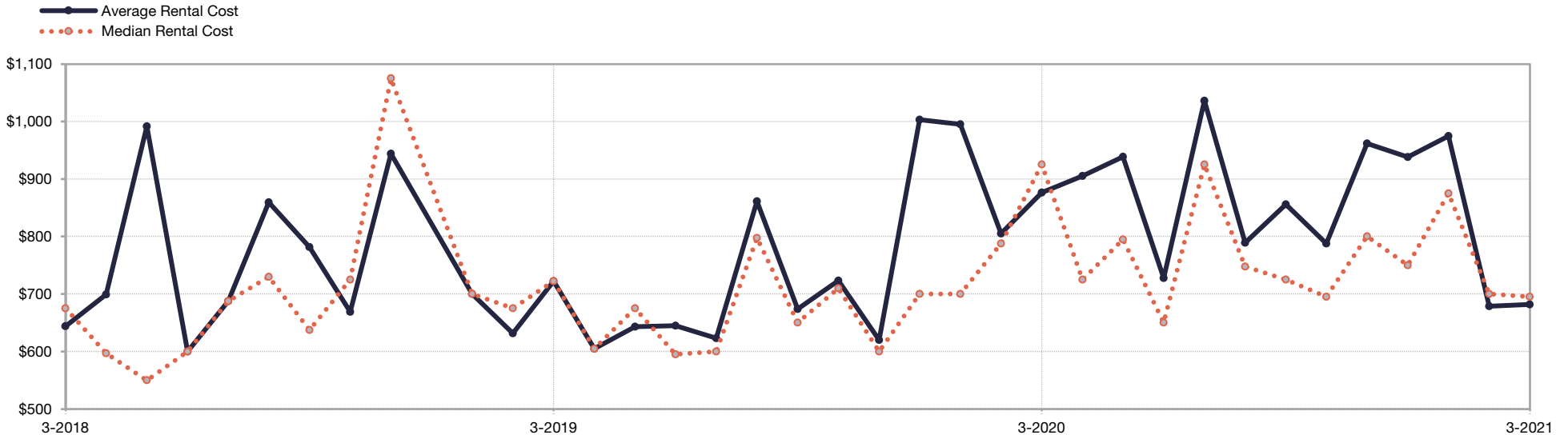


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
April 2020	\$905	\$938	\$1,223	\$750	\$1,526	\$1,050	\$1,325
May 2020	\$939	\$937	--	\$693	\$1,468	\$1,073	\$1,334
June 2020	\$728	\$1,008	--	\$450	\$1,555	\$1,064	\$1,381
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
January 2021	\$975	\$1,092	\$725	--	\$1,605	\$1,347	\$1,434
February 2021	\$679	\$943	\$988	--	\$1,694	\$1,243	\$1,480
March 2021	\$682	\$1,047	\$1,149	\$475	\$1,555	\$1,136	\$1,415
12-Month Average	\$877	\$1,037	\$1,089	\$676	\$1,612	\$1,161	\$1,434

Casita/Guesthouse Historical Rental Prices

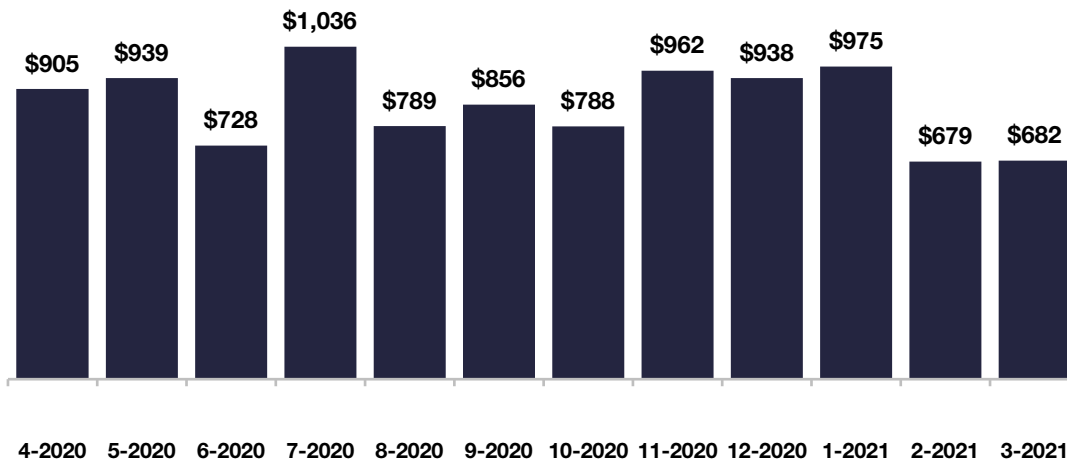
Average Rental Cost per Month

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



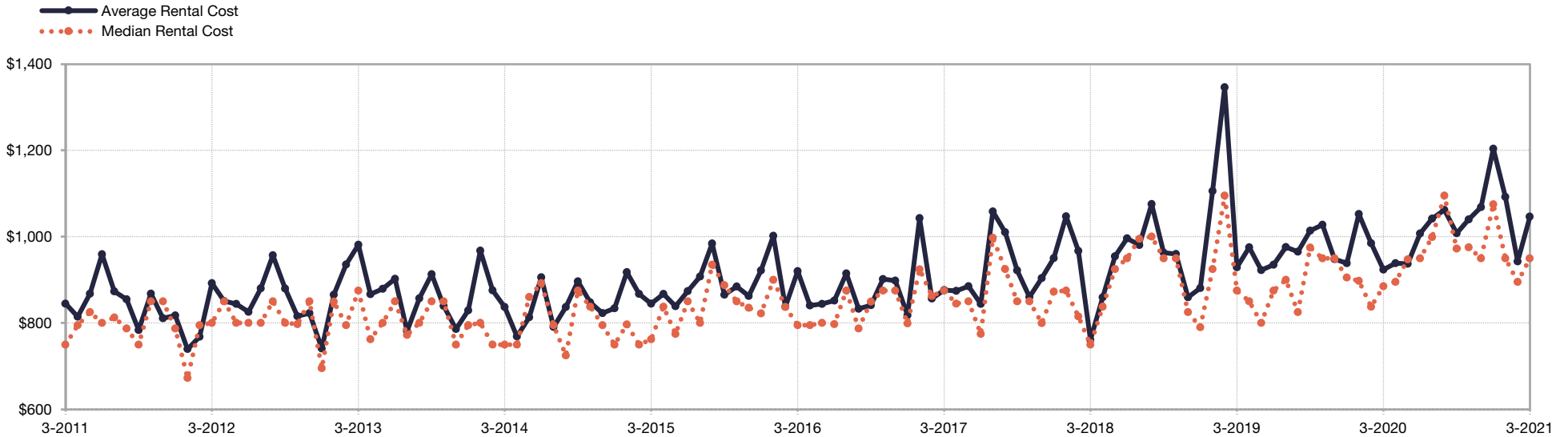
	2018	2019	2020	2021
January	\$692	\$700	\$995	\$975
February	--	\$632	\$805	\$679
March	\$644	\$723	\$876	\$682
April	\$699	\$605	\$905	--
May	\$992	\$643	\$939	--
June	\$600	\$645	\$728	--
July	\$688	\$623	\$1,036	--
August	\$860	\$861	\$789	--
September	\$781	\$674	\$856	--
October	\$669	\$723	\$788	--
November	\$944	\$620	\$962	--
December	--	\$1,003	\$938	--
12-Month Med*	\$782	\$725	\$888	\$853

Year to Date

Condominium Historical Rental Prices

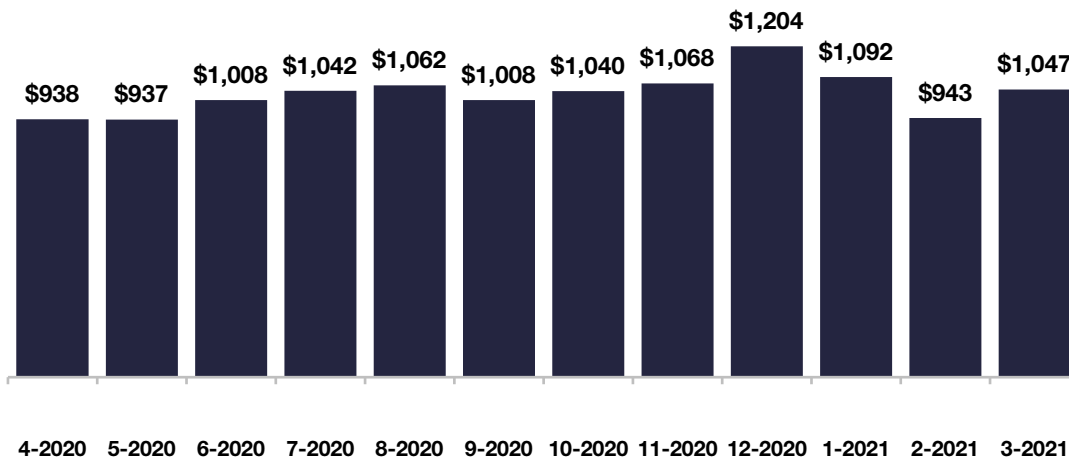
Average Rental Cost per Month

Historical Rental Cost by Month



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Historical Rental Prices by Month



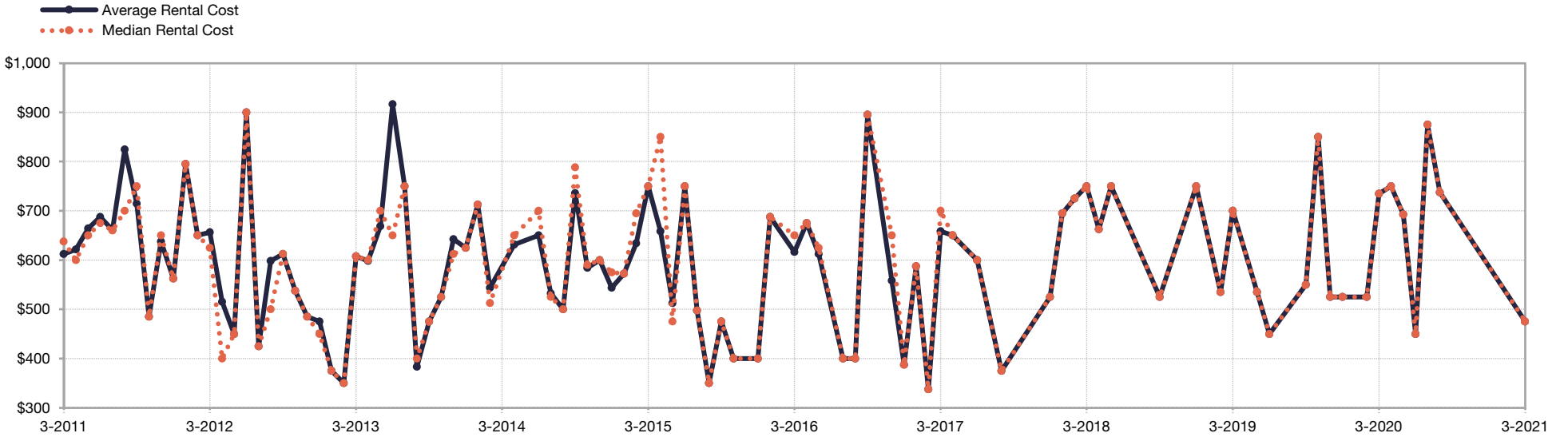
	2018	2019	2020	2021
January	\$1,047	\$1,106	\$1,052	\$1,092
February	\$967	\$1,346	\$985	\$943
March	\$761	\$929	\$924	\$1,047
April	\$859	\$975	\$938	--
May	\$955	\$923	\$937	--
June	\$996	\$935	\$1,008	--
July	\$981	\$976	\$1,042	--
August	\$1,075	\$965	\$1,062	--
September	\$963	\$1,014	\$1,008	--
October	\$960	\$1,027	\$1,040	--
November	\$859	\$948	\$1,068	--
December	\$881	\$938	\$1,204	--
12-Month Med*	\$959	\$1,014	\$1,030	\$1,031

Year to Date

Mobile Home Historical Rental Prices

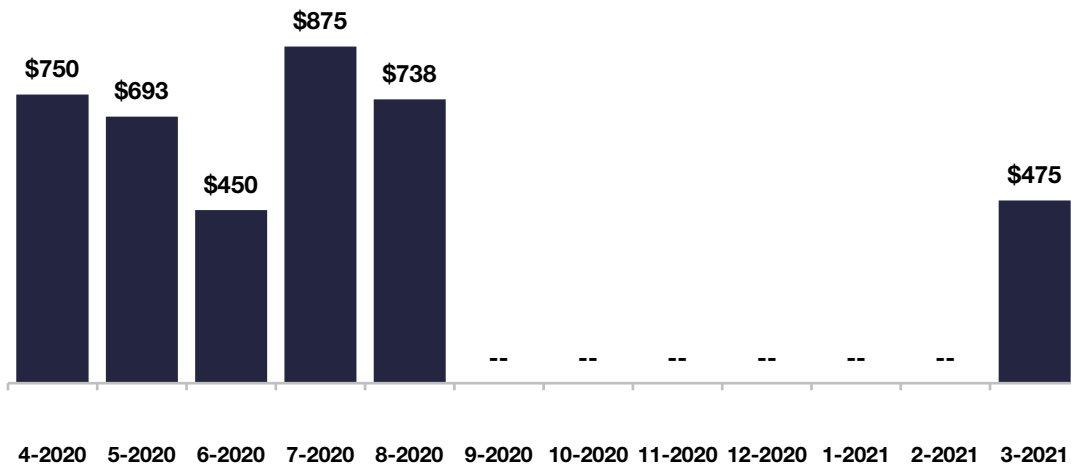
Average Rental Cost per Month

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



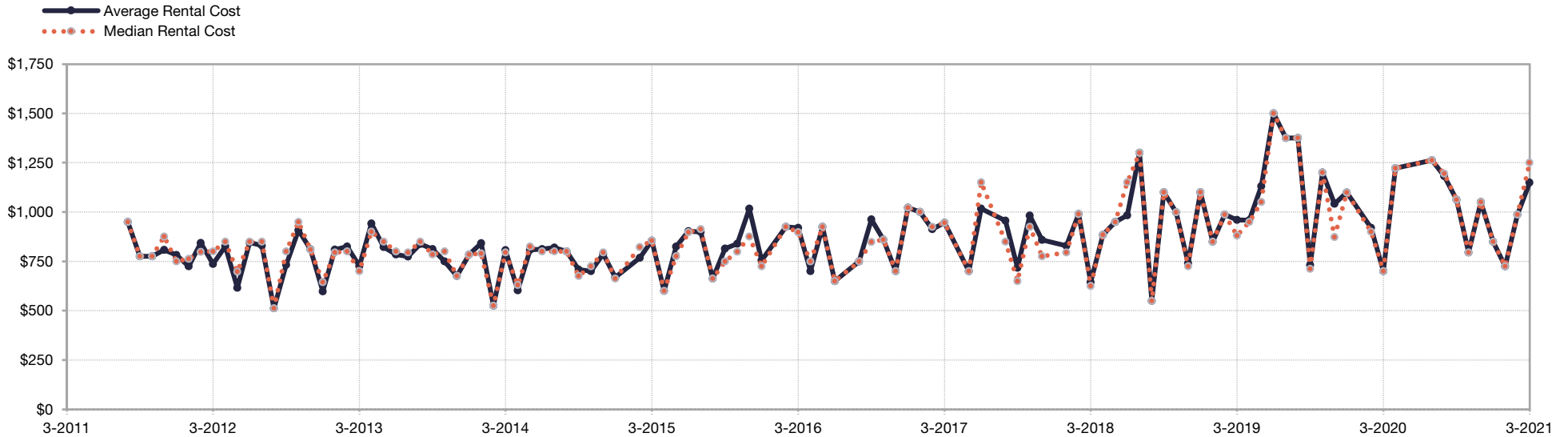
	2018	2019	2020	2021
January	\$695	--	--	--
February	\$725	\$535	\$525	--
March	\$750	\$700	\$735	\$475
April	\$663	--	\$750	--
May	\$750	\$535	\$693	--
June	--	\$450	\$450	--
July	--	--	\$875	--
August	--	--	\$738	--
September	\$525	\$550	--	--
October	--	\$850	--	--
November	--	\$525	--	--
December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

Year to Date

Manufactured Single Family Residence Historical Rental Prices

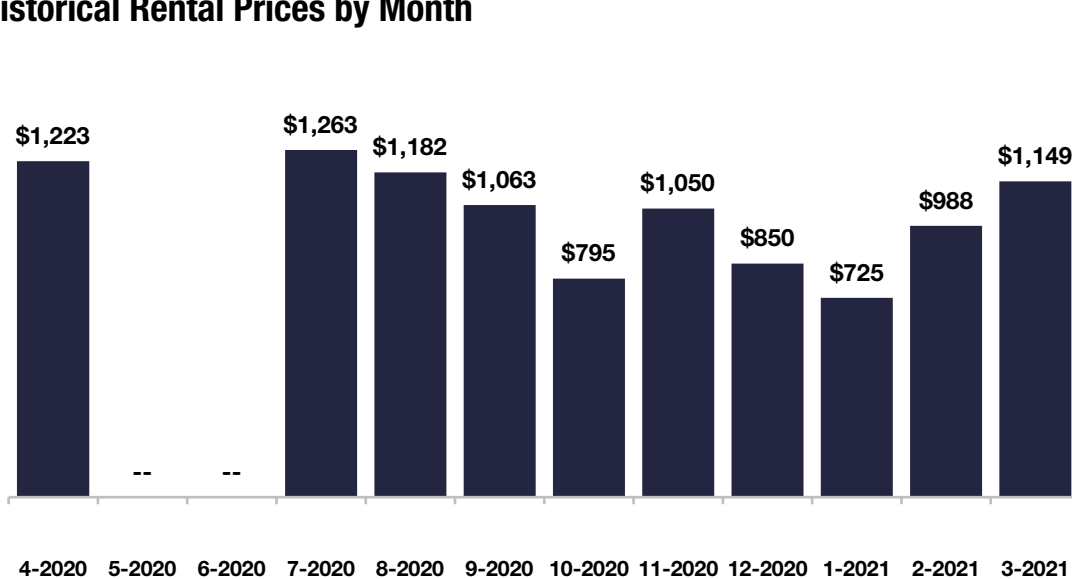
Average Rental Cost per Month

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



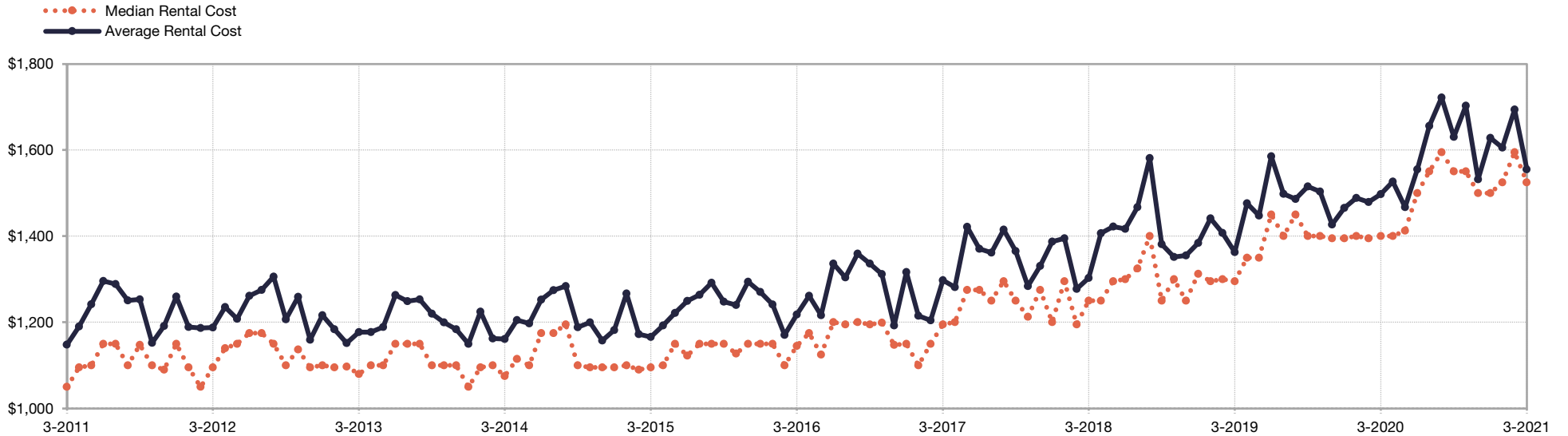
	2018	2019	2020	2021
January	\$828	\$850	--	\$725
February	\$990	\$988	\$919	\$988
March	\$644	\$960	\$700	\$1,149
April	\$885	\$958	\$1,223	--
May	\$950	\$1,132	--	--
June	\$983	\$1,500	--	--
July	\$1,300	\$1,375	\$1,263	--
August	\$550	\$1,375	\$1,182	--
September	\$1,100	\$731	\$1,063	--
October	\$999	\$1,200	\$795	--
November	\$741	\$1,041	\$1,050	--
December	\$1,100	\$1,099	\$850	--
12-Month Med*	\$874	\$1,038	\$1,035	\$1,056

Year to Date

Single Family Residence Historical Rental Prices

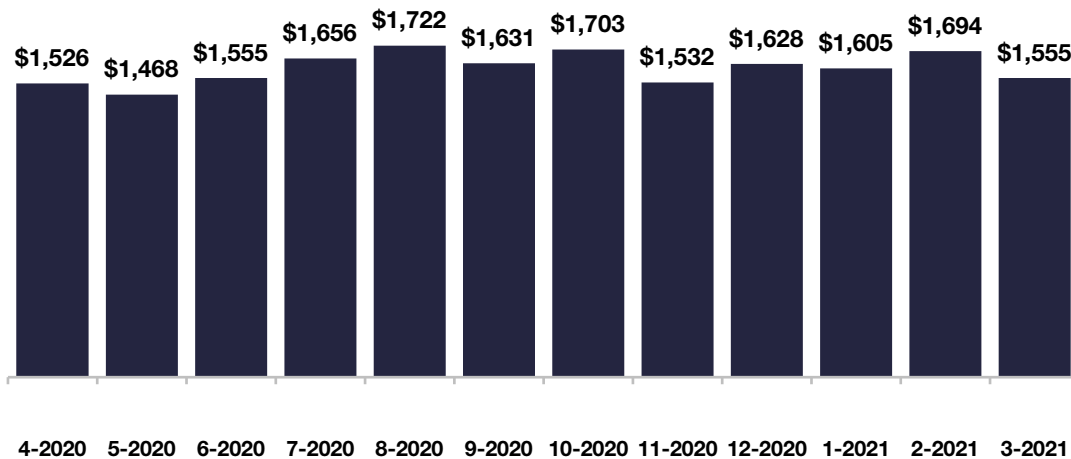
Average Rental Cost per Month

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



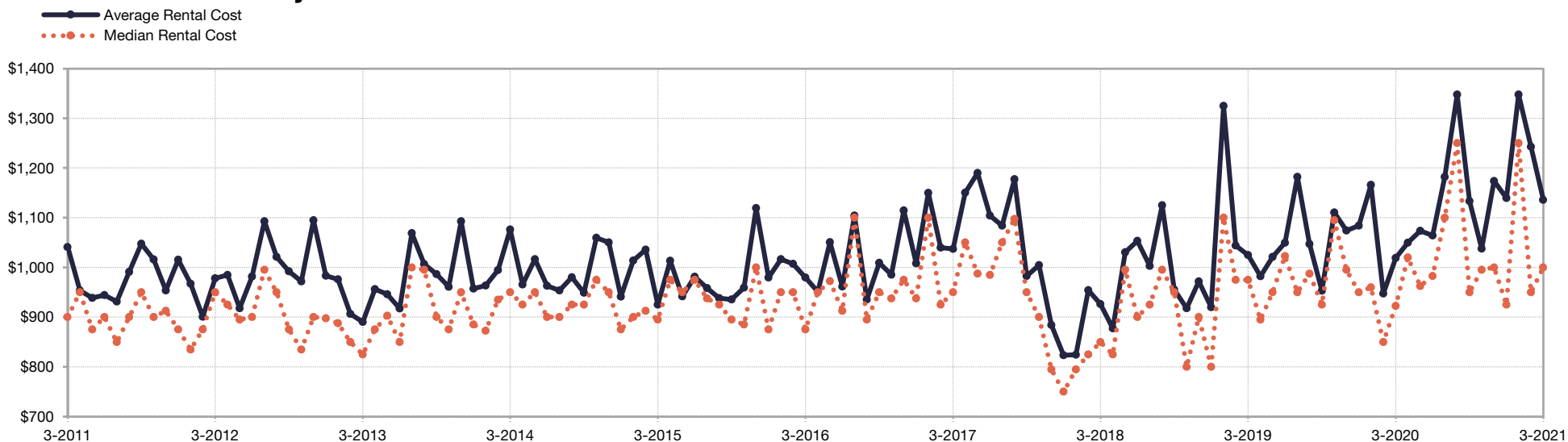
	2018	2019	2020	2021
January	\$1,395	\$1,441	\$1,489	\$1,605
February	\$1,277	\$1,407	\$1,479	\$1,694
March	\$1,303	\$1,363	\$1,498	\$1,555
April	\$1,407	\$1,476	\$1,526	--
May	\$1,422	\$1,448	\$1,468	--
June	\$1,417	\$1,585	\$1,555	--
July	\$1,467	\$1,498	\$1,656	--
August	\$1,581	\$1,486	\$1,722	--
September	\$1,381	\$1,515	\$1,631	--
October	\$1,352	\$1,504	\$1,703	--
November	\$1,355	\$1,427	\$1,532	--
December	\$1,384	\$1,466	\$1,628	--
12-Month Med*	\$1,404	\$1,468	\$1,585	\$1,614

Year to Date

Townhouse Historical Rental Prices

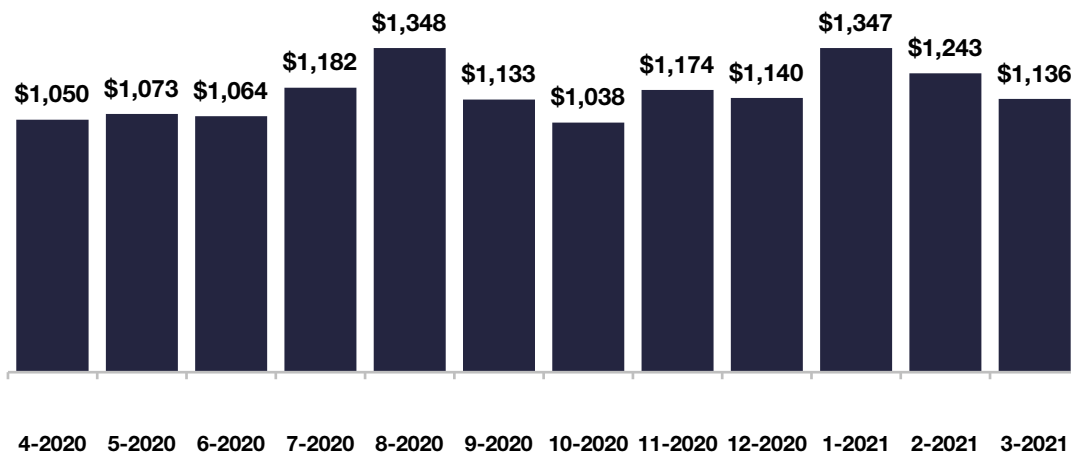
Average Rental Cost per Month

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



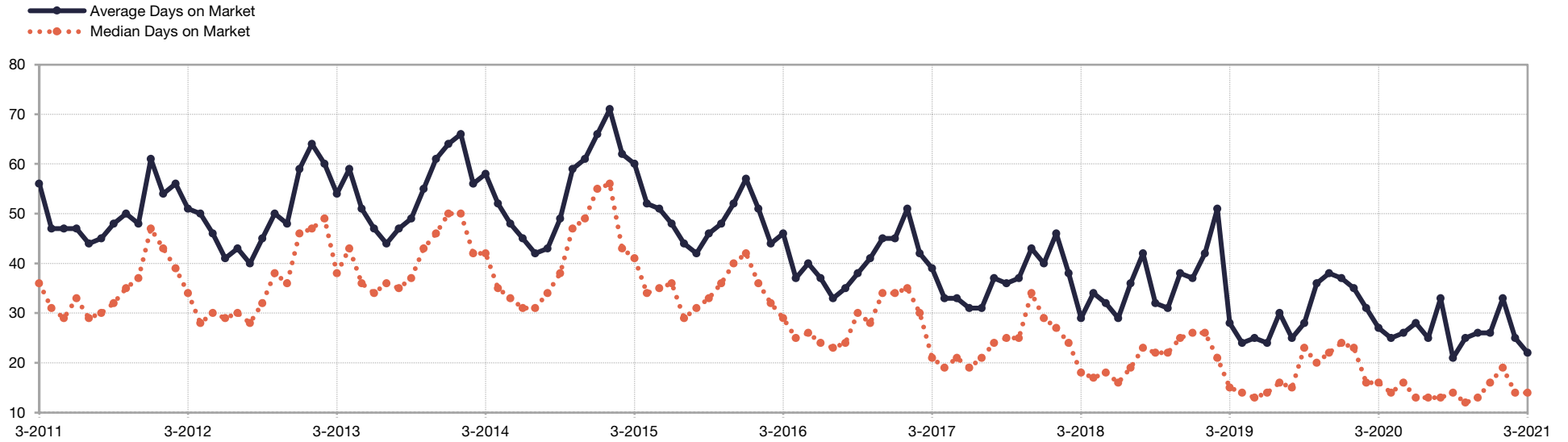
	2018	2019	2020	2021
January	\$824	\$1,325	\$1,166	\$1,347
February	\$954	\$1,044	\$947	\$1,243
March	\$926	\$1,025	\$1,019	\$1,136
April	\$877	\$982	\$1,050	--
May	\$1,031	\$1,021	\$1,073	--
June	\$1,053	\$1,050	\$1,064	--
July	\$1,003	\$1,182	\$1,182	--
August	\$1,125	\$1,047	\$1,348	--
September	\$955	\$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	\$1,244

Year to Date

Days on Market

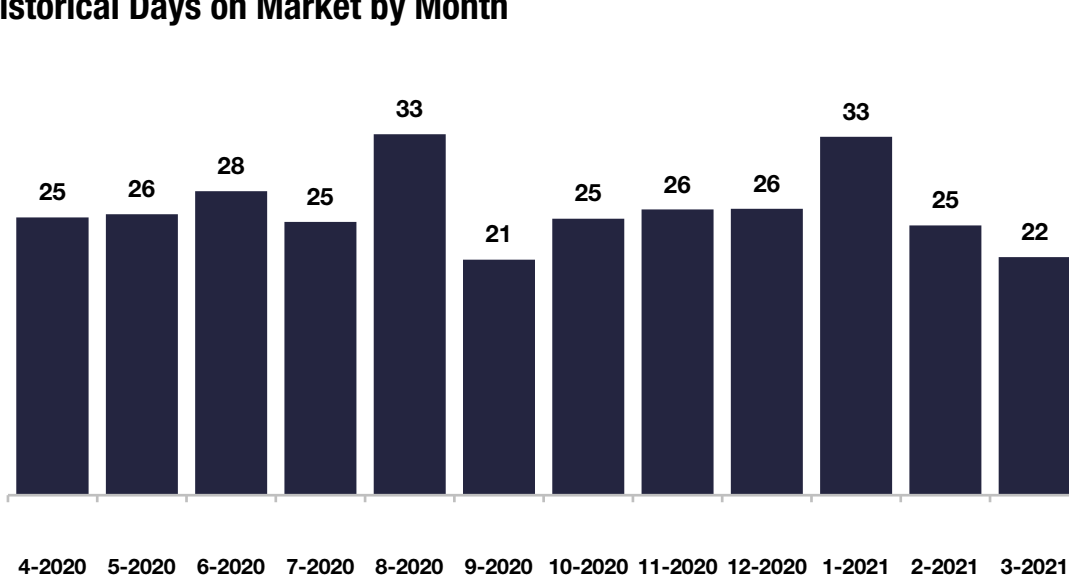
The number of days a property has been listed before a rental agreement has been signed.

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	25
March	29	28	27	22
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	--
December	37	37	26	--
12-Month Avg	36	32	27	26

Year to Date

Average Rental Cost by Area - Single Family

March 2021

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Mar-20	Mar-21	% Change	Mar-20	Mar-21	% Change	Mar-20	Mar-21	% Change	Mar-20	Mar-21	% Change
MLS of Southern Arizona	\$605	\$861	+42.4%	\$1,012	\$1,292	+27.7%	\$1,443	\$1,526	+5.8%	\$1,788	\$1,977	+10.6%
Pima County	\$605	\$861	+42.4%	\$1,012	\$1,292	+27.7%	\$1,453	\$1,534	+5.6%	\$1,788	\$1,977	+10.6%
Tucson	\$605	\$861	+42.4%	\$989	\$1,269	+28.4%	\$1,464	\$1,529	+4.5%	\$1,791	\$1,988	+11.0%
Tucson - Central	\$605	\$932	+54.0%	\$987	\$1,137	+15.2%	\$1,313	\$1,477	+12.5%	\$1,550	--	--
Tucson - East	--	--	--	--	\$1,350	--	\$1,328	\$1,553	+17.0%	\$1,598	\$1,815	+13.6%
Tucson - North	--	--	--	--	\$2,188	--	\$2,225	\$1,550	-30.3%	\$2,138	\$2,195	+2.7%
Tucson - Northeast	--	--	--	--	--	--	\$1,642	\$1,550	-5.6%	\$1,550	\$2,339	+50.9%
Tucson - Northwest	--	--	--	\$1,475	\$1,500	+1.7%	\$1,505	\$1,640	+9.0%	\$2,451	\$2,001	-18.3%
Tucson - South	--	\$600	--	\$750	\$895	+19.3%	\$1,272	\$1,321	+3.9%	\$1,180	\$1,650	+39.8%
Tucson - Upper Southeast	--	--	--	--	\$1,200	--	\$1,433	\$1,498	+4.5%	\$1,518	\$1,733	+14.2%
Tucson - West	--	\$700	--	--	--	--	\$1,443	\$1,717	+19.0%	\$1,780	\$1,900	+6.7%
85705	--	\$825	--	--	\$942	--	\$1,500	\$1,413	-5.8%	--	--	--
85710	--	--	--	--	--	--	\$1,216	\$1,697	+39.5%	\$1,200	\$1,600	+33.3%
85712	--	\$1,175	--	\$700	\$1,079	+54.1%	\$1,325	\$1,488	+12.3%	--	--	--
85716	\$605	\$695	+14.9%	\$1,117	\$950	-14.9%	\$900	\$1,500	+66.7%	\$1,550	--	--
85718	--	--	--	--	--	--	\$2,475	--	--	\$3,800	--	--
85719	--	\$895	--	--	\$1,338	--	--	\$1,800	--	--	--	--
85742	--	--	--	--	--	--	\$1,430	\$1,795	+25.5%	\$2,245	\$1,900	-15.4%
85745	--	\$700	--	--	--	--	\$1,598	\$1,725	+8.0%	--	\$2,255	--
85747	--	--	--	--	\$1,200	--	\$1,329	\$1,498	+12.7%	\$1,450	\$1,750	+20.7%
85750	--	--	--	--	\$2,850	--	\$1,975	--	--	\$1,575	\$1,895	+20.3%

Average Rental Cost by Area - Townhouse

March 2021

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Mar-20	Mar-21	% Change	Mar-20	Mar-21	% Change	Mar-20	Mar-21	% Change	Mar-20	Mar-21	% Change
MLS of Southern Arizona	\$750	\$760	+1.3%	\$986	\$1,021	+3.5%	\$1,253	\$1,574	+25.6%	--	--	--
Pima County	\$750	\$760	+1.3%	\$986	\$1,021	+3.5%	\$1,253	\$1,574	+25.6%	--	--	--
Tucson	\$750	\$725	-3.3%	\$981	\$1,016	+3.6%	\$1,253	\$1,574	+25.6%	--	--	--
Tucson - Central	\$750	\$725	-3.3%	\$881	\$956	+8.5%	\$895	\$1,023	+14.2%	--	--	--
Tucson - East	--	--	--	\$1,050	\$1,050	0.0%	\$1,250	\$1,160	-7.2%	--	--	--
Tucson - North	--	--	--	\$1,463	\$1,538	+5.1%	--	\$2,217	--	--	--	--
Tucson - Northeast	--	--	--	\$1,100	--	--	\$1,500	--	--	--	--	--
Tucson - Northwest	--	--	--	\$1,700	\$1,175	-30.9%	\$1,825	--	--	--	--	--
Tucson - South	\$750	--	--	\$768	\$847	+10.3%	--	--	--	--	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	\$645	--	--	\$1,095	--	--	--	--	--
85705	--	--	--	\$832	\$1,025	+23.2%	--	--	--	--	--	--
85710	--	--	--	--	\$1,050	--	--	\$1,325	--	--	--	--
85712	--	\$725	--	\$915	\$893	-2.5%	\$895	--	--	--	--	--
85716	\$750	--	--	\$883	\$950	+7.6%	--	--	--	--	--	--
85718	--	--	--	\$1,463	\$1,625	+11.1%	--	\$2,217	--	--	--	--
85719	--	--	--	\$900	\$1,200	+33.3%	--	\$1,150	--	--	--	--
85742	--	--	--	--	--	--	--	--	--	--	--	--
85745	--	--	--	\$645	--	--	\$1,095	--	--	--	--	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	--	\$1,450	--	--	--	--	--	--	--