

# Monthly Rental Indicators



## February 2021

Rented Units decreased 10.1 percent over last year to 169 units. Active Listings decreased 18.9 percent over last year to 464 units.

### Rental Costs by Property Type

- Single Family Residence was up 14.3 percent over last year to \$1,690 per month.
- Townhouse was up 32.9 percent over last year to \$1,259 per month.
- Condominium decreased 2.9 percent over last year to \$956 per month.
- Casita/Guesthouse was down 15.7 percent over last year to \$679 per month.
- Manufactured Single Family Residence was up 7.5 percent over last year to \$988 per month.
- There were no Mobile Home rentals during this period.

## Monthly Snapshot

**- 10.1%**    **- 18.9%**    **+ 16.4%**

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
--	---	---

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

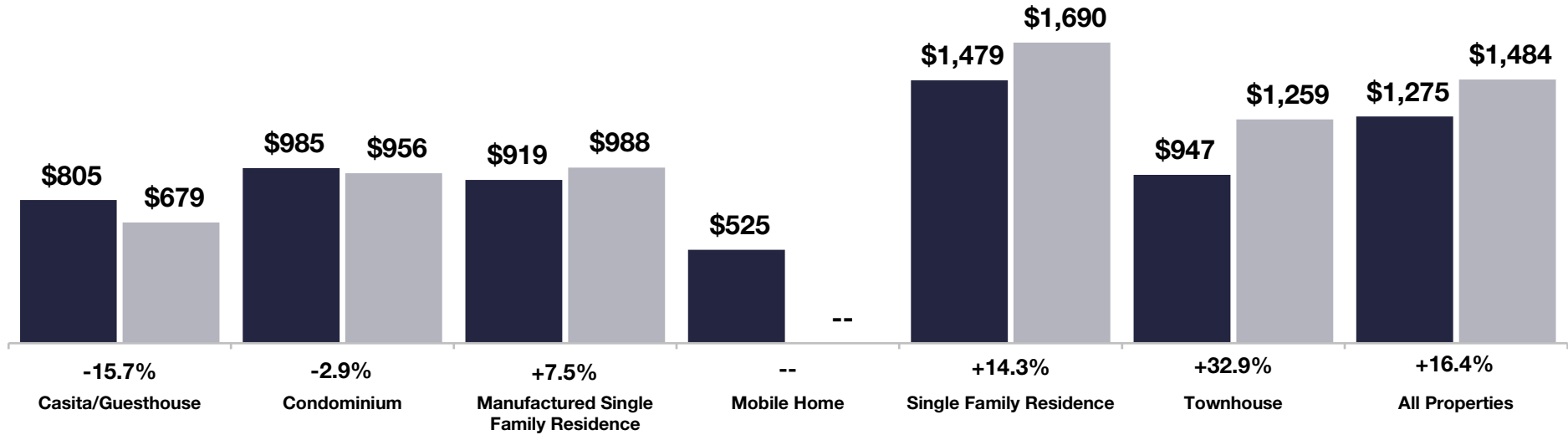
Areas	Active Listings			Rented Units		
	2-2020	2-2021	Percent Change	2-2020	2-2021	Percent Change
<b>MLS of Southern Arizona Area</b>	<b>572</b>	<b>464</b>	- 18.9%	<b>188</b>	<b>169</b>	- 10.1%
<b>Pima County</b>	<b>518</b>	<b>431</b>	- 16.8%	<b>181</b>	<b>162</b>	- 10.5%
<b>Tucson</b>	<b>561</b>	<b>442</b>	- 21.2%	<b>178</b>	<b>158</b>	- 11.2%
<b>Tucson - Central</b>	<b>125</b>	<b>104</b>	- 16.8%	<b>71</b>	<b>48</b>	- 32.4%
<b>Tucson - East</b>	<b>21</b>	<b>15</b>	- 28.6%	<b>13</b>	<b>12</b>	- 7.7%
<b>Tucson - North</b>	<b>187</b>	<b>146</b>	- 21.9%	<b>17</b>	<b>23</b>	+ 35.3%
<b>Tucson - Northeast</b>	<b>14</b>	<b>10</b>	- 28.6%	<b>6</b>	<b>8</b>	+ 33.3%
<b>Tucson - Northwest</b>	<b>90</b>	<b>82</b>	- 8.9%	<b>24</b>	<b>19</b>	- 20.8%
<b>Tucson - South</b>	<b>18</b>	<b>17</b>	- 5.6%	<b>8</b>	<b>8</b>	0.0%
<b>Tucson - Upper Southeast</b>	<b>10</b>	<b>6</b>	- 40.0%	<b>13</b>	<b>16</b>	+ 23.1%
<b>Tucson - West</b>	<b>29</b>	<b>21</b>	- 27.6%	<b>9</b>	<b>13</b>	+ 44.4%
<b>85705</b>	<b>14</b>	<b>18</b>	+ 28.6%	<b>13</b>	<b>5</b>	- 61.5%
<b>85710</b>	<b>9</b>	<b>8</b>	- 11.1%	<b>11</b>	<b>4</b>	- 63.6%
<b>85712</b>	<b>15</b>	<b>19</b>	+ 26.7%	<b>19</b>	<b>13</b>	- 31.6%
<b>85716</b>	<b>35</b>	<b>19</b>	- 45.7%	<b>23</b>	<b>16</b>	- 30.4%
<b>85718</b>	<b>88</b>	<b>68</b>	- 22.7%	<b>7</b>	<b>14</b>	+ 100.0%
<b>85719</b>	<b>39</b>	<b>38</b>	- 2.6%	<b>7</b>	<b>11</b>	+ 57.1%
<b>85742</b>	<b>10</b>	<b>11</b>	+ 10.0%	<b>5</b>	<b>3</b>	- 40.0%
<b>85745</b>	<b>20</b>	<b>14</b>	- 30.0%	<b>5</b>	<b>6</b>	+ 20.0%
<b>85747</b>	<b>4</b>	<b>3</b>	- 25.0%	<b>9</b>	<b>10</b>	+ 11.1%

# Average Rental Cost by Property Type

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

February

■ 2020 ■ 2021

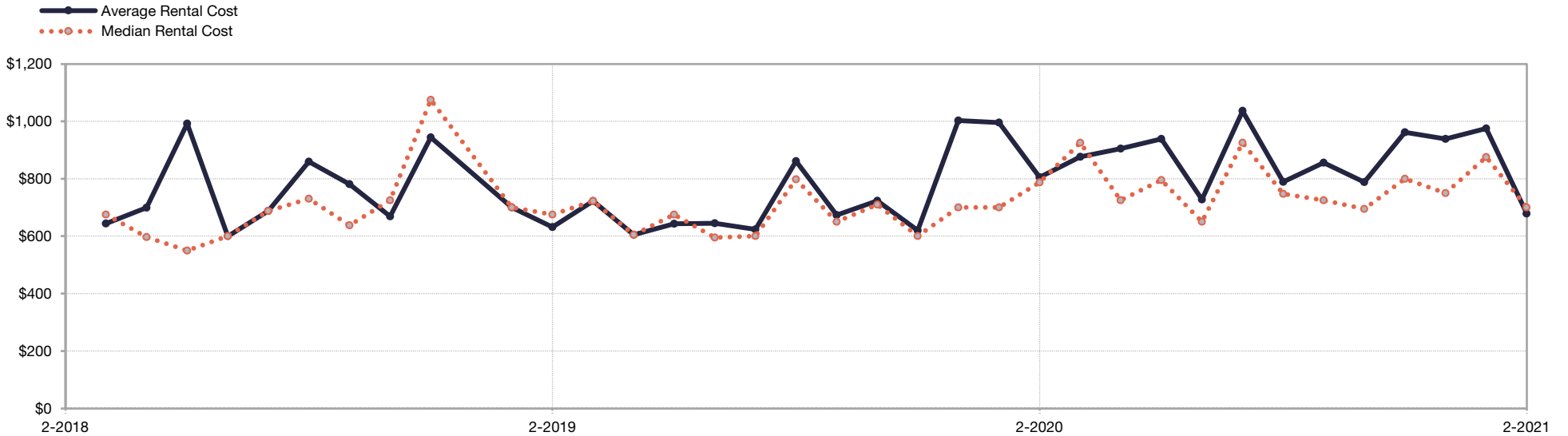


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
March 2020	\$876	\$924	\$700	\$735	\$1,498	\$1,019	\$1,306
April 2020	\$905	\$938	\$1,223	\$750	\$1,526	\$1,050	\$1,325
May 2020	\$939	\$937	--	\$693	\$1,468	\$1,073	\$1,334
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
January 2021	\$975	\$1,092	\$725	--	\$1,605	\$1,347	\$1,434
<b>February 2021</b>	<b>\$679</b>	<b>\$956</b>	<b>\$988</b>	<b>--</b>	<b>\$1,690</b>	<b>\$1,259</b>	<b>\$1,484</b>
12-Month Average	\$884	\$1,031	\$1,046	\$712	\$1,608	\$1,152	\$1,427

# Casita/Guesthouse Historical Rental Prices

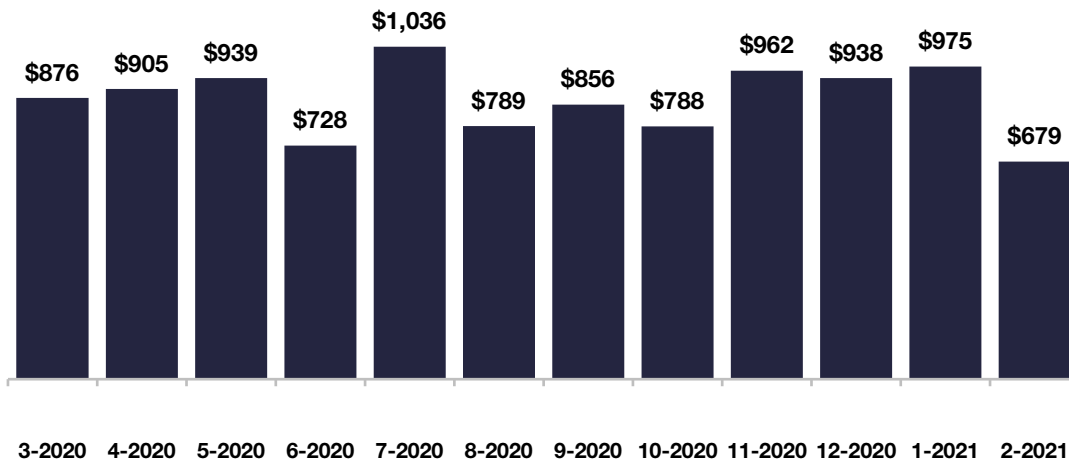
Average Rental Cost per Month

## 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



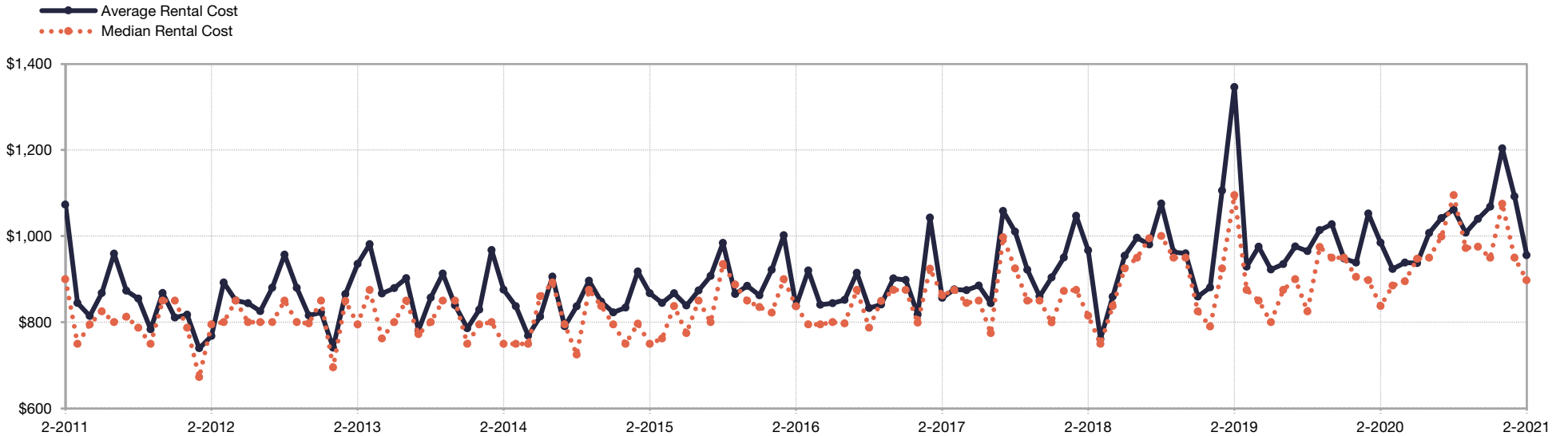
	2018	2019	2020	2021
January	\$692	\$700	\$995	\$975
February	--	\$632	\$805	\$679
March	\$644	\$723	\$876	--
April	\$699	\$605	\$905	--
May	\$992	\$643	\$939	--
June	\$600	\$645	\$728	--
July	\$688	\$623	\$1,036	--
August	\$860	\$861	\$789	--
September	\$781	\$674	\$856	--
October	\$669	\$723	\$788	--
November	\$944	\$620	\$962	--
<b>December</b>	<b>--</b>	<b>\$1,003</b>	<b>\$938</b>	<b>--</b>
12-Month Med*	\$782	\$725	\$888	\$890

Year to Date

# Condominium Historical Rental Prices

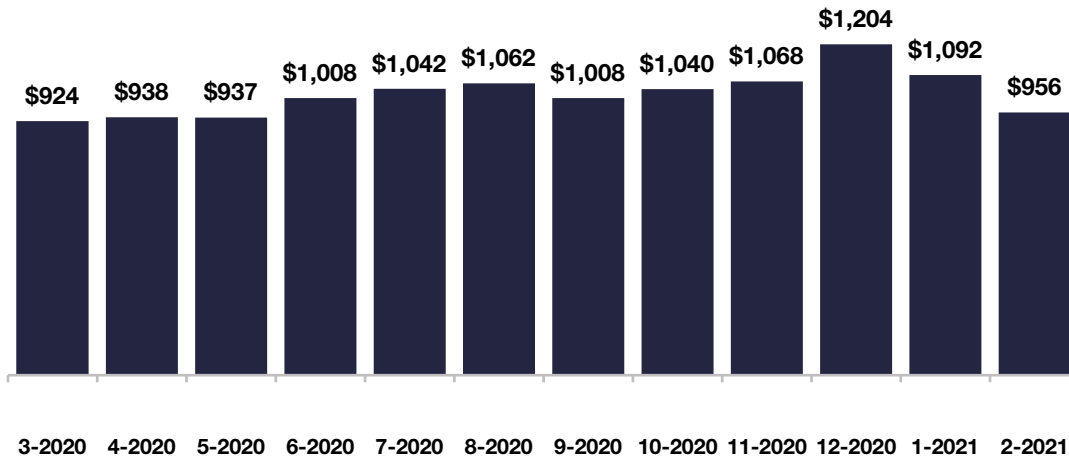
Average Rental Cost per Month

## 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



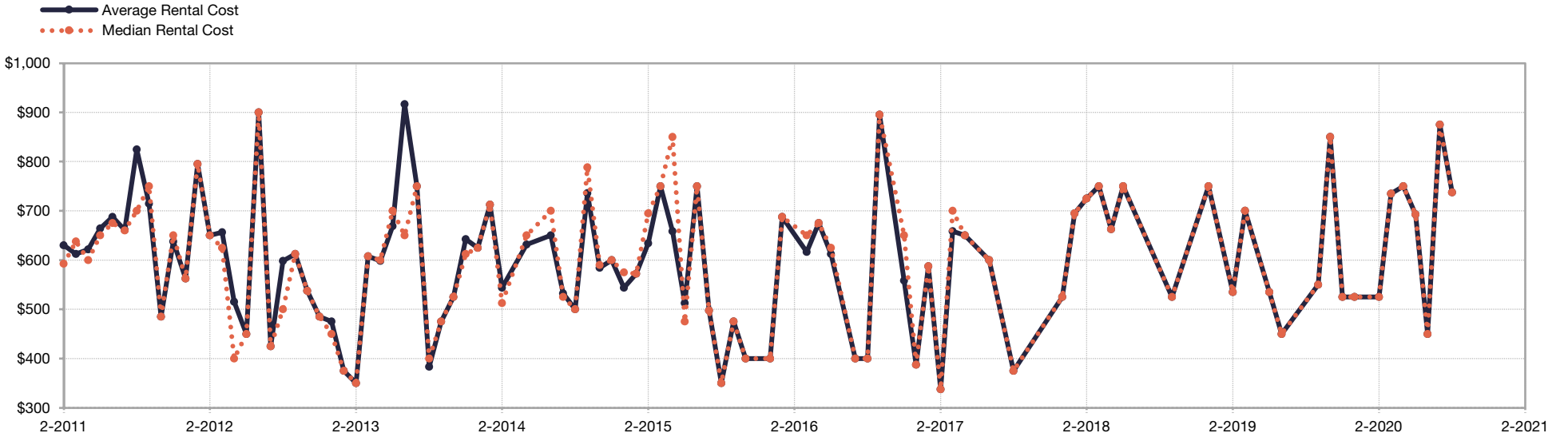
	2018	2019	2020	2021
January	\$1,047	\$1,106	\$1,052	\$1,092
February	\$967	\$1,346	\$985	\$956
March	\$761	\$929	\$924	--
April	\$859	\$975	\$938	--
May	\$955	\$923	\$937	--
June	\$996	\$935	\$1,008	--
July	\$981	\$976	\$1,042	--
August	\$1,075	\$965	\$1,062	--
September	\$963	\$1,014	\$1,008	--
October	\$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	\$1,034

Year to Date

# Mobile Home Historical Rental Prices

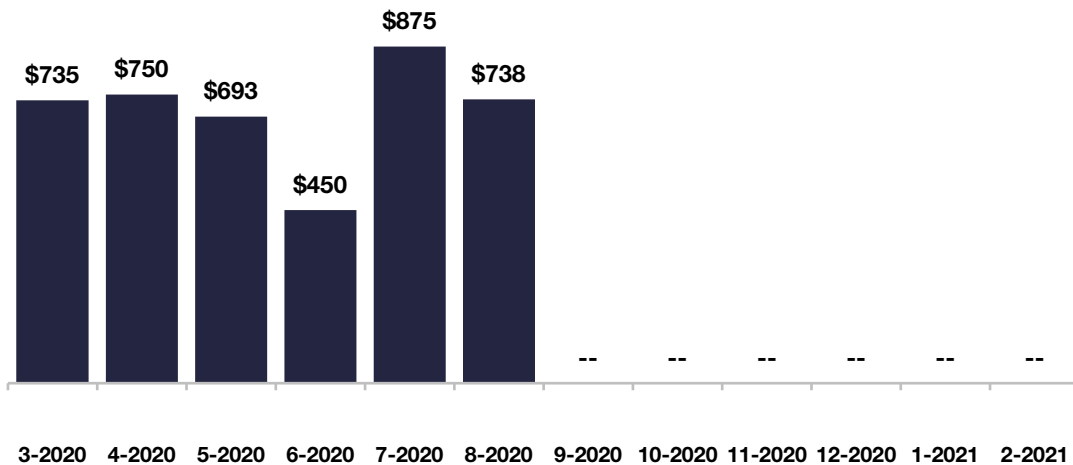
Average Rental Cost per Month

## 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



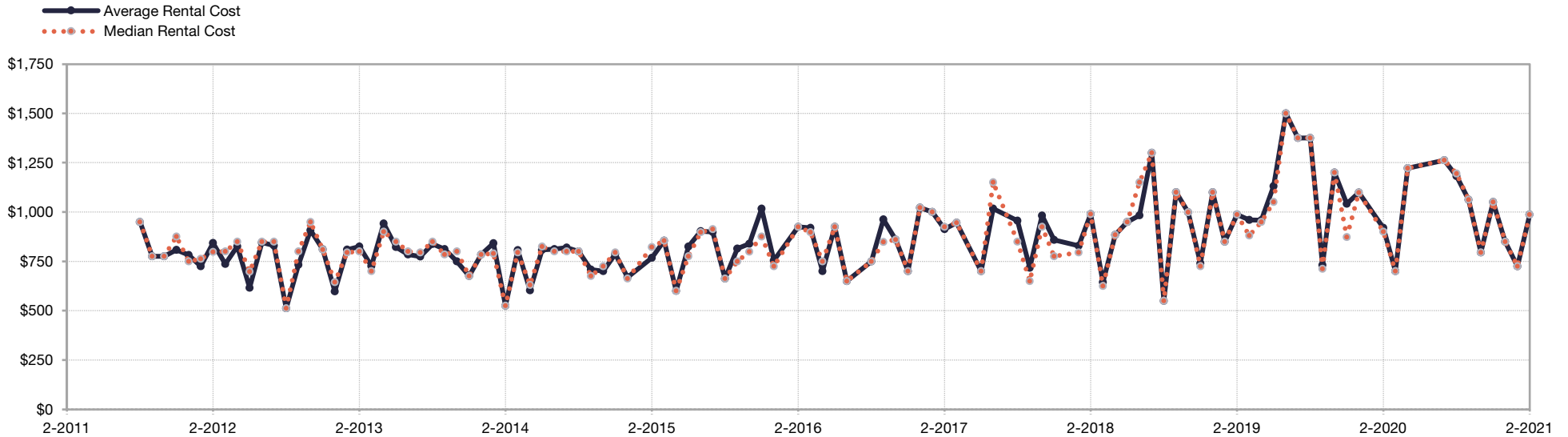
	2018	2019	2020	2021
January	\$695	--	--	--
February	\$725	\$535	\$525	--
March	\$750	\$700	\$735	--
April	\$663	--	\$750	--
May	\$750	\$535	\$693	--
June	--	\$450	\$450	--
July	--	--	\$875	--
August	--	--	\$738	--
September	\$525	\$550	--	--
October	--	\$850	--	--
November	--	\$525	--	--
<b>December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

Year to Date

# Manufactured Single Family Residence Historical Rental Prices

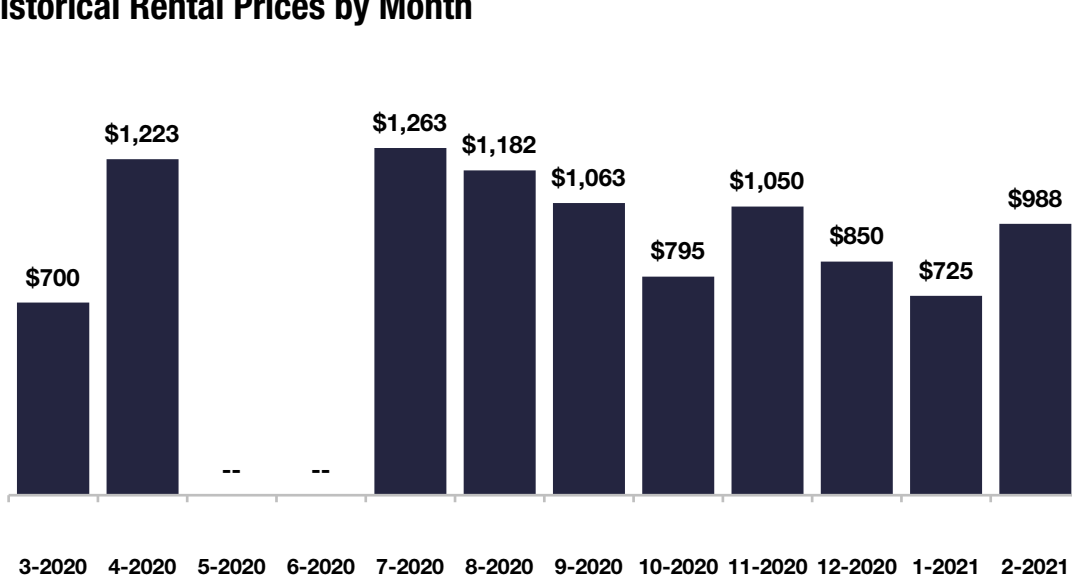
Average Rental Cost per Month

## 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



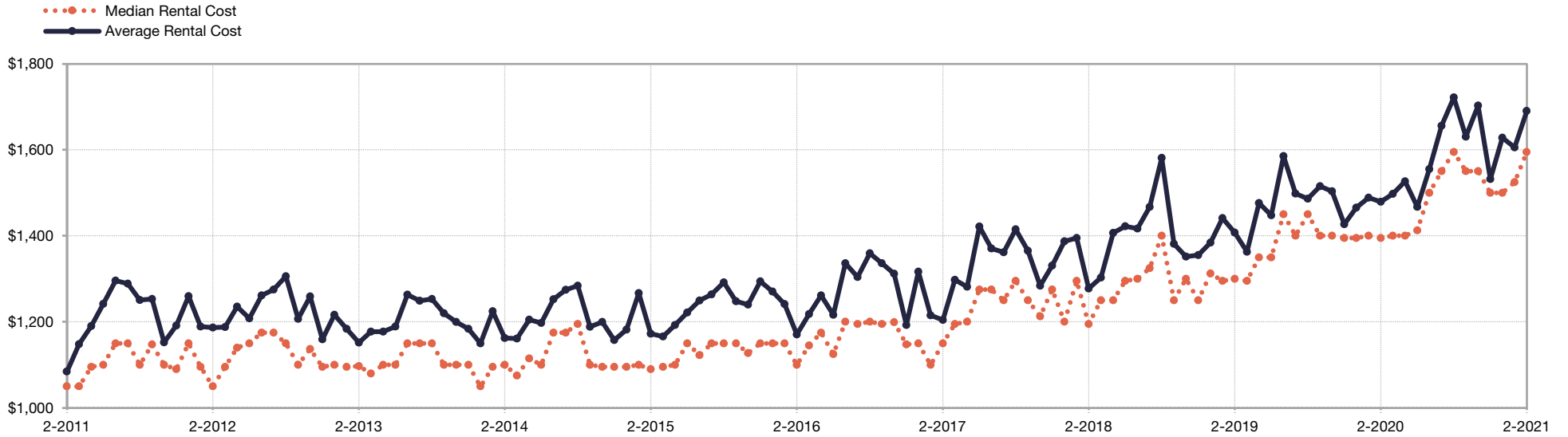
	2018	2019	2020	2021
January	\$828	\$850	--	\$725
February	\$990	\$988	\$919	\$988
March	\$644	\$960	\$700	--
April	\$885	\$958	\$1,223	--
May	\$950	\$1,132	--	--
June	\$983	\$1,500	--	--
July	\$1,300	\$1,375	\$1,263	--
August	\$550	\$1,375	\$1,182	--
September	\$1,100	\$731	\$1,063	--
October	\$999	\$1,200	\$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	\$900

Year to Date

# Single Family Residence Historical Rental Prices

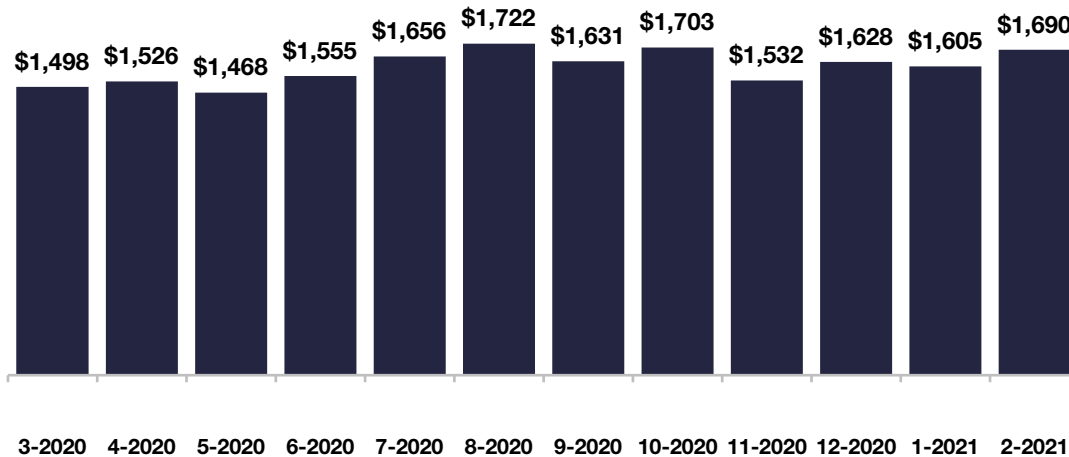
Average Rental Cost per Month

## 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	\$1,690
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	\$1,647

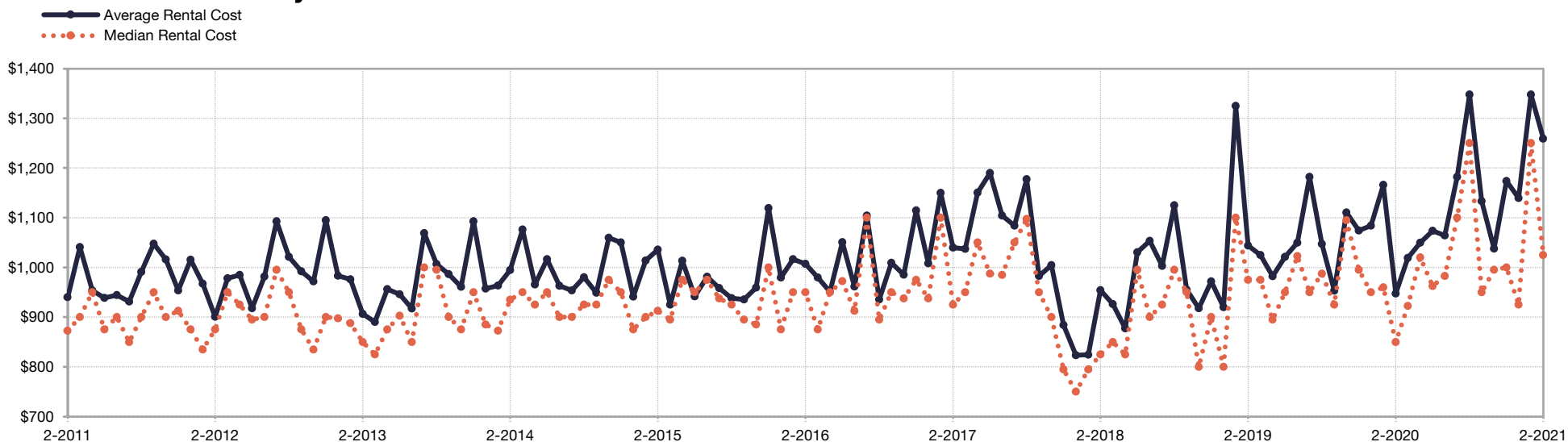
Year to Date



# Townhouse Historical Rental Prices

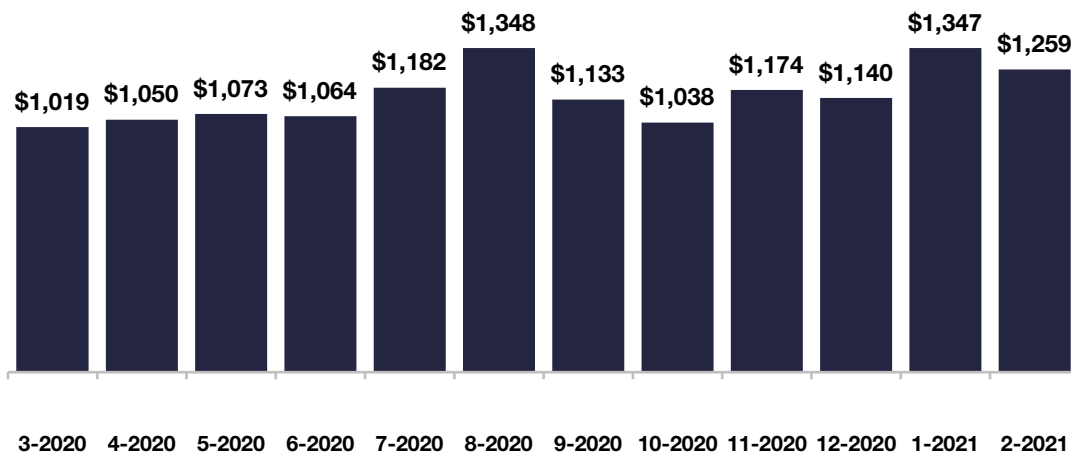
Average Rental Cost per Month

## 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



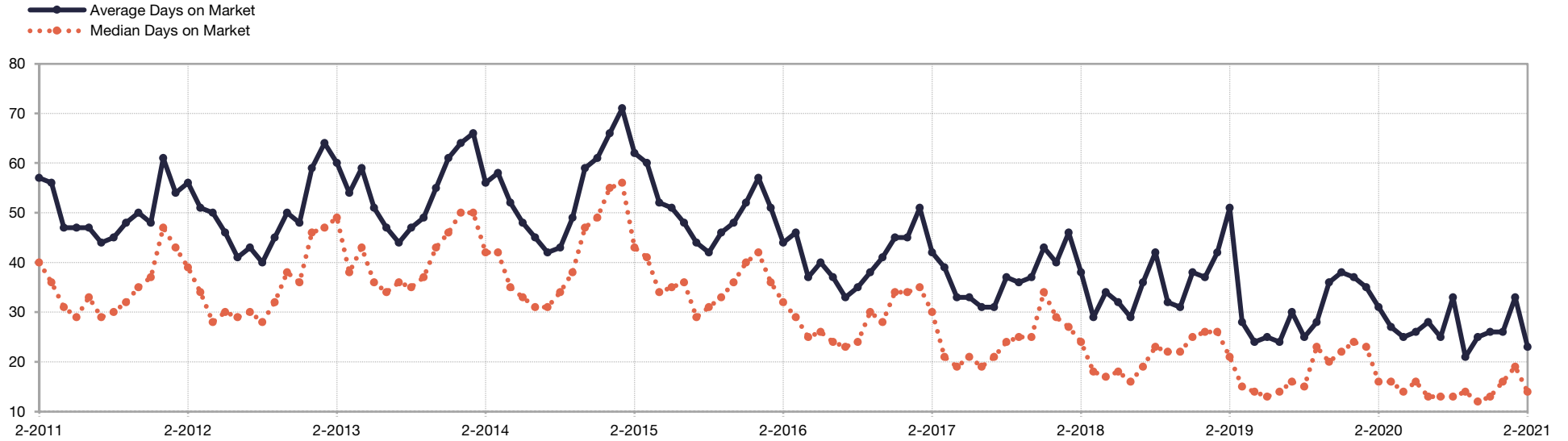
	2018	2019	2020	2021
January	\$824	\$1,325	\$1,166	\$1,347
February	\$954	\$1,044	\$947	\$1,259
March	\$926	\$1,025	\$1,019	--
April	\$877	\$982	\$1,050	--
May	\$1,031	\$1,021	\$1,073	--
June	\$1,053	\$1,050	\$1,064	--
July	\$1,003	\$1,182	\$1,182	--
August	\$1,125	\$1,047	\$1,348	--
September	\$955	\$953	\$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	\$1,309

Year to Date

# Days on Market

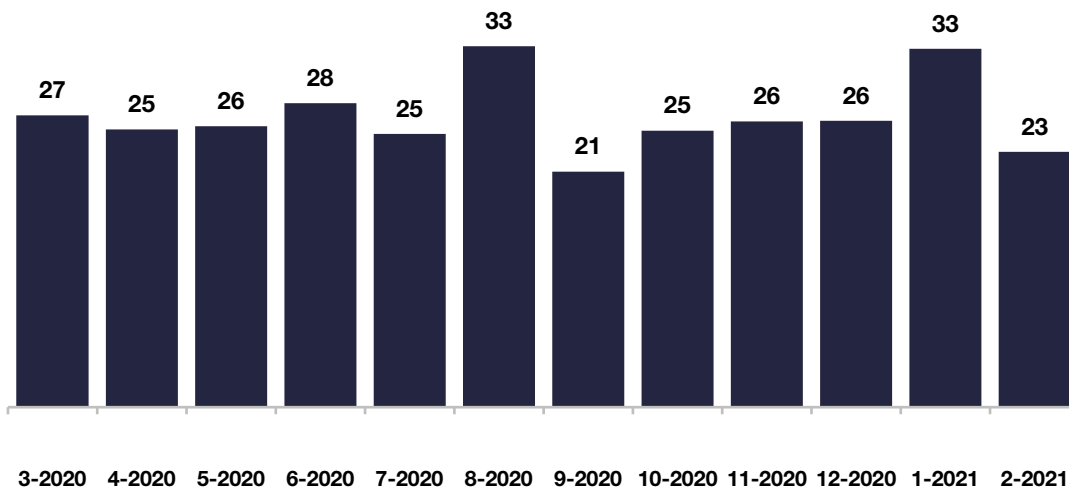
The number of days a property has been listed before a rental agreement has been signed.

## 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	23
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	28

Year to Date

# Average Rental Cost by Area - Single Family

February 2021

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Feb-20	Feb-21	% Change	Feb-20	Feb-21	% Change	Feb-20	Feb-21	% Change	Feb-20	Feb-21	% Change
<b>MLS of Southern Arizona</b>	<b>\$783</b>	<b>\$783</b>	<b>0.0%</b>	<b>\$1,065</b>	<b>\$1,466</b>	<b>+37.7%</b>	<b>\$1,882</b>	<b>\$1,999</b>	<b>+6.2%</b>	<b>\$1,471</b>	<b>\$1,647</b>	<b>+11.9%</b>
Pima County	\$783	\$783	0.0%	\$1,078	\$1,181	+9.6%	\$1,882	\$1,961	+4.2%	\$1,496	\$1,669	+11.5%
Tucson	\$783	\$783	0.0%	\$1,070	\$1,478	+38.2%	\$1,887	\$2,065	+9.4%	\$1,493	\$1,669	+11.8%
Tucson - Central	\$625	\$783	+25.3%	\$997	\$1,113	+11.6%	\$1,861	\$1,598	-14.2%	\$1,341	\$1,465	+9.3%
Tucson - East	--	--	--	--	--	--	\$1,398	\$1,608	+15.0%	\$1,330	\$1,509	+13.5%
Tucson - North	--	--	--	\$1,695	--	--	\$2,998	\$2,936	-2.1%	\$1,649	\$2,325	+41.0%
Tucson - Northeast	\$1,100	--	--	--	\$1,100	--	--	\$3,500	--	\$1,700	\$2,449	+44.0%
Tucson - Northwest	--	--	--	\$1,275	--	--	\$1,962	\$1,816	-7.4%	\$1,676	\$1,825	+8.9%
Tucson - South	--	--	--	\$1,200	--	--	--	\$1,495	--	\$1,295	\$1,342	+3.6%
Tucson - Upper Southeast	--	--	--	--	--	--	\$1,711	\$1,629	-4.8%	\$1,515	\$1,575	+4.0%
Tucson - West	--	--	--	\$1,095	\$1,150	+5.0%	\$1,650	\$1,600	-3.0%	\$1,508	\$1,562	+3.6%
85705	\$575	--	--	\$1,190	--	--	--	--	--	\$1,250	--	-100.0%
85710	--	--	--	--	--	--	\$1,400	\$1,625	+16.1%	\$1,219	\$1,250	+2.6%
85712	\$675	\$775	+14.8%	\$892	\$1,075	+20.6%	\$1,625	--	--	\$1,625	\$1,613	-0.8%
85716	--	\$788	--	\$882	\$995	+12.9%	\$2,495	\$1,600	-35.9%	\$950	\$1,495	+57.4%
85718	--	--	--	--	--	--	\$2,400	\$3,131	+30.5%	\$2,100	\$2,583	+23.0%
85719	--	--	--	\$1,098	\$1,595	+45.2%	\$1,700	--	--	\$1,413	\$1,584	+12.1%
85742	--	--	--	\$1,350	--	--	\$1,595	--	--	\$1,773	\$1,663	-6.2%
85745	--	--	--	\$1,095	\$1,150	+5.0%	--	--	--	\$1,775	\$1,623	-8.6%
85747	--	--	--	--	--	--	\$1,460	\$1,688	+15.6%	\$1,470	\$1,545	+5.1%
85750	--	--	--	\$1,695	--	--	\$3,298	\$2,350	-28.7%	\$1,725	\$1,550	-10.1%

# Average Rental Cost by Area - Townhouse

February 2021



	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Feb-20	Feb-21	% Change	Feb-20	Feb-21	% Change	Feb-20	Feb-21	% Change	Feb-20	Feb-21	% Change
<b>MLS of Southern Arizona</b>	<b>\$571</b>	<b>\$683</b>	<b>+19.7%</b>	<b>\$924</b>	<b>\$1,293</b>	<b>+39.9%</b>	--	--	--	<b>\$1,248</b>	<b>\$1,496</b>	<b>+19.9%</b>
Pima County	\$571	\$683	+19.7%	\$924	\$1,293	+39.9%	--	--	--	\$1,248	\$1,496	+19.9%
Tucson	\$571	\$683	+19.7%	\$907	\$1,174	+29.4%	--	--	--	\$1,248	\$1,496	+19.9%
Tucson - Central	\$571	\$683	+19.7%	\$808	\$880	+9.0%	--	--	--	\$1,008	\$1,125	+11.6%
Tucson - East	--	--	--	\$1,043	\$1,195	+14.6%	--	--	--	\$1,300	--	--
Tucson - North	--	--	--	\$1,425	\$1,673	+17.4%	--	--	--	\$1,875	\$1,743	-7.0%
Tucson - Northeast	--	--	--	\$975	--	--	--	--	--	--	--	--
Tucson - Northwest	--	--	--	--	\$2,300	--	--	--	--	\$1,630	--	--
Tucson - South	--	--	--	\$688	--	--	--	--	--	\$1,000	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	\$1,400	--	--	--	--	--	--	--	--
85705	\$525	--	--	\$825	--	--	--	--	--	\$850	\$900	+5.9%
85710	--	--	--	\$1,043	\$1,195	+14.6%	--	--	--	\$1,300	--	--
85712	\$500	--	--	\$758	\$900	+18.8%	--	--	--	--	\$1,350	--
85716	\$594	\$650	+9.4%	\$772	\$840	+8.8%	--	--	--	\$1,300	--	--
85718	--	--	--	\$1,600	\$1,663	+3.9%	--	--	--	\$1,550	\$1,825	+17.7%
85719	--	\$750	--	\$1,300	\$900	-30.8%	--	--	--	--	--	--
85742	--	--	--	--	--	--	--	--	--	--	--	--
85745	--	--	--	\$1,400	--	--	--	--	--	--	--	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	--	\$1,695	--	--	--	--	\$2,200	\$1,580	-28.2%