

Monthly Rental Indicators



October 2020

Rented Units increased 6.6 percent over last year to 225 units. Active Listings decreased 20.6 percent over last year to 500 units.

Rental Costs by Property Type

- Single Family Residence was up 13.6 percent over last year to \$1,708 per month.
- Townhouse was down 6.3 percent over last year to \$1,040 per month.
- Condominium increased 1.3 percent over last year to \$1,040 per month.
- Casita/Guesthouse was up 9.0 percent over last year to \$788 per month.
- Manufactured Single Family Residence was down 33.8 percent over last year to \$795 per month.
- There were no Mobile Home rentals during this period.

Monthly Snapshot

+ 6.6% **- 20.6%** **+ 9.7%**

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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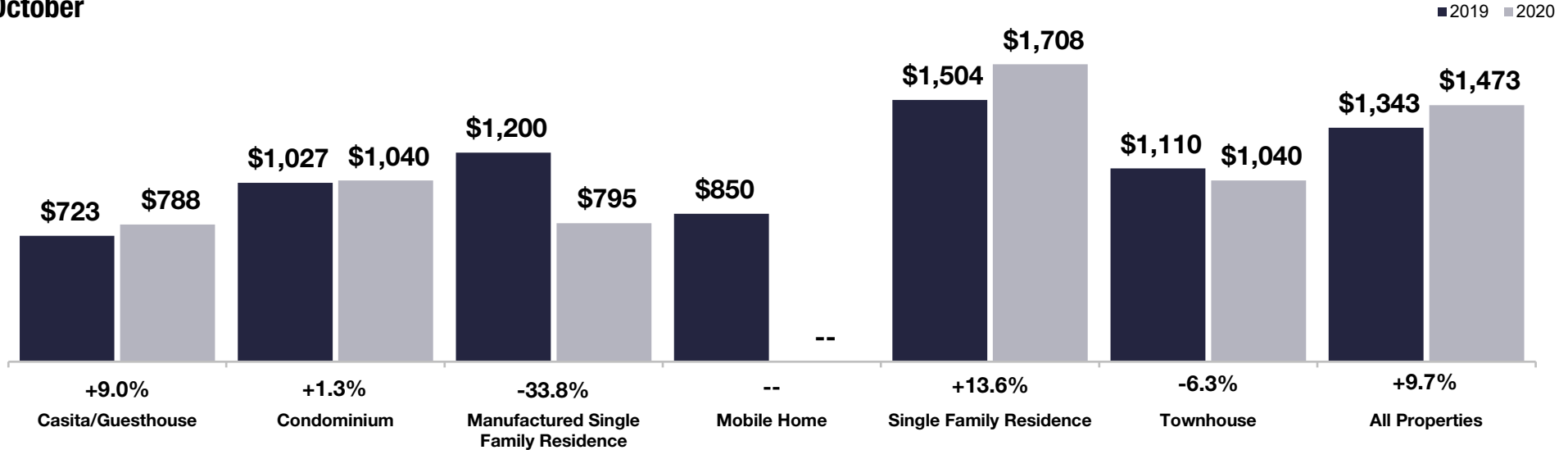
Active and Rented Unfurnished Listings

Areas	Active Listings			Rented Units		
	10-2019	10-2020	Percent Change	10-2019	10-2020	Percent Change
MLS of Southern Arizona Area	630	500	- 20.6%	211	225	+ 6.6%
Pima County	577	459	- 20.5%	205	218	+ 6.3%
Tucson	611	474	- 22.4%	203	213	+ 4.9%
Tucson - Central	158	115	- 27.2%	62	69	+ 11.3%
Tucson - East	22	18	- 18.2%	20	27	+ 35.0%
Tucson - North	179	158	- 11.7%	32	24	- 25.0%
Tucson - Northeast	12	13	+ 8.3%	9	8	- 11.1%
Tucson - Northwest	112	81	- 27.7%	26	35	+ 34.6%
Tucson - South	15	4	- 73.3%	9	6	- 33.3%
Tucson - Upper Southeast	20	7	- 65.0%	15	20	+ 33.3%
Tucson - West	32	32	0.0%	18	14	- 22.2%
85705	26	34	+ 30.8%	10	13	+ 30.0%
85710	11	11	0.0%	12	16	+ 33.3%
85712	19	22	+ 15.8%	15	9	- 40.0%
85716	36	12	- 66.7%	13	24	+ 84.6%
85718	86	68	- 20.9%	16	10	- 37.5%
85719	54	41	- 24.1%	13	17	+ 30.8%
85742	13	11	- 15.4%	9	8	- 11.1%
85745	25	21	- 16.0%	10	9	- 10.0%
85747	14	6	- 57.1%	11	12	+ 9.1%

Average Rental Cost by Property Type

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

October

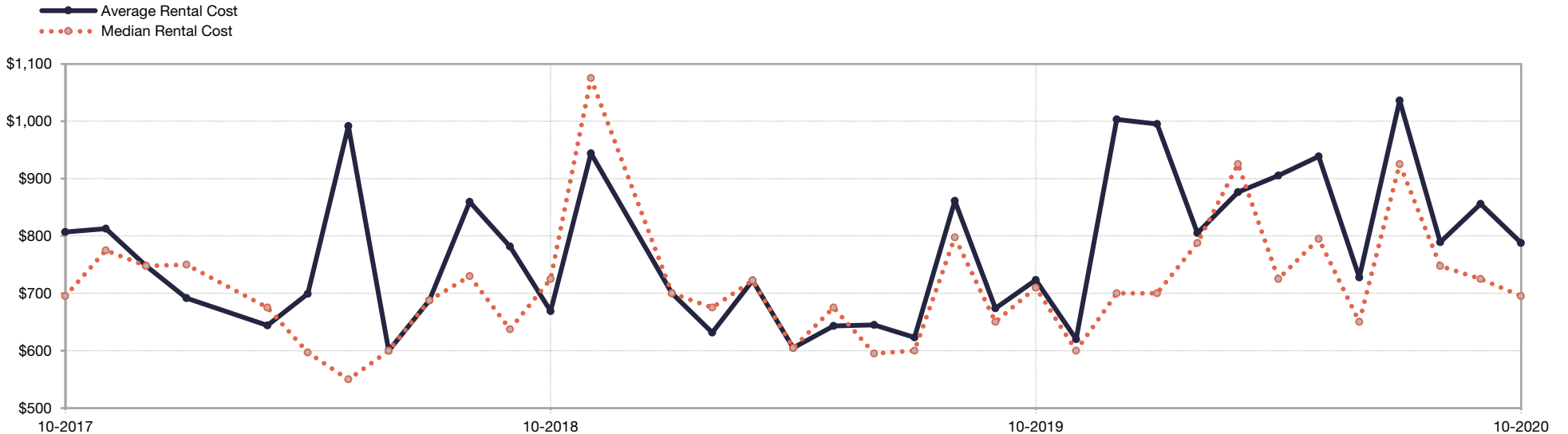


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
November 2019	\$620	\$948	\$1,041	\$525	\$1,427	\$1,074	\$1,282
December 2019	\$1,003	\$938	\$1,099	\$525	\$1,466	\$1,084	\$1,297
January 2020	\$995	\$1,052	--	--	\$1,489	\$1,166	\$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	\$1,656	\$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	--	\$1,708	\$1,040	\$1,473
12-Month Average	\$872	\$1,001	\$1,047	\$665	\$1,567	\$1,102	\$1,391

Casita/Guesthouse Historical Rental Prices

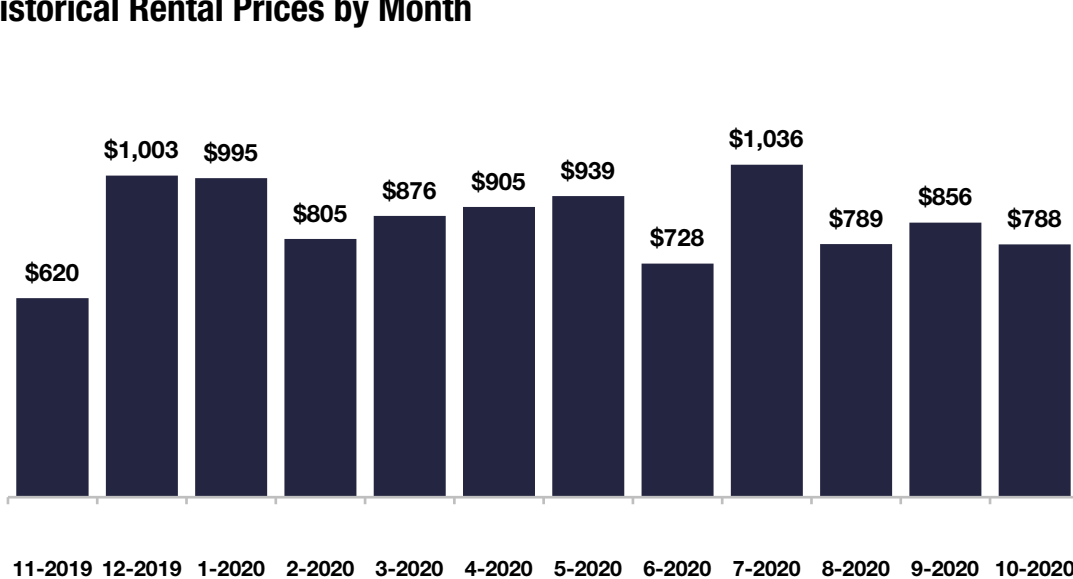
Average Rental Cost per Month

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



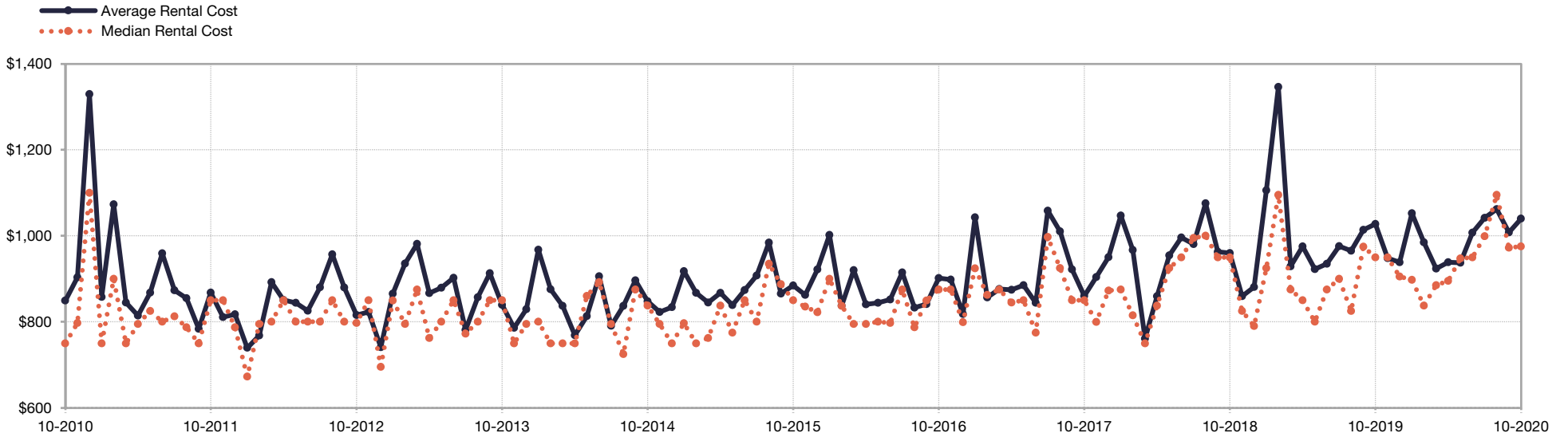
	2017	2018	2019	2020
January	--	\$692	\$700	\$995
February	--	--	\$632	\$805
March	--	\$644	\$723	\$876
April	--	\$699	\$605	\$905
May	--	\$992	\$643	\$939
June	--	\$600	\$645	\$728
July	--	\$688	\$623	\$1,036
August	\$500	\$860	\$861	\$789
September	\$800	\$781	\$674	\$856
October	\$807	\$669	\$723	\$788
November	\$813	\$944	\$620	--
December	\$748	--	\$1,003	--
12-Month Med*	\$776	\$782	\$725	\$877

Year to Date

Condominium Historical Rental Prices

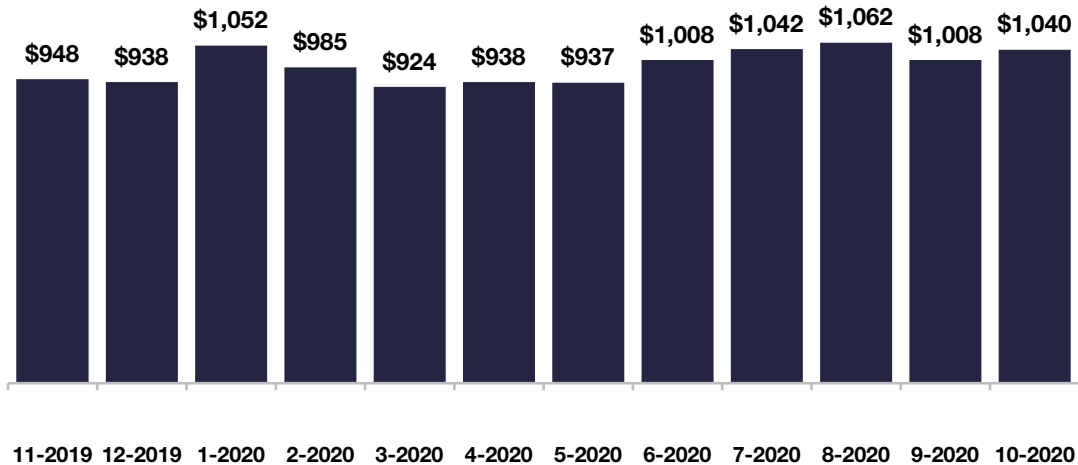
Average Rental Cost per Month

Historical Rental Cost by Month



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Historical Rental Prices by Month



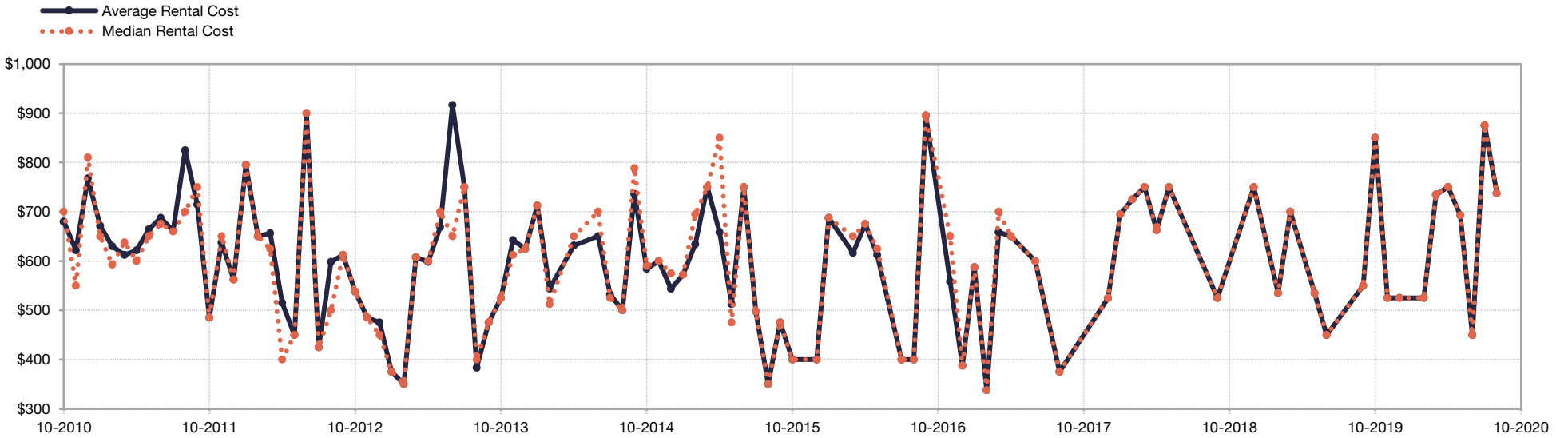
	2017	2018	2019	2020
January	\$1,043	\$1,047	\$1,106	\$1,052
February	\$857	\$967	\$1,346	\$985
March	\$876	\$761	\$929	\$924
April	\$874	\$859	\$975	\$938
May	\$885	\$955	\$923	\$937
June	\$844	\$996	\$935	\$1,008
July	\$1,058	\$981	\$976	\$1,042
August	\$1,010	\$1,075	\$965	\$1,062
September	\$922	\$963	\$1,014	\$1,008
October	\$860	\$960	\$1,027	\$1,040
November	\$904	\$859	\$948	--
December	\$950	\$881	\$938	--
12-Month Med*	\$933	\$959	\$1,014	\$1,012

Year to Date

Mobile Home Historical Rental Prices

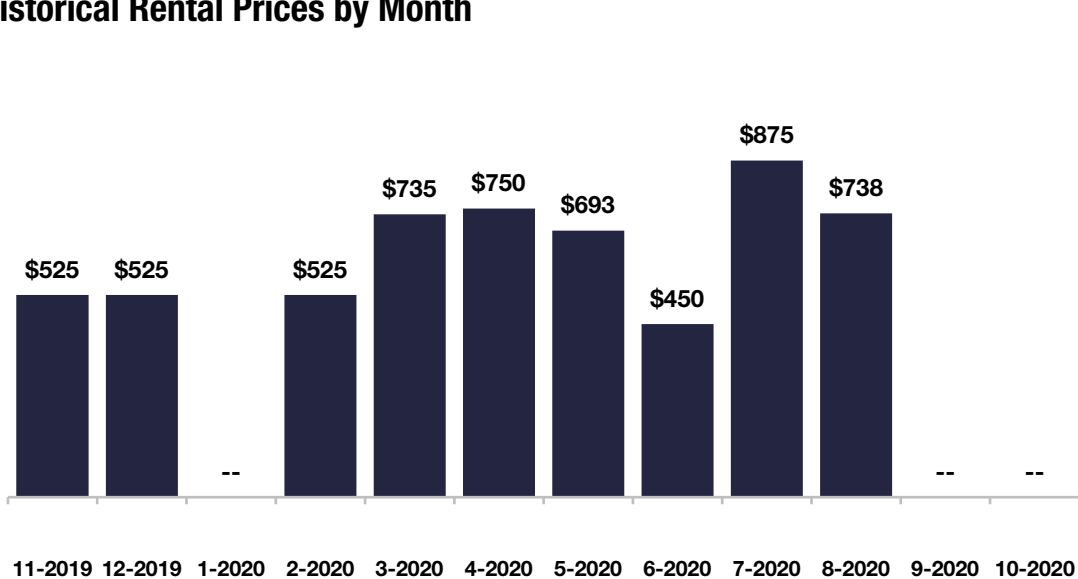
Average Rental Cost per Month

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



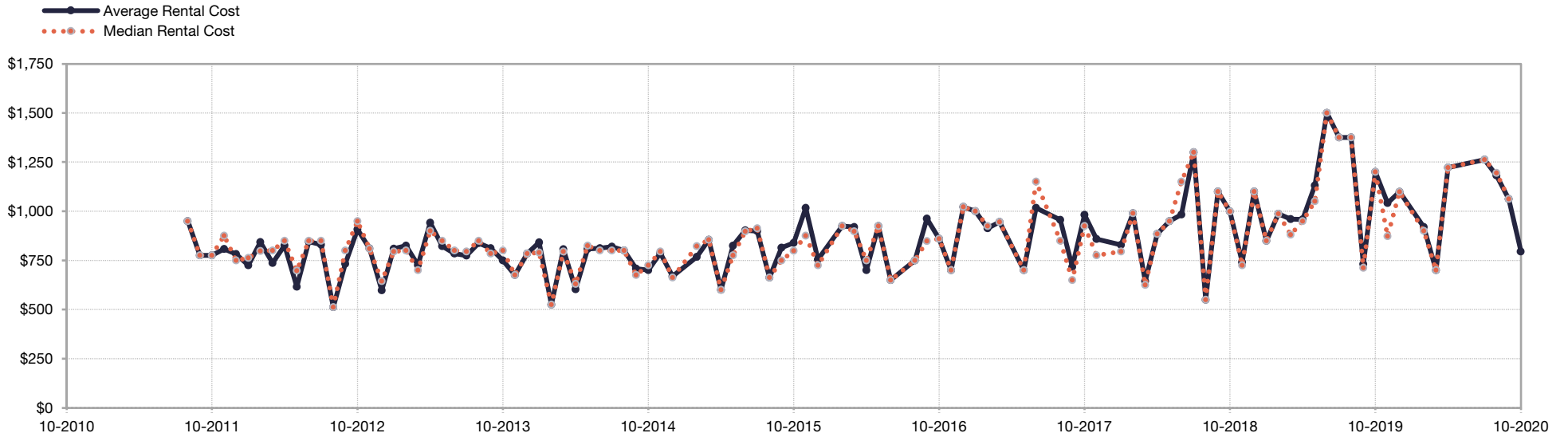
	2017	2018	2019	2020
January	\$588	\$695	--	--
February	\$338	\$725	\$535	\$525
March	\$658	\$750	\$700	\$735
April	\$650	\$663	--	\$750
May	--	\$750	\$535	\$693
June	\$600	--	\$450	\$450
July	--	--	--	\$875
August	\$375	--	--	\$738
September	--	\$525	\$550	--
October	--	--	\$850	--
November	--	--	\$525	--
December	\$525	\$750	\$525	--
12-Month Med*	\$542	\$690	\$584	\$693

Year to Date

Manufactured Single Family Residence Historical Rental Prices

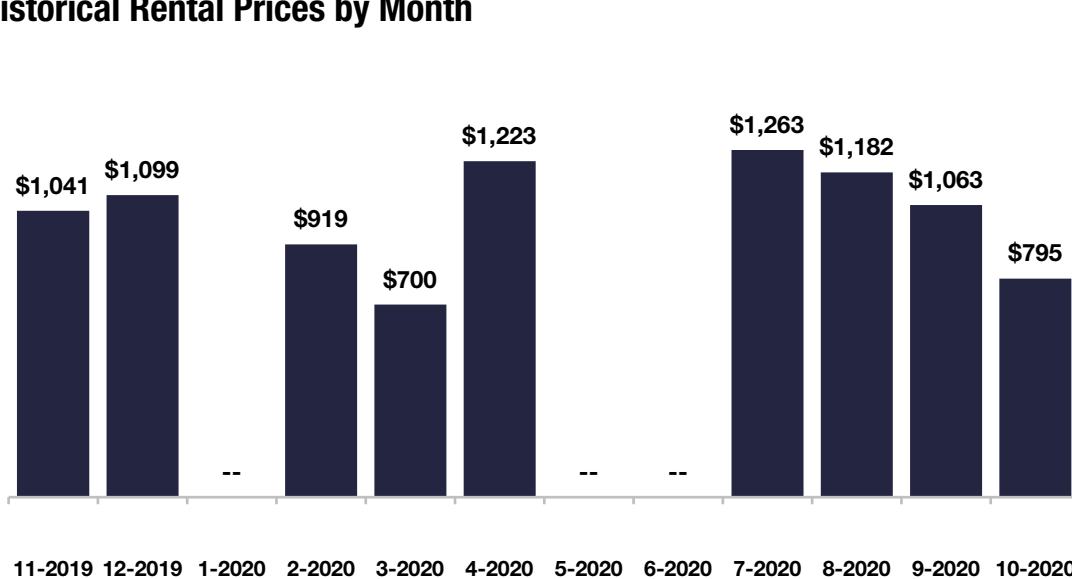
Average Rental Cost per Month

Historical Rental Cost by Month



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



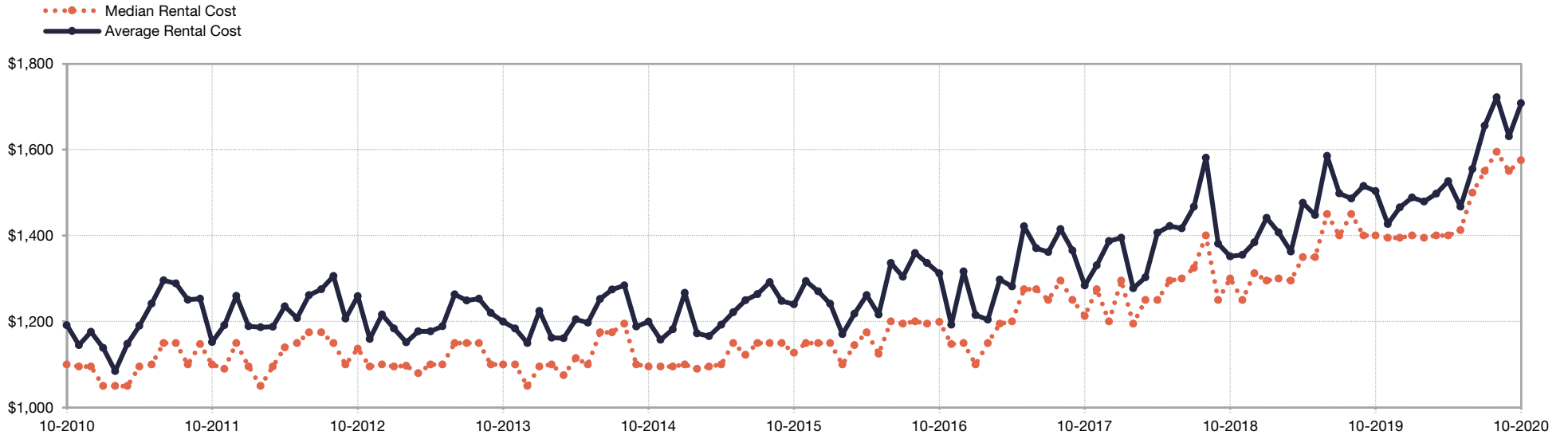
	2017	2018	2019	2020
January	\$1,000	\$828	\$850	--
February	\$913	\$990	\$988	\$919
March	\$945	\$644	\$960	\$700
April	--	\$885	\$958	\$1,223
May	\$700	\$950	\$1,132	--
June	\$1,017	\$983	\$1,500	--
July	--	\$1,300	\$1,375	\$1,263
August	\$956	\$550	\$1,375	\$1,182
September	\$717	\$1,100	\$731	\$1,063
October	\$982	\$999	\$1,200	\$795
November	\$858	\$741	\$1,041	--
December	--	\$1,100	\$1,099	--
12-Month Med*	\$902	\$874	\$1,038	\$1,046

Year to Date

Single Family Residence Historical Rental Prices

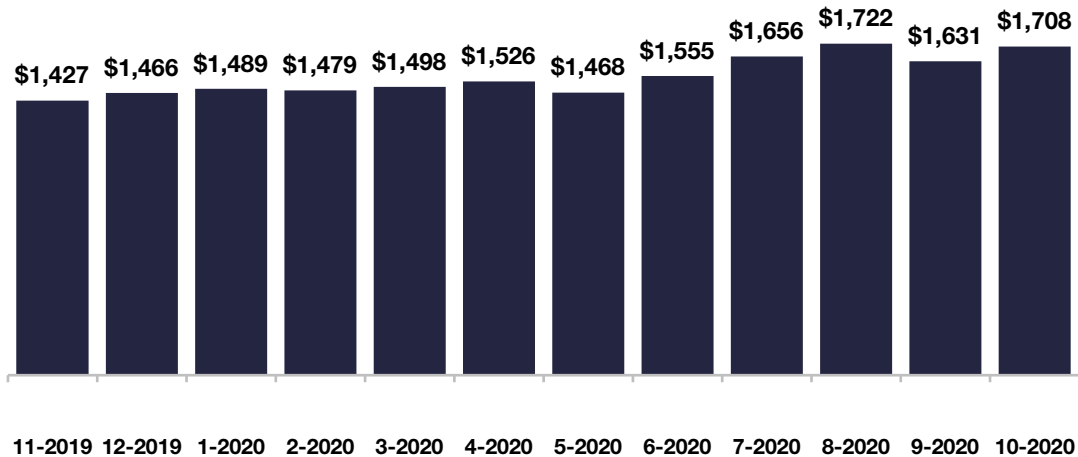
Average Rental Cost per Month

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



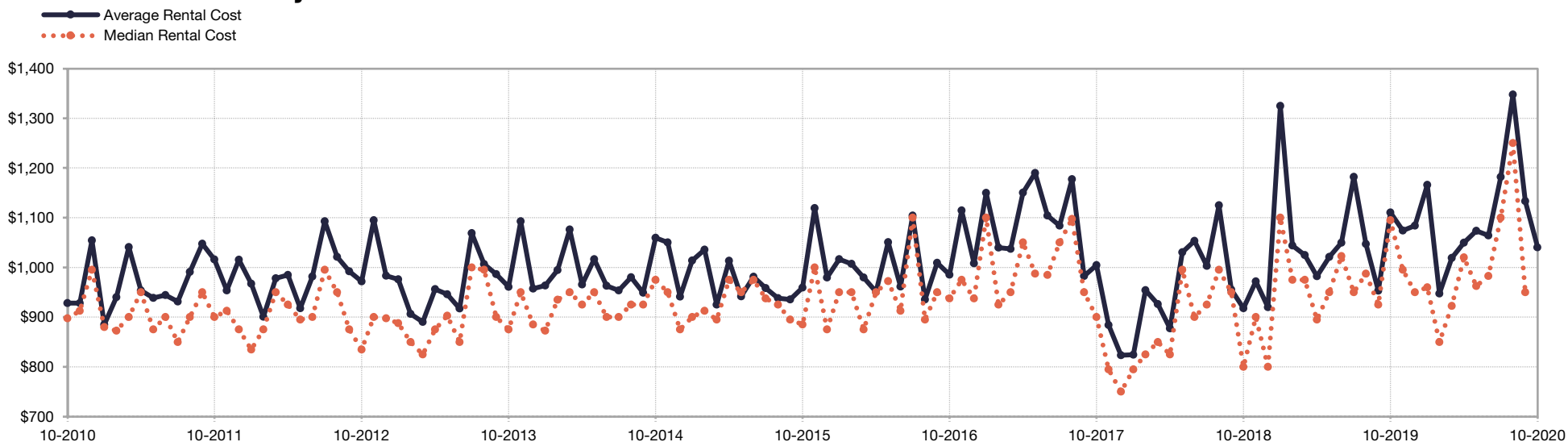
	2017	2018	2019	2020
January	\$1,215	\$1,395	\$1,441	\$1,489
February	\$1,204	\$1,277	\$1,407	\$1,479
March	\$1,298	\$1,303	\$1,363	\$1,498
April	\$1,282	\$1,407	\$1,476	\$1,526
May	\$1,421	\$1,422	\$1,448	\$1,468
June	\$1,371	\$1,417	\$1,585	\$1,555
July	\$1,361	\$1,467	\$1,498	\$1,656
August	\$1,415	\$1,581	\$1,486	\$1,722
September	\$1,365	\$1,381	\$1,515	\$1,631
October	\$1,284	\$1,352	\$1,504	\$1,708
November	\$1,331	\$1,355	\$1,427	--
December	\$1,387	\$1,384	\$1,466	--
12-Month Med*	\$1,332	\$1,404	\$1,468	\$1,590

Year to Date

Townhouse Historical Rental Prices

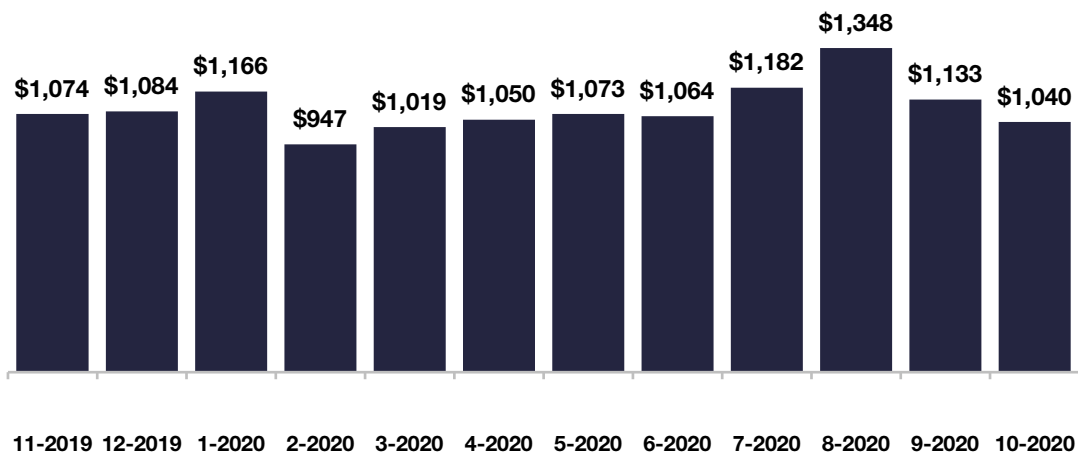
Average Rental Cost per Month

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



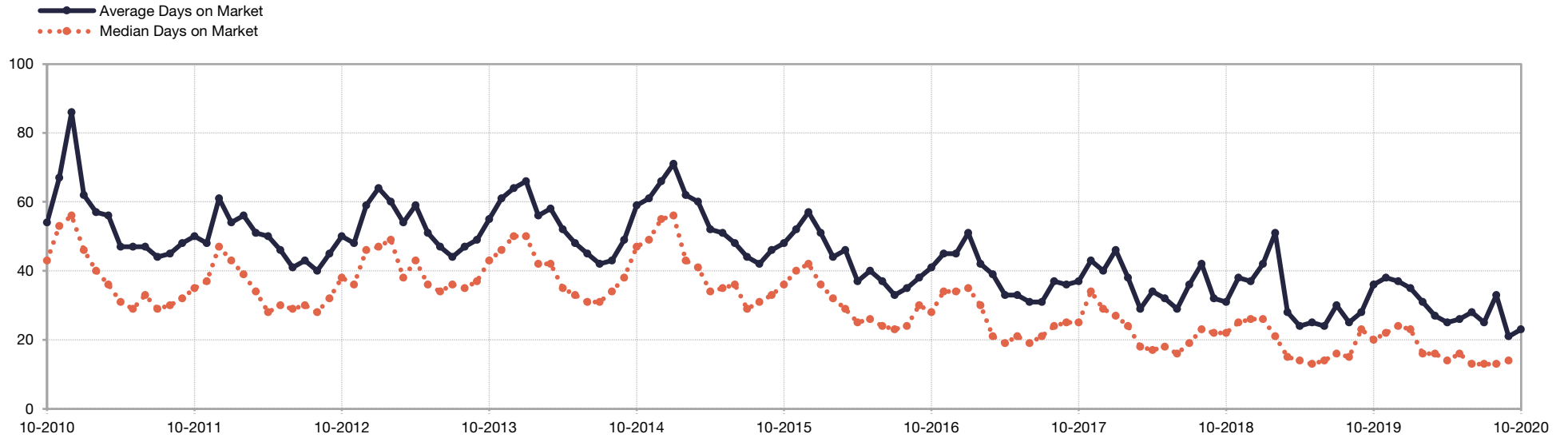
	2017	2018	2019	2020
January	\$1,150	\$824	\$1,325	\$1,166
February	\$1,040	\$954	\$1,044	\$947
March	\$1,037	\$926	\$1,025	\$1,019
April	\$1,150	\$877	\$982	\$1,050
May	\$1,190	\$1,031	\$1,021	\$1,073
June	\$1,104	\$1,053	\$1,050	\$1,064
July	\$1,084	\$1,003	\$1,182	\$1,182
August	\$1,177	\$1,125	\$1,047	\$1,348
September	\$983	\$955	\$953	\$1,133
October	\$1,005	\$918	\$1,110	\$1,040
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

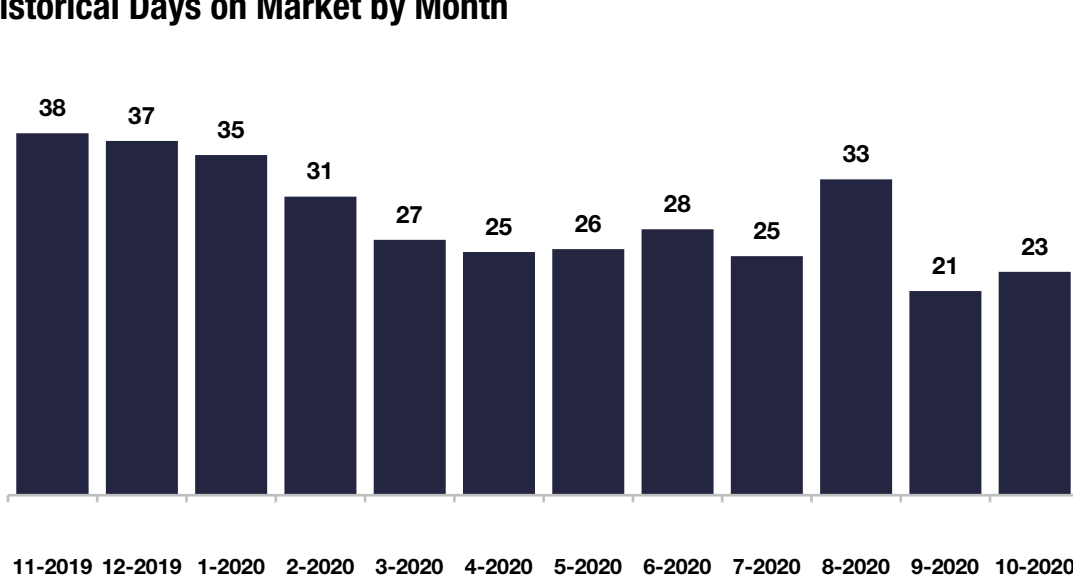
The number of days a property has been listed before a rental agreement has been signed.

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	25
August	37	42	25	33
September	36	32	28	21
October	37	31	36	23
November	43	38	38	--
December	40	37	37	--
12-Month Avg	37	36	32	27

Year to Date

Average Rental Cost by Area - Single Family

October 2020

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Oct-19	Oct-20	% Change	Oct-19	Oct-20	% Change	Oct-19	Oct-20	% Change	Oct-19	Oct-20	% Change
MLS of Southern Arizona	\$563	\$753	-25.2%	\$1,182	\$1,399	-15.5%	\$1,786	\$2,116	-15.6%	\$1,439	\$1,562	-7.9%
Pima County	\$563	\$753	-25.2%	\$1,125	\$1,374	-18.1%	\$1,793	\$2,137	-16.1%	\$1,441	\$1,559	-7.6%
Tucson	\$563	\$753	-25.2%	\$1,155	\$1,399	-17.4%	\$1,802	\$2,152	-16.3%	\$1,449	\$1,567	-7.5%
Tucson - Central	\$700	\$723	-3.2%	\$931	\$1,245	-25.2%	\$1,660	\$2,375	-30.1%	\$1,224	\$1,454	-15.9%
Tucson - East	--	--	--	--	\$1,300	--	\$1,577	\$1,607	-1.8%	\$1,343	\$1,421	-5.5%
Tucson - North	--	--	--	--	\$1,745	--	\$2,565	\$3,165	-19.0%	\$2,113	\$2,432	-13.1%
Tucson - Northeast	--	--	--	--	--	--	\$2,188	\$2,300	-4.9%	\$1,874	\$1,608	+16.5%
Tucson - Northwest	--	--	--	\$1,368	\$2,200	-37.8%	\$1,788	\$1,984	-9.9%	\$1,406	\$1,793	-21.6%
Tucson - South	\$425	--	--	--	\$875	--	\$1,445	--	--	\$1,268	\$1,375	-7.8%
Tucson - Upper Southeast	--	--	--	--	\$1,575	--	\$1,456	\$2,018	-27.8%	\$1,319	\$1,454	-9.3%
Tucson - West	--	\$900	--	\$2,300	\$1,250	+84.0%	\$2,015	\$2,082	-3.2%	\$1,643	\$1,678	-2.1%
85705	\$700	--	--	\$824	\$1,075	-23.4%	--	--	--	\$1,100	--	--
85710	--	--	--	--	--	--	\$1,473	\$1,575	-6.5%	\$1,300	\$1,440	-9.7%
85712	--	\$850	--	\$750	--	--	--	--	--	\$1,042	\$1,250	-16.7%
85716	--	\$673	--	\$1,075	\$1,237	-13.1%	\$1,598	\$1,813	-11.9%	\$1,295	\$1,500	-13.7%
85718	--	--	--	--	--	--	\$3,117	\$3,377	-7.7%	\$2,333	\$4,500	-48.1%
85719	--	\$710	--	\$1,100	\$1,395	-21.1%	\$1,723	\$3,500	-50.8%	\$1,250	\$1,273	-1.8%
85742	--	--	--	--	--	--	\$1,573	\$1,700	-7.5%	\$1,329	\$1,753	-24.2%
85745	--	\$900	--	\$2,300	--	--	\$2,700	\$2,750	-1.8%	\$1,964	\$1,705	+15.2%
85747	--	--	--	--	--	--	\$1,528	\$1,650	-7.4%	\$1,293	\$1,415	-8.7%
85750	--	--	--	--	\$1,745	--	\$2,345	\$1,895	+23.7%	--	--	--

Average Rental Cost by Area - Townhouse

October 2020



	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Oct-19	Oct-20	% Change	Oct-19	Oct-20	% Change	Oct-19	Oct-20	% Change	Oct-19	Oct-20	% Change
MLS of Southern Arizona	\$625	\$754	-17.1%	\$1,063	\$1,020	+4.2%	\$1,295	--	--	\$1,262	\$1,264	-0.2%
Pima County	\$625	\$754	-17.1%	\$1,063	\$1,020	+4.2%	\$1,295	--	--	\$1,262	\$1,264	-0.2%
Tucson	\$625	\$754	-17.1%	\$1,063	\$1,025	+3.7%	\$1,295	--	--	\$1,262	\$1,264	-0.2%
Tucson - Central	\$625	\$754	-17.1%	\$908	\$905	+0.4%	\$1,295	--	--	\$989	\$1,210	-18.3%
Tucson - East	--	--	--	\$880	\$1,065	-17.4%	--	--	--	\$1,095	\$1,300	-15.8%
Tucson - North	--	--	--	\$1,515	\$1,700	-10.9%	--	--	--	\$1,565	--	--
Tucson - Northeast	--	--	--	\$975	--	--	--	--	--	\$1,275	--	--
Tucson - Northwest	--	--	--	--	\$1,213	--	--	--	--	--	--	--
Tucson - South	--	--	--	\$700	--	--	--	--	--	--	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	--	\$1,300	--	--	--	--	--	\$1,263	--
85705	\$650	--	--	\$750	\$874	-14.2%	\$1,295	--	--	--	\$1,225	--
85710	--	--	--	\$873	\$1,150	-24.1%	--	--	--	\$1,095	\$1,300	-15.8%
85712	--	\$995	--	\$920	\$795	+15.7%	--	--	--	\$1,030	--	--
85716	\$600	\$673	-10.9%	\$1,163	\$975	+19.2%	--	--	--	\$825	--	--
85718	--	--	--	\$1,448	\$1,700	-14.9%	--	--	--	\$1,565	--	--
85719	--	--	--	\$845	\$936	-9.7%	--	--	--	--	--	--
85742	--	--	--	--	\$1,175	--	--	--	--	--	--	--
85745	--	--	--	--	\$1,300	--	--	--	--	--	\$1,375	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	\$1,650	--	--	--	--	--	--	--	--