

Monthly Rental Indicators



July 2021

Rented Units decreased 28.3 percent over last year to 210 units. Active Listings decreased 34.8 percent over last year to 394 units.

Rental Costs by Property Type

- Single Family Residence was up 18.0 percent over last year to \$1,954 per month.
- Townhouse was down 1.7 percent over last year to \$1,162 per month.
- Condominium increased 17.4 percent over last year to \$1,223 per month.
- Casita/Guesthouse was down 18.7 percent over last year to \$842 per month.
- Manufactured Single Family Residence was up 12.1 percent over last year to \$1,416 per month.
- Mobile Home was down 48.6 percent over last year to \$450 per month.

Monthly Snapshot

- 28.3% **- 34.8%** **+ 15.7%**

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

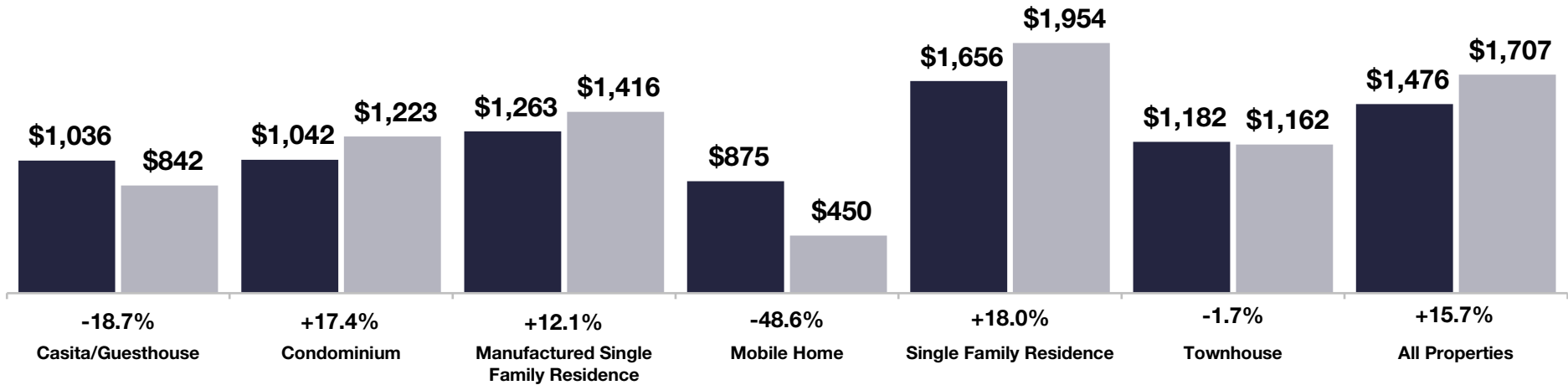
Areas	Active Listings			Rented Units		
	7-2020	7-2021	Percent Change	7-2020	7-2021	Percent Change
MLS of Southern Arizona Area	604	394	- 34.8%	293	210	- 28.3%
Pima County	565	357	- 36.8%	279	204	- 26.9%
Tucson	588	385	- 34.5%	277	203	- 26.7%
Tucson - Central	174	99	- 43.1%	100	72	- 28.0%
Tucson - East	15	11	- 26.7%	30	13	- 56.7%
Tucson - North	186	122	- 34.4%	38	24	- 36.8%
Tucson - Northeast	14	8	- 42.9%	7	7	0.0%
Tucson - Northwest	99	74	- 25.3%	44	32	- 27.3%
Tucson - South	8	6	- 25.0%	6	10	+ 66.7%
Tucson - Upper Southeast	13	6	- 53.8%	14	14	0.0%
Tucson - West	23	16	- 30.4%	15	11	- 26.7%
85705	29	18	- 37.9%	16	7	- 56.3%
85710	6	6	0.0%	15	5	- 66.7%
85712	17	4	- 76.5%	13	16	+ 23.1%
85716	31	22	- 29.0%	24	16	- 33.3%
85718	90	53	- 41.1%	20	12	- 40.0%
85719	77	44	- 42.9%	42	25	- 40.5%
85742	14	7	- 50.0%	14	10	- 28.6%
85745	17	13	- 23.5%	5	7	+ 40.0%
85747	5	5	0.0%	9	11	+ 22.2%

Average Rental Cost by Property Type

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

July

■ 2020 ■ 2021

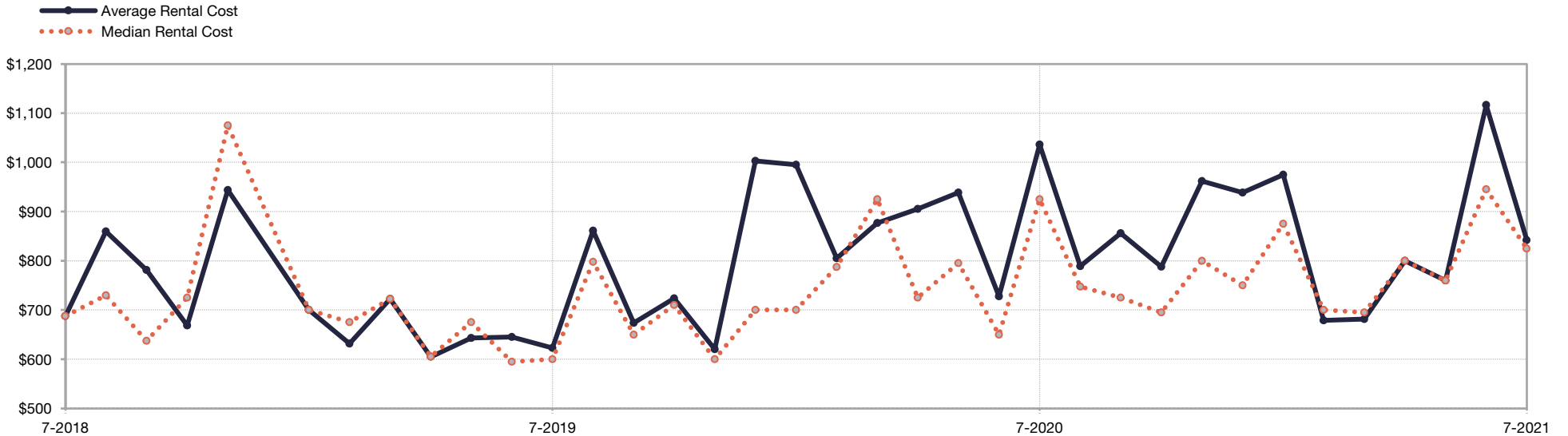


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
August 2020	\$789	\$1,055	\$1,182	\$738	\$1,724	\$1,348	\$1,532
September 2020	\$856	\$1,008	\$1,063	--	\$1,629	\$1,133	\$1,462
October 2020	\$788	\$1,040	\$795	--	\$1,703	\$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	--	\$1,597	\$1,347	\$1,431
February 2021	\$679	\$943	\$988	--	\$1,689	\$1,243	\$1,478
March 2021	\$682	\$1,031	\$1,149	\$475	\$1,556	\$1,118	\$1,409
April 2021	\$800	\$1,106	\$1,142	\$525	\$1,647	\$1,306	\$1,490
May 2021	\$760	\$1,053	\$1,070	\$775	\$1,816	\$1,276	\$1,562
June 2021	\$1,116	\$1,135	\$1,169	\$900	\$1,757	\$1,193	\$1,544
July 2021	\$842	\$1,223	\$1,416	\$450	\$1,954	\$1,162	\$1,707
12-Month Average	\$883	\$1,077	\$1,120	\$672	\$1,686	\$1,208	\$1,494

Casita/Guesthouse Historical Rental Prices

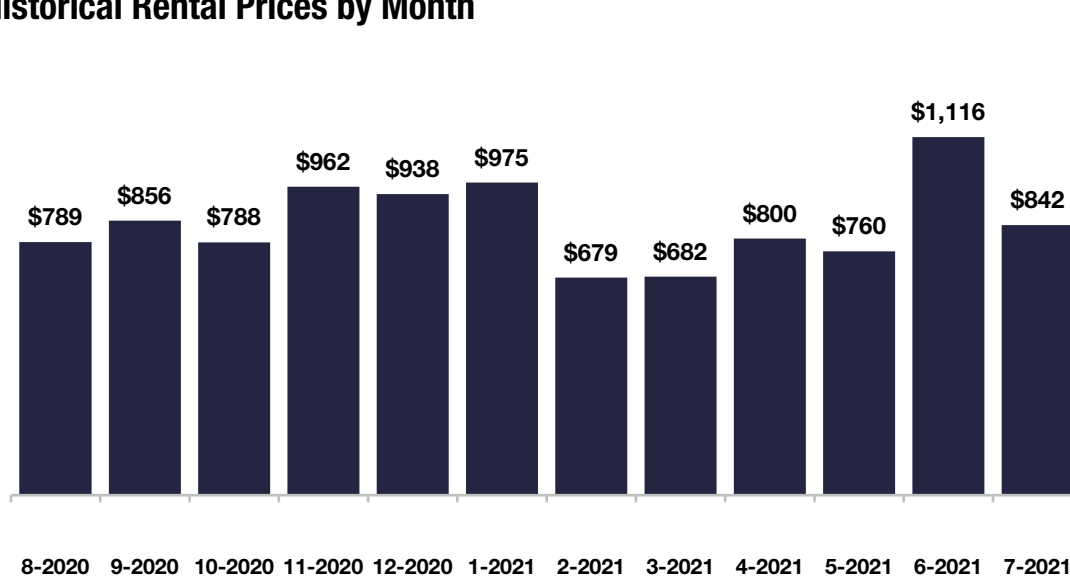
Average Rental Cost per Month

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



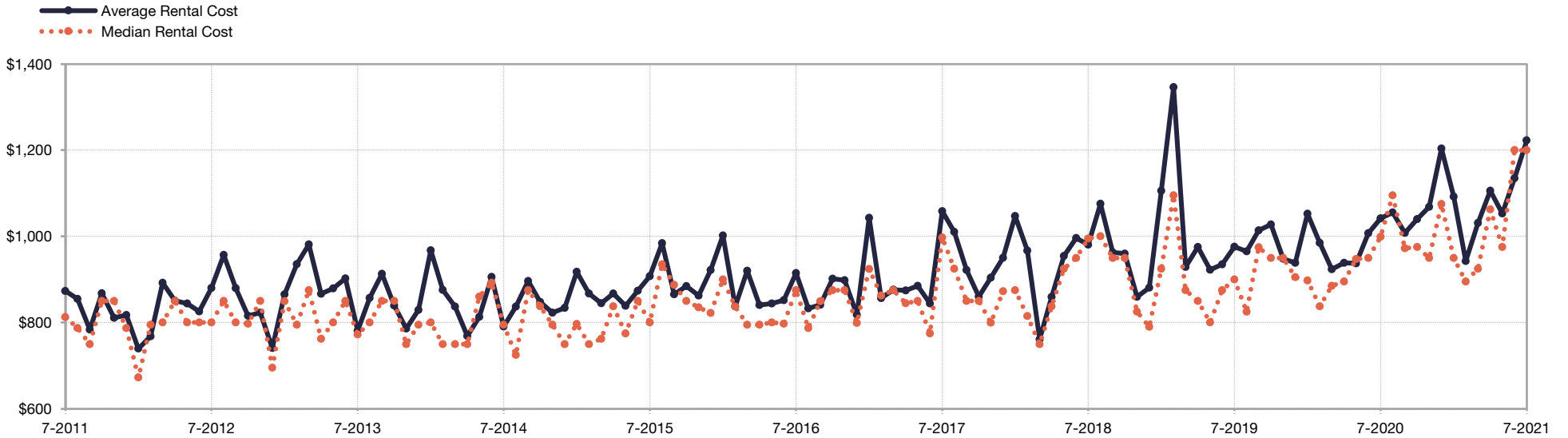
	2018	2019	2020	2021
January	\$692	\$700	\$995	\$975
February	--	\$632	\$805	\$679
March	\$644	\$723	\$876	\$682
April	\$699	\$605	\$905	\$800
May	\$992	\$643	\$939	\$760
June	\$600	\$645	\$728	\$1,116
July	\$688	\$623	\$1,036	\$842
August	\$860	\$861	\$789	--
September	\$781	\$674	\$856	--
October	\$669	\$723	\$788	--
November	\$944	\$620	\$962	--
December	--	\$1,003	\$938	--
12-Month Med*	\$782	\$725	\$888	\$900

Year to Date

Condominium Historical Rental Prices

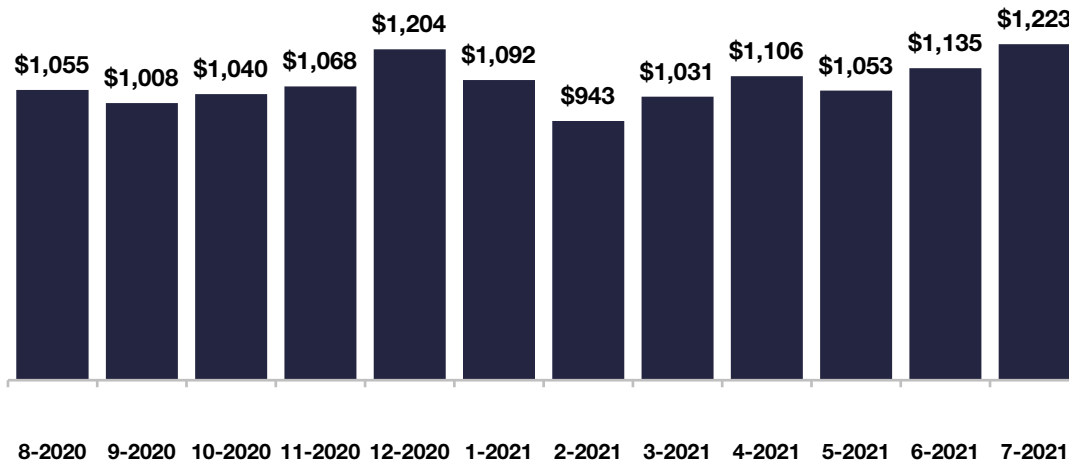
Average Rental Cost per Month

Historical Rental Cost by Month



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Historical Rental Prices by Month



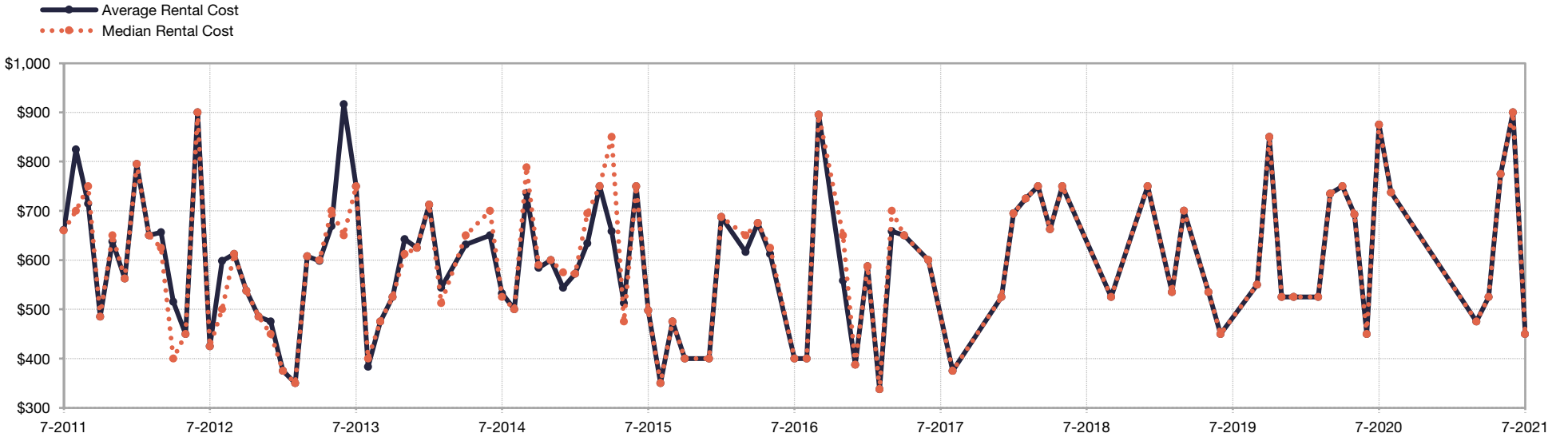
	2018	2019	2020	2021
January	\$1,047	\$1,106	\$1,052	\$1,092
February	\$967	\$1,346	\$985	\$943
March	\$761	\$929	\$924	\$1,031
April	\$859	\$975	\$938	\$1,106
May	\$955	\$923	\$937	\$1,053
June	\$996	\$935	\$1,008	\$1,135
July	\$981	\$976	\$1,042	\$1,223
August	\$1,075	\$965	\$1,055	--
September	\$963	\$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	\$1,029	\$1,084

Year to Date

Mobile Home Historical Rental Prices

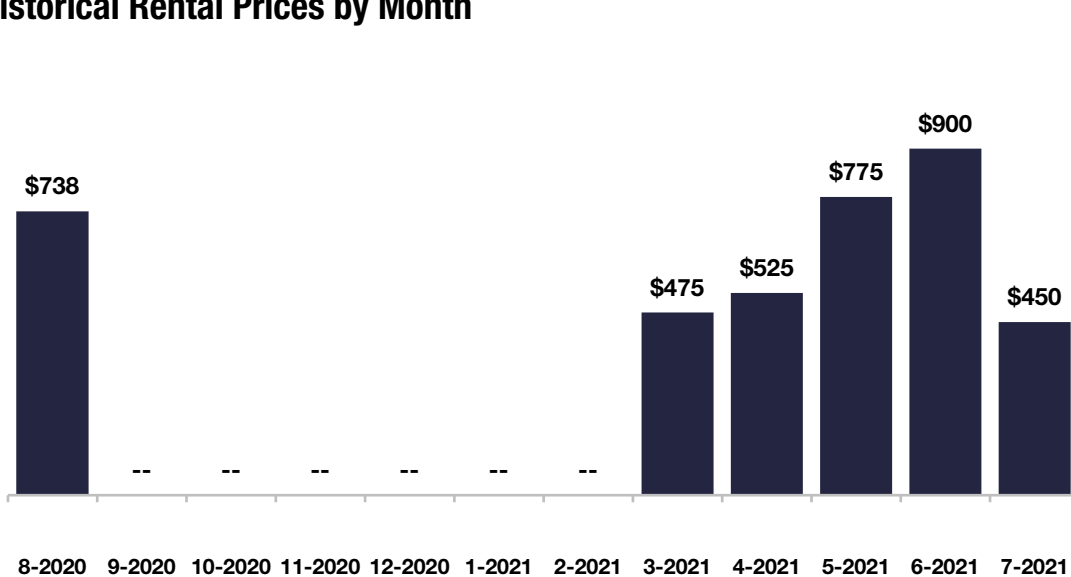
Average Rental Cost per Month

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



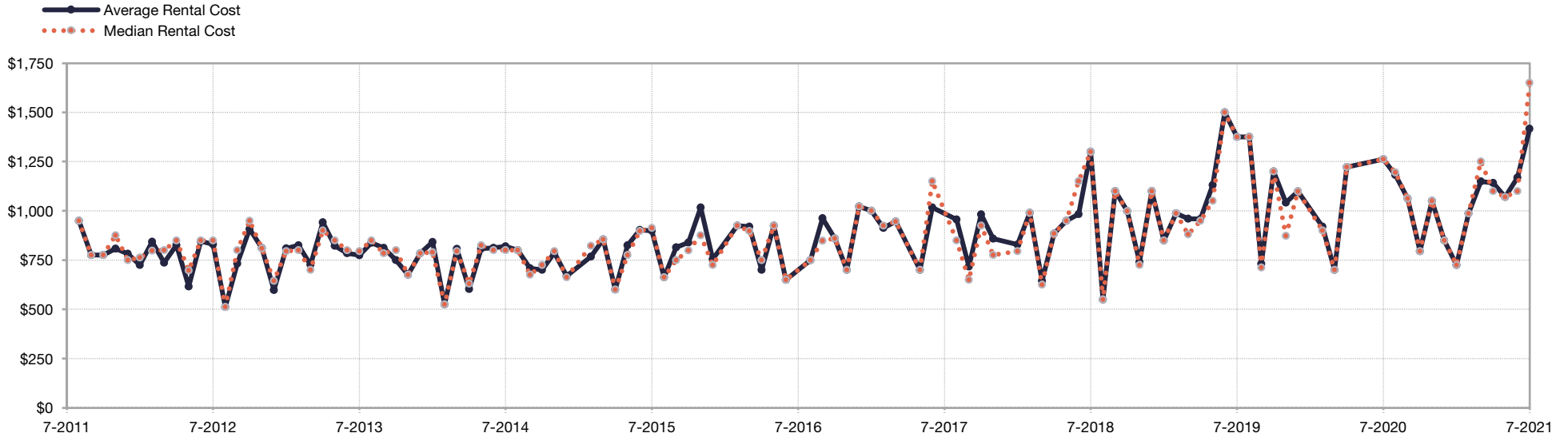
	2018	2019	2020	2021
January	\$695	--	--	--
February	\$725	\$535	\$525	--
March	\$750	\$700	\$735	\$475
April	\$663	--	\$750	\$525
May	\$750	\$535	\$693	\$775
June	--	\$450	\$450	\$900
July	--	--	\$875	\$450
August	--	--	\$738	--
September	\$525	\$550	--	--
October	--	\$850	--	--
November	--	\$525	--	--
December	\$750	\$525	--	--
12-Month Med*	\$690	\$584	\$693	\$650

Year to Date

Manufactured Single Family Residence Historical Rental Prices

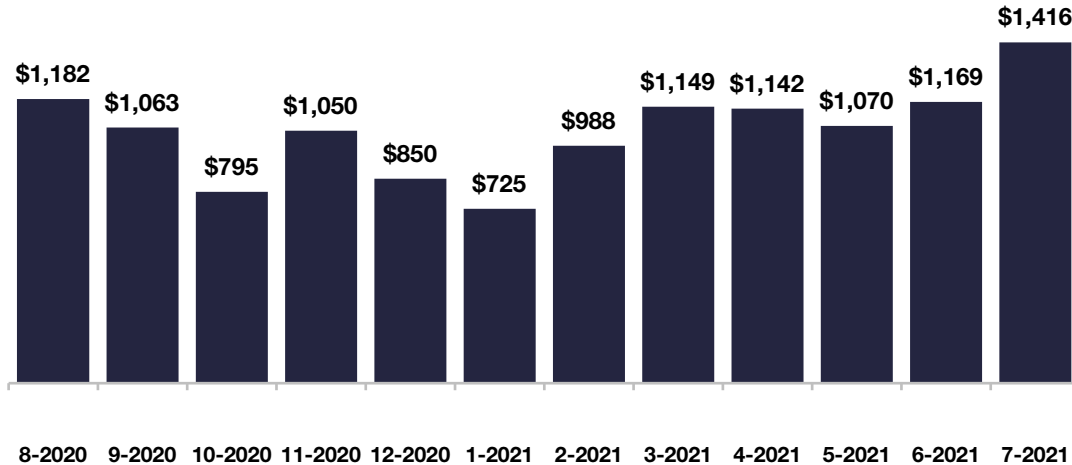
Average Rental Cost per Month

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



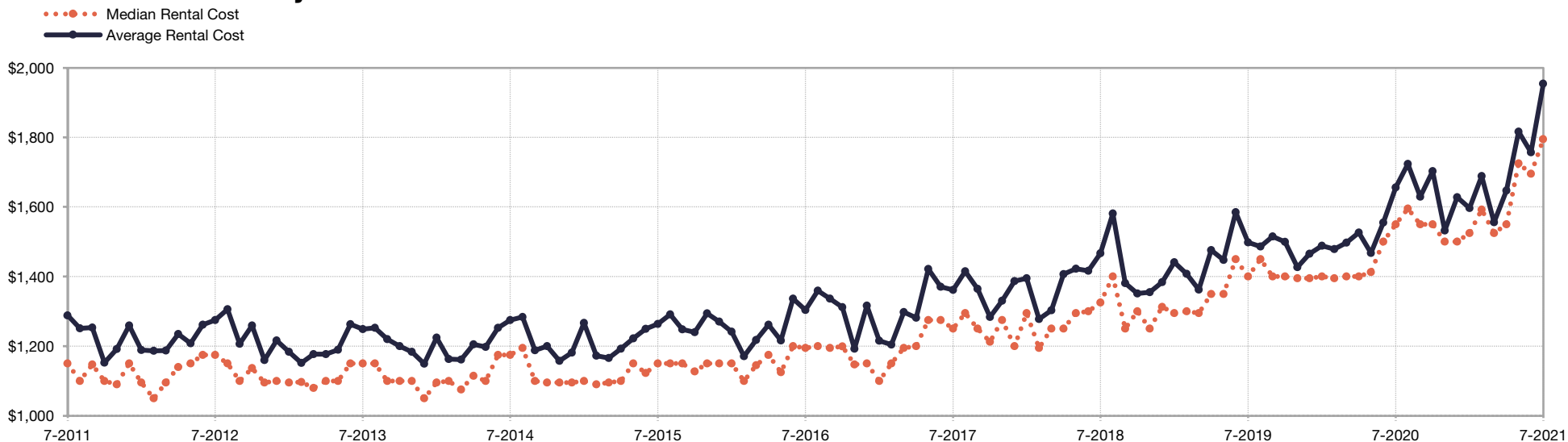
	2018	2019	2020	2021
January	\$828	\$850	--	\$725
February	\$990	\$988	\$919	\$988
March	\$644	\$960	\$700	\$1,149
April	\$885	\$958	\$1,223	\$1,142
May	\$950	\$1,132	--	\$1,070
June	\$983	\$1,500	--	\$1,169
July	\$1,300	\$1,375	\$1,263	\$1,416
August	\$550	\$1,375	\$1,182	--
September	\$1,100	\$731	\$1,063	--
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	\$1,148

Year to Date

Single Family Residence Historical Rental Prices

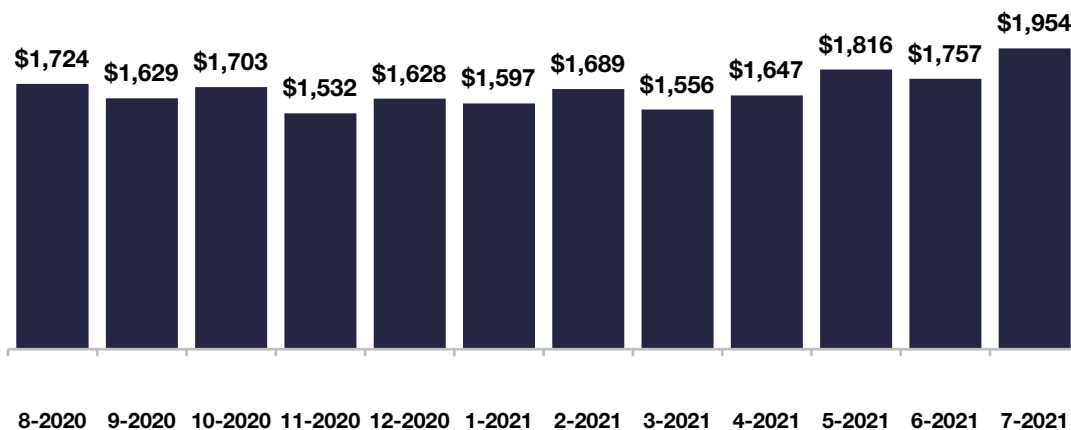
Average Rental Cost per Month

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



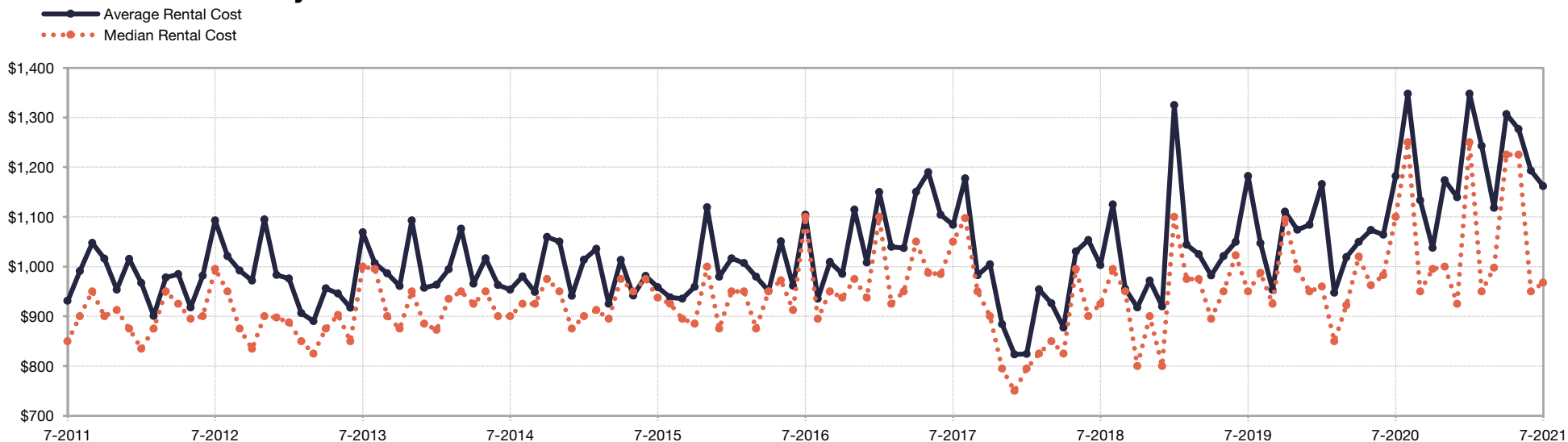
	2018	2019	2020	2021
January	\$1,395	\$1,441	\$1,489	\$1,597
February	\$1,277	\$1,407	\$1,479	\$1,689
March	\$1,303	\$1,363	\$1,498	\$1,556
April	\$1,407	\$1,476	\$1,526	\$1,647
May	\$1,422	\$1,448	\$1,468	\$1,816
June	\$1,417	\$1,585	\$1,555	\$1,757
July	\$1,467	\$1,498	\$1,656	\$1,954
August	\$1,581	\$1,486	\$1,724	--
September	\$1,381	\$1,515	\$1,629	--
October	\$1,352	\$1,499	\$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	\$1,717

Year to Date

Townhouse Historical Rental Prices

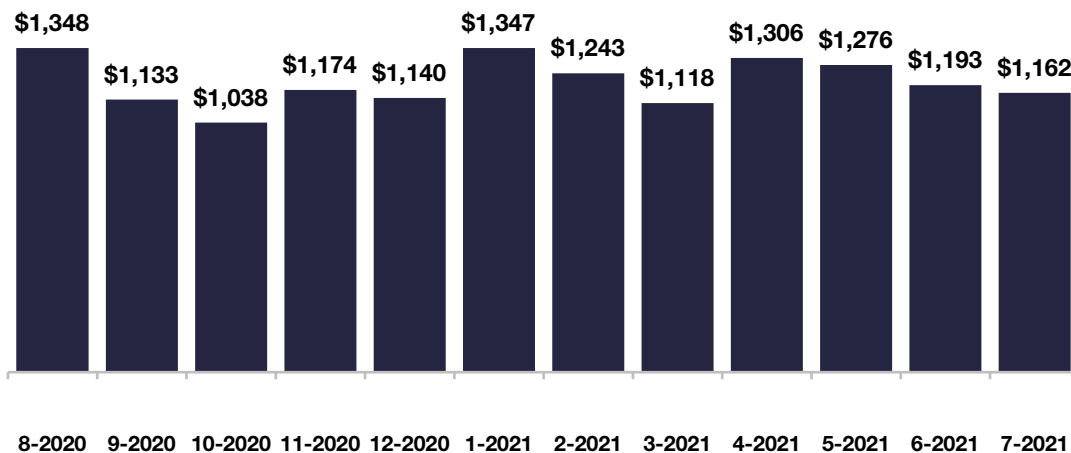
Average Rental Cost per Month

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



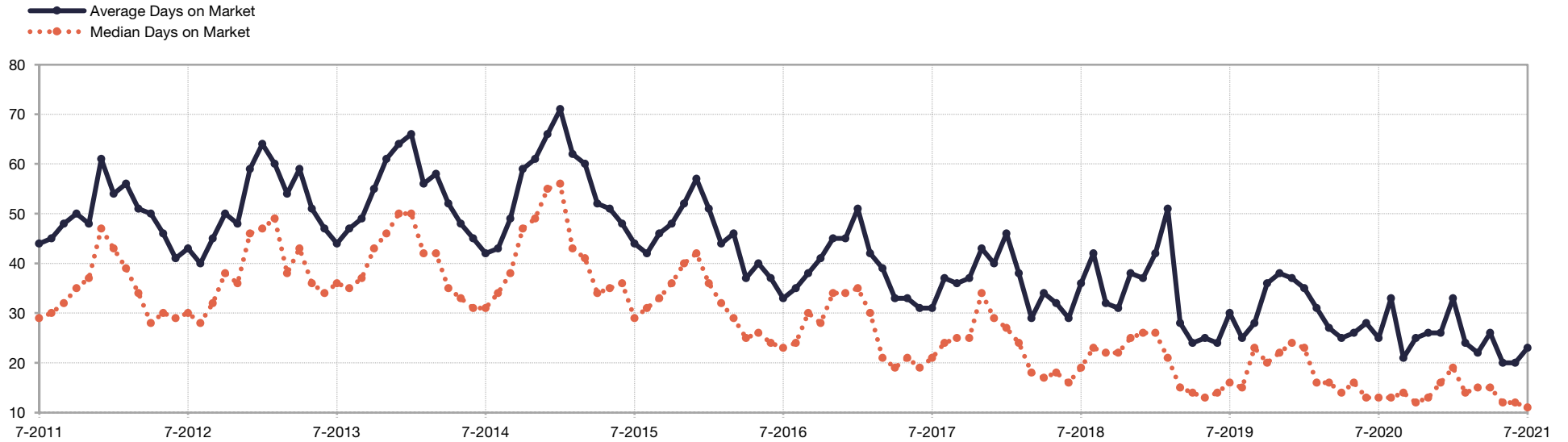
	2018	2019	2020	2021
January	\$824	\$1,325	\$1,166	\$1,347
February	\$954	\$1,044	\$947	\$1,243
March	\$926	\$1,025	\$1,019	\$1,118
April	\$877	\$982	\$1,050	\$1,306
May	\$1,031	\$1,021	\$1,073	\$1,276
June	\$1,053	\$1,050	\$1,064	\$1,193
July	\$1,003	\$1,182	\$1,182	\$1,162
August	\$1,125	\$1,047	\$1,348	--
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	\$1,236

Year to Date

Days on Market

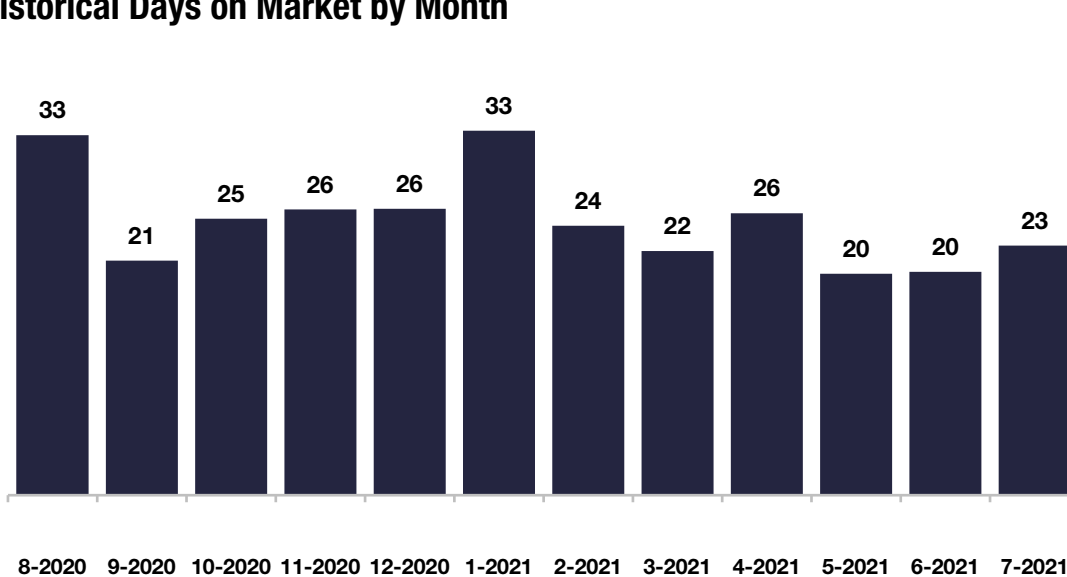
The number of days a property has been listed before a rental agreement has been signed.

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	24
March	29	28	27	22
April	34	24	25	26
May	32	25	26	20
June	29	24	28	20
July	36	30	25	23
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	24

Year to Date

Average Rental Cost by Area - Single Family

July 2021

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Jul-20	Jul-21	% Change	Jul-20	Jul-21	% Change	Jul-20	Jul-21	% Change	Jul-20	Jul-21	% Change
MLS of Southern Arizona	\$833	\$995	+19.4%	\$1,322	\$1,455	+10.0%	\$1,604	\$1,845	+15.0%	\$1,968	\$2,387	+21.3%
Pima County	\$833	\$995	+19.4%	\$1,262	\$1,377	+9.1%	\$1,580	\$1,843	+16.6%	\$1,975	\$2,419	+22.5%
Tucson	\$833	\$995	+19.4%	\$1,332	\$1,455	+9.2%	\$1,616	\$1,855	+14.8%	\$1,995	\$2,434	+22.0%
Tucson - Central	\$833	\$995	+19.4%	\$1,085	\$1,344	+23.8%	\$1,501	\$1,785	+18.9%	\$2,188	\$2,117	-3.2%
Tucson - East	--	--	--	--	--	--	\$1,348	\$1,564	+16.0%	\$1,748	\$1,730	-1.0%
Tucson - North	--	--	--	\$1,711	--	--	\$1,998	\$2,233	+11.7%	\$2,915	\$3,568	+22.4%
Tucson - Northeast	--	--	--	--	--	--	\$1,642	\$1,880	+14.5%	\$2,500	\$2,533	+1.3%
Tucson - Northwest	--	--	--	\$1,423	\$1,683	+18.3%	\$1,755	\$2,172	+23.8%	\$2,158	\$2,761	+28.0%
Tucson - South	--	--	--	\$825	\$1,023	+23.9%	\$1,308	\$1,531	+17.0%	\$1,750	--	--
Tucson - Upper Southeast	--	--	--	\$1,150	--	--	\$1,492	\$1,669	+11.9%	\$1,766	\$2,032	+15.1%
Tucson - West	--	--	--	\$1,800	\$1,495	-16.9%	\$1,728	\$1,684	-2.5%	\$1,750	\$2,600	+48.6%
85705	--	--	--	\$995	\$1,950	+96.0%	\$1,598	\$2,158	+35.0%	\$1,900	--	-100.0%
85710	--	--	--	--	--	--	\$1,298	\$1,500	+15.6%	\$1,898	--	--
85712	--	--	--	--	\$1,248	--	\$1,296	\$1,475	+13.8%	--	\$1,938	--
85716	--	--	--	\$863	\$1,475	+70.8%	\$1,650	\$1,500	-9.1%	--	\$2,625	--
85718	--	--	--	\$1,950	--	--	\$2,430	\$2,315	-4.7%	\$3,485	\$6,500	+86.5%
85719	\$816	\$995	+21.9%	\$1,263	\$1,167	-7.7%	\$1,561	\$1,875	+20.1%	\$2,283	\$1,850	-19.0%
85742	--	--	--	\$1,175	\$1,450	+23.4%	\$1,813	\$1,686	-7.0%	\$2,140	\$2,500	+16.8%
85745	--	--	--	\$1,800	\$1,495	-16.9%	--	\$1,813	--	--	--	--
85747	--	--	--	\$1,150	--	--	\$1,350	\$1,629	+20.7%	\$1,784	\$1,835	+2.9%
85750	--	--	--	\$1,848	--	--	\$1,823	\$2,350	+28.9%	\$2,345	\$2,103	-10.3%

Average Rental Cost by Area - Townhouse

July 2021

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Jul-20	Jul-21	% Change	Jul-20	Jul-21	% Change	Jul-20	Jul-21	% Change	Jul-20	Jul-21	% Change
MLS of Southern Arizona	\$733	\$774	+5.5%	\$1,114	\$1,088	-2.4%	\$1,512	\$1,463	-3.3%	\$1,495	\$1,875	+25.4%
Pima County	\$733	\$774	+5.5%	\$1,074	\$1,088	+1.3%	\$1,512	\$1,463	-3.3%	\$1,495	\$1,875	+25.4%
Tucson	\$733	\$774	+5.5%	\$1,129	\$1,084	-4.0%	\$1,512	\$1,463	-3.3%	\$1,495	\$1,875	+25.4%
Tucson - Central	\$720	\$774	+7.5%	\$919	\$942	+2.5%	\$1,496	\$1,448	-3.2%	--	--	--
Tucson - East	--	--	--	--	--	--	\$1,348	\$1,487	+10.3%	\$1,495	--	--
Tucson - North	--	--	--	\$1,558	\$1,900	+22.0%	\$2,000	--	--	--	\$1,875	--
Tucson - Northeast	--	--	--	\$1,375	--	--	--	--	--	--	--	--
Tucson - Northwest	--	--	--	\$1,650	\$1,750	+6.1%	--	--	--	--	--	--
Tucson - South	--	--	--	\$705	--	--	--	--	--	--	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	--	--	--	--	--	--	--	--	--
85705	--	\$625	--	\$937	\$925	-1.3%	\$950	--	--	--	--	--
85710	--	--	--	--	--	--	\$1,348	\$1,738	+28.9%	\$1,495	--	--
85712	\$650	--	--	\$844	\$883	+4.7%	--	\$1,397	--	--	--	--
85716	\$738	\$873	+18.3%	\$974	\$843	-13.5%	\$1,580	--	--	--	--	--
85718	--	--	--	\$1,573	\$1,900	+20.8%	\$2,000	--	--	--	\$1,875	--
85719	--	\$750	--	\$898	\$1,298	+44.4%	\$1,648	\$1,525	-7.4%	--	--	--
85742	--	--	--	--	--	--	--	--	--	--	--	--
85745	--	--	--	--	--	--	--	--	--	--	--	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	\$1,500	--	--	--	--	--	--	--	--