

Monthly Rental Indicators



April 2021

Rented Units decreased 7.5 percent over last year to 185 units. Active Listings decreased 38.8 percent over last year to 415 units.

Rental Costs by Property Type

- Single Family Residence was up 8.3 percent over last year to \$1,653 per month.
- Townhouse was up 25.0 percent over last year to \$1,313 per month.
- Condominium increased 17.9 percent over last year to \$1,106 per month.
- Casita/Guesthouse was down 11.6 percent over last year to \$800 per month.
- Manufactured Single Family Residence was down 6.6 percent over last year to \$1,142 per month.
- Mobile Home was down 30.0 percent over last year to \$525 per month.

Monthly Snapshot

- 7.5% **- 38.8%** **+ 12.6%**

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

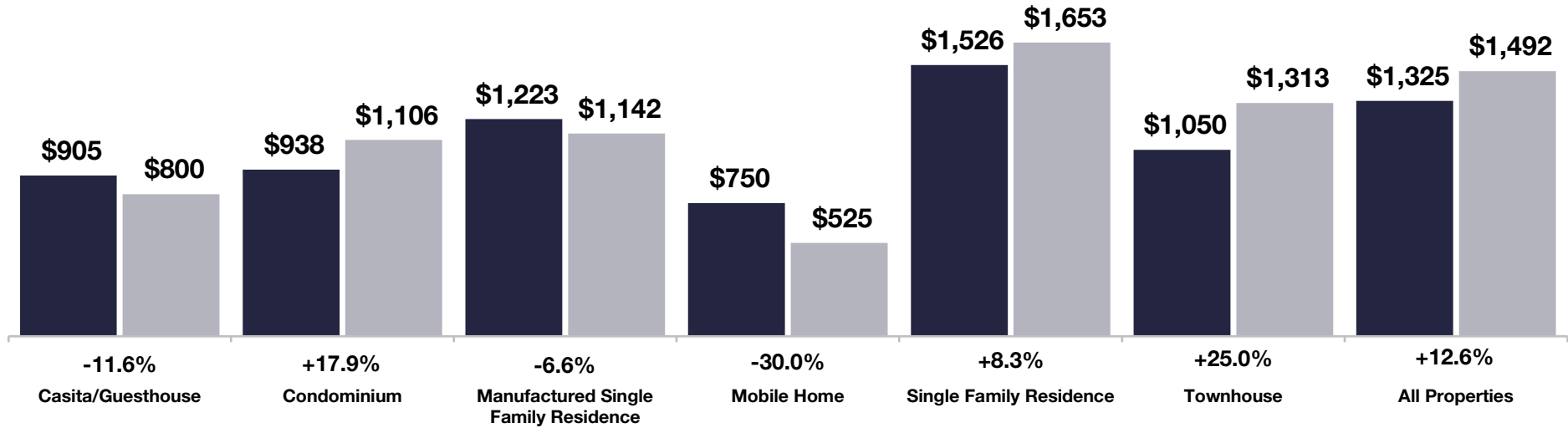
Areas	Active Listings			Rented Units		
	4-2020	4-2021	Percent Change	4-2020	4-2021	Percent Change
MLS of Southern Arizona Area	678	415	- 38.8%	200	185	- 7.5%
Pima County	619	376	- 39.3%	190	176	- 7.4%
Tucson	650	400	- 38.5%	190	172	- 9.5%
Tucson - Central	178	96	- 46.1%	52	51	- 1.9%
Tucson - East	26	9	- 65.4%	18	19	+ 5.6%
Tucson - North	206	133	- 35.4%	35	25	- 28.6%
Tucson - Northeast	13	9	- 30.8%	9	3	- 66.7%
Tucson - Northwest	101	75	- 25.7%	26	26	0.0%
Tucson - South	9	11	+ 22.2%	12	8	- 33.3%
Tucson - Upper Southeast	20	7	- 65.0%	13	14	+ 7.7%
Tucson - West	34	19	- 44.1%	11	10	- 9.1%
85705	36	13	- 63.9%	4	6	+ 50.0%
85710	14	7	- 50.0%	7	6	- 14.3%
85712	16	8	- 50.0%	7	11	+ 57.1%
85716	39	20	- 48.7%	18	9	- 50.0%
85718	93	58	- 37.6%	17	10	- 41.2%
85719	69	50	- 27.5%	17	15	- 11.8%
85742	12	10	- 16.7%	9	4	- 55.6%
85745	24	13	- 45.8%	8	5	- 37.5%
85747	12	5	- 58.3%	8	10	+ 25.0%

Average Rental Cost by Property Type

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

April

■ 2020 ■ 2021

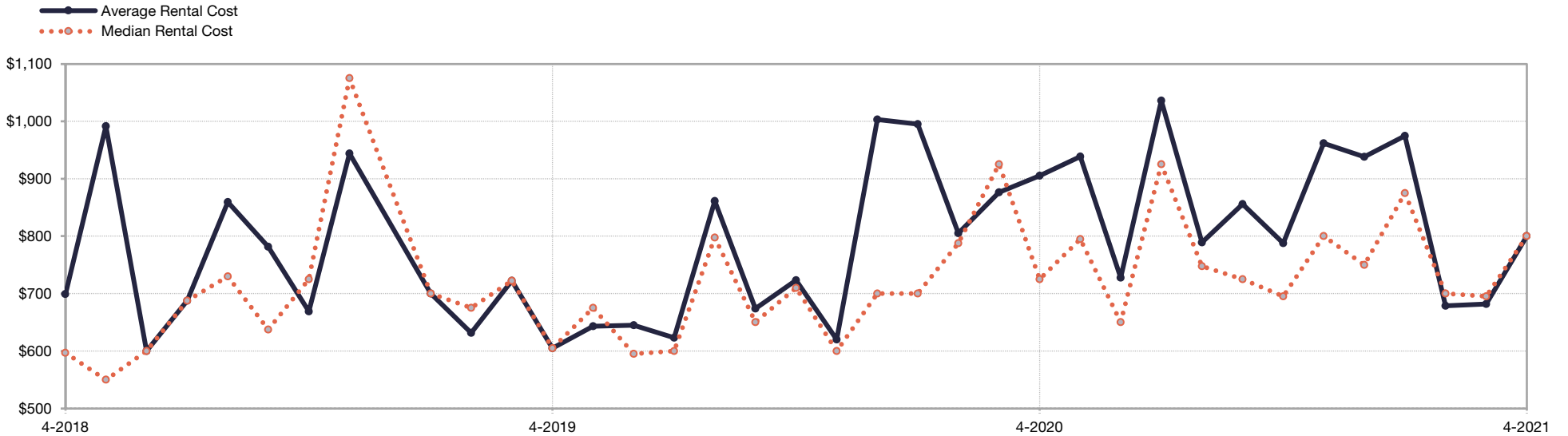


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
May 2020	\$939	\$937	--	\$693	\$1,468	\$1,073	\$1,334
June 2020	\$728	\$1,008	--	\$450	\$1,555	\$1,064	\$1,381
July 2020	\$1,036	\$1,042	\$1,263	\$875	\$1,656	\$1,182	\$1,476
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	--	\$1,597	\$1,347	\$1,430
February 2021	\$679	\$943	\$988	--	\$1,694	\$1,243	\$1,480
March 2021	\$682	\$1,031	\$1,149	\$475	\$1,556	\$1,118	\$1,409
April 2021	\$800	\$1,106	\$1,142	\$525	\$1,653	\$1,313	\$1,492
12-Month Average	\$873	\$1,049	\$1,084	\$648	\$1,620	\$1,180	\$1,446

Casita/Guesthouse Historical Rental Prices

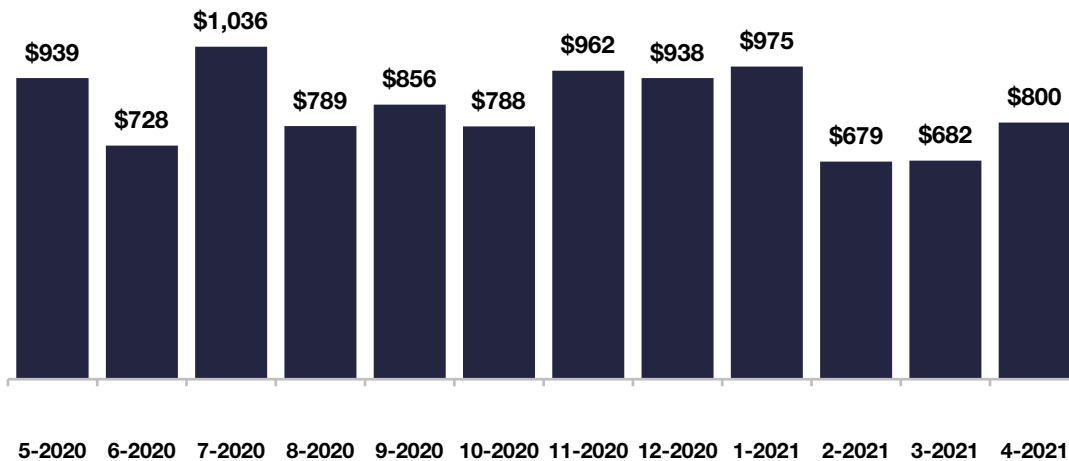
Average Rental Cost per Month

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



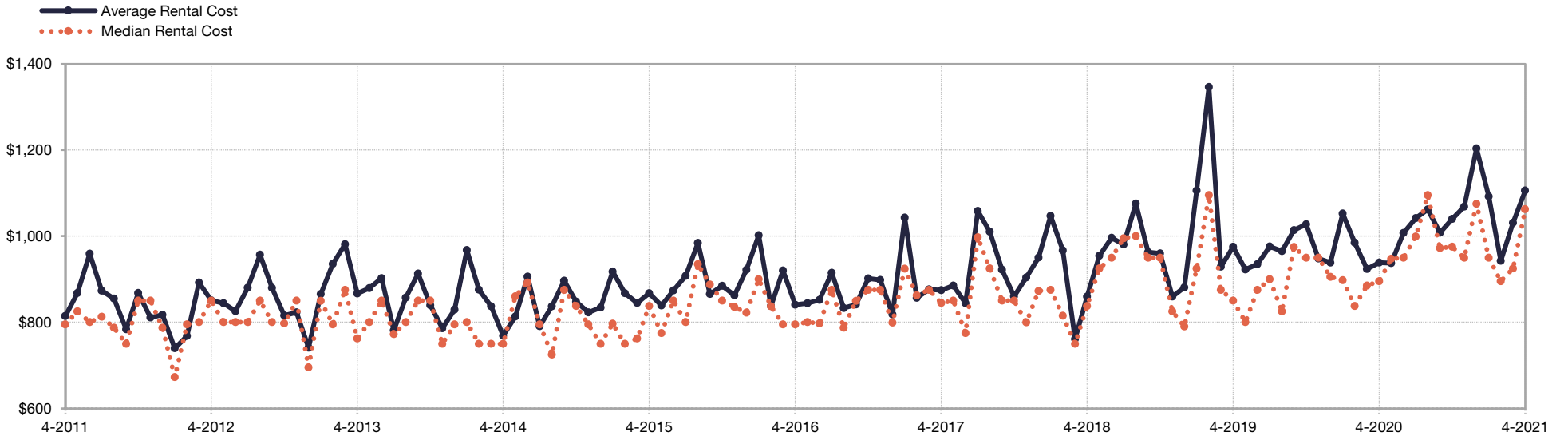
	2018	2019	2020	2021
January	\$692	\$700	\$995	\$975
February	--	\$632	\$805	\$679
March	\$644	\$723	\$876	\$682
April	\$699	\$605	\$905	\$800
May	\$992	\$643	\$939	--
June	\$600	\$645	\$728	--
July	\$688	\$623	\$1,036	--
August	\$860	\$861	\$789	--
September	\$781	\$674	\$856	--
October	\$669	\$723	\$788	--
November	\$944	\$620	\$962	--
December	--	\$1,003	\$938	--
12-Month Med*	\$782	\$725	\$888	\$850

Year to Date

Condominium Historical Rental Prices

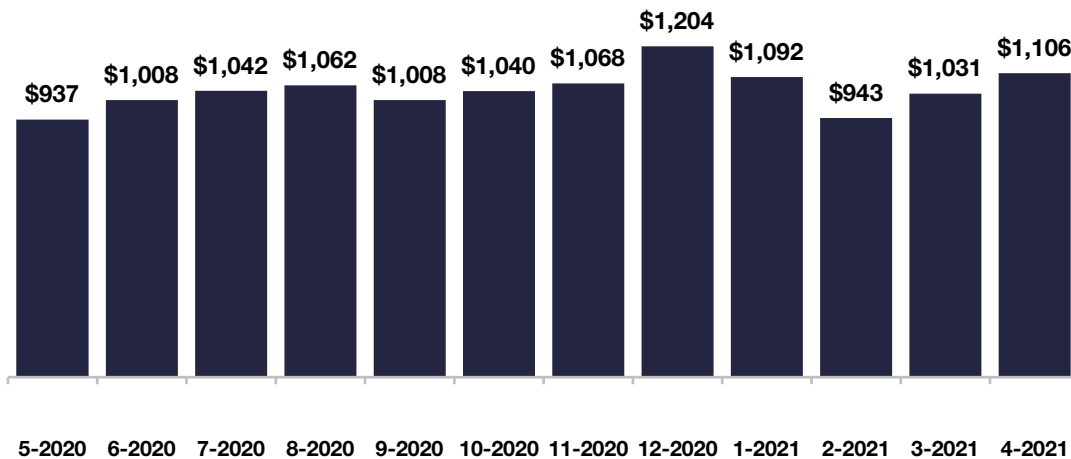
Average Rental Cost per Month

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



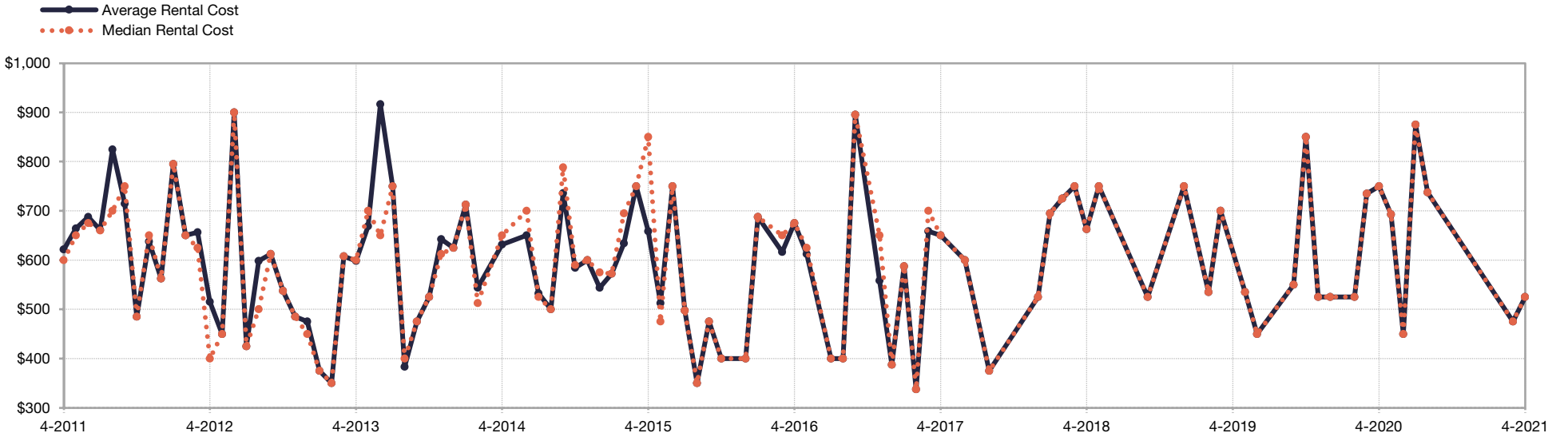
	2018	2019	2020	2021
January	\$1,047	\$1,106	\$1,052	\$1,092
February	\$967	\$1,346	\$985	\$943
March	\$761	\$929	\$924	\$1,031
April	\$859	\$975	\$938	\$1,106
May	\$955	\$923	\$937	--
June	\$996	\$935	\$1,008	--
July	\$981	\$976	\$1,042	--
August	\$1,075	\$965	\$1,062	--
September	\$963	\$1,014	\$1,008	--
October	\$960	\$1,027	\$1,040	--
November	\$859	\$948	\$1,068	--
December	\$881	\$938	\$1,204	--
12-Month Med*	\$959	\$1,014	\$1,030	\$1,048

Year to Date

Mobile Home Historical Rental Prices

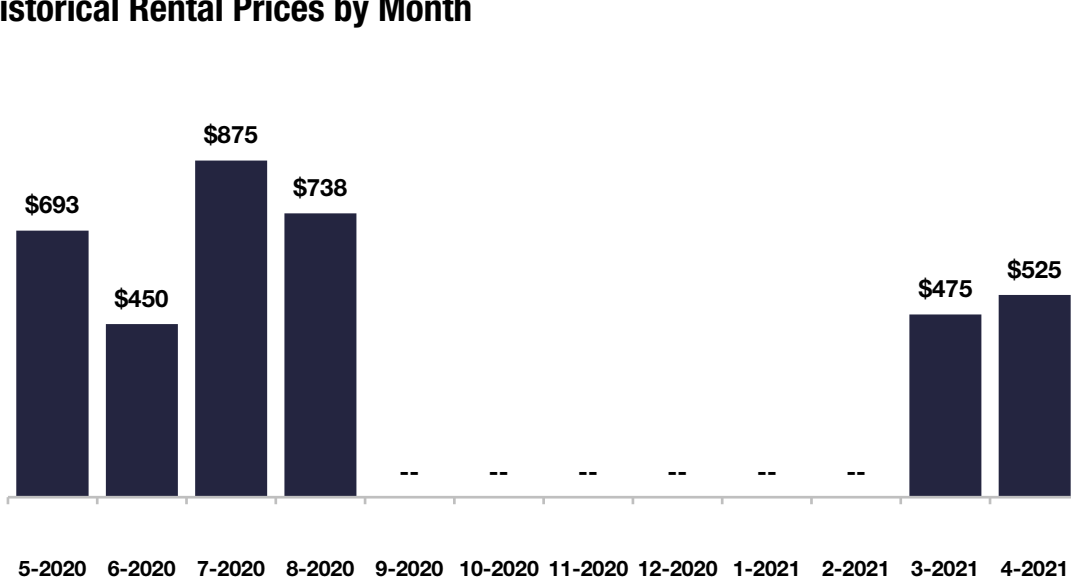
Average Rental Cost per Month

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



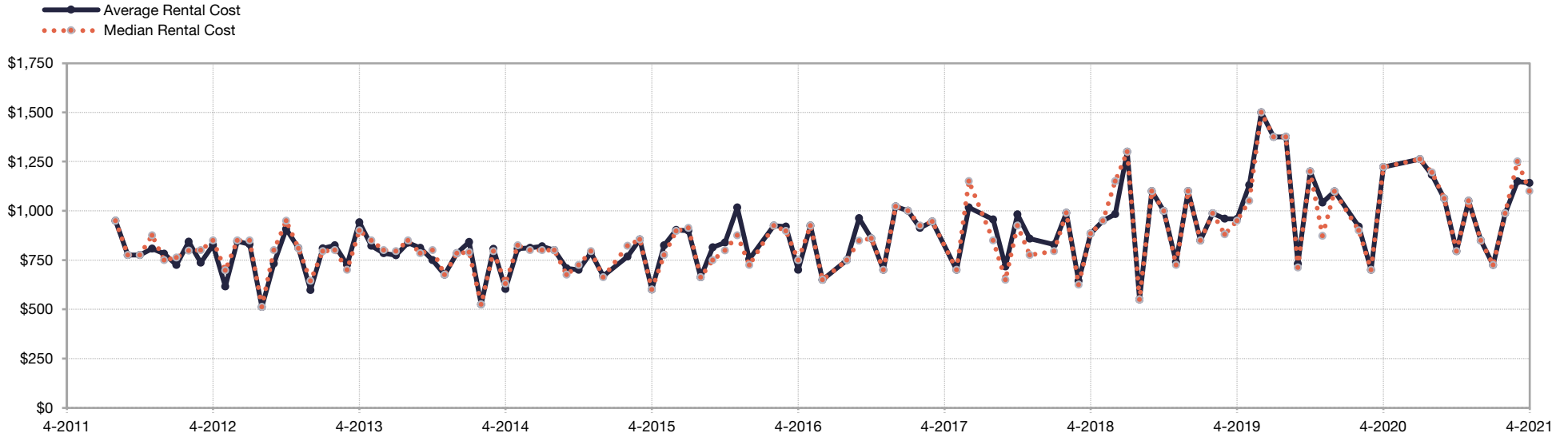
	2018	2019	2020	2021
January	\$695	--	--	--
February	\$725	\$535	\$525	--
March	\$750	\$700	\$735	\$475
April	\$663	--	\$750	\$525
May	\$750	\$535	\$693	--
June	--	\$450	\$450	--
July	--	--	\$875	--
August	--	--	\$738	--
September	\$525	\$550	--	--
October	--	\$850	--	--
November	--	\$525	--	--
December	\$750	\$525	--	--
12-Month Med*	\$690	\$584	\$693	\$500

Year to Date

Manufactured Single Family Residence Historical Rental Prices

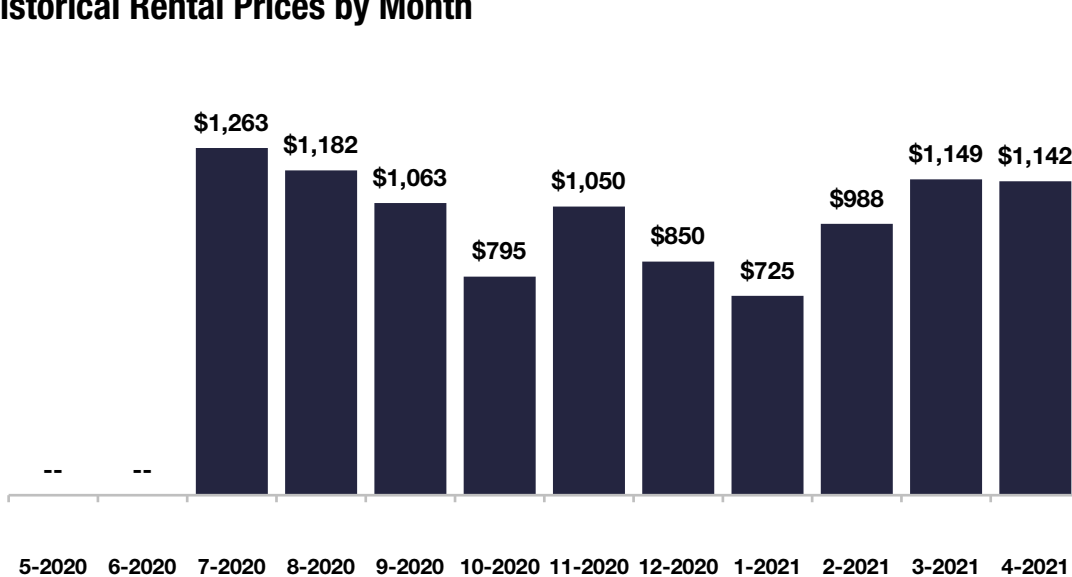
Average Rental Cost per Month

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



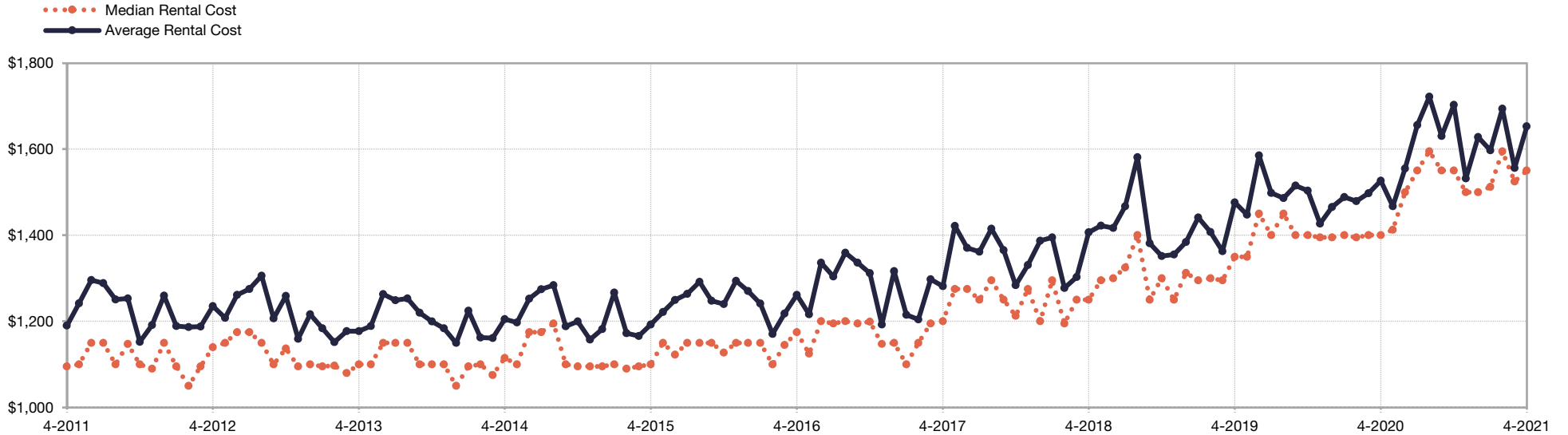
	2018	2019	2020	2021
January	\$828	\$850	--	\$725
February	\$990	\$988	\$919	\$988
March	\$644	\$960	\$700	\$1,149
April	\$885	\$958	\$1,223	\$1,142
May	\$950	\$1,132	--	--
June	\$983	\$1,500	--	--
July	\$1,300	\$1,375	\$1,263	--
August	\$550	\$1,375	\$1,182	--
September	\$1,100	\$731	\$1,063	--
October	\$999	\$1,200	\$795	--
November	\$741	\$1,041	\$1,050	--
December	\$1,100	\$1,099	\$850	--
12-Month Med*	\$874	\$1,038	\$1,035	\$1,079

Year to Date

Single Family Residence Historical Rental Prices

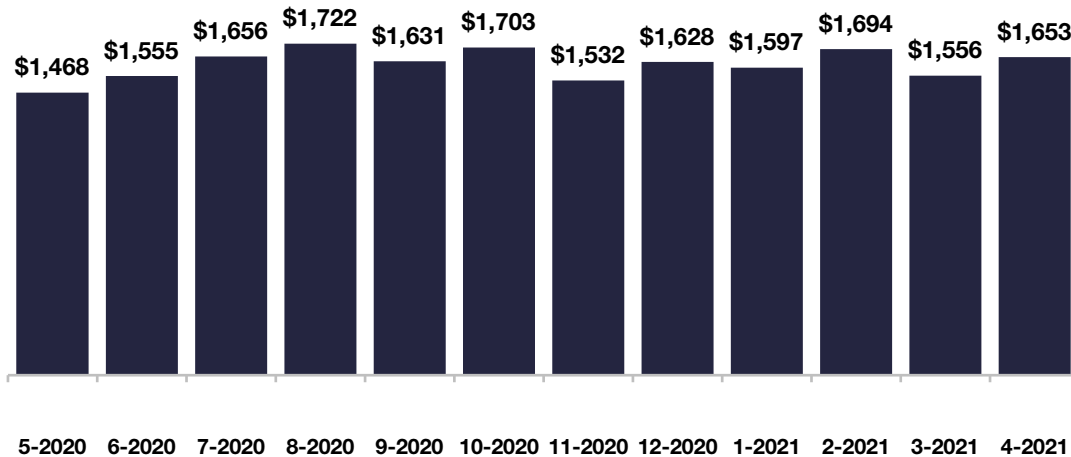
Average Rental Cost per Month

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



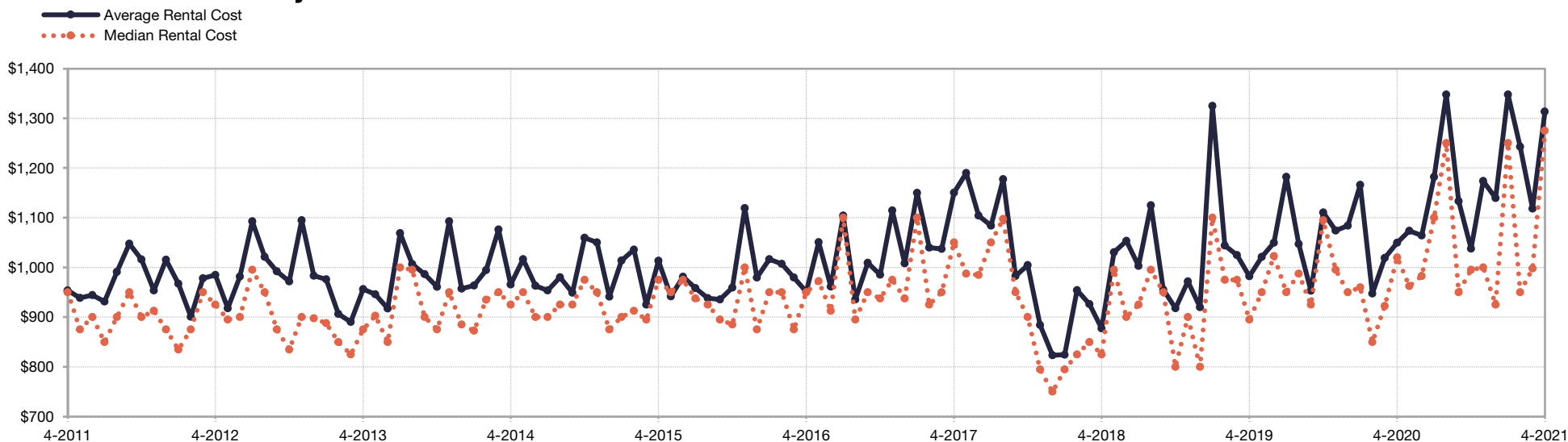
	2018	2019	2020	2021
January	\$1,395	\$1,441	\$1,489	\$1,597
February	\$1,277	\$1,407	\$1,479	\$1,694
March	\$1,303	\$1,363	\$1,498	\$1,556
April	\$1,407	\$1,476	\$1,526	\$1,653
May	\$1,422	\$1,448	\$1,468	--
June	\$1,417	\$1,585	\$1,555	--
July	\$1,467	\$1,498	\$1,656	--
August	\$1,581	\$1,486	\$1,722	--
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	\$1,622

Year to Date

Townhouse Historical Rental Prices

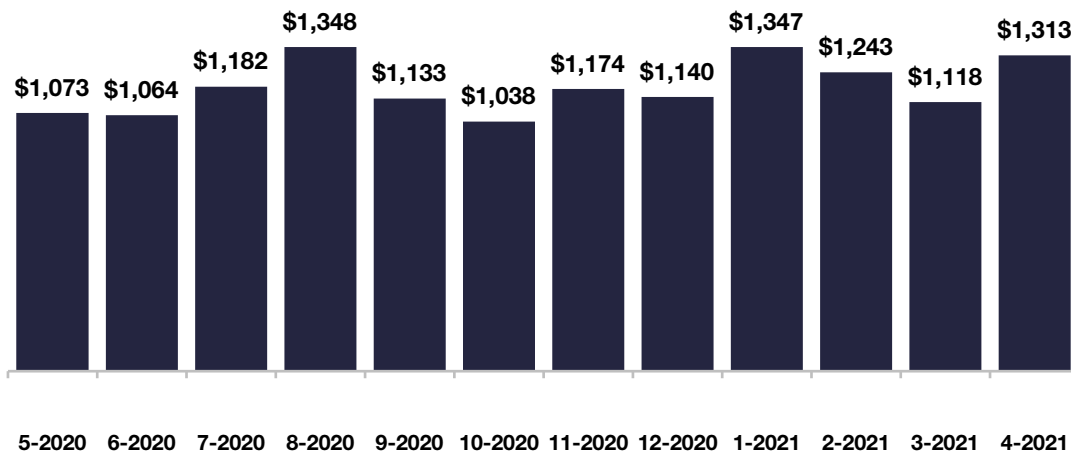
Average Rental Cost per Month

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



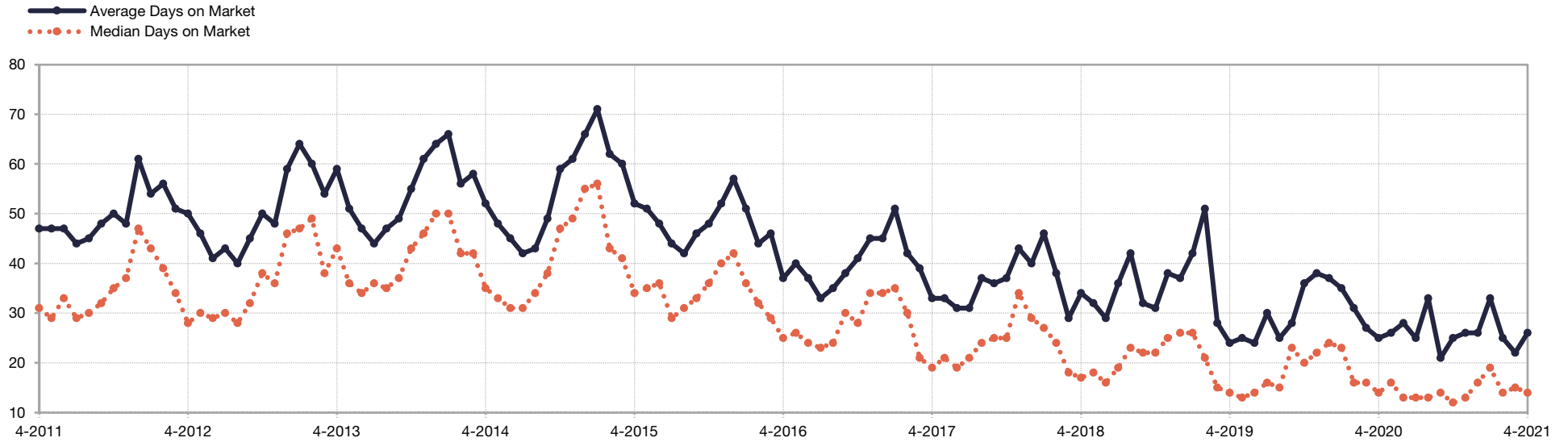
	2018	2019	2020	2021
January	\$824	\$1,325	\$1,166	\$1,347
February	\$954	\$1,044	\$947	\$1,243
March	\$926	\$1,025	\$1,019	\$1,118
April	\$877	\$982	\$1,050	\$1,313
May	\$1,031	\$1,021	\$1,073	--
June	\$1,053	\$1,050	\$1,064	--
July	\$1,003	\$1,182	\$1,182	--
August	\$1,125	\$1,047	\$1,348	--
September	\$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	\$1,258

Year to Date

Days on Market

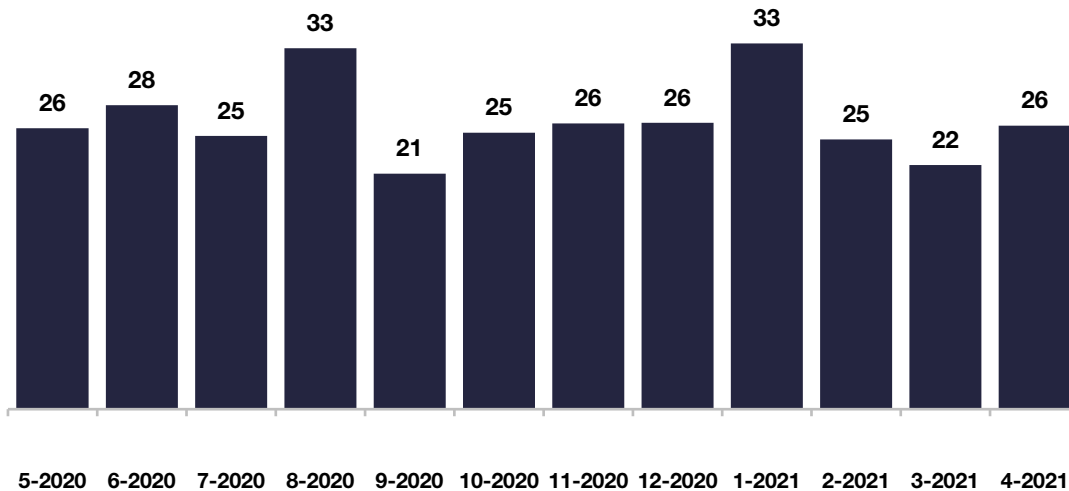
The number of days a property has been listed before a rental agreement has been signed.

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	26
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

April 2021

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Apr-20	Apr-21	% Change	Apr-20	Apr-21	% Change	Apr-20	Apr-21	% Change	Apr-20	Apr-21	% Change
MLS of Southern Arizona	\$673	\$940	+39.6%	\$1,425	\$1,333	-6.5%	\$1,488	\$1,675	+12.6%	\$1,744	\$1,930	+10.6%
Pima County	\$673	\$940	+39.6%	\$1,497	\$1,366	-8.8%	\$1,494	\$1,695	+13.5%	\$1,744	\$1,934	+10.9%
Tucson	\$673	\$940	+39.6%	\$1,503	\$1,315	-12.5%	\$1,494	\$1,702	+13.9%	\$1,744	\$1,963	+12.6%
Tucson - Central	\$673	\$940	+39.6%	\$1,263	\$1,248	-1.1%	\$1,331	\$1,478	+11.1%	\$1,840	\$1,748	-5.0%
Tucson - East	--	--	--	--	--	--	\$1,285	\$1,427	+11.0%	\$1,538	\$1,715	+11.5%
Tucson - North	--	--	--	\$2,500	--	--	\$2,129	\$2,632	+23.6%	\$2,149	\$2,498	+16.2%
Tucson - Northeast	--	--	--	--	--	--	\$1,529	--	--	--	\$2,313	--
Tucson - Northwest	--	--	--	\$1,575	\$1,517	-3.7%	\$1,588	\$2,023	+27.3%	\$2,083	\$1,996	-4.2%
Tucson - South	--	--	--	--	\$1,050	--	\$1,185	\$1,473	+24.3%	\$1,365	\$2,000	+46.5%
Tucson - Upper Southeast	--	--	--	\$1,200	--	--	\$1,349	\$1,549	+14.8%	\$1,779	\$1,888	+6.1%
Tucson - West	--	--	--	--	\$1,510	--	\$1,363	\$1,825	+33.9%	\$1,625	\$1,938	+19.2%
85705	--	\$950	--	--	--	--	--	--	--	--	--	--
85710	--	--	--	--	--	--	\$1,294	\$1,475	+14.0%	\$1,425	\$1,625	+14.0%
85712	--	\$575	--	--	\$1,200	--	\$1,275	\$1,449	+13.6%	--	--	--
85716	\$673	\$625	-7.1%	\$1,350	\$1,165	-13.7%	\$1,810	\$2,095	+15.7%	\$2,500	--	--
85718	--	--	--	--	--	--	\$2,212	\$3,100	+40.2%	--	--	--
85719	\$675	\$1,600	+137.0%	\$1,175	\$1,188	+1.1%	\$1,361	\$1,550	+13.9%	\$1,425	--	--
85742	--	--	--	--	\$1,450	--	\$1,580	\$1,790	+13.3%	\$1,450	--	--
85745	--	--	--	--	--	--	\$1,363	\$1,800	+32.1%	\$1,550	--	--
85747	--	--	--	--	--	--	\$1,311	\$1,549	+18.1%	\$1,595	\$1,725	+8.2%
85750	--	--	--	\$2,500	--	--	\$2,198	--	--	\$2,495	\$3,295	+32.1%

Average Rental Cost by Area - Townhouse

April 2021

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Apr-20	Apr-21	% Change	Apr-20	Apr-21	% Change	Apr-20	Apr-21	% Change	Apr-20	Apr-21	% Change
MLS of Southern Arizona	\$713	\$760	+6.7%	\$1,019	\$1,409	+38.3%	\$1,303	\$1,431	+9.8%	--	--	--
Pima County	\$713	\$760	+6.7%	\$1,029	\$1,410	+37.0%	\$1,303	\$1,431	+9.8%	--	--	--
Tucson	\$713	\$760	+6.7%	\$1,009	\$1,434	+42.1%	\$1,303	\$1,431	+9.8%	--	--	--
Tucson - Central	\$713	\$700	-1.8%	\$852	\$953	+11.9%	\$1,040	\$1,636	+57.3%	--	--	--
Tucson - East	--	\$950	--	--	--	--	\$1,100	\$1,283	+16.7%	--	--	--
Tucson - North	--	--	--	\$1,323	\$1,820	+37.6%	\$1,550	--	--	--	--	--
Tucson - Northeast	--	--	--	\$1,090	\$1,395	+28.0%	--	--	--	--	--	--
Tucson - Northwest	--	--	--	--	\$1,788	--	--	--	--	--	--	--
Tucson - South	--	\$750	--	--	--	--	--	\$1,050	--	--	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	--	--	--	--	--	--	--	--	--
85705	--	\$700	--	\$595	--	--	--	\$1,650	--	--	--	--
85710	--	--	--	--	--	--	--	\$1,175	--	--	--	--
85712	--	\$725	--	\$750	\$900	+20.0%	\$1,075	\$1,650	+53.5%	--	--	--
85716	\$788	\$675	-14.3%	\$849	\$1,050	+23.7%	\$1,023	--	--	--	--	--
85718	--	--	--	--	\$1,598	--	\$1,550	--	--	--	--	--
85719	--	--	--	\$1,008	\$1,000	-0.8%	--	\$1,595	--	--	--	--
85742	--	--	--	--	--	--	--	--	--	--	--	--
85745	--	--	--	--	--	--	--	--	--	--	--	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	\$1,548	\$2,117	+36.8%	--	--	--	--	--	--