

Monthly Rental Indicators



June 2021

Rented Units decreased 23.9 percent over last year to 188 units. Active Listings decreased 36.2 percent over last year to 416 units.

Rental Costs by Property Type

- Single Family Residence was up 13.8 percent over last year to \$1,769 per month.
- Townhouse was up 12.2 percent over last year to \$1,194 per month.
- Condominium increased 12.6 percent over last year to \$1,135 per month.
- Casita/Guesthouse was up 53.3 percent over last year to \$1,116 per month.
- Manufactured Single Family Residence average rental cost was \$1,169 per month, for this period.
- Mobile Home was up 100.0 percent over last year to \$900 per month.

Monthly Snapshot

- 23.9% **- 36.2%** **+ 12.4%**

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

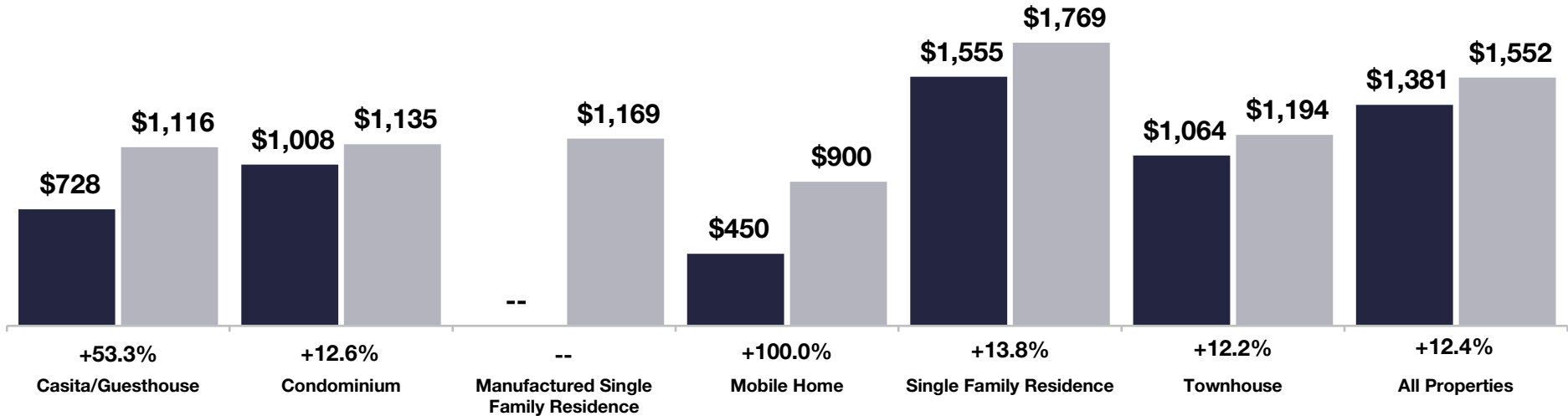
Areas	Active Listings			Rented Units		
	6-2020	6-2021	Percent Change	6-2020	6-2021	Percent Change
MLS of Southern Arizona Area	652	416	- 36.2%	247	188	- 23.9%
Pima County	605	380	- 37.2%	237	184	- 22.4%
Tucson	631	407	- 35.5%	235	185	- 21.3%
Tucson - Central	182	111	- 39.0%	83	65	- 21.7%
Tucson - East	19	14	- 26.3%	25	15	- 40.0%
Tucson - North	192	128	- 33.3%	35	18	- 48.6%
Tucson - Northeast	14	6	- 57.1%	13	5	- 61.5%
Tucson - Northwest	116	71	- 38.8%	27	33	+ 22.2%
Tucson - South	8	9	+ 12.5%	7	7	0.0%
Tucson - Upper Southeast	13	6	- 53.8%	15	9	- 40.0%
Tucson - West	27	18	- 33.3%	16	11	- 31.3%
85705	34	18	- 47.1%	13	6	- 53.8%
85710	10	8	- 20.0%	9	9	0.0%
85712	9	5	- 44.4%	11	14	+ 27.3%
85716	39	25	- 35.9%	23	16	- 30.4%
85718	90	62	- 31.1%	16	8	- 50.0%
85719	85	53	- 37.6%	27	18	- 33.3%
85742	19	8	- 57.9%	7	10	+ 42.9%
85745	18	13	- 27.8%	9	3	- 66.7%
85747	6	5	- 16.7%	8	6	- 25.0%

Average Rental Cost by Property Type

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

June

■ 2020 ■ 2021

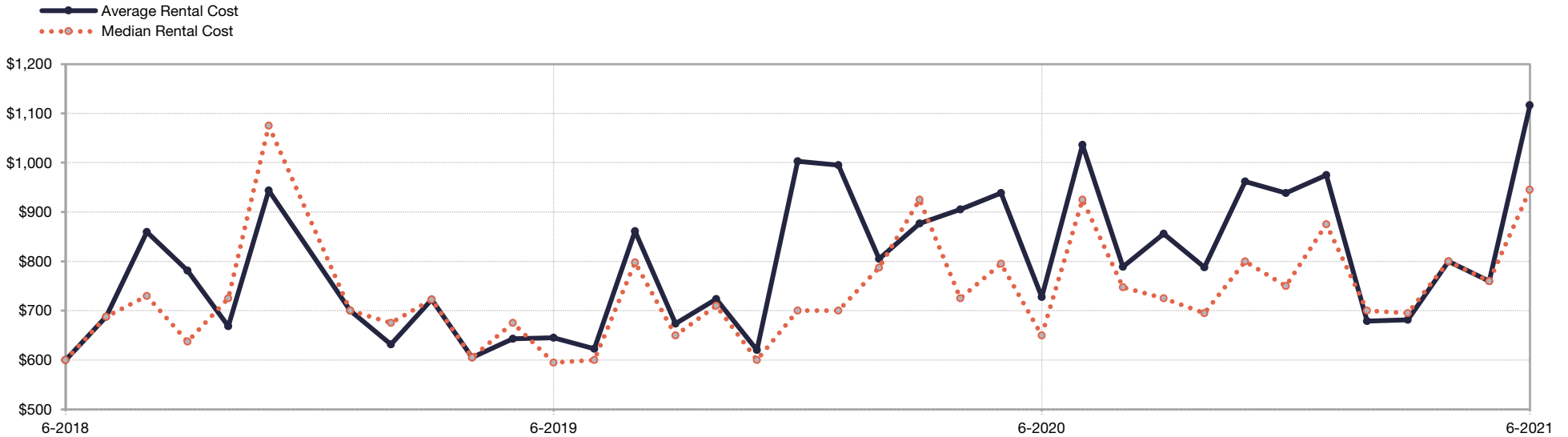


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
July 2020	\$1,036	\$1,042	\$1,263	\$875	\$1,656	\$1,182	\$1,476
August 2020	\$789	\$1,055	\$1,182	\$738	\$1,722	\$1,348	\$1,531
September 2020	\$856	\$1,008	\$1,063	--	\$1,629	\$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	\$1,268	\$1,563
June 2021	\$1,116	\$1,135	\$1,169	\$900	\$1,769	\$1,194	\$1,552
12-Month Average	\$906	\$1,063	\$1,098	\$725	\$1,660	\$1,207	\$1,475

Casita/Guesthouse Historical Rental Prices

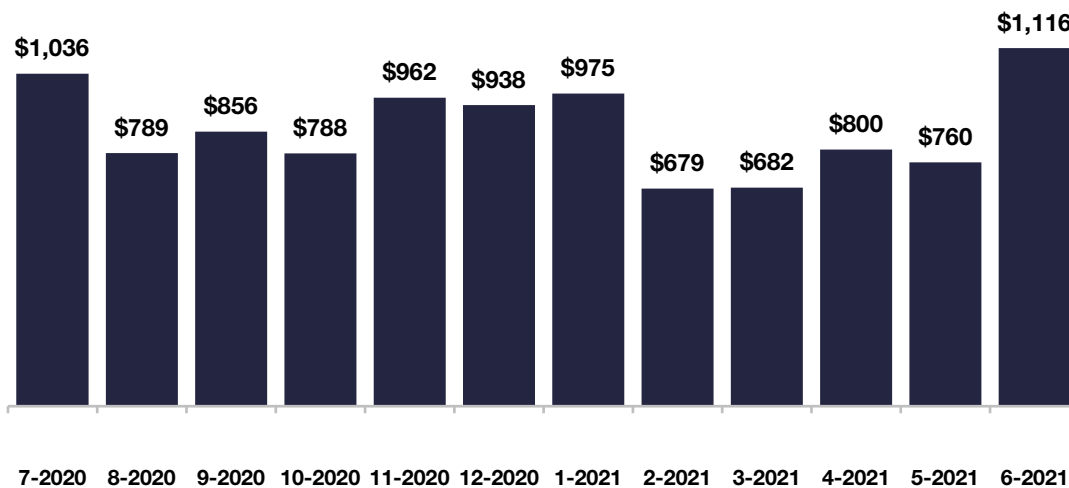
Average Rental Cost per Month

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



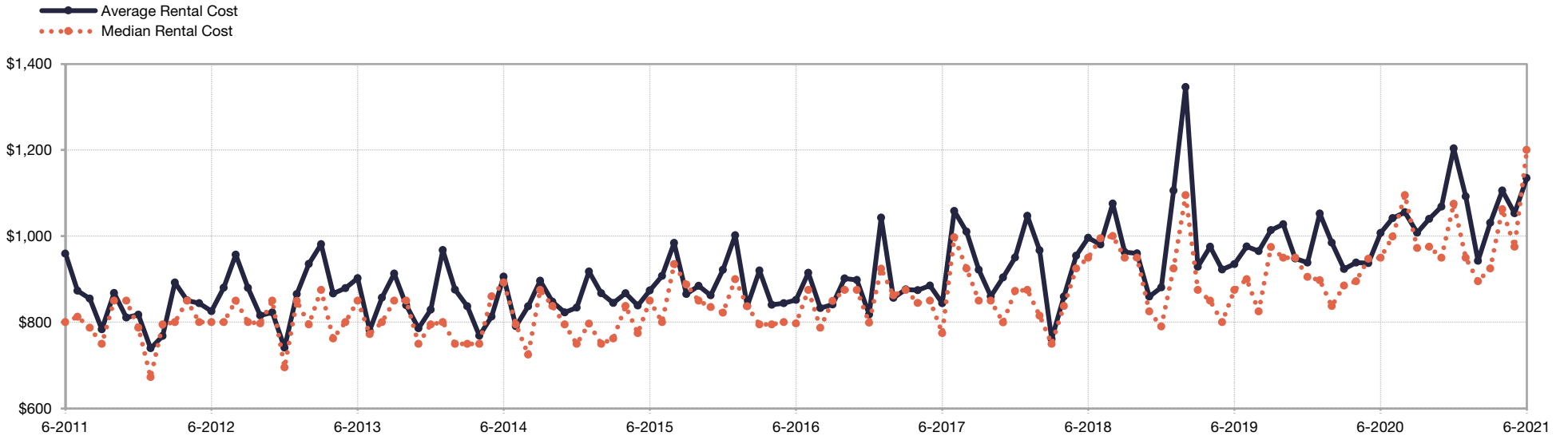
	2018	2019	2020	2021
January	\$692	\$700	\$995	\$975
February	--	\$632	\$805	\$679
March	\$644	\$723	\$876	\$682
April	\$699	\$605	\$905	\$800
May	\$992	\$643	\$939	\$760
June	\$600	\$645	\$728	\$1,116
July	\$688	\$623	\$1,036	--
August	\$860	\$861	\$789	--
September	\$781	\$674	\$856	--
October	\$669	\$723	\$788	--
November	\$944	\$620	\$962	--
December	--	\$1,003	\$938	--
12-Month Med*	\$782	\$725	\$888	\$913

Year to Date

Condominium Historical Rental Prices

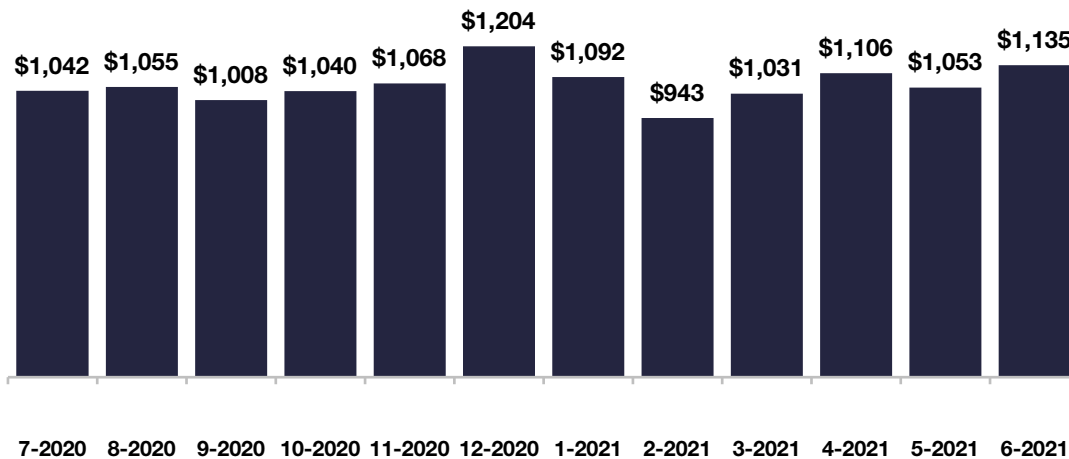
Average Rental Cost per Month

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



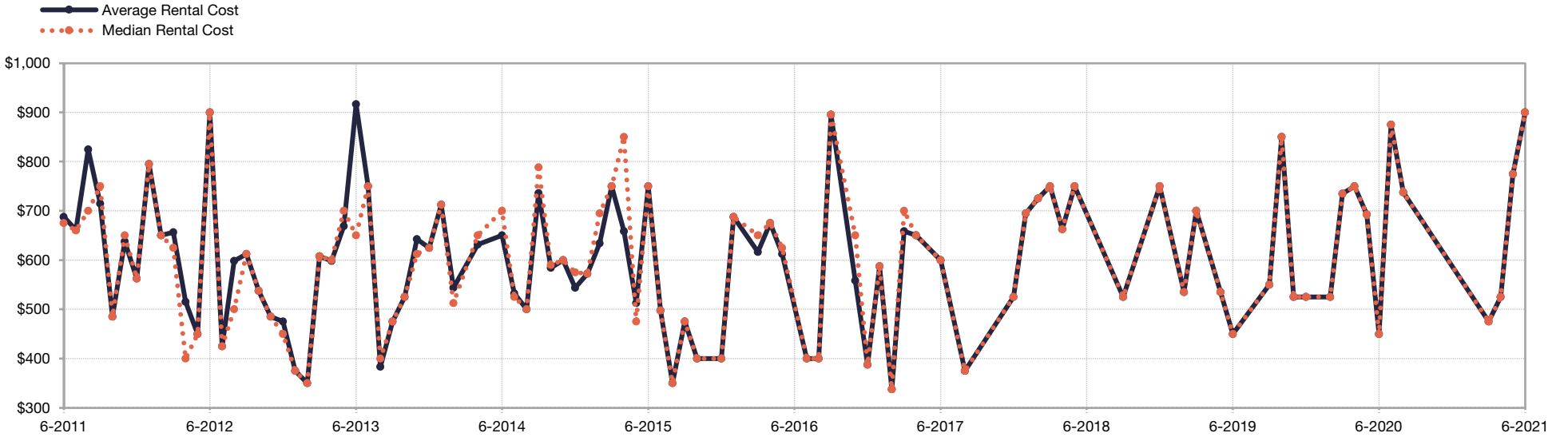
	2018	2019	2020	2021
January	\$1,047	\$1,106	\$1,052	\$1,092
February	\$967	\$1,346	\$985	\$943
March	\$761	\$929	\$924	\$1,031
April	\$859	\$975	\$938	\$1,106
May	\$955	\$923	\$937	\$1,053
June	\$996	\$935	\$1,008	\$1,135
July	\$981	\$976	\$1,042	--
August	\$1,075	\$965	\$1,055	--
September	\$963	\$1,014	\$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	\$1,062

Year to Date

Mobile Home Historical Rental Prices

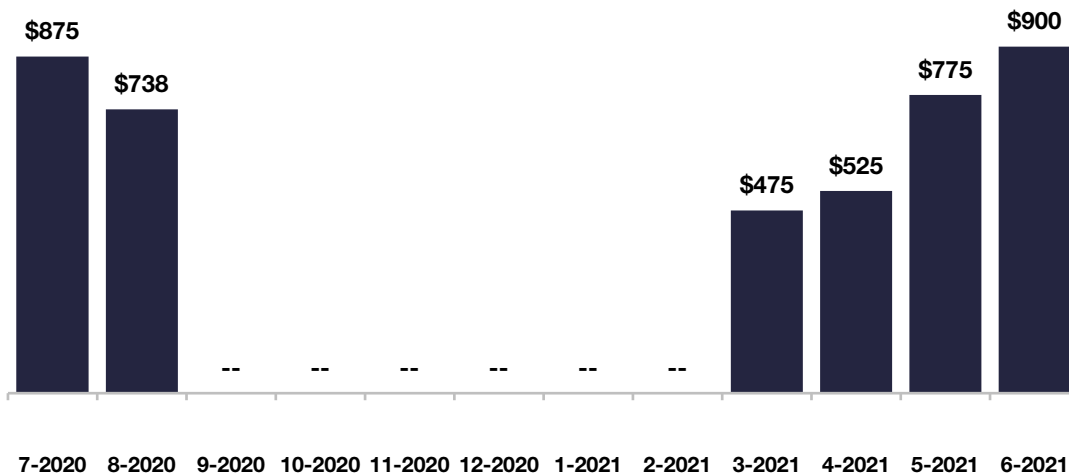
Average Rental Cost per Month

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



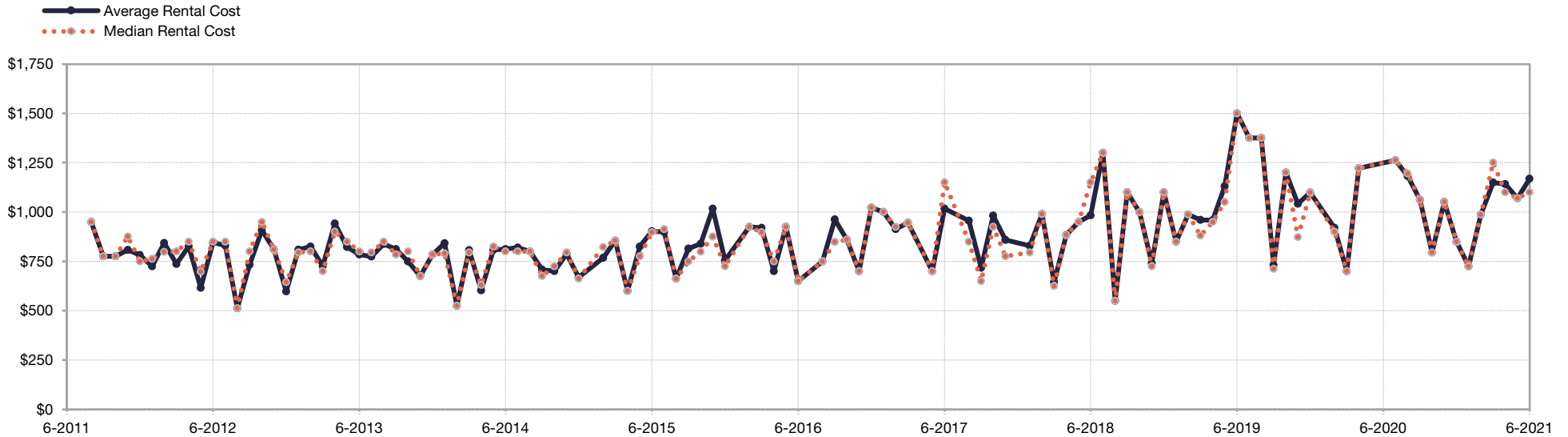
	2018	2019	2020	2021
January	\$695	--	--	--
February	\$725	\$535	\$525	--
March	\$750	\$700	\$735	\$475
April	\$663	--	\$750	\$525
May	\$750	\$535	\$693	\$775
June	--	\$450	\$450	\$900
July	--	--	\$875	--
August	--	--	\$738	--
September	\$525	\$550	--	--
October	--	\$850	--	--
November	--	\$525	--	--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

Year to Date

Manufactured Single Family Residence Historical Rental Prices

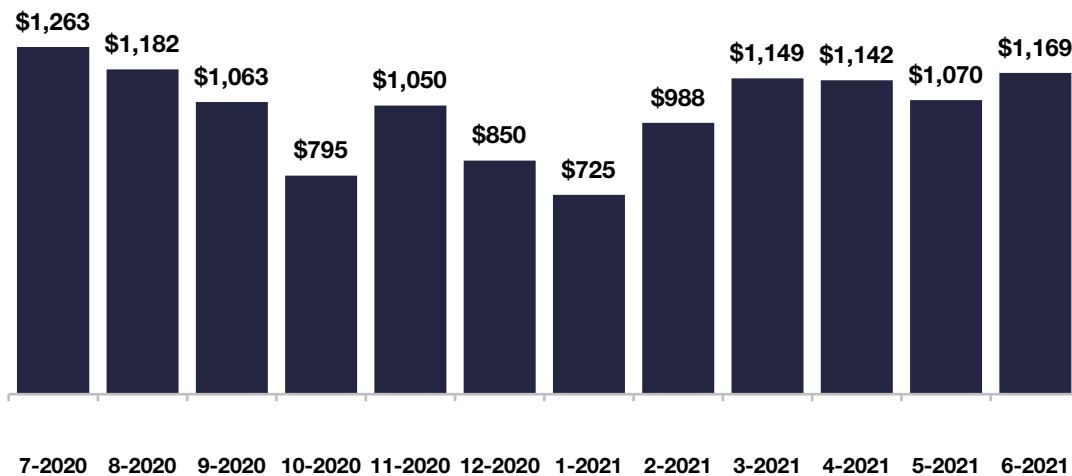
Average Rental Cost per Month

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



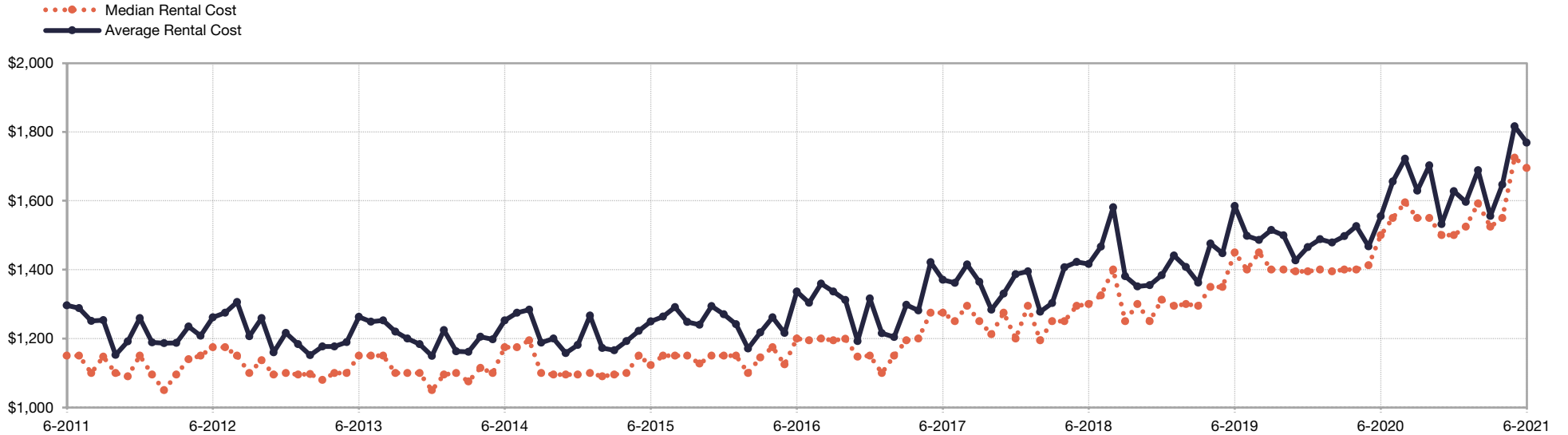
	2018	2019	2020	2021
January	\$828	\$850	--	\$725
February	\$990	\$988	\$919	\$988
March	\$644	\$960	\$700	\$1,149
April	\$885	\$958	\$1,223	\$1,142
May	\$950	\$1,132	--	\$1,070
June	\$983	\$1,500	--	\$1,169
July	\$1,300	\$1,375	\$1,263	--
August	\$550	\$1,375	\$1,182	--
September	\$1,100	\$731	\$1,063	--
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	\$1,103

Year to Date

Single Family Residence Historical Rental Prices

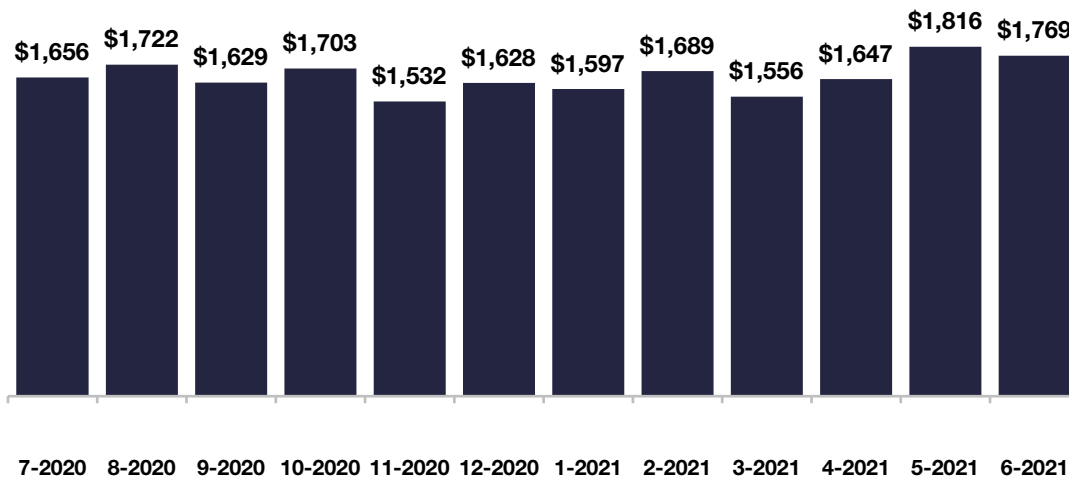
Average Rental Cost per Month

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



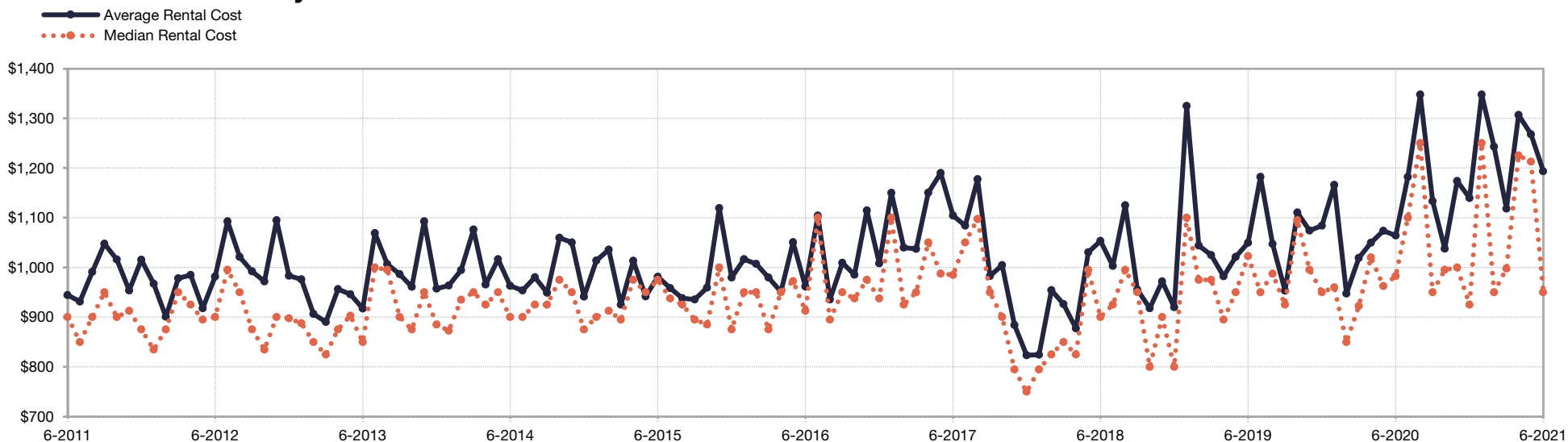
	2018	2019	2020	2021
January	\$1,395	\$1,441	\$1,489	\$1,597
February	\$1,277	\$1,407	\$1,479	\$1,689
March	\$1,303	\$1,363	\$1,498	\$1,556
April	\$1,407	\$1,476	\$1,526	\$1,647
May	\$1,422	\$1,448	\$1,468	\$1,816
June	\$1,417	\$1,585	\$1,555	\$1,769
July	\$1,467	\$1,498	\$1,656	--
August	\$1,581	\$1,486	\$1,722	--
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	\$1,670

Year to Date

Townhouse Historical Rental Prices

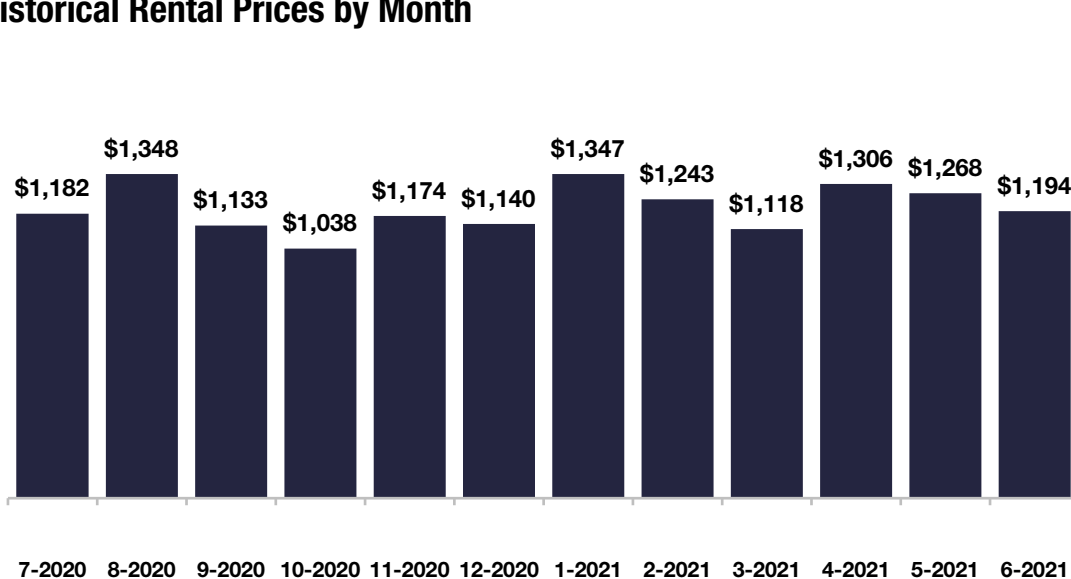
Average Rental Cost per Month

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



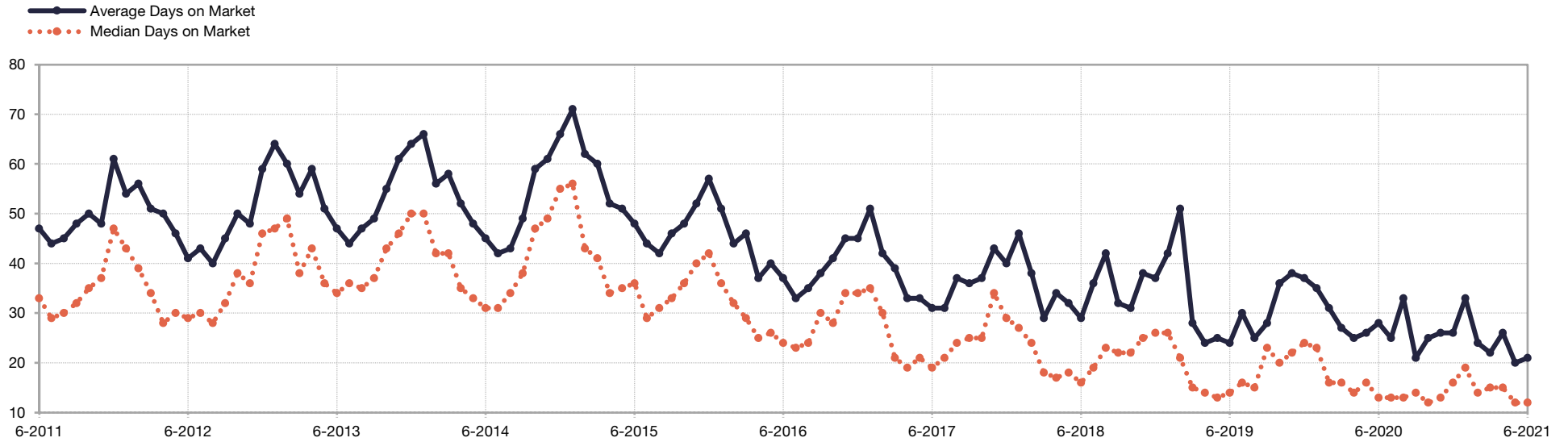
	2018	2019	2020	2021
January	\$824	\$1,325	\$1,166	\$1,347
February	\$954	\$1,044	\$947	\$1,243
March	\$926	\$1,025	\$1,019	\$1,118
April	\$877	\$982	\$1,050	\$1,306
May	\$1,031	\$1,021	\$1,073	\$1,268
June	\$1,053	\$1,050	\$1,064	\$1,194
July	\$1,003	\$1,182	\$1,182	--
August	\$1,125	\$1,047	\$1,348	--
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	\$1,247

Year to Date

Days on Market

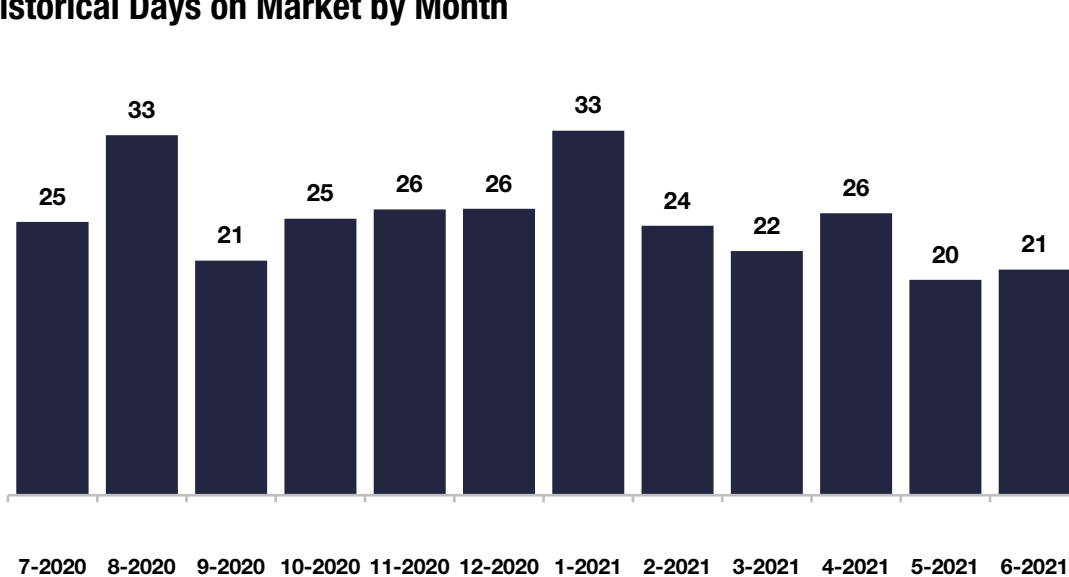
The number of days a property has been listed before a rental agreement has been signed.

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	21
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	24

Year to Date

Average Rental Cost by Area - Single Family

June 2021

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Jun-20	Jun-21	% Change	Jun-20	Jun-21	% Change	Jun-20	Jun-21	% Change	Jun-20	Jun-21	% Change
MLS of Southern Arizona	\$760	\$760	+0.0%	\$1,173	\$1,722	+46.7%	\$1,540	\$1,714	+11.4%	\$1,883	\$2,083	+10.6%
Pima County	\$760	\$760	+0.0%	\$1,138	\$1,529	+34.4%	\$1,540	\$1,715	+11.4%	\$1,878	\$2,083	+10.9%
Tucson	\$760	\$760	+0.0%	\$1,193	\$1,722	+44.4%	\$1,545	\$1,710	+10.7%	\$1,912	\$2,078	+8.7%
Tucson - Central	\$760	\$760	+0.0%	\$1,134	\$1,369	+20.8%	\$1,447	\$1,544	+6.7%	\$1,583	\$1,350	-14.7%
Tucson - East	--	--	--	\$1,275	\$1,095	-14.1%	\$1,392	\$1,521	+9.3%	\$1,469	\$2,073	+41.1%
Tucson - North	--	--	--	--	--	--	\$1,914	\$2,533	+32.4%	\$2,543	\$2,650	+4.2%
Tucson - Northeast	--	--	--	--	--	--	\$1,682	\$1,775	+5.5%	\$2,260	--	--
Tucson - Northwest	--	--	--	--	\$2,200	--	\$1,620	\$1,858	+14.7%	\$1,725	\$2,113	+22.5%
Tucson - South	--	--	--	\$723	--	--	\$1,222	\$1,536	+25.8%	\$1,795	\$1,850	+3.1%
Tucson - Upper Southeast	--	--	--	--	\$1,350	--	\$1,526	\$1,948	+27.7%	\$1,660	\$2,168	+30.6%
Tucson - West	--	--	--	\$1,450	\$1,600	+10.3%	\$1,446	\$1,712	+18.3%	\$1,867	\$1,975	+5.8%
85705	--	\$700	--	\$1,148	--	--	\$1,950	\$1,435	-26.4%	--	--	--
85710	--	--	--	--	\$1,095	--	\$1,288	\$1,447	+12.3%	\$1,200	\$2,073	+72.7%
85712	--	\$895	--	\$1,013	\$1,395	+37.8%	\$1,498	\$1,536	+2.6%	\$1,738	--	--
85716	\$758	\$795	+4.8%	\$1,005	\$1,450	+44.3%	\$1,350	\$1,423	+5.4%	--	\$1,350	--
85718	--	--	--	--	--	--	\$2,241	\$2,500	+11.5%	\$2,325	--	--
85719	\$761	\$650	-14.6%	\$1,387	\$1,333	-3.8%	\$1,618	\$1,560	-3.6%	--	--	--
85742	--	--	--	--	--	--	\$1,478	\$1,694	+14.6%	\$1,425	\$1,933	+35.7%
85745	--	--	--	\$1,500	\$1,600	+6.7%	\$1,408	\$1,500	+6.5%	\$2,100	--	--
85747	--	--	--	--	\$1,350	--	\$1,418	\$1,948	+37.3%	\$1,425	\$2,040	+43.2%
85750	--	--	--	--	--	--	\$1,794	\$3,100	+72.8%	\$2,896	\$3,000	+3.6%

Average Rental Cost by Area - Townhouse

June 2021

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Jun-20	Jun-21	% Change	Jun-20	Jun-21	% Change	Jun-20	Jun-21	% Change	Jun-20	Jun-21	% Change
MLS of Southern Arizona	\$749	\$807	+7.8%	\$993	\$1,045	+5.2%	\$1,416	\$1,941	+37.1%	\$1,445	--	--
Pima County	\$749	\$807	+7.8%	\$1,020	\$1,045	+2.5%	\$1,416	\$1,941	+37.1%	\$1,445	--	--
Tucson	\$749	\$807	+7.8%	\$1,027	\$1,045	+1.7%	\$1,416	\$1,941	+37.1%	\$1,445	--	--
Tucson - Central	\$749	\$817	+9.1%	\$935	\$1,005	+7.4%	\$907	\$1,899	+109.4%	\$1,495	--	--
Tucson - East	--	--	--	\$1,045	--	--	--	--	--	--	--	--
Tucson - North	--	--	--	\$1,700	\$1,750	+2.9%	\$1,705	\$1,998	+17.2%	--	--	--
Tucson - Northeast	--	\$750	--	--	\$1,000	--	--	--	--	\$1,395	--	--
Tucson - Northwest	--	--	--	--	--	--	\$1,900	--	--	--	--	--
Tucson - South	--	--	--	--	\$950	--	--	--	--	--	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	\$1,020	--	--	\$1,300	--	--	--	--	--
85705	\$695	\$700	+0.7%	\$850	\$850	0.0%	\$825	--	--	\$1,495	--	--
85710	--	--	--	--	--	--	--	--	--	--	--	--
85712	--	\$738	--	\$932	\$800	-14.1%	--	\$1,650	--	--	--	--
85716	\$638	\$713	+11.8%	\$994	\$1,131	+13.7%	\$948	--	--	--	--	--
85718	--	--	--	\$1,600	--	--	\$1,732	\$2,250	+29.9%	--	--	--
85719	\$757	--	--	\$1,020	\$950	-6.9%	--	\$2,025	--	--	--	--
85742	--	--	--	--	--	--	--	--	--	--	--	--
85745	--	--	--	\$1,020	--	--	--	--	--	--	--	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	\$1,800	\$1,750	-2.8%	--	--	--	--	--	--