

# Monthly Rental Indicators



## October 2022

Rented Units increased 29.3 percent over last year to 212 units. Active Listings increased 57.4 percent over last year to 710 units.

### Rental Costs by Property Type

- Single Family Residence was up 1.1 percent over last year to \$1,925 per month.
- Townhouse was up 20.4 percent over last year to \$1,416 per month.
- Condominium increased 16.7 percent over last year to \$1,335 per month.
- Casita/Guesthouse was down 22.0 percent over last year to \$890 per month.
- There were no Manufactured Single Family Residence rentals during this period.
- Mobile Home was up 7.0 percent over last year to \$950 per month.

## Monthly Snapshot

**+ 29.3%**    **+ 57.4%**    **+ 9.5%**

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

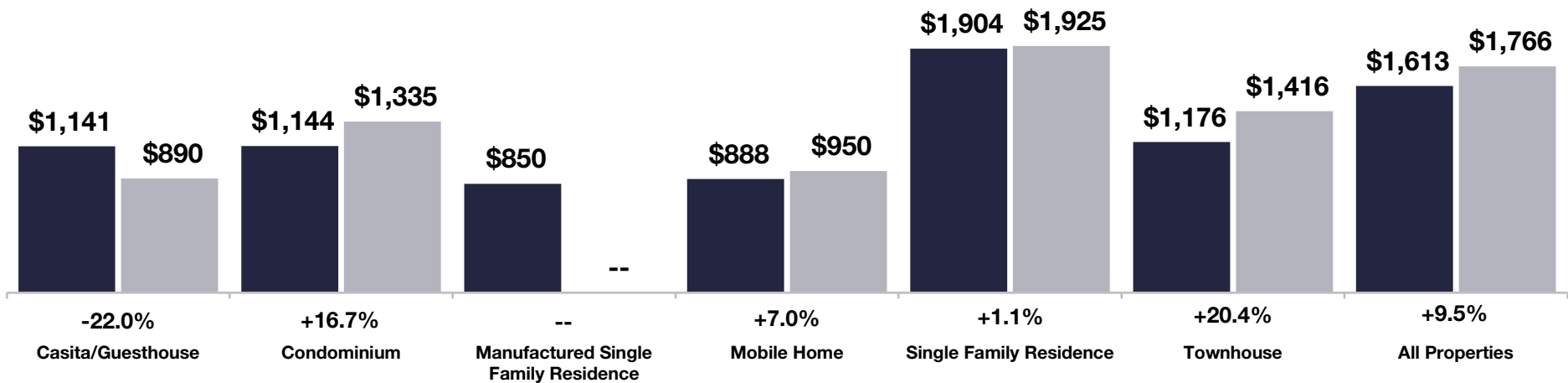
Areas	Active Listings			Rented Units		
	10-2021	10-2022	Percent Change	10-2021	10-2022	Percent Change
<b>MLS of Southern Arizona Area</b>	<b>451</b>	<b>710</b>	+ 57.4%	<b>164</b>	<b>212</b>	+ 29.3%
<b>Pima County</b>	<b>415</b>	<b>657</b>	+ 58.3%	<b>155</b>	<b>210</b>	+ 35.5%
<b>Tucson</b>	<b>437</b>	<b>667</b>	+ 52.6%	<b>155</b>	<b>193</b>	+ 24.5%
<b>Tucson - Central</b>	<b>91</b>	<b>132</b>	+ 45.1%	<b>56</b>	<b>38</b>	- 32.1%
<b>Tucson - East</b>	<b>21</b>	<b>34</b>	+ 61.9%	<b>12</b>	<b>19</b>	+ 58.3%
<b>Tucson - North</b>	<b>128</b>	<b>135</b>	+ 5.5%	<b>19</b>	<b>31</b>	+ 63.2%
<b>Tucson - Northeast</b>	<b>13</b>	<b>15</b>	+ 15.4%	<b>1</b>	<b>4</b>	+ 300.0%
<b>Tucson - Northwest</b>	<b>70</b>	<b>120</b>	+ 71.4%	<b>27</b>	<b>25</b>	- 7.4%
<b>Tucson - South</b>	<b>19</b>	<b>24</b>	+ 26.3%	<b>10</b>	<b>14</b>	+ 40.0%
<b>Tucson - Upper Southeast</b>	<b>15</b>	<b>44</b>	+ 193.3%	<b>8</b>	<b>17</b>	+ 112.5%
<b>Tucson - West</b>	<b>23</b>	<b>35</b>	+ 52.2%	<b>9</b>	<b>6</b>	- 33.3%
<b>85705</b>	<b>18</b>	<b>27</b>	+ 50.0%	<b>14</b>	<b>4</b>	- 71.4%
<b>85710</b>	<b>8</b>	<b>18</b>	+ 125.0%	<b>7</b>	<b>8</b>	+ 14.3%
<b>85712</b>	<b>22</b>	<b>30</b>	+ 36.4%	<b>9</b>	<b>8</b>	- 11.1%
<b>85716</b>	<b>21</b>	<b>28</b>	+ 33.3%	<b>10</b>	<b>10</b>	0.0%
<b>85718</b>	<b>57</b>	<b>57</b>	0.0%	<b>7</b>	<b>11</b>	+ 57.1%
<b>85719</b>	<b>21</b>	<b>32</b>	+ 52.4%	<b>13</b>	<b>9</b>	- 30.8%
<b>85742</b>	<b>6</b>	<b>23</b>	+ 283.3%	<b>6</b>	<b>6</b>	0.0%
<b>85745</b>	<b>12</b>	<b>17</b>	+ 41.7%	<b>5</b>	<b>2</b>	- 60.0%
<b>85747</b>	<b>8</b>	<b>28</b>	+ 250.0%	<b>4</b>	<b>12</b>	+ 200.0%

# Average Rental Cost by Property Type

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

October

■ 2021 ■ 2022

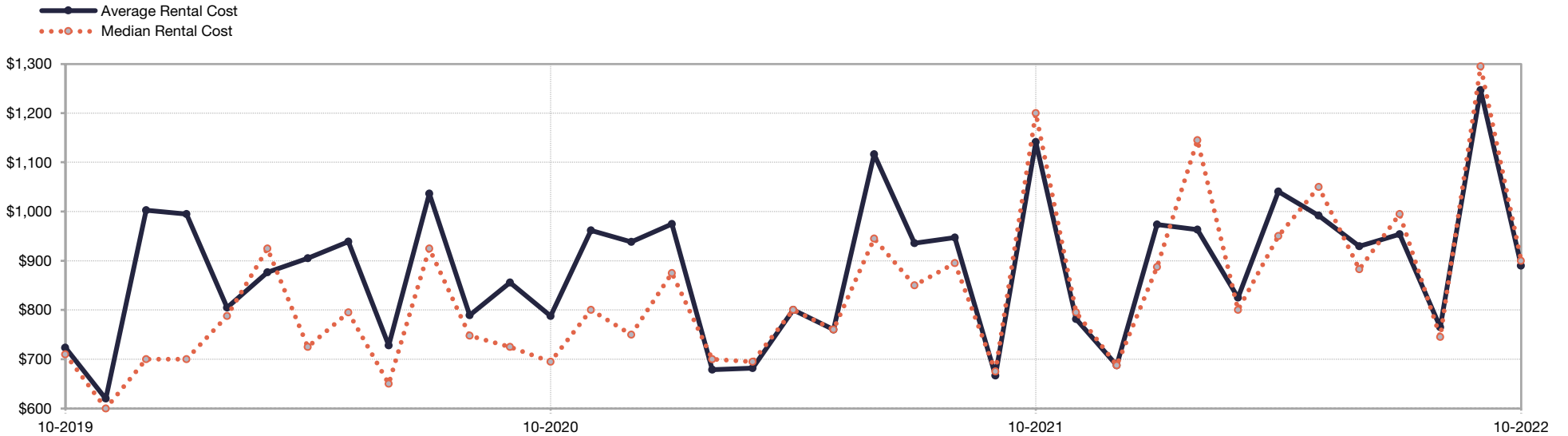


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
November 2021	\$782	\$1,262	\$1,400	\$873	\$1,849	\$1,255	\$1,610
December 2021	\$688	\$1,352	\$1,063	--	\$1,824	\$1,326	\$1,622
January 2022	\$973	\$1,352	--	\$725	\$1,921	\$1,796	\$1,775
February 2022	\$963	\$1,218	\$1,050	\$1,025	\$1,878	\$1,379	\$1,653
March 2022	\$825	\$1,298	--	\$1,350	\$1,897	\$1,340	\$1,730
April 2022	\$1,041	\$1,201	--	--	\$1,947	\$1,474	\$1,739
May 2022	\$992	\$1,567	\$1,198	--	\$1,913	\$1,647	\$1,787
June 2022	\$929	\$1,251	--	--	\$2,101	\$1,384	\$1,876
July 2022	\$954	\$1,448	--	\$975	\$1,938	\$1,331	\$1,774
August 2022	\$765	\$1,453	--	\$1,125	\$1,977	\$1,375	\$1,816
September 2022	\$1,247	\$1,334	\$1,388	--	\$2,058	\$1,687	\$1,912
<b>October 2022</b>	<b>\$890</b>	<b>\$1,335</b>	<b>--</b>	<b>\$950</b>	<b>\$1,925</b>	<b>\$1,416</b>	<b>\$1,766</b>
12-Month Average	\$938	\$1,358	\$1,234	\$991	\$1,951	\$1,435	\$1,767

# Casita/Guesthouse Historical Rental Prices

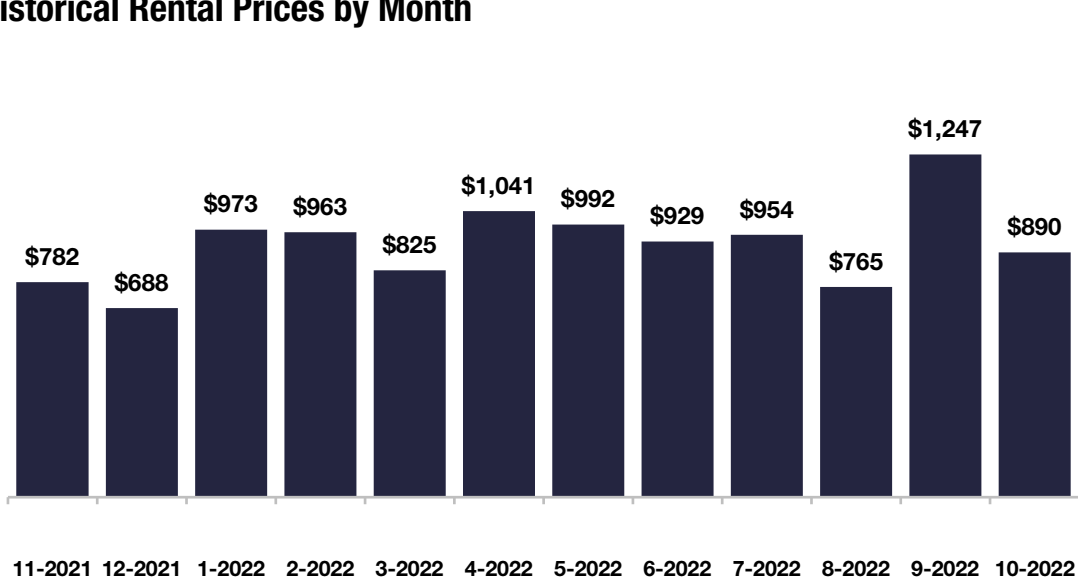
Average Rental Cost per Month

## 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



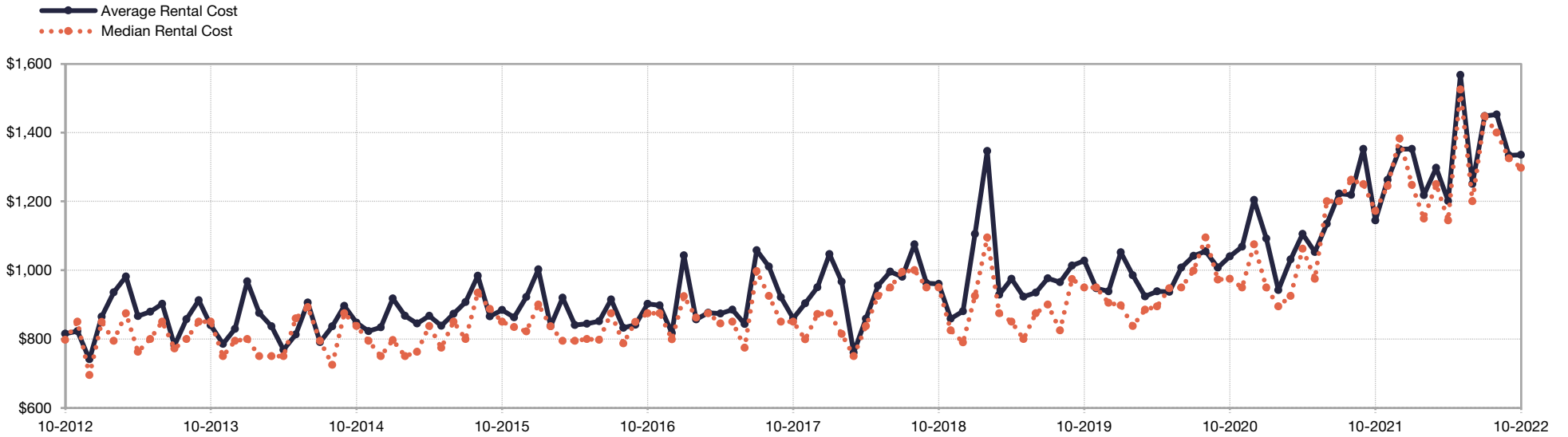
	2019	2020	2021	2022
January	\$700	\$995	\$975	\$973
February	\$632	\$805	\$679	\$963
March	\$723	\$876	\$682	\$825
April	\$605	\$905	\$800	\$1,041
May	\$643	\$939	\$760	\$992
June	\$645	\$728	\$1,116	\$929
July	\$623	\$1,036	\$936	\$954
August	\$861	\$789	\$947	\$765
September	\$674	\$856	\$667	\$1,247
October	\$723	\$788	\$1,141	\$890
November	\$620	\$962	\$782	--
December	<b>\$1,003</b>	<b>\$938</b>	<b>\$688</b>	--
12-Month Med*	\$725	\$888	\$921	\$959

Year to Date

# Condominium Historical Rental Prices

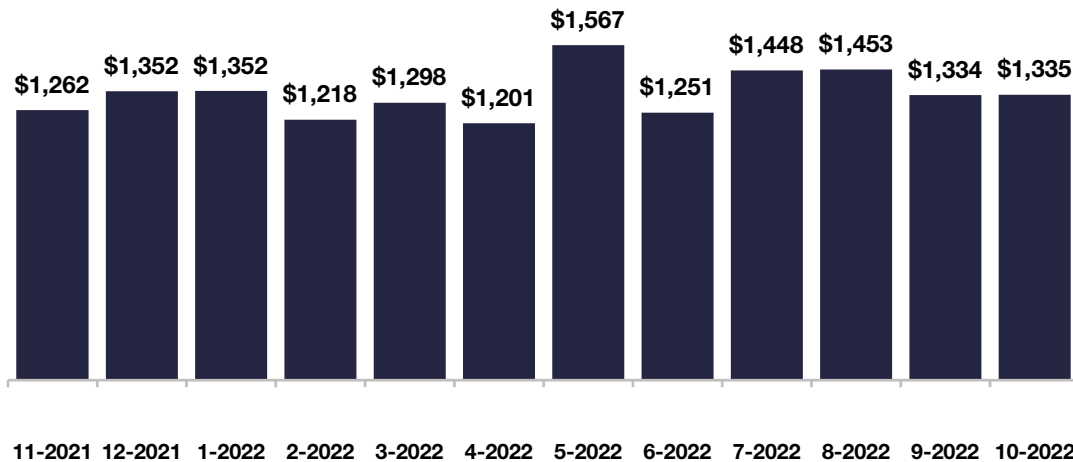
Average Rental Cost per Month

## 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



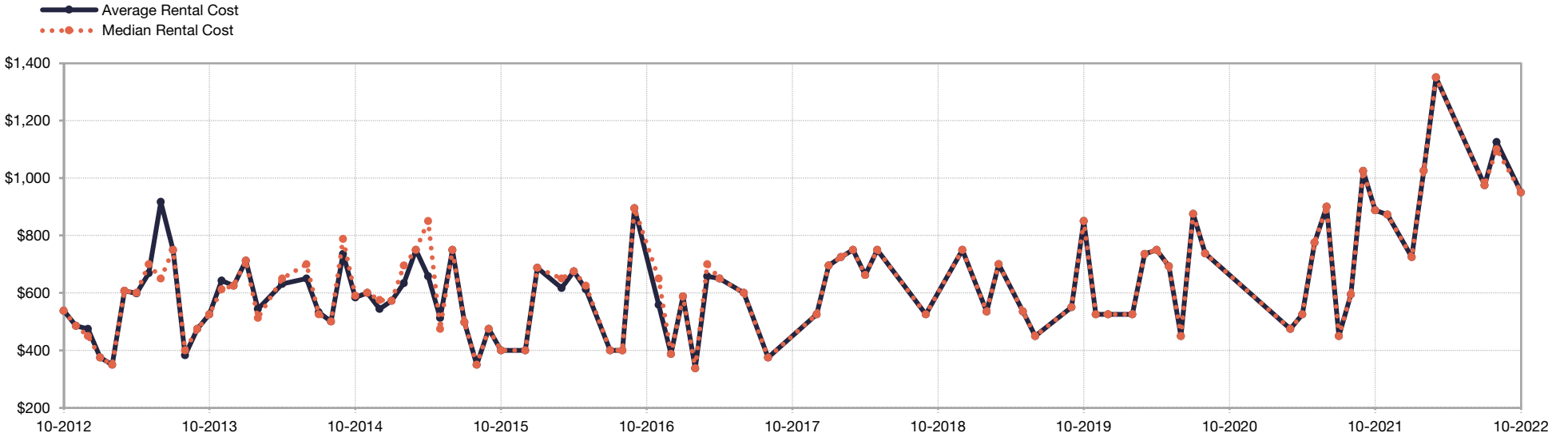
	2019	2020	2021	2022
January	\$1,106	\$1,052	\$1,092	\$1,352
February	\$1,346	\$985	\$943	\$1,218
March	\$929	\$924	\$1,031	\$1,298
April	\$975	\$938	\$1,106	\$1,201
May	\$923	\$937	\$1,053	\$1,567
June	\$935	\$1,008	\$1,135	\$1,251
July	\$976	\$1,042	\$1,223	\$1,448
August	\$965	\$1,055	\$1,219	\$1,453
September	\$1,014	\$1,008	\$1,353	\$1,334
October	\$1,027	\$1,040	\$1,144	\$1,335
November	\$948	\$1,068	\$1,262	--
December	\$938	\$1,204	\$1,352	--
12-Month Med*	\$1,014	\$1,029	\$1,164	\$1,371

Year to Date

# Mobile Home Historical Rental Prices

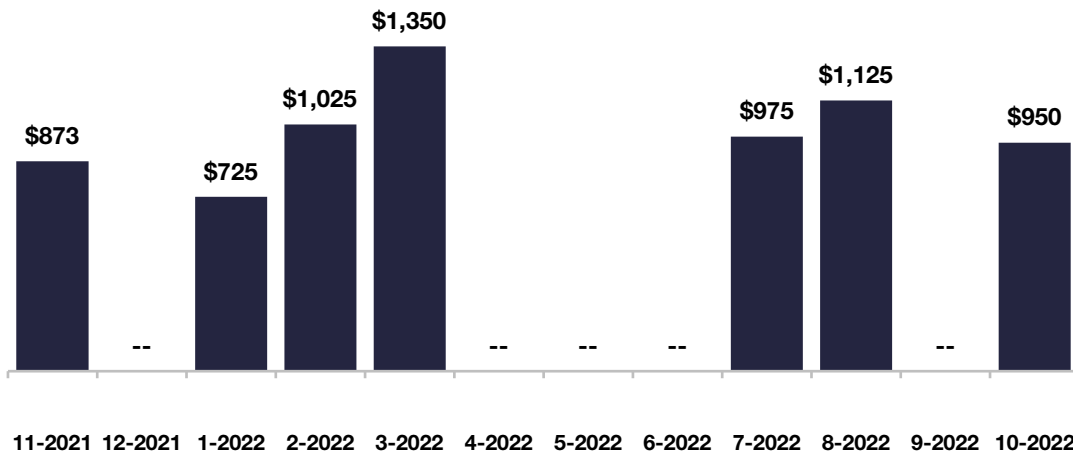
Average Rental Cost per Month

## 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



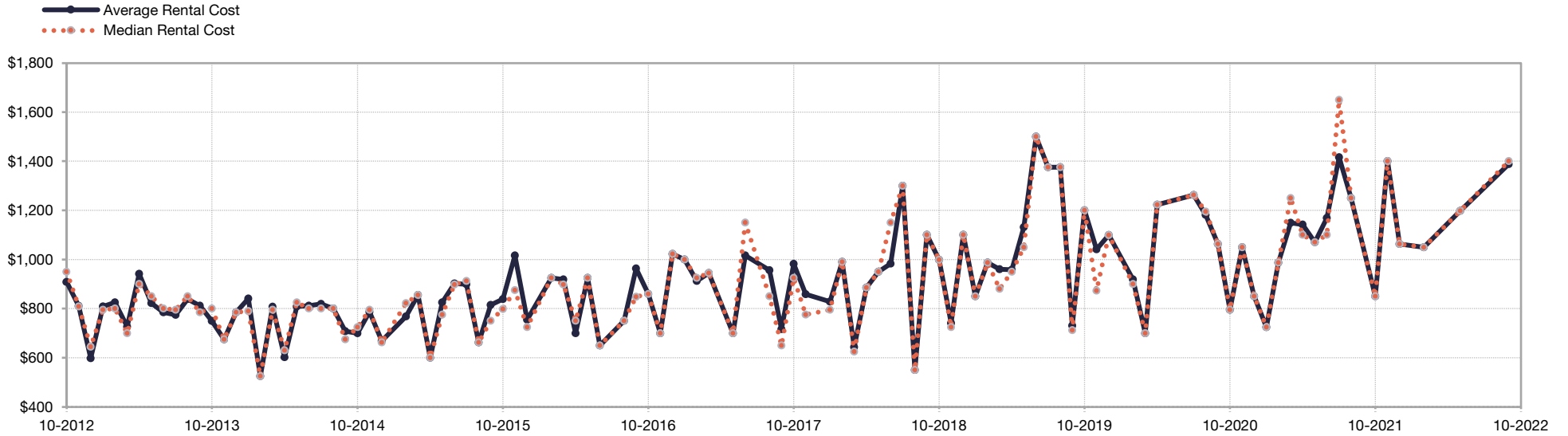
	2019	2020	2021	2022
January	--	--	--	\$725
February	\$535	\$525	--	\$1,025
March	\$700	\$735	\$475	\$1,350
April	--	\$750	\$525	--
May	\$535	\$693	\$775	--
June	\$450	\$450	\$900	--
July	--	\$875	\$450	\$975
August	--	\$738	\$595	\$1,125
September	\$550	--	\$1,025	--
October	\$850	--	\$888	\$950
November	\$525	--	\$873	--
<b>December</b>	<b>\$525</b>	--	--	--
12-Month Med*	\$584	\$693	\$774	\$1,015

Year to Date

# Manufactured Single Family Residence Historical Rental Prices

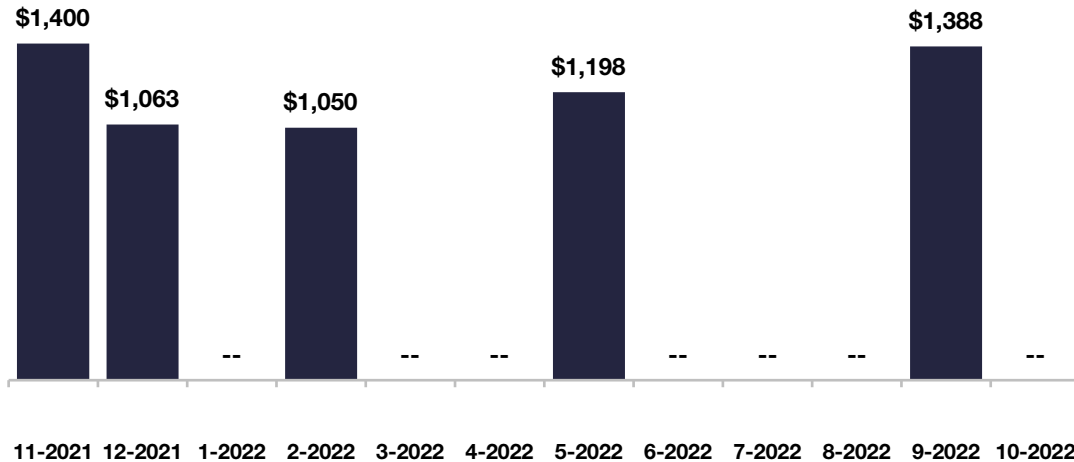
Average Rental Cost per Month

## 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



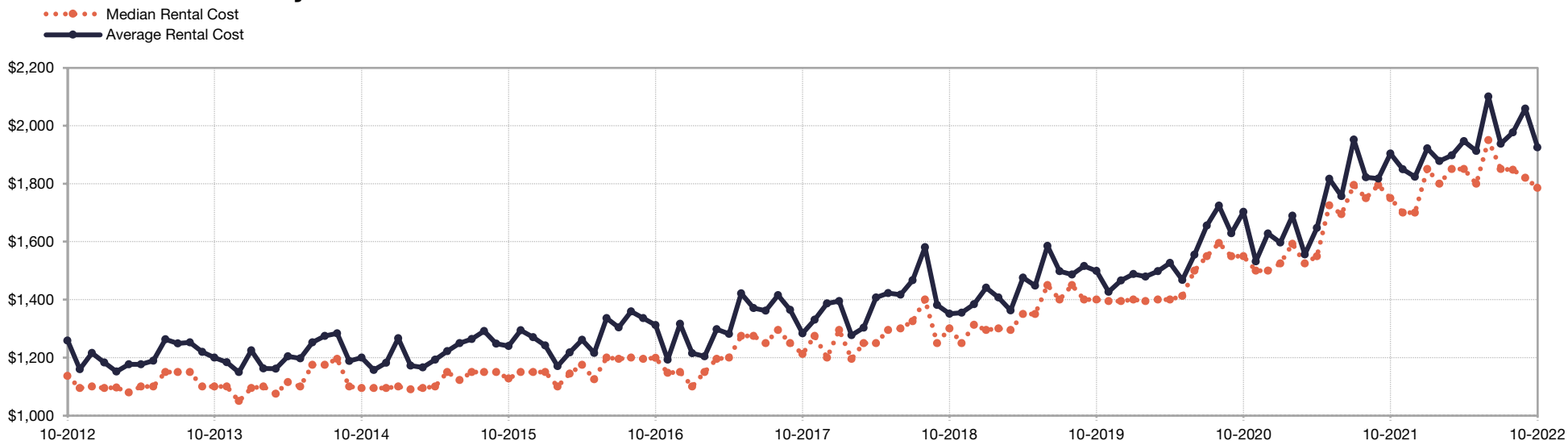
	2019	2020	2021	2022
January	\$850	--	\$725	--
February	\$988	\$919	\$988	\$1,050
March	\$960	\$700	\$1,149	--
April	\$958	\$1,223	\$1,142	--
May	\$1,132	--	\$1,070	\$1,198
June	\$1,500	--	\$1,169	--
July	\$1,375	\$1,263	\$1,416	--
August	\$1,375	\$1,182	\$1,250	--
September	\$731	\$1,063	--	\$1,388
October	\$1,200	\$795	\$850	--
November	\$1,041	\$1,050	\$1,400	--
<b>December</b>	<b>\$1,099</b>	<b>\$850</b>	<b>\$1,063</b>	--
12-Month Med*	\$1,038	\$1,035	\$1,143	\$1,256

Year to Date

# Single Family Residence Historical Rental Prices

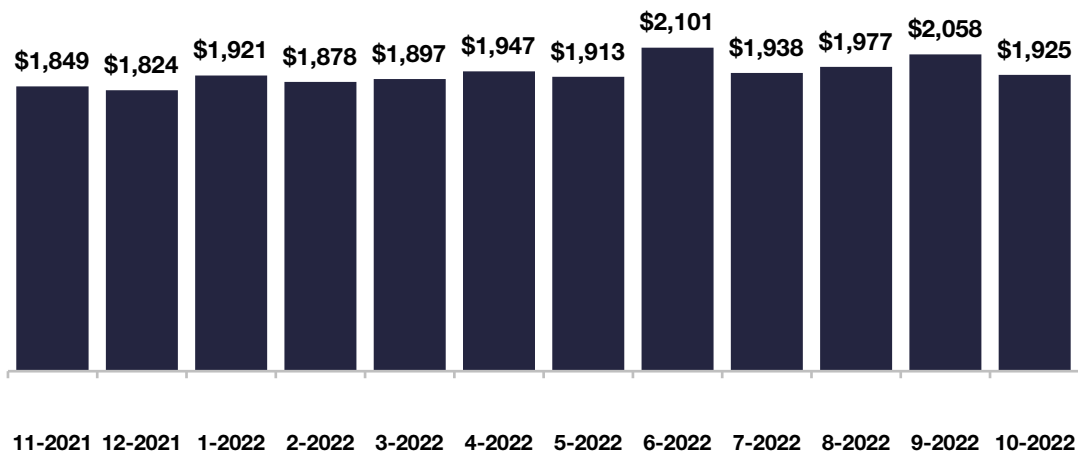
Average Rental Cost per Month

## 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



	2019	2020	2021	2022
January	\$1,441	\$1,489	\$1,597	\$1,921
February	\$1,407	\$1,479	\$1,689	\$1,878
March	\$1,363	\$1,498	\$1,556	\$1,897
April	\$1,476	\$1,526	\$1,647	\$1,947
May	\$1,448	\$1,468	\$1,816	\$1,913
June	\$1,585	\$1,555	\$1,757	\$2,101
July	\$1,498	\$1,656	\$1,952	\$1,938
August	\$1,486	\$1,724	\$1,822	\$1,977
September	\$1,515	\$1,629	\$1,817	\$2,058
October	\$1,499	\$1,703	\$1,904	\$1,925
November	\$1,427	\$1,532	\$1,849	--
<b>December</b>	<b>\$1,466</b>	<b>\$1,628</b>	<b>\$1,824</b>	--
12-Month Med*	\$1,468	\$1,585	\$1,766	\$1,967

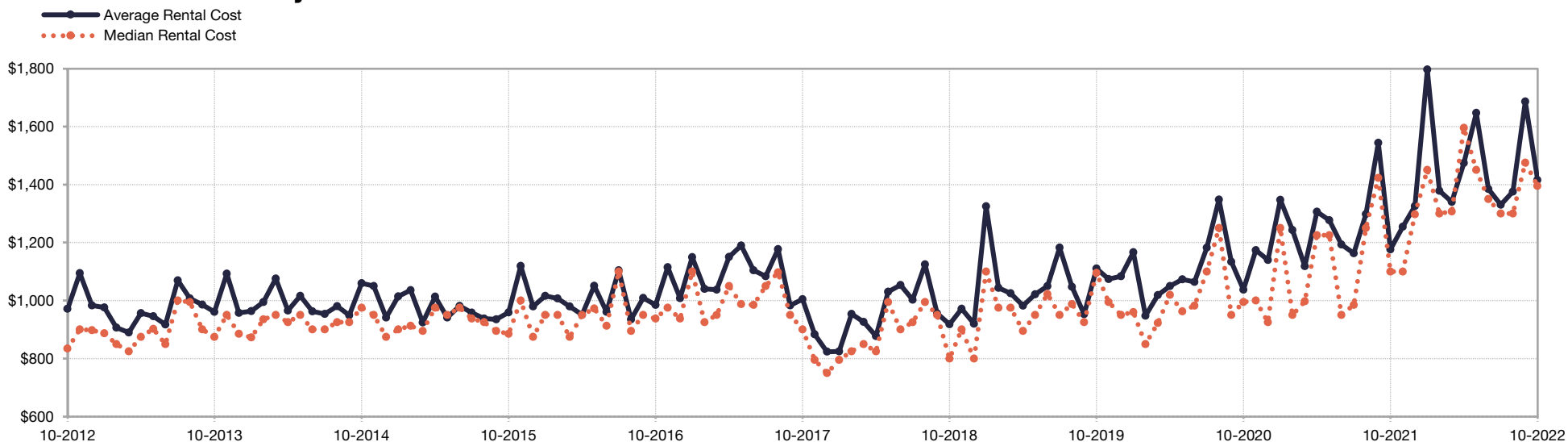
Year to Date



# Townhouse Historical Rental Prices

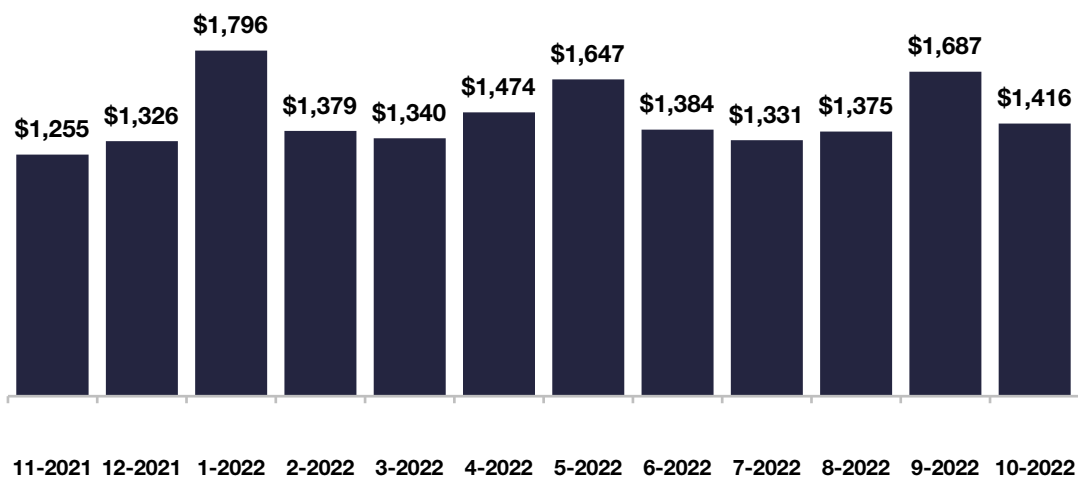
Average Rental Cost per Month

## 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



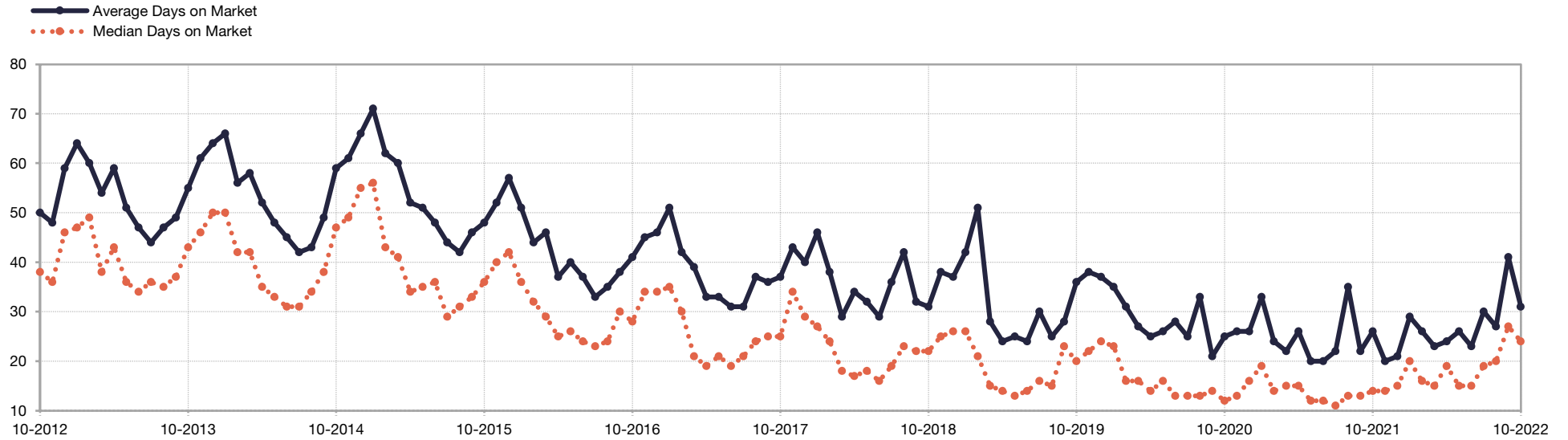
	2019	2020	2021	2022
January	\$1,325	\$1,166	\$1,347	\$1,796
February	\$1,044	\$947	\$1,243	\$1,379
March	\$1,025	\$1,019	\$1,118	\$1,340
April	\$982	\$1,050	\$1,306	\$1,474
May	\$1,021	\$1,073	\$1,276	\$1,647
June	\$1,050	\$1,064	\$1,193	\$1,384
July	\$1,182	\$1,182	\$1,163	\$1,331
August	\$1,047	\$1,348	\$1,298	\$1,375
September	\$953	\$1,133	\$1,544	\$1,687
October	\$1,110	\$1,038	\$1,176	\$1,416
November	\$1,074	\$1,174	\$1,255	--
December	<b>\$1,084</b>	<b>\$1,140</b>	<b>\$1,326</b>	--
12-Month Med*	\$1,083	\$1,113	\$1,259	\$1,466

Year to Date

# Days on Market

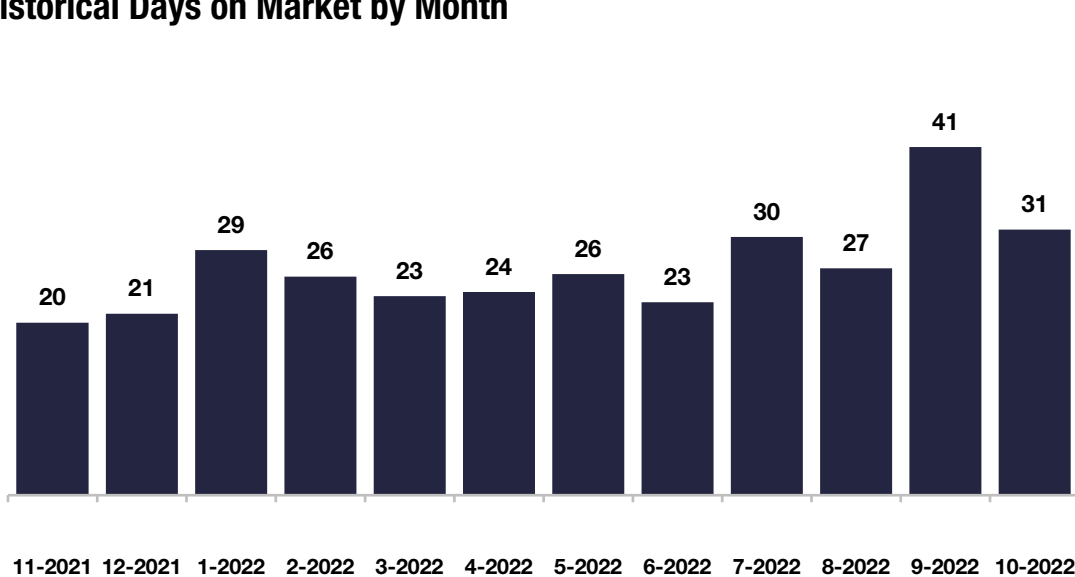
The number of days a property has been listed before a rental agreement has been signed.

## 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



	2019	2020	2021	2022
January	42	35	33	29
February	51	31	24	26
March	28	27	22	23
April	24	25	26	24
May	25	26	20	26
June	24	28	20	23
July	30	25	22	30
August	25	33	35	27
September	28	21	22	41
October	36	25	26	31
November	38	26	20	--
<b>December</b>	<b>37</b>	<b>26</b>	<b>21</b>	<b>--</b>
12-Month Avg	32	27	25	28

Year to Date

# Average Rental Cost by Area - Single Family

October 2022

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Oct-21	Oct-22	% Change	Oct-21	Oct-22	% Change	Oct-21	Oct-22	% Change	Oct-21	Oct-22	% Change
<b>MLS of Southern Arizona</b>	<b>\$1,023</b>	<b>\$850</b>	<b>-16.9%</b>	<b>\$1,560</b>	<b>\$1,921</b>	<b>+23.2%</b>	<b>\$1,782</b>	<b>\$1,843</b>	<b>+3.5%</b>	<b>\$2,309</b>	<b>\$2,125</b>	<b>-8.0%</b>
Pima County	\$1,023	\$850	-16.9%	\$1,360	\$1,750	+28.7%	\$1,777	\$1,844	+3.8%	\$2,336	\$2,125	-9.0%
Tucson	\$1,023	\$850	-16.9%	\$1,558	\$1,921	+23.4%	\$1,758	\$1,869	+6.3%	\$2,309	\$2,149	-6.9%
Tucson - Central	\$1,023	\$850	-16.9%	\$1,139	\$1,275	+12.0%	\$1,757	\$1,775	+1.0%	\$1,806	\$1,773	-1.8%
Tucson - East	--	--	--	--	\$1,600	--	\$1,590	\$1,788	+12.4%	--	\$2,268	--
Tucson - North	--	--	--	--	\$2,200	--	\$2,517	\$2,774	+10.2%	\$3,548	\$2,560	-27.8%
Tucson - Northeast	--	--	--	--	--	--	\$1,750	\$1,800	+2.9%	--	--	--
Tucson - Northwest	--	--	--	\$1,807	\$2,550	+41.1%	\$1,740	\$2,127	+22.3%	\$2,287	\$2,589	+13.2%
Tucson - South	--	--	--	--	--	--	\$1,369	\$1,708	+24.8%	\$1,900	\$1,803	-5.1%
Tucson - Upper Southeast	--	--	--	--	--	--	\$1,743	\$1,723	-1.1%	\$2,298	\$2,111	-8.2%
Tucson - West	--	--	--	--	--	--	\$1,928	\$1,815	-5.9%	\$2,175	\$2,595	+19.3%
85705	--	\$850	--	\$1,100	--	--	\$1,575	\$1,550	-1.6%	\$1,395	--	--
85710	--	--	--	--	\$1,750	--	\$1,630	--	--	--	\$2,268	--
85712	--	--	--	\$1,248	--	--	\$1,900	\$1,800	-5.3%	\$1,998	\$1,950	-2.4%
85716	--	--	--	\$950	--	--	\$1,735	\$1,698	-2.2%	--	--	--
85718	--	--	--	--	--	--	\$3,500	\$2,882	-17.7%	\$3,765	\$2,893	-23.2%
85719	\$1,023	--	--	\$1,450	\$1,350	-6.9%	\$1,798	\$1,883	+4.8%	\$1,825	\$1,595	-12.6%
85742	--	--	--	--	--	--	\$1,595	\$1,907	+19.5%	\$2,198	\$2,410	+9.6%
85745	--	--	--	--	--	--	\$1,510	--	--	\$2,150	--	--
85747	--	--	--	--	--	--	\$1,582	\$1,697	+7.3%	\$2,450	\$2,056	-16.1%
85750	--	--	--	--	\$2,200	--	\$2,400	\$2,450	+2.1%	\$3,223	--	--

# Average Rental Cost by Area - Townhouse

October 2022



	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Oct-21	Oct-22	% Change	Oct-21	Oct-22	% Change	Oct-21	Oct-22	% Change	Oct-21	Oct-22	% Change
<b>MLS of Southern Arizona</b>	<b>\$729</b>	<b>\$717</b>	<b>-1.7%</b>	<b>\$1,106</b>	<b>\$1,481</b>	<b>+33.9%</b>	<b>\$1,584</b>	<b>\$1,738</b>	<b>+9.7%</b>	--	--	--
Pima County	\$729	\$717	-1.7%	\$1,106	\$1,481	+33.9%	\$1,584	\$1,738	+9.7%	--	--	--
Tucson	\$729	\$717	-1.7%	\$1,052	\$1,481	+40.7%	\$1,584	\$1,738	+9.7%	--	--	--
Tucson - Central	\$644	\$688	+6.8%	\$915	\$1,165	+27.4%	\$1,494	\$1,817	+21.6%	--	--	--
Tucson - East	--	--	--	\$1,150	\$1,300	+13.0%	\$1,500	\$1,407	-6.2%	--	--	--
Tucson - North	--	--	--	--	\$2,007	--	\$1,948	\$1,992	+2.3%	--	--	--
Tucson - Northeast	--	--	--	--	\$1,275	--	--	--	--	--	--	--
Tucson - Northwest	\$1,150	--	--	\$1,800	--	--	--	--	--	--	--	--
Tucson - South	\$650	\$775	+19.2%	--	\$1,095	--	--	--	--	--	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	\$1,248	\$1,295	+3.8%	\$1,395	--	--	--	--	--
85705	--	\$650	--	\$879	--	--	\$1,895	--	--	--	--	--
85710	--	--	--	--	\$1,300	--	--	\$1,463	--	--	--	--
85712	\$675	\$750	+11.1%	\$1,073	\$1,023	-4.6%	--	\$1,950	--	--	--	--
85716	--	\$675	--	\$888	\$1,188	+33.9%	\$1,388	\$1,750	+26.1%	--	--	--
85718	--	--	--	--	--	--	--	\$1,663	--	--	--	--
85719	\$633	--	--	--	--	--	\$1,700	--	--	--	--	--
85742	--	--	--	--	--	--	--	--	--	--	--	--
85745	--	--	--	\$1,248	\$1,295	+3.8%	\$1,395	--	--	--	--	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	--	\$2,083	--	\$2,000	\$2,650	+32.5%	--	--	--