

Monthly Rental Indicators



January 2023

Rented Units increased 88.4 percent over last year to 243 units. Active Listings increased 37.7 percent over last year to 628 units.

Rental Costs by Property Type

- Single Family Residence was up 6.8 percent over last year to \$2,052 per month.
- Townhouse was down 5.2 percent over last year to \$1,703 per month.
- Condominium increased 55.0 percent over last year to \$2,095 per month.
- Casita/Guesthouse was up 15.6 percent over last year to \$1,125 per month.
- Manufactured Single Family Residence average rental cost was \$1,850 per month, for this period.
- There were no Mobile Home rentals during this period.

Monthly Snapshot

+ 88.4% **+ 37.7%** **+ 12.3%**

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

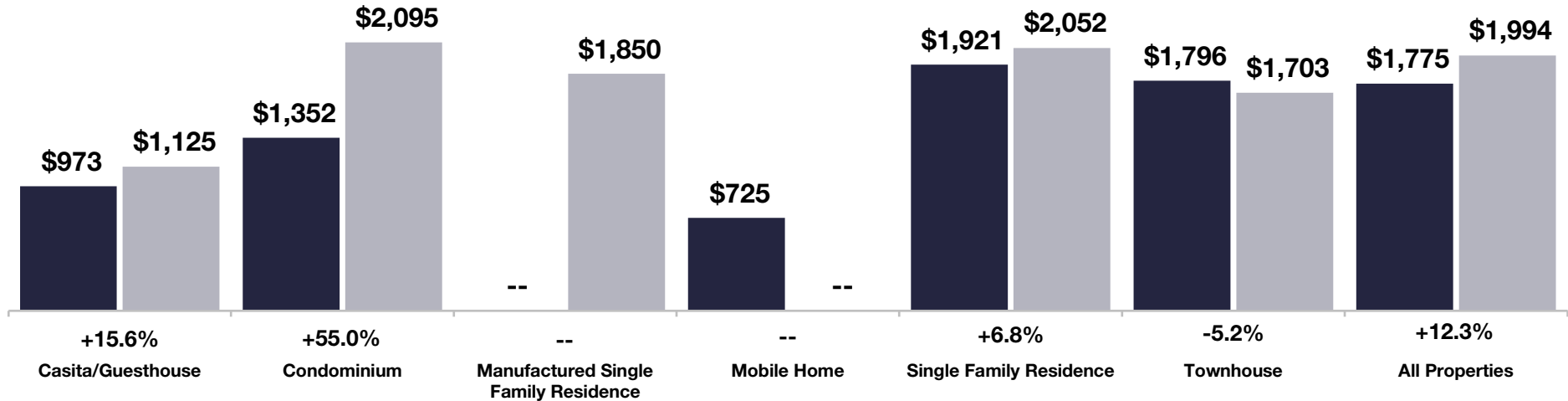
Areas	Active Listings			Rented Units		
	1-2022	1-2023	Percent Change	1-2022	1-2023	Percent Change
MLS of Southern Arizona Area	456	628	+ 37.7%	129	243	+ 88.4%
Pima County	418	566	+ 35.4%	122	228	+ 86.9%
Tucson	435	599	+ 37.7%	123	230	+ 87.0%
Tucson - Central	81	119	+ 46.9%	37	44	+ 18.9%
Tucson - East	15	39	+ 160.0%	7	25	+ 257.1%
Tucson - North	132	99	- 25.0%	10	28	+ 180.0%
Tucson - Northeast	12	15	+ 25.0%	5	10	+ 100.0%
Tucson - Northwest	69	108	+ 56.5%	24	42	+ 75.0%
Tucson - South	18	17	- 5.6%	6	12	+ 100.0%
Tucson - Upper Southeast	29	46	+ 58.6%	10	23	+ 130.0%
Tucson - West	22	34	+ 54.5%	11	14	+ 27.3%
85705	14	20	+ 42.9%	5	12	+ 140.0%
85710	7	18	+ 157.1%	4	13	+ 225.0%
85712	17	18	+ 5.9%	10	9	- 10.0%
85716	24	31	+ 29.2%	10	6	- 40.0%
85718	54	41	- 24.1%	6	12	+ 100.0%
85719	17	35	+ 105.9%	10	11	+ 10.0%
85742	8	18	+ 125.0%	9	11	+ 22.2%
85745	11	23	+ 109.1%	4	5	+ 25.0%
85747	17	24	+ 41.2%	5	17	+ 240.0%

Average Rental Cost by Property Type

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

January

■ 2022 ■ 2023

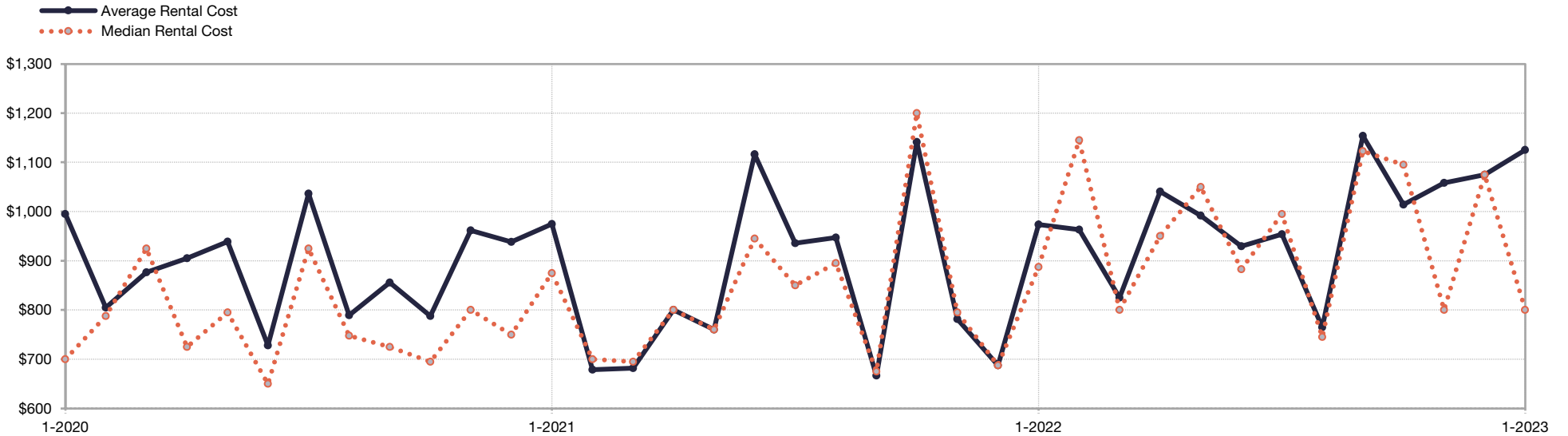


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
February 2022	\$963	\$1,218	\$1,050	\$1,025	\$1,878	\$1,379	\$1,653
March 2022	\$825	\$1,298	--	\$1,350	\$1,897	\$1,340	\$1,730
April 2022	\$1,041	\$1,201	--	--	\$1,947	\$1,474	\$1,739
May 2022	\$992	\$1,567	\$1,198	--	\$1,913	\$1,647	\$1,787
June 2022	\$929	\$1,251	--	--	\$2,104	\$1,384	\$1,879
July 2022	\$954	\$1,448	--	\$975	\$1,938	\$1,331	\$1,774
August 2022	\$765	\$1,454	--	\$1,125	\$1,976	\$1,375	\$1,813
September 2022	\$1,154	\$1,334	\$1,388	--	\$2,063	\$1,687	\$1,917
October 2022	\$1,014	\$1,326	--	\$950	\$1,921	\$1,406	\$1,756
November 2022	\$1,058	\$1,453	\$1,495	\$1,013	\$1,930	\$1,534	\$1,812
December 2022	\$1,075	\$1,656	\$1,298	\$1,250	\$1,961	\$1,501	\$1,850
January 2023	\$1,125	\$2,095	\$1,850	--	\$2,052	\$1,703	\$1,994
12-Month Average	\$989	\$1,484	\$1,372	\$1,089	\$1,973	\$1,475	\$1,819

Casita/Guesthouse Historical Rental Prices

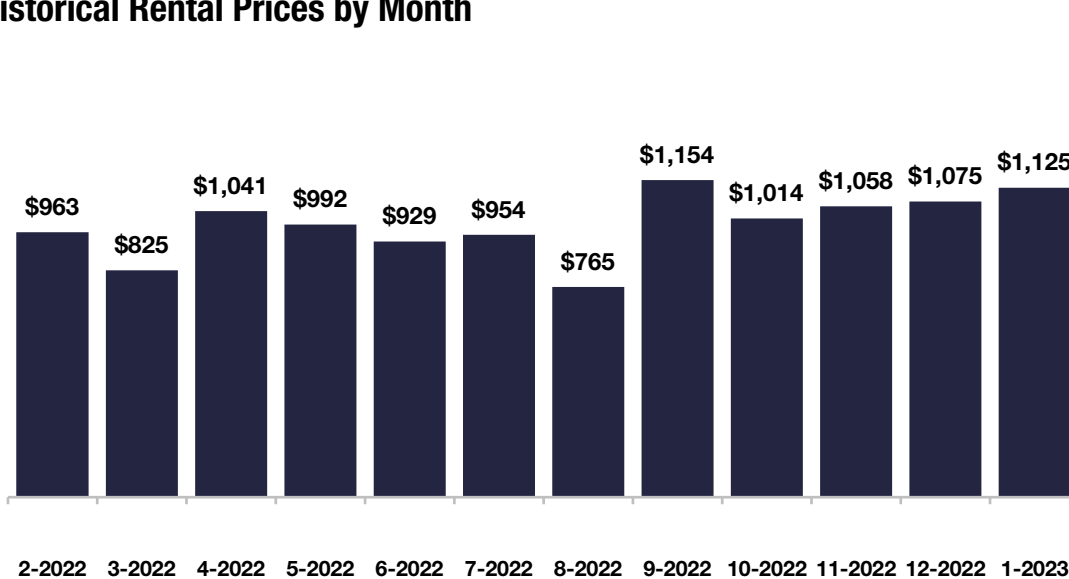
Average Rental Cost per Month

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



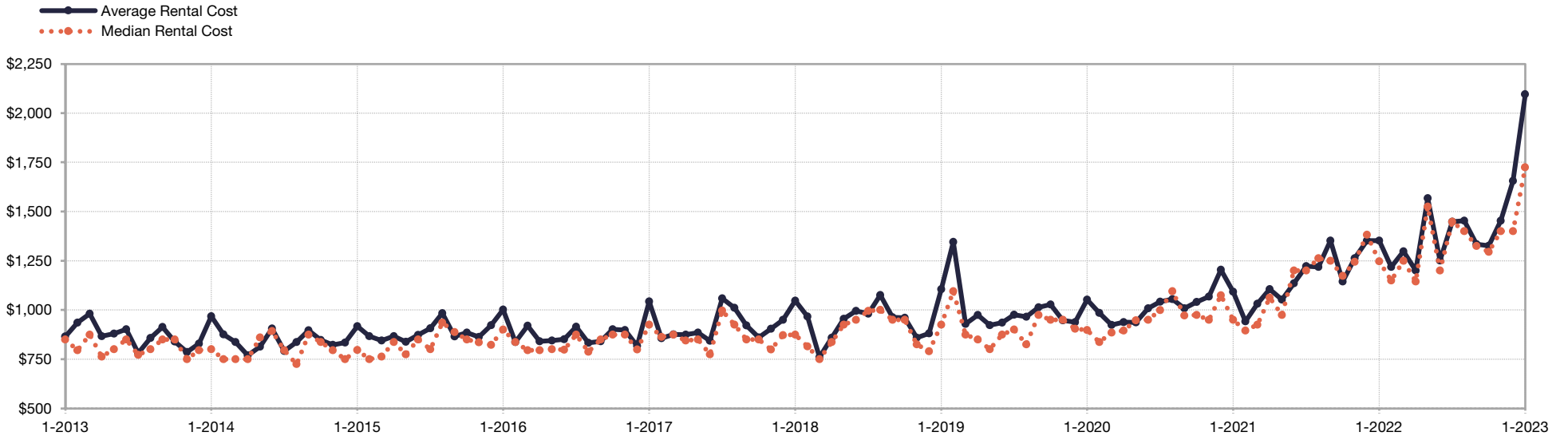
	2020	2021	2022	2023
January	\$995	\$975	\$973	\$1,125
February	\$805	\$679	\$963	--
March	\$876	\$682	\$825	--
April	\$905	\$800	\$1,041	--
May	\$939	\$760	\$992	--
June	\$728	\$1,116	\$929	--
July	\$1,036	\$936	\$954	--
August	\$789	\$947	\$765	--
September	\$856	\$667	\$1,154	--
October	\$788	\$1,141	\$1,014	--
November	\$962	\$782	\$1,058	--
December	\$938	\$688	\$1,075	--
12-Month Med*	\$888	\$921	\$980	\$1,125

Year to Date

Condominium Historical Rental Prices

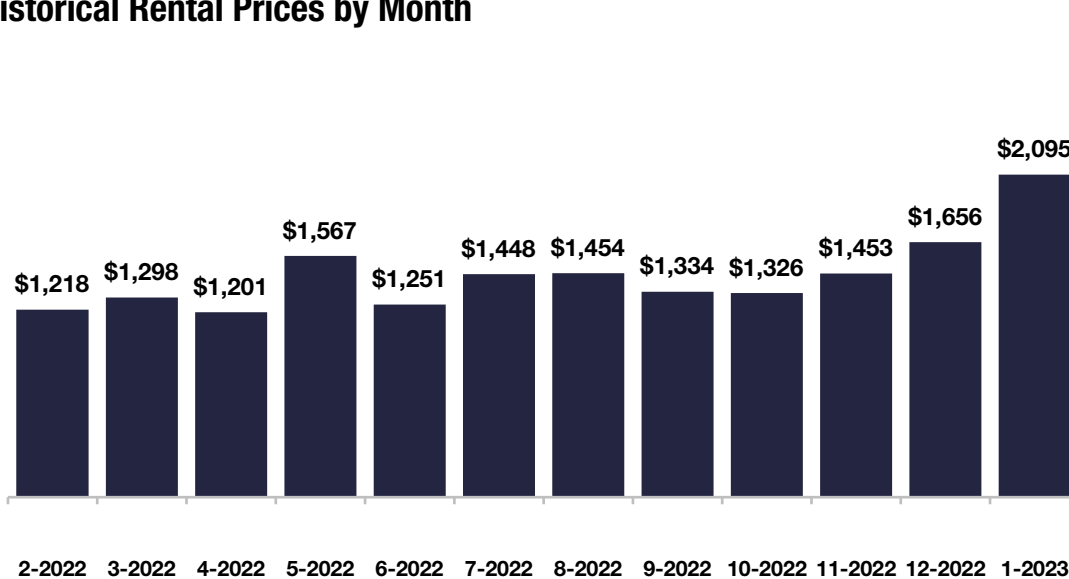
Average Rental Cost per Month

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



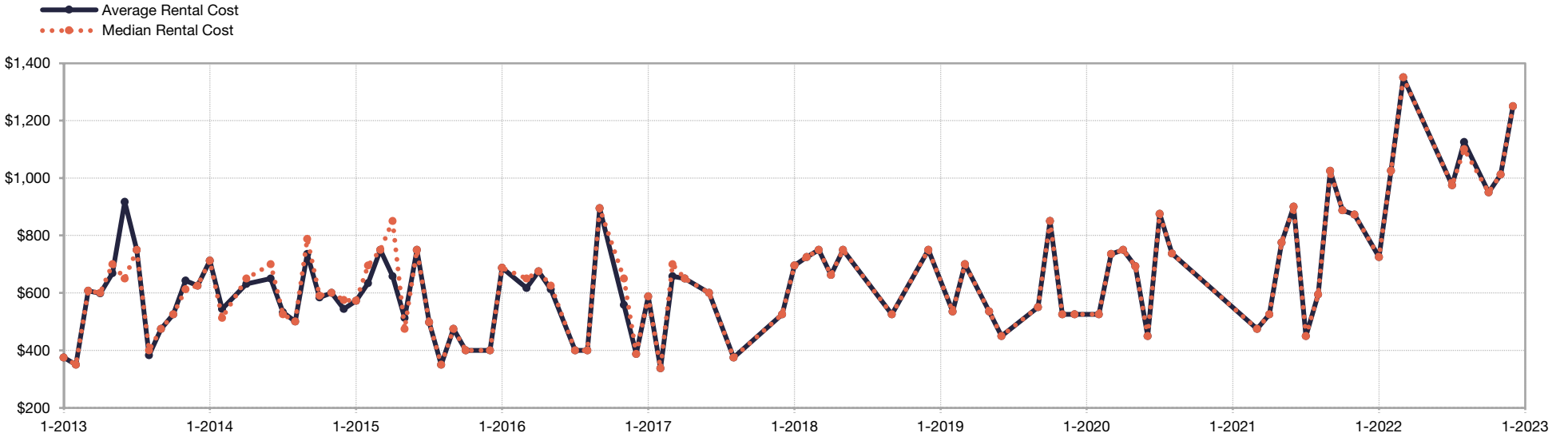
	2020	2021	2022	2023
January	\$1,052	\$1,092	\$1,352	\$2,095
February	\$985	\$943	\$1,218	--
March	\$924	\$1,031	\$1,298	--
April	\$938	\$1,106	\$1,201	--
May	\$937	\$1,053	\$1,567	--
June	\$1,008	\$1,135	\$1,251	--
July	\$1,042	\$1,223	\$1,448	--
August	\$1,055	\$1,219	\$1,454	--
September	\$1,008	\$1,353	\$1,334	--
October	\$1,040	\$1,144	\$1,326	--
November	\$1,068	\$1,262	\$1,453	--
December	\$1,204	\$1,352	\$1,656	--
12-Month Med*	\$1,029	\$1,164	\$1,407	\$2,095

Year to Date

Mobile Home Historical Rental Prices

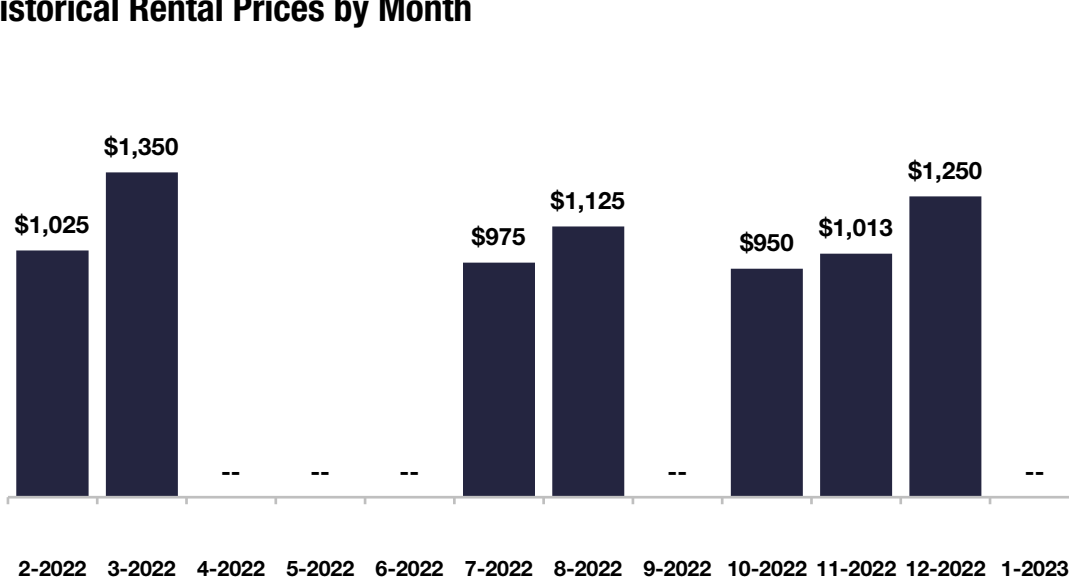
Average Rental Cost per Month

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



	2020	2021	2022	2023
January	--	--	\$725	--
February	\$525	--	\$1,025	--
March	\$735	\$475	\$1,350	--
April	\$750	\$525	--	--
May	\$693	\$775	--	--
June	\$450	\$900	--	--
July	\$875	\$450	\$975	--
August	\$738	\$595	\$1,125	--
September	--	\$1,025	--	--
October	--	\$888	\$950	--
November	--	\$873	\$1,013	--
December	--	--	\$1,250	--
12-Month Med*	\$693	\$774	\$1,033	--

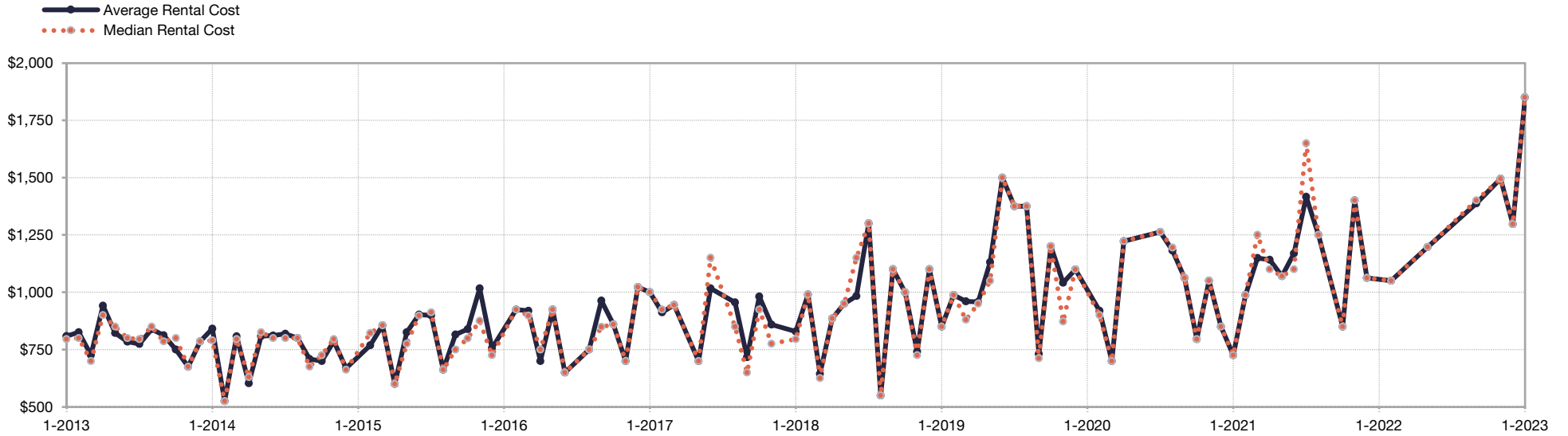
Year to Date

Manufactured Single Family Residence Historical Rental Prices



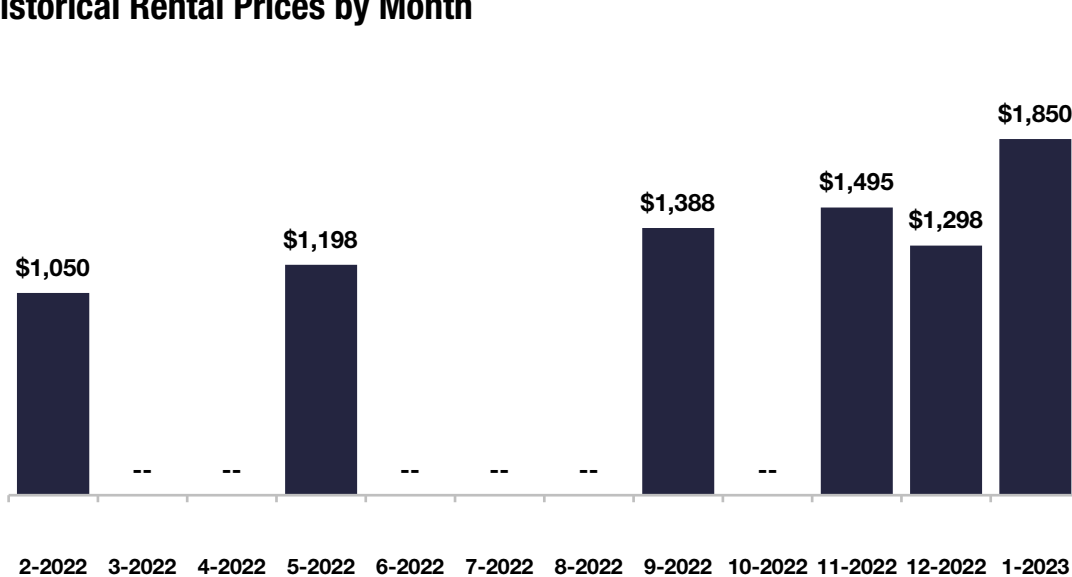
Average Rental Cost per Month

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



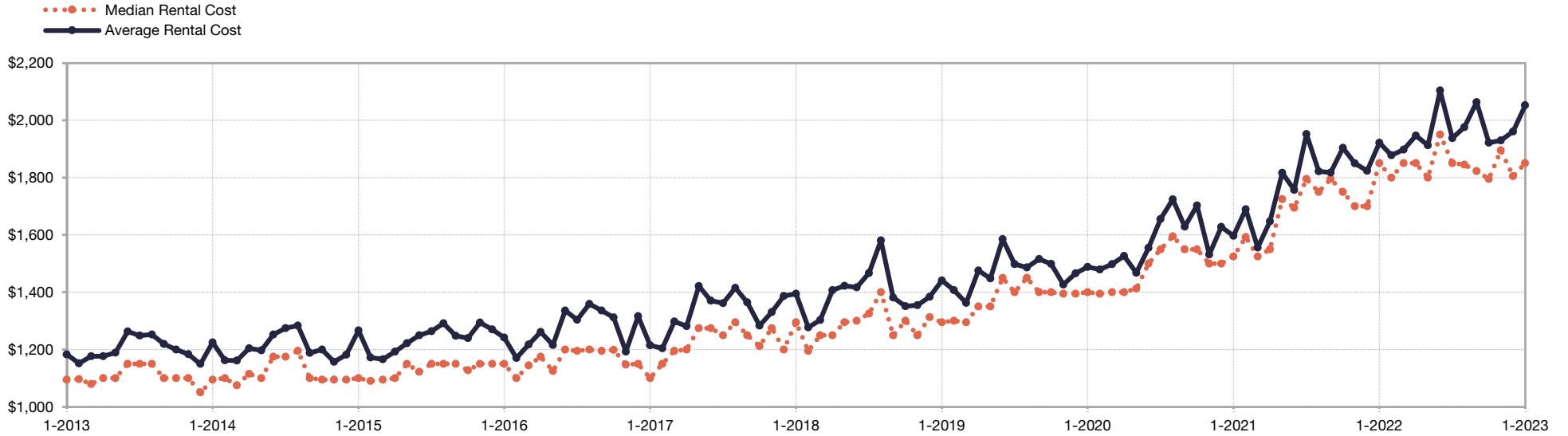
	2020	2021	2022	2023
January	--	\$725	--	\$1,850
February	\$919	\$988	\$1,050	--
March	\$700	\$1,149	--	--
April	\$1,223	\$1,142	--	--
May	--	\$1,070	\$1,198	--
June	--	\$1,169	--	--
July	\$1,263	\$1,416	--	--
August	\$1,182	\$1,250	--	--
September	\$1,063	--	\$1,388	--
October	\$795	\$850	--	--
November	\$1,050	\$1,400	\$1,495	--
December	\$850	\$1,063	\$1,298	--
12-Month Med*	\$1,035	\$1,143	\$1,285	\$1,850

Year to Date

Single Family Residence Historical Rental Prices

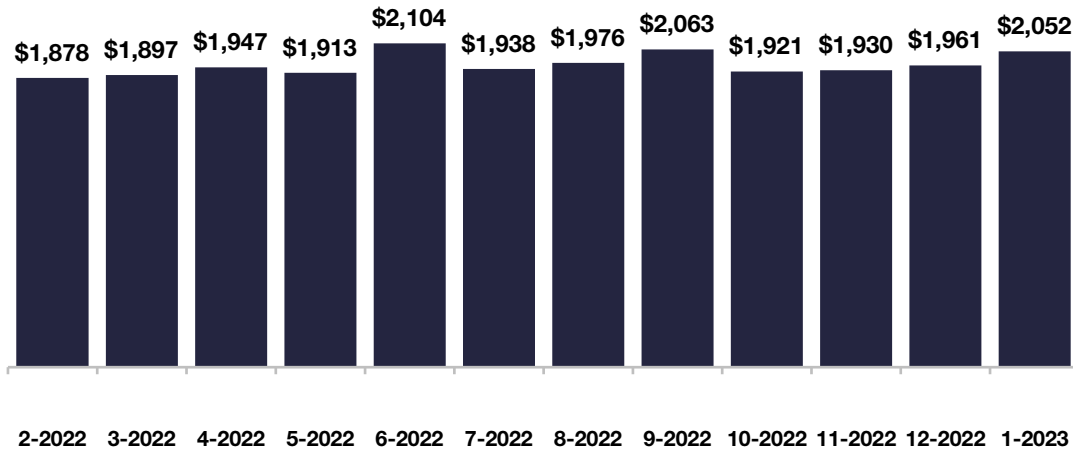
Average Rental Cost per Month

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



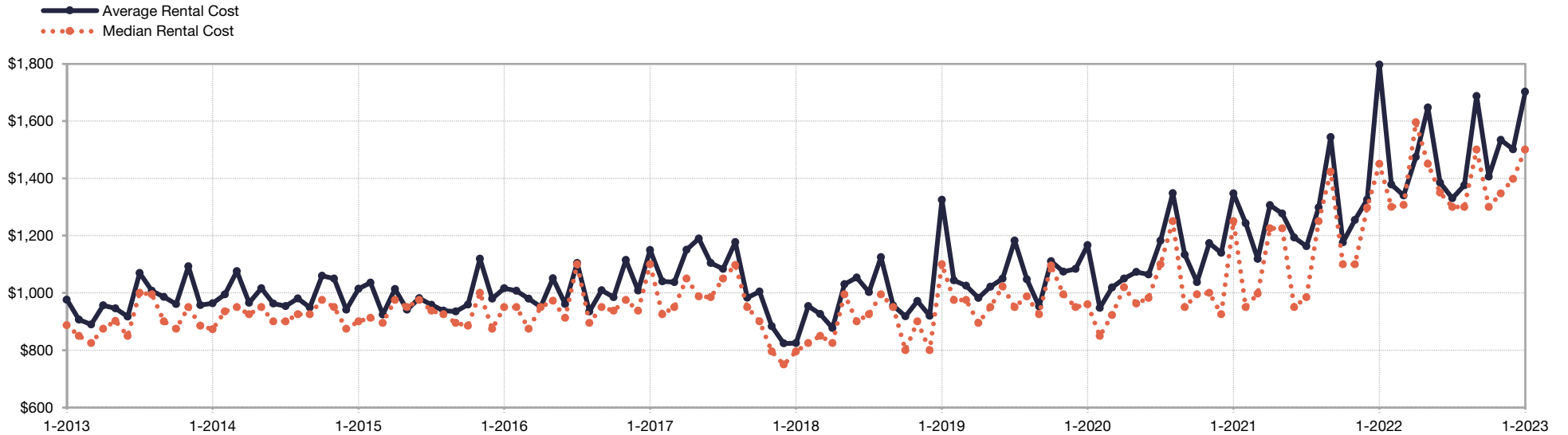
	2020	2021	2022	2023
January	\$1,489	\$1,597	\$1,921	\$2,052
February	\$1,479	\$1,689	\$1,878	--
March	\$1,498	\$1,556	\$1,897	--
April	\$1,526	\$1,647	\$1,947	--
May	\$1,468	\$1,816	\$1,913	--
June	\$1,555	\$1,757	\$2,104	--
July	\$1,656	\$1,952	\$1,938	--
August	\$1,724	\$1,822	\$1,976	--
September	\$1,629	\$1,817	\$2,063	--
October	\$1,703	\$1,904	\$1,921	--
November	\$1,532	\$1,849	\$1,930	--
December	\$1,628	\$1,824	\$1,961	--
12-Month Med*	\$1,585	\$1,766	\$1,963	\$2,052

Year to Date

Townhouse Historical Rental Prices

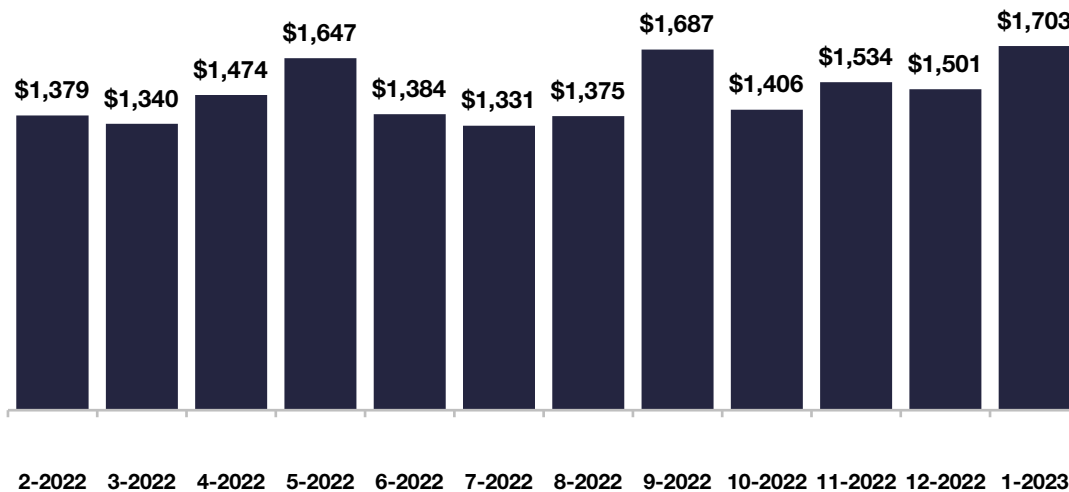
Average Rental Cost per Month

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



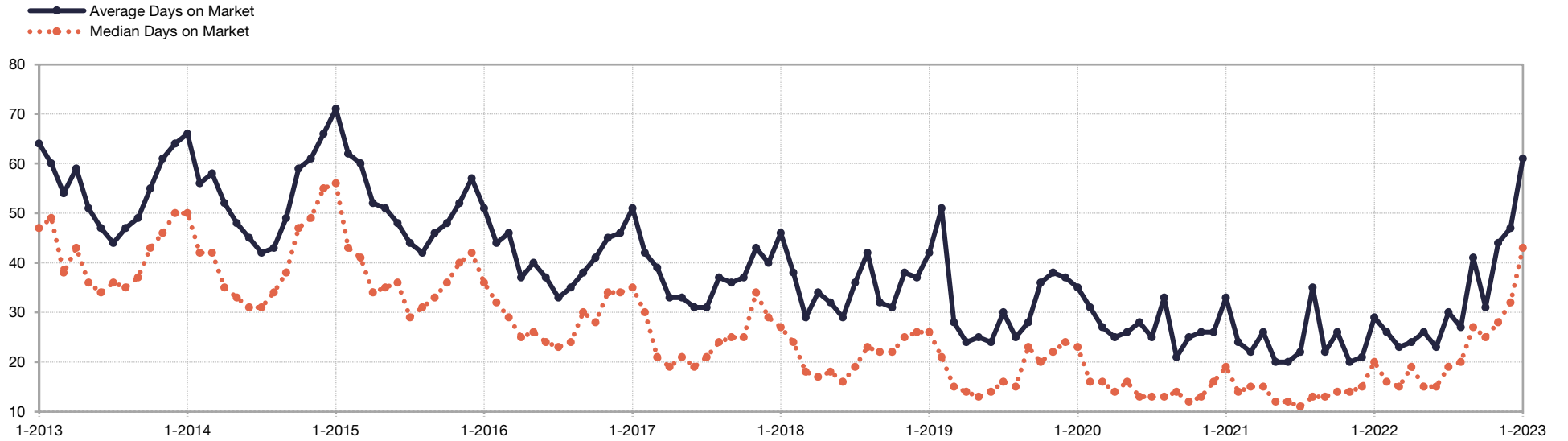
	2020	2021	2022	2023
January	\$1,166	\$1,347	\$1,796	\$1,703
February	\$947	\$1,243	\$1,379	--
March	\$1,019	\$1,118	\$1,340	--
April	\$1,050	\$1,306	\$1,474	--
May	\$1,073	\$1,276	\$1,647	--
June	\$1,064	\$1,193	\$1,384	--
July	\$1,182	\$1,163	\$1,331	--
August	\$1,348	\$1,298	\$1,375	--
September	\$1,133	\$1,544	\$1,687	--
October	\$1,038	\$1,176	\$1,406	--
November	\$1,174	\$1,255	\$1,534	--
December	\$1,140	\$1,326	\$1,501	--
12-Month Med*	\$1,113	\$1,259	\$1,473	\$1,703

Year to Date

Days on Market

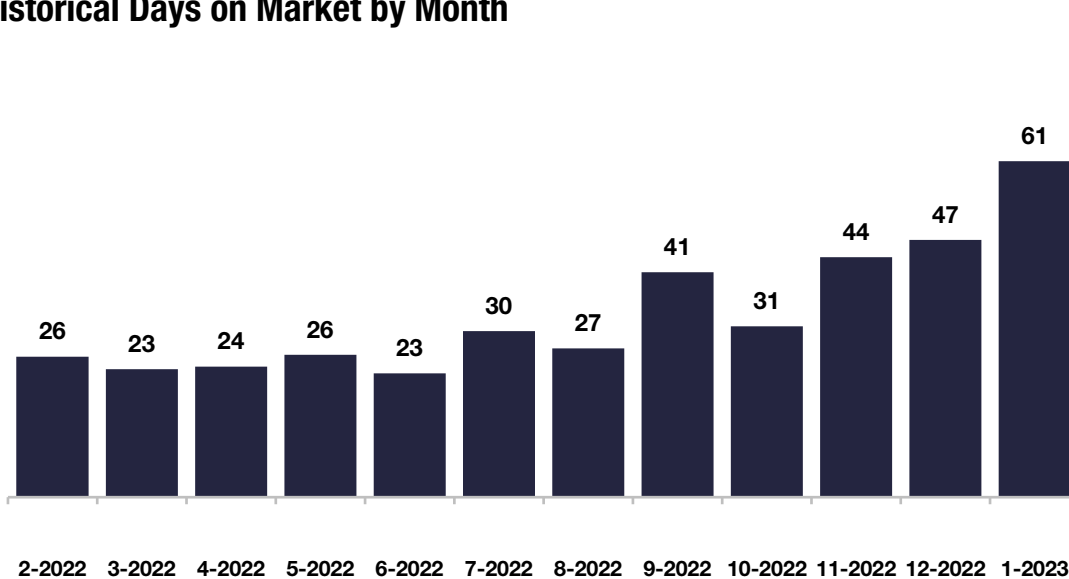
The number of days a property has been listed before a rental agreement has been signed.

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



	2020	2021	2022	2023
January	35	33	29	61
February	31	24	26	--
March	27	22	23	--
April	25	26	24	--
May	26	20	26	--
June	28	20	23	--
July	25	22	30	--
August	33	35	27	--
September	21	22	41	--
October	25	26	31	--
November	26	20	44	--
December	26	21	47	--
12-Month Avg	27	25	32	61

Year to Date

Average Rental Cost by Area - Single Family

January 2023



	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Jan-22	Jan-23	% Change	Jan-22	Jan-23	% Change	Jan-22	Jan-23	% Change	Jan-22	Jan-23	% Change
MLS of Southern Arizona	\$940	\$917	-2.5%	\$2,055	\$2,518	+22.5%	\$1,838	\$1,973	+7.3%	\$2,140	\$2,106	-1.6%
Pima County	\$940	\$917	-2.5%	\$1,894	\$2,125	+12.2%	\$1,796	\$1,938	+7.9%	\$2,140	\$2,114	-1.2%
Tucson	\$940	\$917	-2.5%	\$2,055	\$2,622	+27.6%	\$1,845	\$1,982	+7.4%	\$2,183	\$2,154	-1.3%
Tucson - Central	\$940	\$917	-2.5%	\$1,696	\$1,075	-36.6%	\$1,638	\$1,701	+3.8%	\$1,500	\$1,900	+26.7%
Tucson - East	--	--	--	--	\$1,625	--	\$1,325	\$1,788	+35.0%	\$2,075	\$1,825	-12.0%
Tucson - North	--	--	--	--	\$3,575	--	\$1,900	\$2,373	+24.9%	\$2,000	\$2,895	+44.8%
Tucson - Northeast	--	--	--	--	--	--	\$1,892	\$1,943	+2.7%	--	\$1,995	--
Tucson - Northwest	--	--	--	\$2,700	\$2,513	-6.9%	\$1,992	\$2,250	+13.0%	\$2,419	\$2,384	-1.4%
Tucson - South	--	--	--	--	--	--	--	\$1,538	--	\$1,900	\$1,766	-7.1%
Tucson - Upper Southeast	--	--	--	--	--	--	\$1,738	\$1,861	+7.1%	\$2,048	\$2,464	+20.3%
Tucson - West	--	--	--	--	\$1,650	--	\$1,886	\$1,789	-5.1%	\$2,265	\$2,040	-9.9%
85705	\$880	\$1,000	+13.6%	--	\$750	--	\$1,850	\$1,623	-12.3%	--	--	--
85710	--	--	--	--	\$1,750	--	\$1,200	\$1,625	+35.4%	\$2,200	\$2,023	-8.0%
85712	--	\$875	--	\$1,717	--	--	\$1,448	\$1,660	+14.7%	\$1,500	\$1,900	+26.7%
85716	\$1,000	--	--	\$2,100	--	--	\$1,567	--	--	--	--	--
85718	--	--	--	--	--	--	--	\$2,373	--	\$2,000	\$2,745	+37.3%
85719	--	--	--	\$1,463	\$1,400	-4.3%	\$1,813	--	--	--	--	--
85742	--	--	--	--	\$1,650	--	\$2,115	\$1,903	-10.0%	\$2,048	\$2,212	+8.0%
85745	--	--	--	--	--	--	\$1,900	\$1,600	-15.8%	--	\$1,760	--
85747	--	--	--	--	--	--	\$1,660	\$1,828	+10.1%	\$2,195	\$2,473	+12.7%
85750	--	--	--	--	\$5,600	--	--	--	--	--	\$3,195	--

Average Rental Cost by Area - Townhouse

January 2023



	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Jan-22	Jan-23	% Change	Jan-22	Jan-23	% Change	Jan-22	Jan-23	% Change	Jan-22	Jan-23	% Change
MLS of Southern Arizona	\$757	\$850	+12.3%	\$2,072	\$1,969	-5.0%	\$1,593	\$1,554	-2.5%	--	--	--
Pima County	\$757	\$850	+12.3%	\$1,543	\$1,622	+5.1%	\$1,593	\$1,554	-2.5%	--	--	--
Tucson	\$757	\$850	+12.3%	\$2,041	\$1,969	-3.6%	\$1,593	\$1,554	-2.5%	--	--	--
Tucson - Central	\$757	\$850	+12.3%	\$1,045	\$1,149	+10.0%	\$1,370	\$1,539	+12.3%	--	--	--
Tucson - East	--	--	--	\$1,450	\$1,270	-12.4%	\$1,500	\$1,661	+10.8%	--	--	--
Tucson - North	--	--	--	\$2,233	\$2,898	+29.7%	--	--	--	--	--	--
Tucson - Northeast	--	--	--	--	\$1,463	--	\$2,650	\$1,750	-34.0%	--	--	--
Tucson - Northwest	--	--	--	--	\$2,575	--	--	--	--	--	--	--
Tucson - South	--	--	--	--	--	--	\$950	\$1,050	+10.5%	--	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	\$1,100	--	--	\$1,495	\$1,550	+3.7%	--	--	--
85705	--	\$750	--	\$875	\$1,000	+14.3%	\$1,370	--	--	--	--	--
85710	--	--	--	\$1,450	\$1,270	-12.4%	\$1,500	\$1,575	+5.0%	--	--	--
85712	--	--	--	\$875	\$1,100	+25.7%	--	\$1,200	--	--	--	--
85716	\$757	--	--	\$1,250	\$1,500	+20.0%	--	\$1,498	--	--	--	--
85718	--	--	--	\$2,000	\$1,995	-0.2%	--	--	--	--	--	--
85719	--	\$900	--	\$1,350	\$1,395	+3.3%	--	\$1,598	--	--	--	--
85742	--	--	--	--	\$3,500	--	--	--	--	--	--	--
85745	--	--	--	\$1,100	--	--	--	--	--	--	--	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	\$2,350	\$3,800	+61.7%	--	--	--	--	--	--