

Monthly Rental Indicators



April 2023

Rented Units increased 26.2 percent over last year to 231 units. Active Listings increased 41.7 percent over last year to 612 units.

Rental Costs by Property Type

- Single Family Residence was up 4.1 percent over last year to \$2,027 per month.
- Townhouse was down 4.2 percent over last year to \$1,412 per month.
- Condominium increased 1.7 percent over last year to \$1,222 per month.
- Casita/Guesthouse was up 2.4 percent over last year to \$1,066 per month.
- Manufactured Single Family Residence average rental cost was \$1,700 per month, for this period.
- Mobile Home average rental cost was \$950 per month for this period.

Monthly Snapshot

+ 26.2% **+ 41.7%** **+ 8.3%**

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

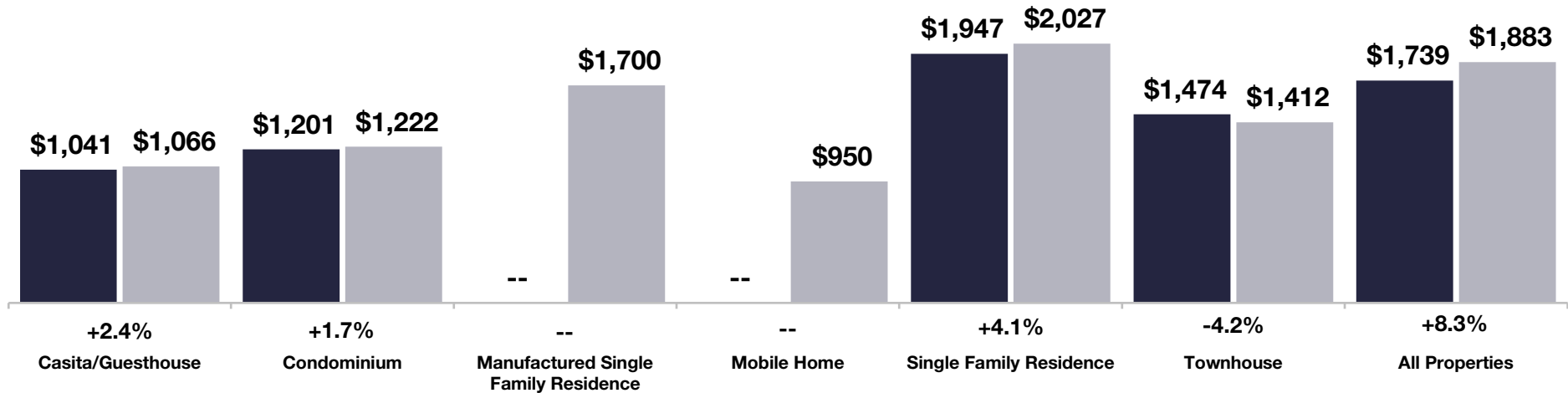
Areas	Active Listings			Rented Units		
	4-2022	4-2023	Percent Change	4-2022	4-2023	Percent Change
MLS of Southern Arizona Area	432	612	+ 41.7%	183	231	+ 26.2%
Pima County	378	554	+ 46.6%	177	216	+ 22.0%
Tucson	417	588	+ 41.0%	173	213	+ 23.1%
Tucson - Central	62	105	+ 69.4%	46	44	- 4.3%
Tucson - East	15	40	+ 166.7%	17	19	+ 11.8%
Tucson - North	140	141	+ 0.7%	24	19	- 20.8%
Tucson - Northeast	9	12	+ 33.3%	7	4	- 42.9%
Tucson - Northwest	85	109	+ 28.2%	25	34	+ 36.0%
Tucson - South	6	17	+ 183.3%	8	12	+ 50.0%
Tucson - Upper Southeast	12	30	+ 150.0%	24	25	+ 4.2%
Tucson - West	22	31	+ 40.9%	9	11	+ 22.2%
85705	4	17	+ 325.0%	10	6	- 40.0%
85710	9	20	+ 122.2%	10	8	- 20.0%
85712	13	14	+ 7.7%	4	13	+ 225.0%
85716	17	22	+ 29.4%	13	13	0.0%
85718	62	55	- 11.3%	11	7	- 36.4%
85719	21	41	+ 95.2%	14	9	- 35.7%
85742	11	22	+ 100.0%	6	8	+ 33.3%
85745	10	19	+ 90.0%	1	1	0.0%
85747	6	16	+ 166.7%	15	16	+ 6.7%

Average Rental Cost by Property Type

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

April

■ 2022 ■ 2023

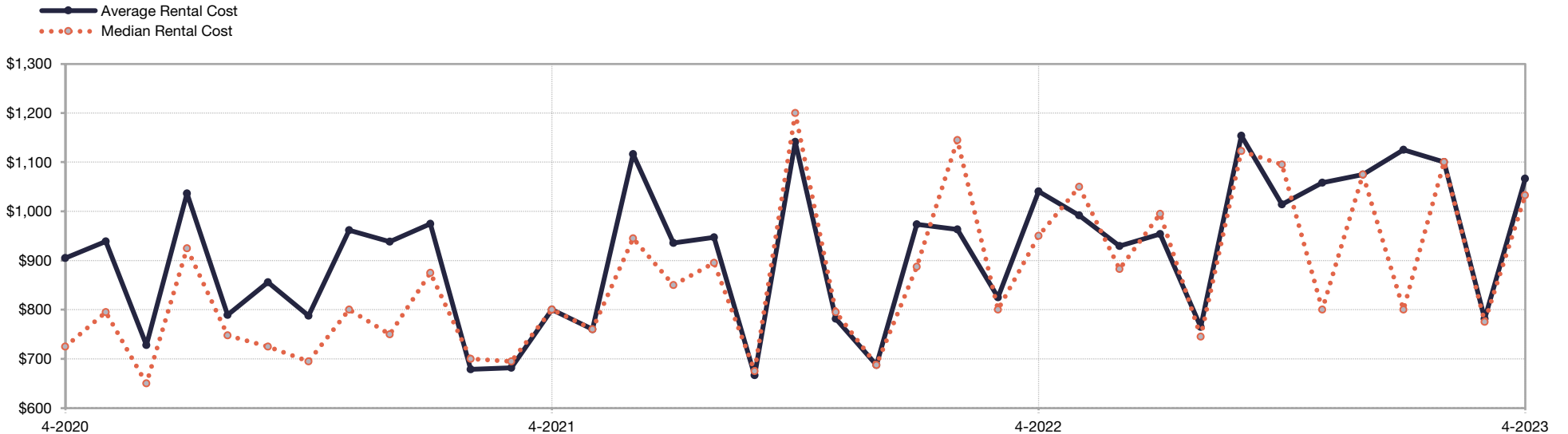


	Casita/ Guesthouse	Condominium	Manufactured Single Family Residence	Mobile Home	Single Family Residence	Townhouse	All Properties
May 2022	\$992	\$1,567	\$1,198	--	\$1,913	\$1,647	\$1,787
June 2022	\$929	\$1,251	--	--	\$2,104	\$1,384	\$1,879
July 2022	\$954	\$1,448	--	\$975	\$1,938	\$1,331	\$1,774
August 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	\$1,915	\$1,413	\$1,759
November 2022	\$1,058	\$1,453	\$1,495	\$1,013	\$1,918	\$1,534	\$1,808
December 2022	\$1,075	\$1,656	\$1,298	\$1,250	\$1,937	\$1,501	\$1,839
January 2023	\$1,125	\$2,128	\$1,850	--	\$2,016	\$1,689	\$1,973
February 2023	\$1,100	\$1,423	\$1,972	\$1,017	\$1,874	\$1,466	\$1,783
March 2023	\$781	\$1,528	\$1,713	--	\$1,916	\$1,405	\$1,784
April 2023	\$1,066	\$1,222	\$1,700	\$950	\$2,027	\$1,412	\$1,883
12-Month Average	\$986	\$1,527	\$1,597	\$1,048	\$1,967	\$1,480	\$1,835

Casita/Guesthouse Historical Rental Prices

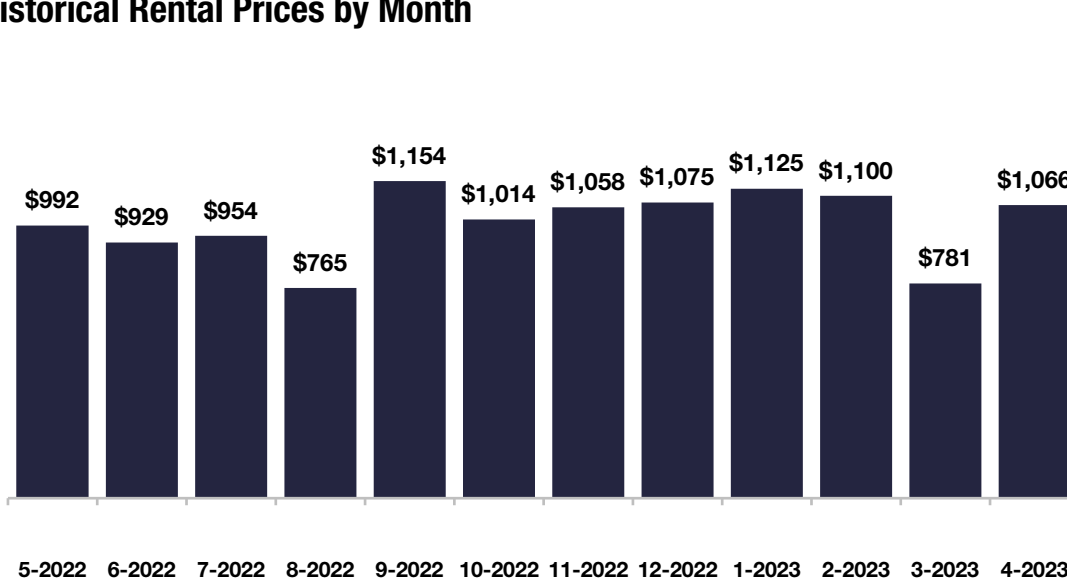
Average Rental Cost per Month

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



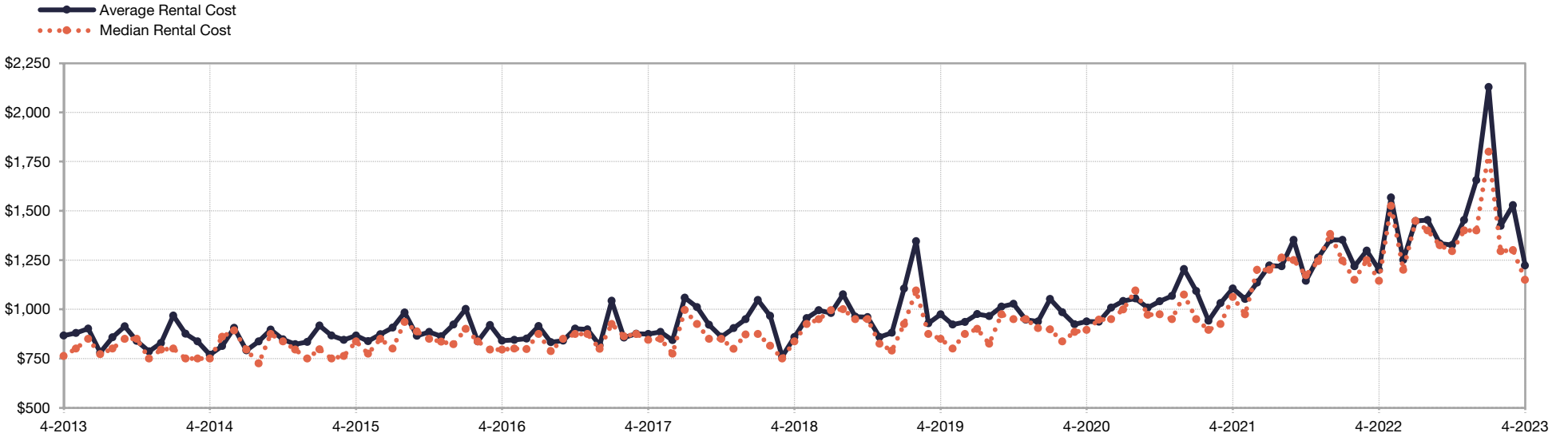
	2020	2021	2022	2023
January	\$995	\$975	\$973	\$1,125
February	\$805	\$679	\$963	\$1,100
March	\$876	\$682	\$825	\$781
April	\$905	\$800	\$1,041	\$1,066
May	\$939	\$760	\$992	--
June	\$728	\$1,116	\$929	--
July	\$1,036	\$936	\$954	--
August	\$789	\$947	\$765	--
September	\$856	\$667	\$1,154	--
October	\$788	\$1,141	\$1,014	--
November	\$962	\$782	\$1,058	--
December	\$938	\$688	\$1,075	--
12-Month Med*	\$888	\$921	\$980	\$997

Year to Date

Condominium Historical Rental Prices

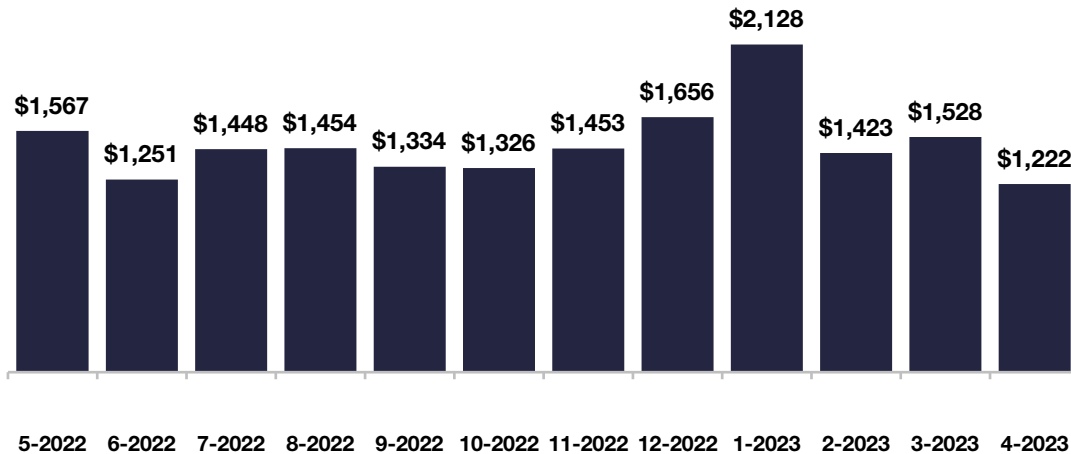
Average Rental Cost per Month

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



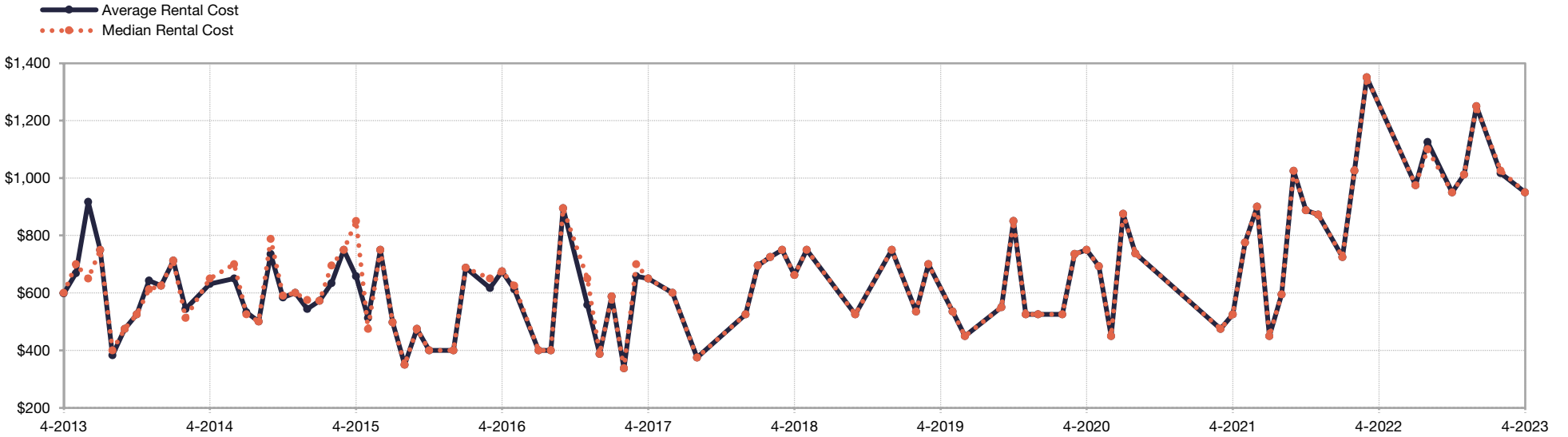
	2020	2021	2022	2023
January	\$1,052	\$1,092	\$1,352	\$2,128
February	\$985	\$943	\$1,218	\$1,423
March	\$924	\$1,031	\$1,298	\$1,528
April	\$938	\$1,106	\$1,201	\$1,222
May	\$937	\$1,053	\$1,567	--
June	\$1,008	\$1,135	\$1,251	--
July	\$1,042	\$1,223	\$1,448	--
August	\$1,055	\$1,219	\$1,454	--
September	\$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	\$1,698

Year to Date

Mobile Home Historical Rental Prices

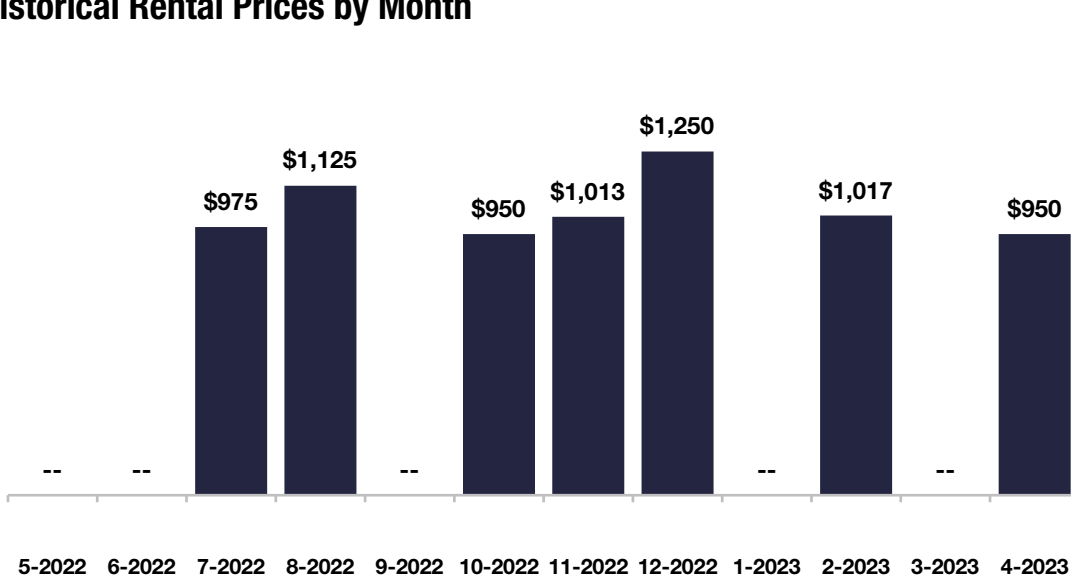
Average Rental Cost per Month

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



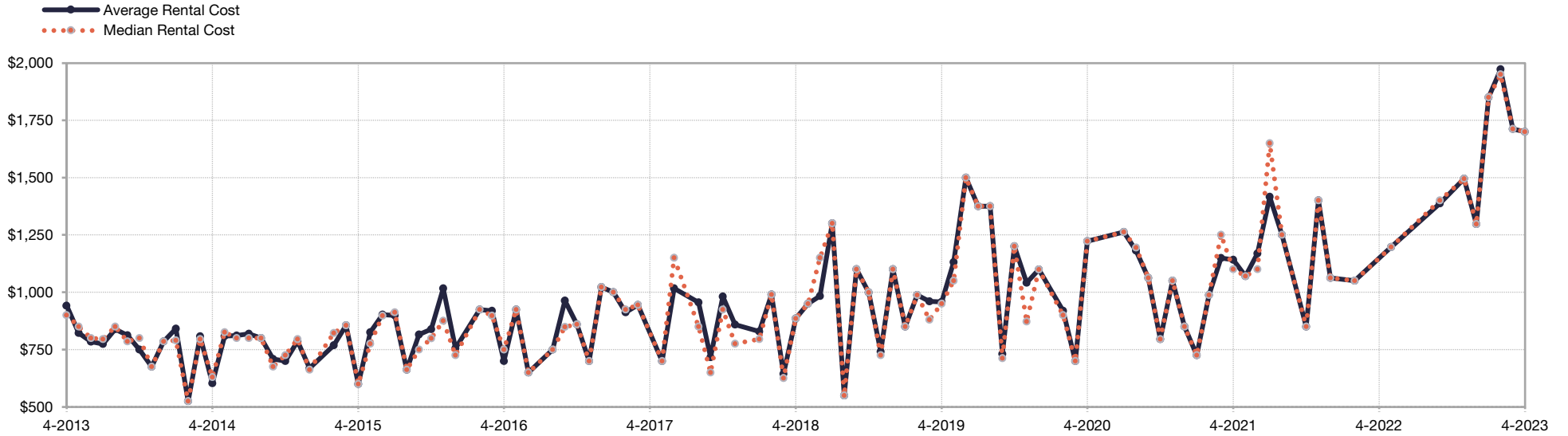
	2020	2021	2022	2023
January	--	--	\$725	--
February	\$525	--	\$1,025	\$1,017
March	\$735	\$475	\$1,350	--
April	\$750	\$525	--	\$950
May	\$693	\$775	--	--
June	\$450	\$900	--	--
July	\$875	\$450	\$975	--
August	\$738	\$595	\$1,125	--
September	--	\$1,025	--	--
October	--	\$888	\$950	--
November	--	\$873	\$1,013	--
December	--	--	\$1,250	--
12-Month Med*	\$693	\$774	\$1,033	\$1,000

Year to Date

Manufactured Single Family Residence Historical Rental Prices

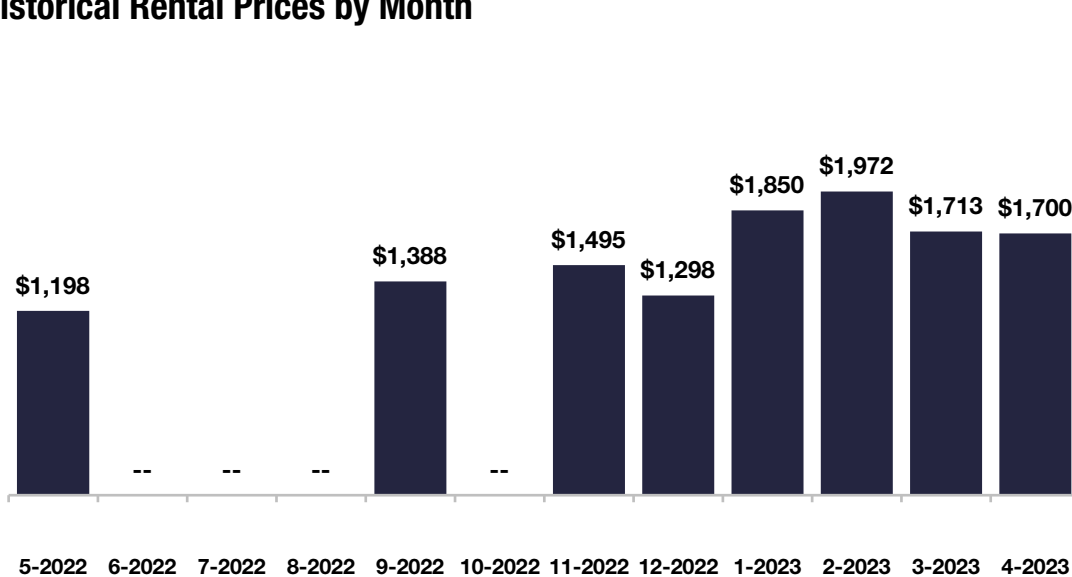
Average Rental Cost per Month

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



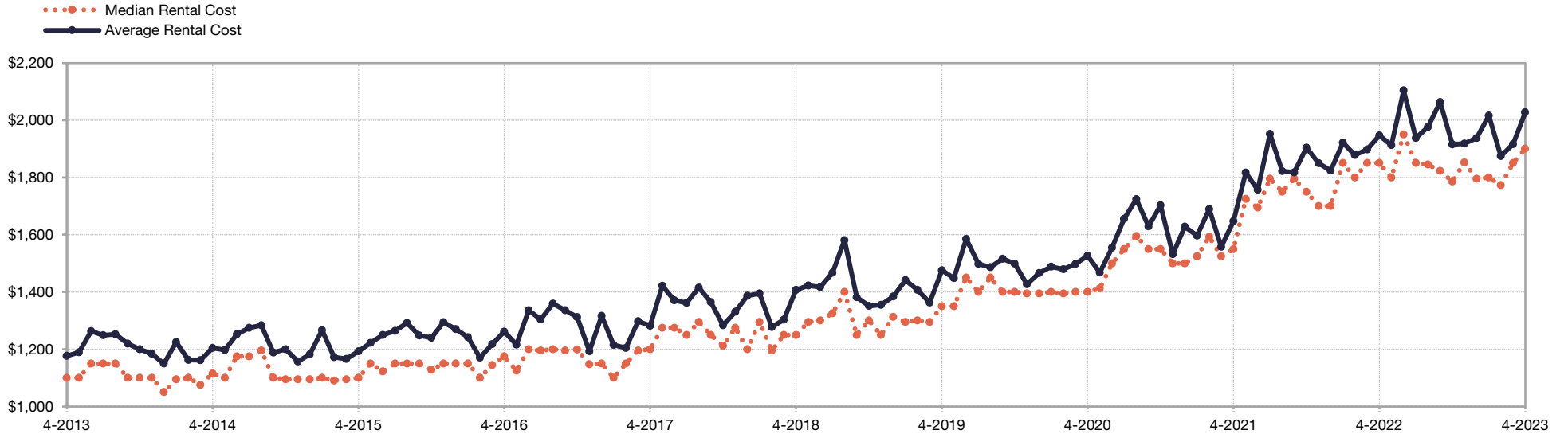
	2020	2021	2022	2023
January	--	\$725	--	\$1,850
February	\$919	\$988	\$1,050	\$1,972
March	\$700	\$1,149	--	\$1,713
April	\$1,223	\$1,142	--	\$1,700
May	--	\$1,070	\$1,198	--
June	--	\$1,169	--	--
July	\$1,263	\$1,416	--	--
August	\$1,182	\$1,250	--	--
September	\$1,063	--	\$1,388	--
October	\$795	\$850	--	--
November	\$1,050	\$1,400	\$1,495	--
December	\$850	\$1,063	\$1,298	--
12-Month Med*	\$1,035	\$1,143	\$1,285	\$1,857

Year to Date

Single Family Residence Historical Rental Prices

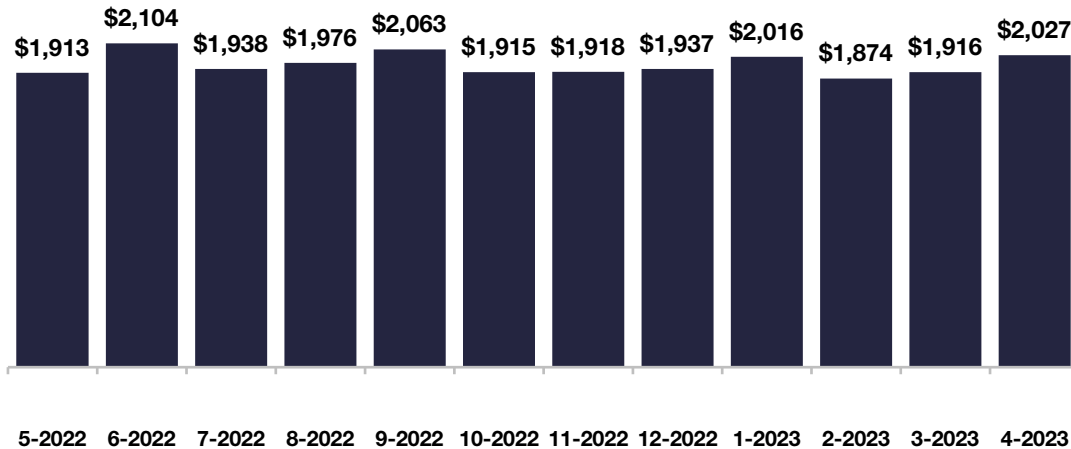
Average Rental Cost per Month

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



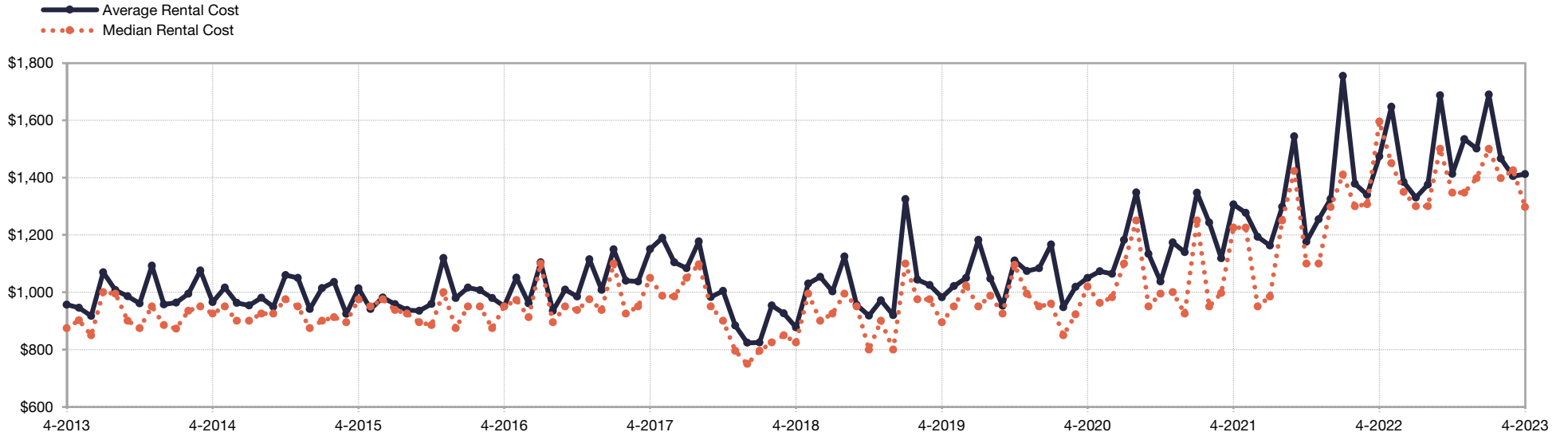
	2020	2021	2022	2023
January	\$1,489	\$1,597	\$1,921	\$2,016
February	\$1,479	\$1,689	\$1,878	\$1,874
March	\$1,498	\$1,558	\$1,897	\$1,916
April	\$1,526	\$1,647	\$1,947	\$2,027
May	\$1,468	\$1,816	\$1,913	--
June	\$1,555	\$1,757	\$2,104	--
July	\$1,656	\$1,952	\$1,938	--
August	\$1,724	\$1,822	\$1,976	--
September	\$1,629	\$1,817	\$2,063	--
October	\$1,703	\$1,904	\$1,915	--
November	\$1,532	\$1,849	\$1,918	--
December	\$1,628	\$1,824	\$1,937	--
12-Month Med*	\$1,585	\$1,766	\$1,958	\$1,958

Year to Date

Townhouse Historical Rental Prices

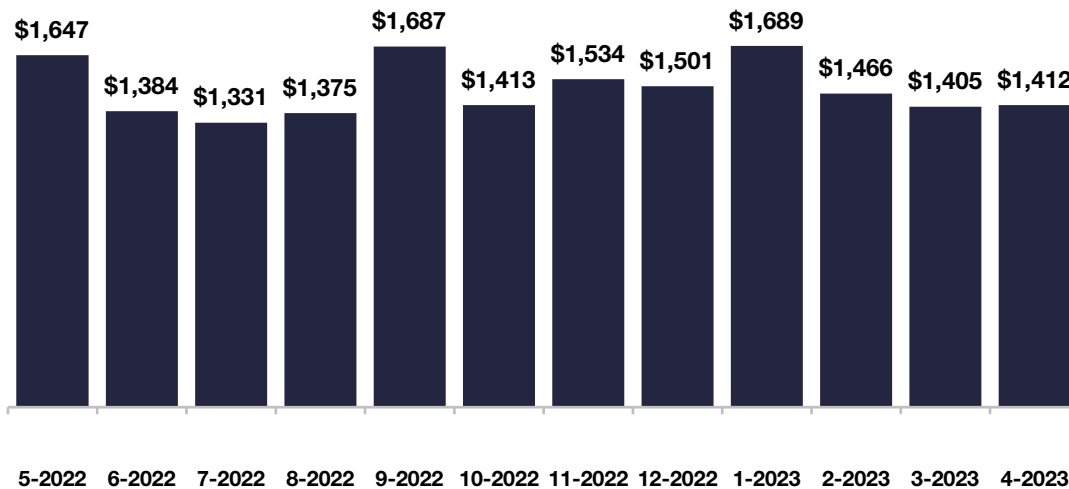
Average Rental Cost per Month

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



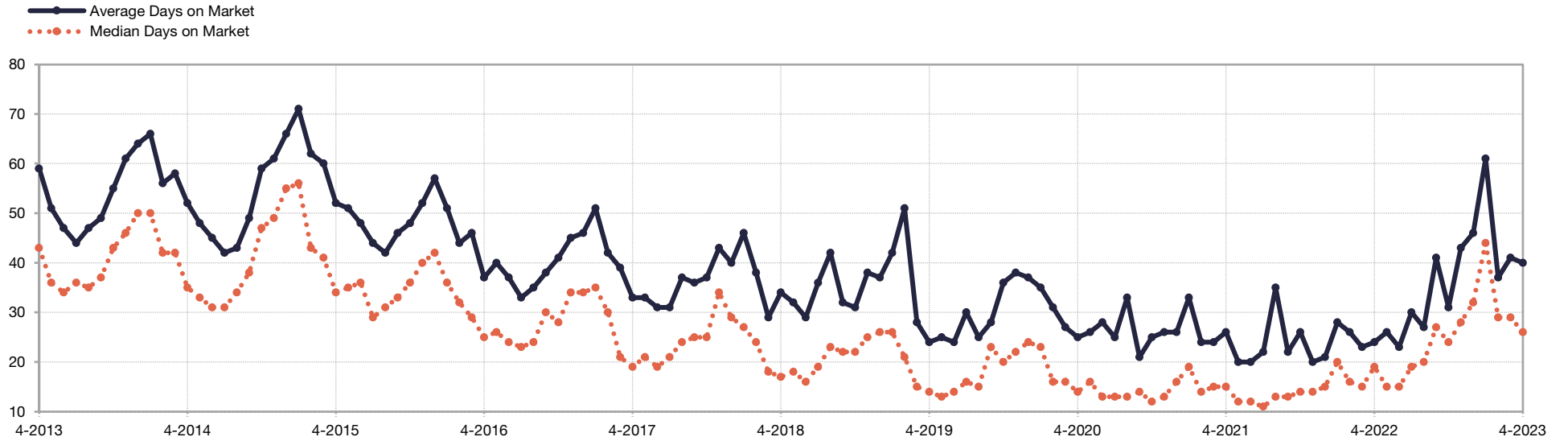
	2020	2021	2022	2023
January	\$1,166	\$1,347	\$1,755	\$1,689
February	\$947	\$1,243	\$1,379	\$1,466
March	\$1,019	\$1,118	\$1,340	\$1,405
April	\$1,050	\$1,306	\$1,474	\$1,412
May	\$1,073	\$1,276	\$1,647	--
June	\$1,064	\$1,193	\$1,384	--
July	\$1,182	\$1,163	\$1,331	--
August	\$1,348	\$1,298	\$1,375	--
September	\$1,133	\$1,544	\$1,687	--
October	\$1,038	\$1,176	\$1,413	--
November	\$1,174	\$1,255	\$1,534	--
December	\$1,140	\$1,326	\$1,501	--
12-Month Med*	\$1,113	\$1,259	\$1,471	\$1,505

Year to Date

Days on Market

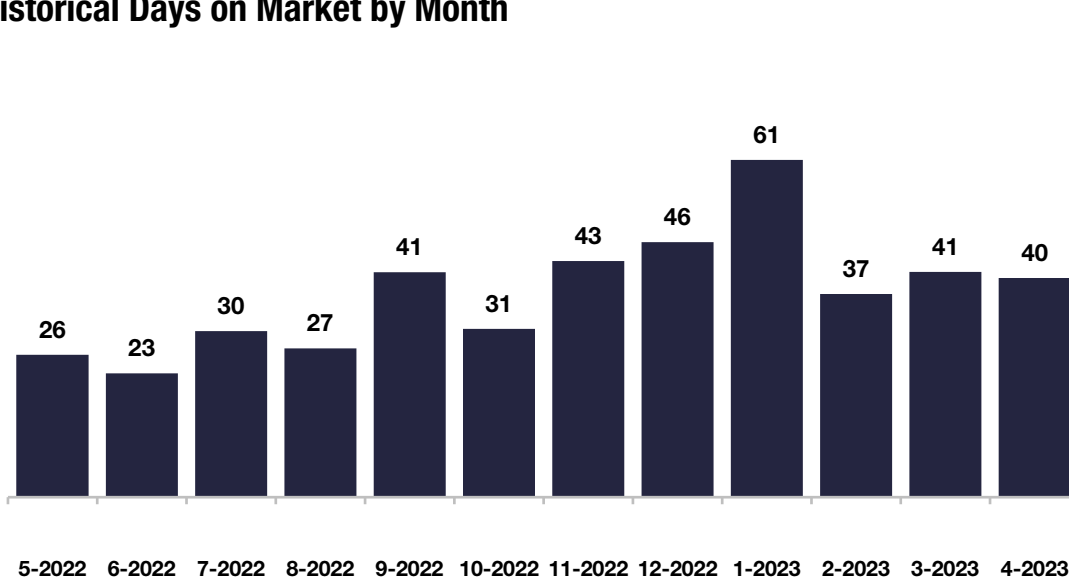
The number of days a property has been listed before a rental agreement has been signed.

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	28	61
February	31	24	26	37
March	27	24	23	41
April	25	26	24	40
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	43	--
December	26	21	46	--
12-Month Avg	27	25	32	45

Year to Date

Average Rental Cost by Area - Single Family

April 2023

	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Apr-22	Apr-23	% Change	Apr-22	Apr-23	% Change	Apr-22	Apr-23	% Change	Apr-22	Apr-23	% Change
MLS of Southern Arizona	\$898	\$1,200	+33.6%	\$1,581	\$1,548	-2.1%	\$1,849	\$1,999	+8.1%	\$2,327	\$2,306	-0.9%
Pima County	\$898	\$1,200	+33.6%	\$1,510	\$1,468	-2.8%	\$1,825	\$2,007	+10.0%	\$2,342	\$2,321	-0.9%
Tucson	\$898	\$1,200	+33.6%	\$1,586	\$1,543	-2.7%	\$1,853	\$2,002	+8.0%	\$2,348	\$2,336	-0.5%
Tucson - Central	\$898	\$1,300	+44.7%	\$1,198	\$1,174	-2.0%	\$1,796	\$2,005	+11.6%	\$2,800	\$2,398	-14.4%
Tucson - East	--	--	--	\$1,100	\$1,395	+26.8%	\$1,625	\$1,709	+5.2%	\$1,967	\$2,170	+10.3%
Tucson - North	--	--	--	--	--	--	\$1,908	\$2,483	+30.1%	\$2,873	\$2,932	+2.1%
Tucson - Northeast	--	\$1,100	--	--	\$1,395	--	\$1,945	--	--	\$4,173	\$2,745	-34.2%
Tucson - Northwest	--	--	--	\$2,195	\$2,348	+7.0%	\$2,063	\$2,296	+11.3%	\$2,214	\$2,767	+25.0%
Tucson - South	--	--	--	--	\$1,140	--	\$1,528	\$1,780	+16.5%	\$1,848	\$2,082	+12.7%
Tucson - Upper Southeast	--	--	--	\$1,690	\$1,800	+6.5%	\$1,901	\$2,020	+6.3%	\$2,164	\$2,064	-4.7%
Tucson - West	--	--	--	--	--	--	\$1,913	\$1,843	-3.7%	\$2,400	\$2,050	-14.6%
85705	\$695	--	--	\$1,045	\$1,200	+14.8%	\$2,150	--	--	--	--	--
85710	--	--	--	--	--	--	\$1,700	\$1,873	+10.1%	\$2,075	\$2,445	+17.8%
85712	--	--	--	--	\$1,200	--	--	\$1,935	--	--	\$2,800	--
85716	\$800	\$1,300	+62.5%	--	\$1,100	--	\$2,075	\$2,098	+1.1%	\$3,250	--	--
85718	--	--	--	--	--	--	\$2,300	\$2,888	+25.5%	\$3,795	\$3,398	-10.5%
85719	\$1,200	--	--	\$1,350	\$1,232	-8.8%	\$2,043	\$2,100	+2.8%	\$2,350	\$1,995	-15.1%
85742	--	--	--	--	--	--	\$1,836	\$2,210	+20.4%	\$2,275	--	--
85745	--	--	--	--	--	--	--	--	--	--	--	--
85747	--	--	--	\$1,690	\$1,800	+6.5%	\$1,844	\$1,933	+4.8%	\$2,157	\$1,893	-12.2%
85750	--	--	--	--	--	--	\$1,713	\$2,700	+57.7%	\$2,200	\$2,000	-9.1%

Average Rental Cost by Area - Townhouse

April 2023



	1 Bedroom or Fewer			2 Bedrooms			3 Bedrooms			4 Bedrooms or More		
	Apr-22	Apr-23	% Change	Apr-22	Apr-23	% Change	Apr-22	Apr-23	% Change	Apr-22	Apr-23	% Change
MLS of Southern Arizona	\$1,131	\$1,074	-5.1%	\$1,475	\$1,280	-13.2%	\$1,774	\$1,812	+2.1%	--	--	--
Pima County	\$1,131	\$1,074	-5.1%	\$1,384	\$1,219	-12.0%	\$1,774	\$1,812	+2.1%	--	--	--
Tucson	\$1,131	\$1,074	-5.1%	\$1,475	\$1,279	-13.3%	\$1,774	\$1,812	+2.1%	--	--	--
Tucson - Central	\$1,045	\$1,074	+2.8%	\$1,117	\$1,237	+10.7%	\$1,716	\$1,775	+3.4%	--	--	--
Tucson - East	--	--	--	\$1,350	\$1,250	-7.4%	--	\$1,400	--	--	--	--
Tucson - North	\$1,650	--	--	\$1,849	--	--	\$2,500	\$2,332	-6.7%	--	--	--
Tucson - Northeast	--	--	--	\$1,600	\$995	-37.8%	\$1,775	--	--	--	--	--
Tucson - Northwest	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - South	--	--	--	--	\$950	--	\$1,275	\$1,175	-7.8%	--	--	--
Tucson - Upper Southeast	--	--	--	--	--	--	--	--	--	--	--	--
Tucson - West	--	--	--	\$950	--	--	--	\$1,375	--	--	--	--
85705	\$725	\$850	+17.2%	--	\$1,050	--	\$1,795	--	--	--	--	--
85710	--	--	--	\$1,350	\$1,250	-7.4%	--	\$1,400	--	--	--	--
85712	--	--	--	\$950	\$1,259	+32.5%	\$1,695	\$1,650	-2.7%	--	--	--
85716	\$1,450	\$750	-48.3%	\$1,233	\$1,350	+9.5%	\$1,780	\$1,900	+6.7%	--	--	--
85718	\$1,650	--	--	\$1,732	--	--	--	\$2,500	--	--	--	--
85719	\$1,123	\$1,795	+59.8%	\$1,100	\$1,295	+17.7%	\$1,595	--	--	--	--	--
85742	--	--	--	--	--	--	--	--	--	--	--	--
85745	--	--	--	--	--	--	--	--	--	--	--	--
85747	--	--	--	--	--	--	--	--	--	--	--	--
85750	--	--	--	\$2,200	--	--	\$2,500	\$2,500	0.0%	--	--	--