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RENTAL HOUSING JOURNAL
INSIGHT FOR RENTAL HOUSING PROFESSIONALS
ARIZONA
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Circulated Monthly To Thousands Of Apartment Owners, Property Managers, On-Site & Maintenance Personnel

Got Bugs? Here's How to Get Rid of Them

KEEPE

Bugs are always an unwanted guest for your tenants and can create unsanitary living conditions. Because there are so many different types of bugs, bug proofing your rental property can sometimes feel like a losing battle. Here are 6 ways to bug-proof your rental property.

1. Seal doors

Examine the opening around your doors. It's common to find small cracks large enough for bugs to get in. To keep insects from crawling underneath the door, you can install a steel or aluminum threshold under the door. For even better protection, combine the threshold with a nylon door sweep. The sweep helps cover the gap between the threshold and the door bottom for even better protection against bugs.

2. Add screens

Especially during summer days, many tenants like to rely on natural ventilation from windows. Unfortunately, this is also the worst time for

See 'Got Bugs' on Page 6

Phoenix Rents Have Increased for the Past 18 Straight Months

APARTMENT LIST

Phoenix rents have increased 0.4% over the past month, and have increased moderately by 3.9% in comparison to the same time last year, according to the June report from Apartment List.

Currently, median rents in Phoenix stand at $870 for a one-bedroom apartment and $1,080 for a two-bedroom. The city's rents have been increasing for 18 straight months; the last time rents declined was in November 2017. Phoenix's year-over-year rent growth leads the state average of 3.4%, as well as the national average of 1.5%.

East Valley report

Gilbert rents increase sharply over the past month.

Gilbert rents have increased 1.5% over the past month, and are up moderately by 3.7% in comparison to the same time last year. Currently, median rents in Gilbert

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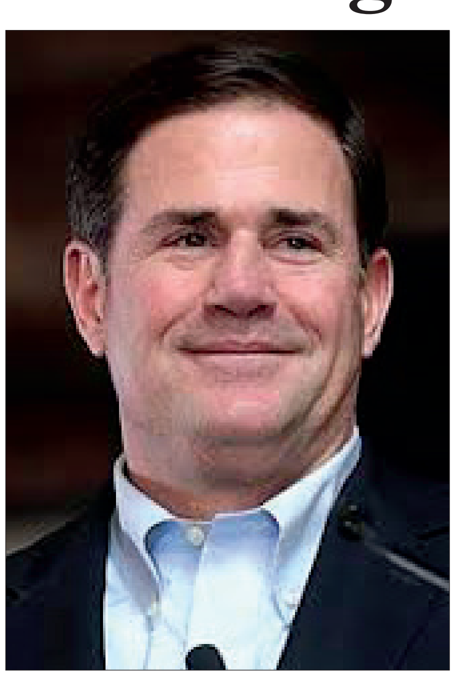
City	Median 1BR price	Median 2BR price	M/M price change	Y/Y price change
Phoenix	$870	$1,080	0.4%	3.9%
Mesa	$890	$1,110	0.6%	4.1%
Chandler	$1,140	$1,420	1%	6.4%
Glendale	$920	$1,150	0.5%	3.2%
Scottsdale	$1,070	$1,330	0.2%	3.9%
Gilbert	$1,190	$1,480	1.5%	3.7%
Tempe	$960	$1,200	0.8%	4.5%
Peoria	$1,150	$1,430	0.1%	3.4%
Surprise	$1,090	$1,360	-0.7%	1%
Avondale	$1,020	$1,260	1.3%	3.1%
Goodyear	$1,140	$1,420	0.4%	1.1%
Buckeye	$980	$1,220	0	1.5%
Apache Junction	$580	$720	-0.1%	0.9%
Fountain Hills	$1,040	$1,300	0.8%	2.2%

Bill Signed Defining Rights Involving Partial Rents, Evictions


Arizona Gov. Doug Ducey

RENTAL HOUSING JOURNAL

Gov. Doug Ducey has signed a bill clarifying the rights of landlords involving acceptance of partial rent payments while retaining eviction rights.

"The bill encourages landlords to offer affordable housing and to participate in public-housing assistance programs," Ducey wrote in a letter explaining his decision to sign the bill.

While existing Arizona law does not require landlords to accept partial payments, a court ruling last year blocked eviction once a landlord has accepted such payments from an outside party.

House Bill 2358 protects a landlord's right to evict people who breach contracts, even if tenants get help paying their rent. It also stipulates that when a landlord accepts an assistance payment on behalf of a tenant, that does not mean they are accepting partial payment of rent.

Rep. Ben Toma, R-Peoria, said in reports that the legislation restores the law to the way it had been interpreted prior to the court ruling.

Some community groups, including the anti-poverty advocacy group Wildfire, initially were concerned the bill could encourage evictions of people who receive rental assistance.

The bill was amended to specify that "housing-assistance payments" don't include payments from faith-based organizations, community-action agencies or a nonprofit entity that doesn't have a contract to provide tenant assistance.

The change led Wildfire to change its

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Sponsored Content

Case Study: A Client's First Experience with DSTs

By Betty Friant
Senior Vice President
Kay Properties & Investments, LLC

The client has invested in real estate since 1987. After experiencing difficulties in renting an industrial property she owned for the past 13 years, it was time to sell.

Having sold many properties in the past, the concept of doing a 1031 exchange was all too familiar to her. She questioned whether or not to do it this time.

In consulting her financial advisor and CPA, she was informed of the tax consequences in selling this property. In hearing this information, she inquired into the best course of action for her tax situation.

The advice was based on a simple question, "Do you want another rental property?" Emotionally, the client was tired of the responsibilities associated with being a landlord, in addition to everything involved in purchasing another rental. Logically, however, it was concluded that the best course of action was to purchase a replacement property and defer the taxes.

The search began for a replacement property, with the industrial unit settlement coming in 60 days. Within a few days, she was tired of looking through hundreds of listings provided by residential real estate agents and commercial properties that did not meet the financial criteria.

Despite these challenges, the search continued until she reached a point of frustration and considered paying the tax, rather than deal with this long process. Why invest in another property, doing the same things she had already been doing, such as rent collections, paying bills, and solving all sorts of problems?

She called her commercial broker to discuss the situation, who said the DSTs sounded like the perfect solution for her situation.

The client was then introduced by the commercial broker to Kay Properties and Investments, LLC. She was hesitant at first, not knowing how DSTs work. Taking it upon herself to read all of the educational material and asking many questions, the client studied DSTs prior to the settlement for her warehouse.

The client spent six weeks prior to her warehouse settlement, immersed in numerous PPMs and in study mode with Kay Properties. In the end, the client was grateful to Kay Properties for helping her avoid a huge tax consequence and educating her through various channels.

The client was able to successfully complete her 1031 exchange into a diversified portfolio of DSTs consisting of Class A apartments, Class B apartments, and also single tenant net lease industrial. The process from the close of the warehouse to the selected DSTs took place within a week! She was delighted to start receiving income from her DST investment because for the two and a half years prior, her relinquished property had been vacant and not producing income.

She now enjoys sharing her new acquired knowledge with other investors who are tired of property management but still love the passive income that real estate offers.

This is an example of the experience of one of our clients and may not be representative of the experience of other clients. Past performance does not guarantee or indicate the likelihood of future results. Diversification does not guarantee profits or protect against losses.

Can You Charge a 'Breaking-the-Lease Fee'?

Dear Landlord Hank: My tenant gave notice that they are ending the lease four months early. I know I can charge for expenses to rent the property again and any months it's not rented, but I manage it myself so there are not any real expenses. Only my time and energy and I have already found a new tenant so there is only a few days of missed rent. However, I would like to charge a "breaking-the-lease fee" for my time and the inconvenience. How much can I charge if the lease doesn't specifically say how much a charge would be for breaking the lease? The house is in Peoria, Arizona, and I'm thinking of just charging the security deposit as the fee. Thanks for your help! **— Mike**

Dear Landlord Mike: I'm not able to give legal advice, so please don't construe this as such.

Does your lease address default? Usually there is a paragraph devoted to this issue, since it happens frequently.

Some leases indicate that if the tenant doesn't fulfill the lease, the owner is entitled to the deposit.

Other leases indicate the deposit is for damage only and any unpaid rent, future rent, attorney fees, etc.

Sounds like you have a few days rent coming to you, for sure. I know you feel like the tenant owes you something for breaking the lease, but it sounds like you haven't really lost anything, other than a few days' rent.

If the tenant were to take you to court over the security deposit, and it comes to

light that your only real claim of loss is a few days' rent, you could potentially owe the tenant for legal fees and at least the entire deposit. (I don't know Arizona state law).

I'd consider myself very lucky to have been able to re-rent almost immediately, and give the tenant an official accounting of the few days deduction of rent from the deposit, and refund the balance by certified mail, in the time frame you have to work in.

You may want to amend your next lease to address this issue.

Dear Landlord Hank: Should tenants tell you when they go on vacation? Do you require it? Do you worry about your rentals being vacant for a couple of weeks? **— Landlord Will**

Dear Landlord Will: I let my tenants know when they move into a property, that they are responsible for the unit as if it were their own personal home. And, they have to be smart about living in the property.

They have been shown where the main water cut off is to the property. If they are going to be away for any length of time, they have been instructed to turn this off.

If you live in a cold climate and it's winter, hopefully you would have instructed them on avoiding freezing water pipes.

I let my tenants know that the air conditioner must be on in the summer time whether they are in residence or not, to avoid mold/mildew growth. That is in the lease too.

Also, make sure your home owners' insurance is up to date and fully covers your property.

I also strongly suggest tenants get "renter insurance" and it is strongly suggested in my lease, too.

I don't ask tenants to tell me they are going on vacation and I don't worry about it. I've never had a problem related to this situation.

If you feel uneasy about your current tenants, talk to them and tell they you'd like to know if they are leaving for vacation so you can keep an eye on "their place" to make sure all is well in their absence.

Dear Landlord Hank: With the current water restriction in Los Angeles how do I motivate my tenants to conserve water when I'm paying the bill? **— Landlady Lynn**

Dear Landlady Lynn: You can't use economics to have tenants conserve since your wallet will be the one suffering from high water usage.

I'm assuming you have one water meter that handles every unit at your property?

What I've done at my properties where I have only one water meter for many units is to determine the highest bill, divide by the number of units and all NEW tenants are now going to be paying for the water.

You can't change your current rental agreement but you could talk to tenants and make sure they are aware of the water crisis, also make sure you have no leaks anywhere.

You could also install conserving shower heads and toilets.

Make sure all new tenants, per your lease, know they are paying for water based upon consumption if you think the rate is likely to increase.

About Landlord Hank: "I started in real estate as a child watching my father take care of our family rentals- maintenance, tenant relations, etc. in small town Ohio. As I grew, I was occasionally Dad's assistant. In the mid-90s I decided to get into the rental business on my own, as a side-line. In 2001, I retired from my profession and only managed my own investments, for the next 10 years. Six years ago, my sister, working as a rental agent/property manager in Sarasota, Florida convinced me to try the Florida lifestyle. I gave it a try and never looked back. A few years ago, we started our own real estate brokerage. We focus on property management and leasing. I continue to manage my real estate portfolio here in Florida and Atlanta. Visit Hank's website: https://rentsrq.com

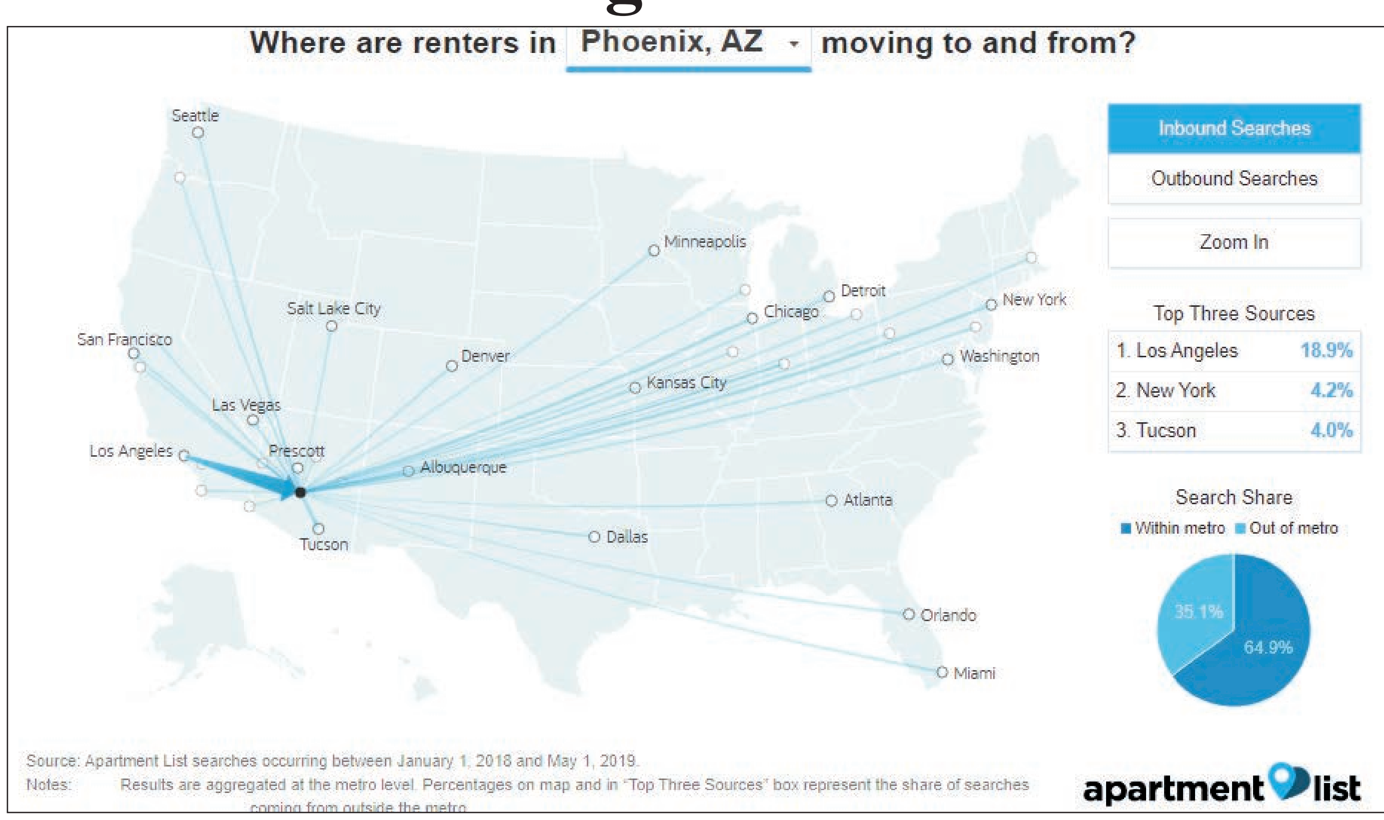
25% of Phoenix Renters Looking to Move Elsewhere

Rental Housing Journal

According to a new report published by Apartment List, 35.1% of those looking for a place to live in Phoenix are searching from outside the metro, while 24.8% of apartment hunters currently living in Phoenix are looking to move elsewhere.

Phoenix is an example of a rapidly growing metro that has managed to retain its affordability. Those looking to leave more expensive areas on the West Coast have found Phoenix to be a lucrative destination. However, according to the data, inbound searches to Phoenix are dominated by one specific metro: Los Angeles.

Renters looking to move to the Phoenix metro from elsewhere are most likely to be searching from Los Angeles, CA (18.9%), New York, NY (4.2%), or Tucson, AZ (4.0%). Phoenix is the most popular outbound search location for those looking to leave the L.A. metro. Users currently living in the Southern California metro comprise 18.9% of inbound searches coming to Phoenix from outside the metro. It seems that L.A. residents who are feeling the affordability



rates declining would rather relocate to Phoenix than super-commute from Riverside, a metro that is bordering Los Angeles.

Among renters looking to move away from the Phoenix metro, the most popular destinations are Los Angeles, CA (33.9%), Tucson, AZ (12.0%), or San Diego, CA (8.9%).

Come Join AZREIA in Webinar Meeting on July 8

Just because it is July, it is hot and many people have left Arizona to escape the heat, doesn't mean AZREIA isn't going to have a meeting and exchange valuable information.

It means they are just going to do it differently. By differently, that means virtually, with a webinar.

While this month's meeting is online, it will be full of information and networking options.

In this virtual meeting webinar, AZREIA is combining the best components of its Phoenix and Tucson meetings, as well as the Phoenix Real Estate Club.

AZREIA
ARIZONA REAL ESTATE INVESTORS ASSOCIATION

Go to www.azreia.org to register. Everyone will need to register by 4 p.m. on Monday July 8 to receive the link to the webinar.

The complete Market Update will be delivered on the webinar just as it is every month, including a section on Tucson.

It is the main feature of this month's meeting and will comprise the majority of the meeting time. You will see all the trends and current events information.

You will hear Alan Langston's analysis of what it all means to you as a real estate investor. It will be exactly the same as if you are in the Celebrity Theatre or TAR. This is must-know information for the serious real estate investor and AZREIA is making sure you get it in a timely manner.

Regular meetings resume in Phoenix on Monday Aug. 12, 2019, and Tuesday Aug. 13, 2019 in Tucson.

Got Bugs? Here's How to Get Rid of Them

Continued from Page 1

mosquitos, fleas and other insects to come into your home. By installing screens on all windows and doors, your tenants can keep the ventilation of fresh air while also protecting against pests. Screens are important to keep bugs out when tenants want fresh air.

3. Repair cracks

Because bugs are small, they are able to enter from cracks that may be nearly invisible to the rental property owner and tenants. Start by examining the exterior for any damaged, loose, missing, or rotting sections. You could be surprised by the number of openings you find. To keep the bugs out of these cracks, use mortar or cement to patch foundations, replace damaged bricks and remove rotting wood.

If there are any areas susceptible to termites, you may add cement backer board to reinforce the area and prevent termite damage. Caulk is also amazing at repairing small cracks around the exterior of your rental. Use caulk around window frames and roofs to really seal openings.

4. Store trash properly

As many know, bugs are attracted to trash and debris. Trash can be a gourmet meal to cockroaches and fruit flies. You need to be sure your tenants are involved in keeping the rental clean and being aware of how trash can attract bugs. Ask your tenants to keep all food trash in the kitchen, instead of throughout the house. This will minimize the areas bugs will most likely go. Additionally, put a lid on the trash and empty it once a day.

5. Dry up damp areas

Bugs don't only seek food, like trash, but also water. There are many types of insects that prefer living in damp spaces. To prevent this, fix and replace any leaky faucets, drains or pipes. Inspect your air conditioner, washing machine and dryer to make sure they are all working properly. You may also need to check the attic to make sure there are no leaks. If there are areas that feel damp, try using a dehumidifier.

6. Kill the bugs you see

You may see some bugs around your rental even after bug-proofing, so kill them immediately. If your tenants have killed bugs, ask them to provide a photo of what they found so you can act. Of course there are many insect control products on the market, but to give yourself and your tenants peace of mind you may want to call an exterminator to take care of this problem.

Keepe is an on-demand maintenance solution for property managers and independent landlords. The company makes a network of hundreds of independent contractors and handymen available for maintenance projects. Keepe is available in Greater Seattle, Greater Phoenix, San Francisco Bay, Portland, San Diego and is coming soon to an area near you. Learn more at https://www.keepe.com.

Bill Signed Defining Rights on Partial Rents, Evictions

Continued from Page 1

position on the bill to neutral.

"We don't think this bill is helpful," Cynthia Zwick, executive director of Wildfire, formerly known as the Community Action Association, told the *Arizona Republic*. "We wanted to acknowledge some changes we thought were important that were included. That is why we went to a neutral position."

She said the group wanted to ensure landlords could not accept crisis assistance from nonprofit groups, then turn around and evict the tenants.

In a signing letter, Ducey said the bill was "important for preserving affordable housing options.

"According to national studies, Arizona's current supply of affordable housing can only meet about one-third of the population's needs," he wrote. "The bill encourages landlords to offer affordable housing and to participate in public-housing assistance programs."

Some key points in the bill:

• A landlord is not required to accept a partial payment of rent or other charges. A landlord accepting a partial payment of rent or other charges retains the right to proceed against a tenant only if the tenant agrees in a contemporaneous writing to the terms and conditions of the partial payment with regard to continuation of the tenancy. The written agreement shall contain a date on which the balance of the rent is due.

• The landlord may proceed as provided … against a tenant in breach of this agreement or any other breach of the original rental agreement. If the landlord has provided the tenant with a notice of failure to pay rent as specified in section 33-1368, subsection B prior to BEFORE the completion of the agreement for partial payment, no additional notice under section 33-1368, subsection B is required in case of a breach of the partial payment agreement.

• A landlord's acceptance of a housing-assistance payment does not constitute an acceptance of a partial payment of rent or a waiver of a landlord's right to termination of the rental agreement for any breach by the tenant.

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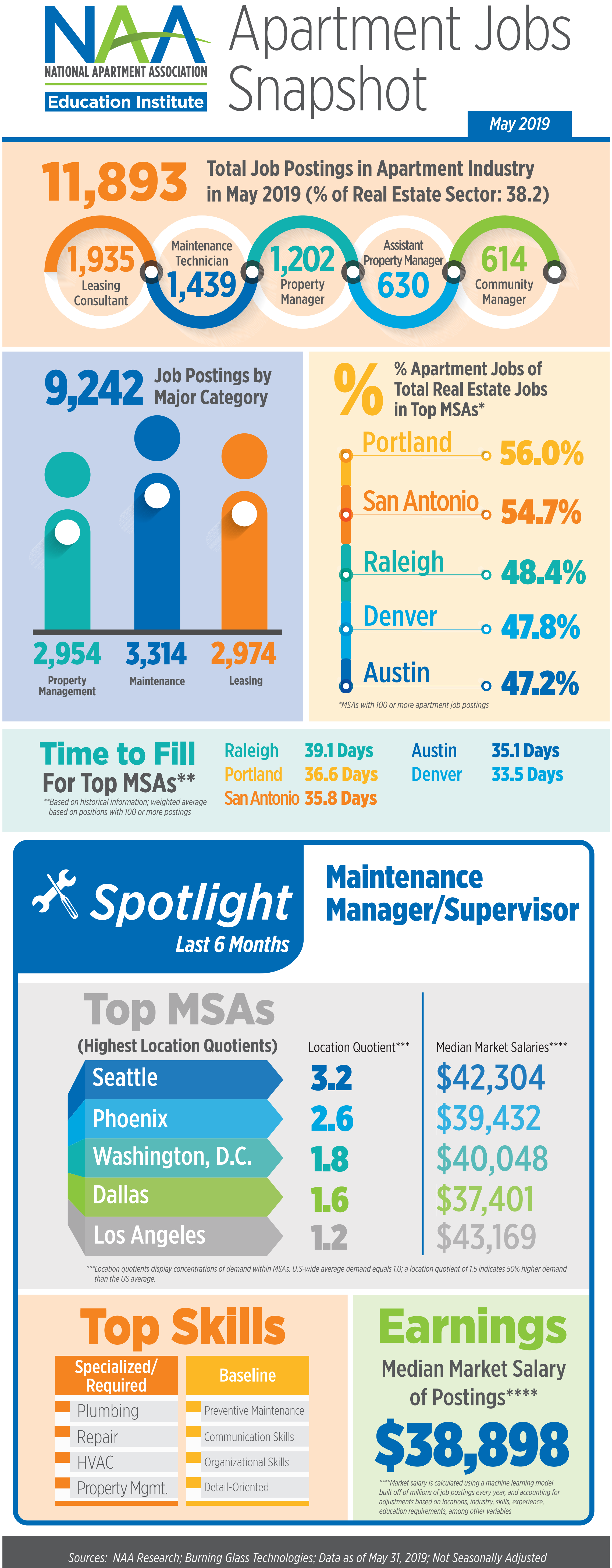


Denver Exhibits One of Highest Concentrations of Apartment Job Postings

National Apartment Association

Denver apartment job openings represented 47 percent of all real estate listings in its metro area in May, according to the latest jobs report from the National Apartment Association.

Only Portland, with 56 percent of its metro area's openings, and San Antonio, with 54 percent, had more than Denver's 47 percent.

Leasing season has officially begun, and property management companies are preparing for an increase in traffic, new leases, and apartment turnovers, the report says.

In May's edition of NAAEI's Apartment Jobs Snapshot, the number of available positions in the apartment industry amounted to more than 11,000 job openings, with the highest concentration of job postings in Portland, San Antonio, Raleigh, Denver, and Austin.

This month's spotlight highlights maintenance managers and supervisors.

Maintenance apartment job openings in high demand in Seattle

The demand for maintenance positions was more than three times the U.S average in Seattle, where the median market salary for maintenance manager or supervisor is $42,304.

The top specialized skills employers are looking for included plumbing, repair, HVAC, and property management skills. They also are seeking candidates with strong budgeting skills, staff management skills, and experience with property management software.

National Apartment Association jobs report background

The NAA jobs report focuses on jobs that are being advertised in the apartment industry as being available, according to Paula Munger, Director, Industry Research and Analysis, for the National Apartment Association's Education Institute.

"Our education institute is a credentialing body for the apartment industry. They hear often that one of the biggest problems keeping our industry leaders up at night is the difficulty in finding talent, attracting talent and retaining talent," Munger said. "Labor-market issues are happening in a lot of industries, certainly with the tight labor market we have."

NAA partnered with Burning Glass Technologies.

"They have a labor-job posting database that is proprietary," she said, and they can "layer on data from the Bureau of Labor Statistics (BLS). We looked at that and thought we could do something that is really going to help the industry and help benchmark job titles and trends as we go forward," Munger said.

2019 Shaping Up as a Weaker Multifamily Year

Yardi Matrix

The average U.S. multifamily rent has risen $14 over the last three months, which is a decent performance but far short of the levels of recent years, according to the May report from Yardi Matrix.

"Year-to-date through May, rents were up 1.2%—again, good but not up to the recent past. In fact, over the last six years, only in 2017 (1.7%) did rent growth fail to reach 2.0% year-to-date through May," the report says.

Multifamily rents grow slowly

• U.S. multifamily rents increased by $5 in May to $1,442. Because rents increased less than they did in the same month in 2018, year-over-year growth fell 50 basis points from April to 2.5%.

• Although rent gains are in line with the long-term average, 2019 is shaping up to be weaker than the last few, much more robust, years. Year-over-year rent growth has dropped 80 basis points over two months and 110 basis points over three months.

• Las Vegas is second at 6.6%, followed by Sacramento (4.1%) and Atlanta (3.9%).

2019 could be shaping up to be a weak year

"This is notable because the bulk of rent growth tends to occur in the first half of the year. If the past is any guide, 2019 would be hard-pressed to continue the bullish outcomes of the last six years if things don't improve quickly," the report says.

Year-over-year rent growth tops in Phoenix and Las Vegas

Demand in the desert continues to show up in the year-over-year numbers, according to the report.

• Rents increased 2.5% year-over-year in May, down 50 basis points from April and 80 basis points from March. The year-to-date increase of 1.2% is the slowest rate of growth since 2011.

• The Renter by Necessity category (3.0%) continues to grow at a faster rate than the Lifestyle category (1.7%). Only eight metros top the 2.5% overall national average in Lifestyle rents, but 22 metros top 2.5% growth in RBN rents.

• The metros are No. 1 and No. 2 in both Lifestyle and RBN rent growth, and both have increased occupancy rates of stabilized properties by 20 basis points over the past year (Las Vegas to 95.0% and Phoenix to 95.5%) despite adding a significant amount of new supply.

Meanwhile, Houston (0.4%) and Seattle (0.8%) have the weakest growth.

"The National Association of Business Economists released a survey that found a growing number of prognosticators increasing the odds that a recession will start in 2020," the report says.

"Even though a recession in the near term remains a minority opinion, however, the downside risks are growing.

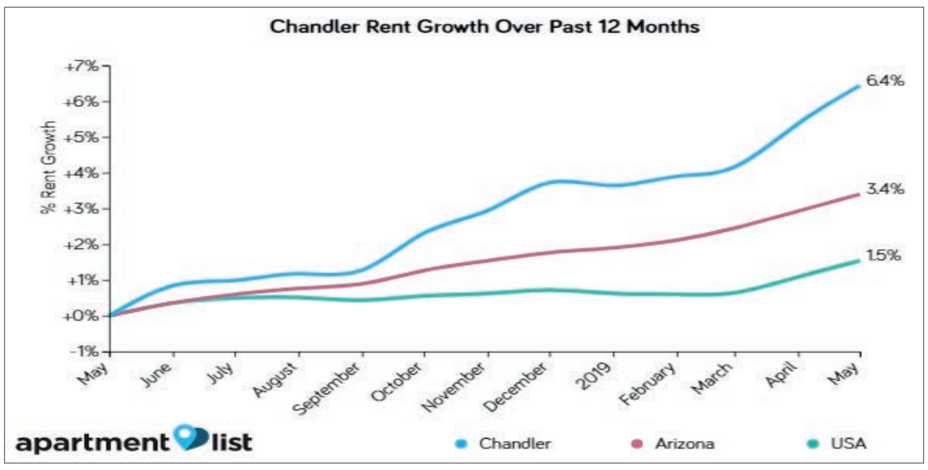
"The biggest reason cited is trade uncertainty, with 88% of economists surveyed downgrading growth forecasts because of President Trump's policies on trade, which include tariffs on imports from China and Mexico.

"The other top reasons cited for the weaker growth outlook are stock market volatility and slowing global growth," Yardi Matrix says in the report.

Phoenix Rents Increase 18 Months Straight

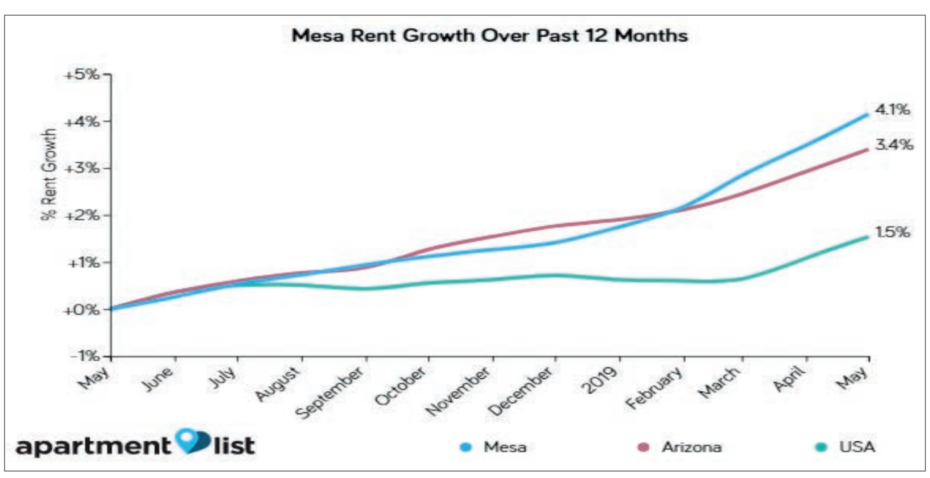
Continued from Page 1

stand at $1,190 for a one-bedroom apartment and $1,480 for a two-bedroom. This is the second straight month the city has seen rent increases after a decline in March. Gilbert's year-over-year rent growth leads the state average of 3.4%, as well as the national average of 1.5%.



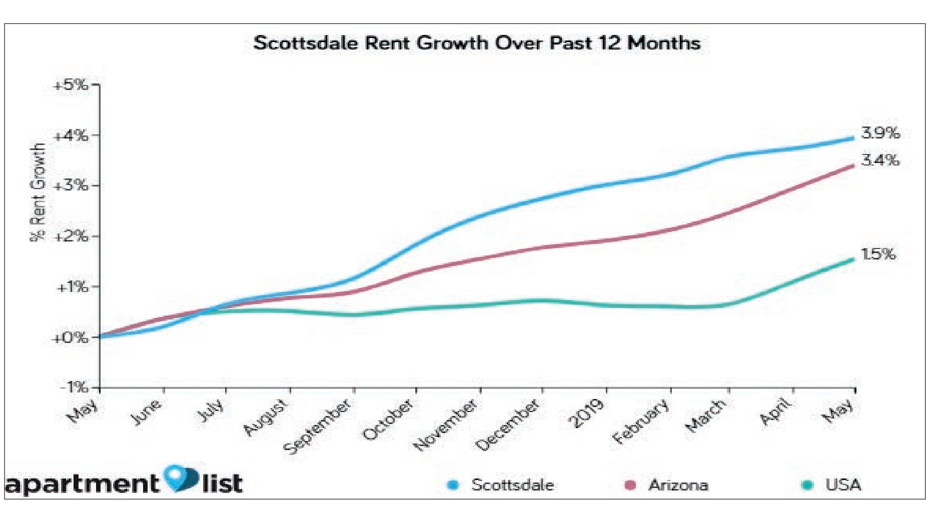
Chandler rents also increased over the past month

Chandler rents have increased 1.0% over the past month, and have increased sharply by 6.4% in comparison to the same time last year. Currently, median rents in Chandler stand at $1,140 for a one-bedroom apartment and $1,420 for a two-bedroom. This is the fourth straight month that the city has seen rent increases after a decline in January. Chandler's year-over-year rent growth leads the state average of 3.4%, as well as the national average of 1.5%.



Mesa rents increase slightly over the past month

Mesa rents have increased 0.6% over the past month, and are up significantly by 4.1% in comparison to the same time last year. Currently, median rents in Mesa stand at $890 for a one-bedroom apartment and $1,110 for a two-bedroom. The city's rents have been increasing for 18 straight months; the last time rents declined was in November 2017. Mesa's year-over-year rent growth leads the state average of 3.4%, as well as the national average of 1.5%.



Scottsdale rents increased only slightly over the past month

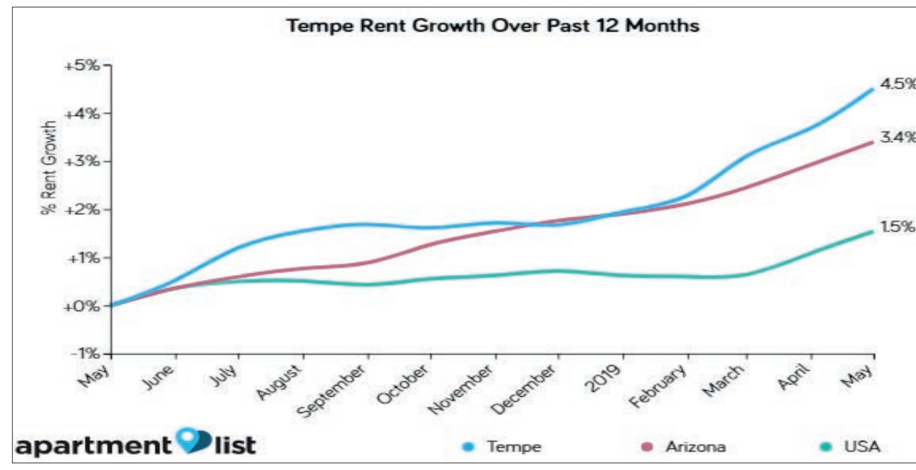
Scottsdale rents have increased 0.2% over the past month, and have increased moderately by 3.9% in comparison to the same time last year. Currently, median rents in Scottsdale stand at $1,070 for a one-bedroom apartment and $1,330 for a two-bedroom. The city's rents have been increasing for 18 straight months; the last time rents declined was in November 2017. Scottsdale's year-over-year rent growth is ahead of the state average of 3.4%, as well as the national average of 1.5%.

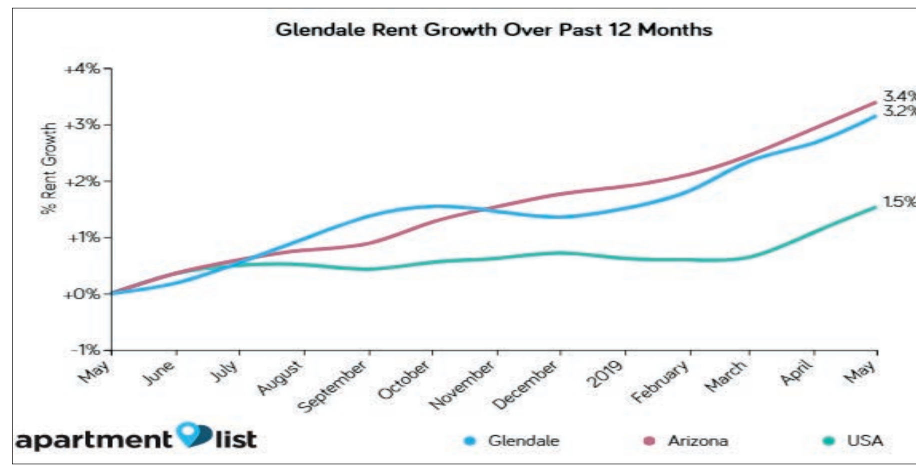
Tempe rents increase sharply over the past month

Tempe rents have increased 0.8% over the past month, and have increased significantly by 4.5% in comparison to the same time last year. Currently, median rents in Tempe stand at $960 for a one-bedroom apartment and $1,200 for a two-bedroom. This is the fifth straight month that the city has seen rent increases after a decline in December of last year. Tempe's year-over-year rent growth leads the state average of 3.4%, as well as the national average of 1.5%.

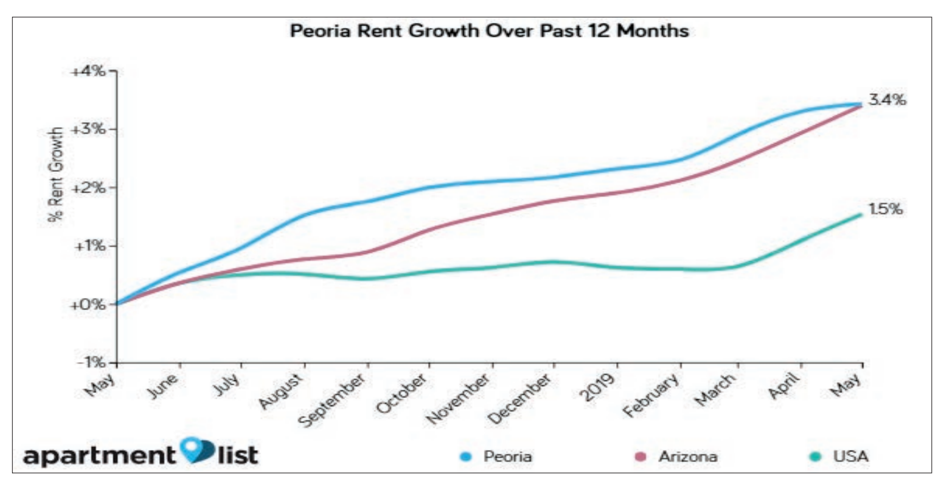
West Valley report

Glendale rents up significantly over the past month



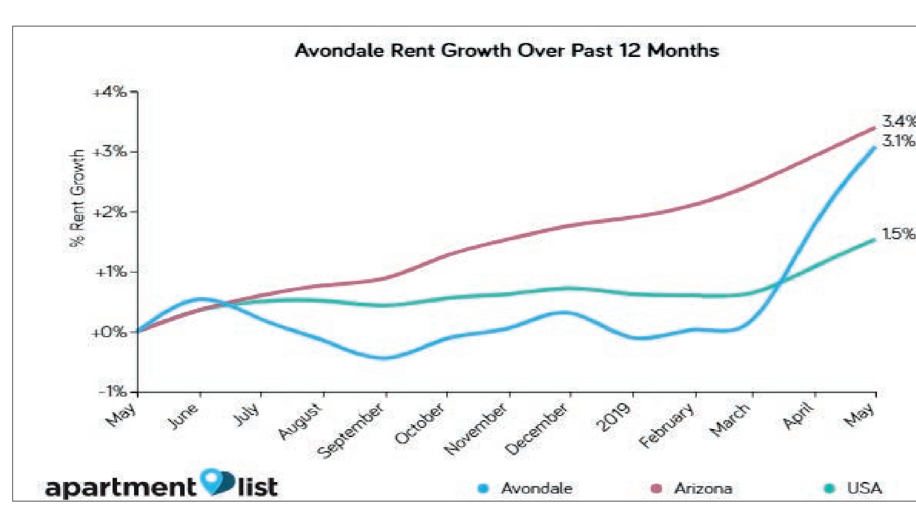


Glendale rents have increased 0.5% over the past month, and are up moderately by 3.2% in comparison to the same time last year. Currently, median rents in Glendale stand at $920 for a one-bedroom apartment and $1,150 for a two-bedroom. This is the fifth straight month that the city has seen rent increases after a decline in December of last year. Glendale's year-over-year rent growth lags the state average of 3.4%, but exceeds the national average of 1.5%.



Peoria rents increased marginally over the past month

Peoria rents have increased 0.1% over the past month, and are up moderately by 3.4% in comparison to the same time last year. Currently, median rents in Peoria stand at $1,150 for a one-bedroom apartment and $1,430 for a two-bedroom. The city's rents have been increasing for 18 straight months; the last time rents declined was in November 2017. Peoria's year-over-year rent growth is on par with the state average of 3.4%, but exceeds the national average of 1.5%.



Avondale rents increase sharply over the past month

Avondale rents have increased 1.3% over the past month, and have increased moderately by 3.1% in comparison to the same time last year. Currently, median rents in Avondale stand at $1,020 for a one-bedroom apartment and $1,260 for a two-bedroom. This is the fourth straight month that the city has seen rent increases after a decline in January. Avondale's year-over-year rent growth lags the state average of 3.4%, but exceeds the national average of 1.5%

Throughout the past year, rent increases have been occurring not just in the city of Phoenix, but across the entire metro. Of the largest 10 cities that Apartment List has data for in the Phoenix metro, all have seen prices rise. Here's a look at how rents

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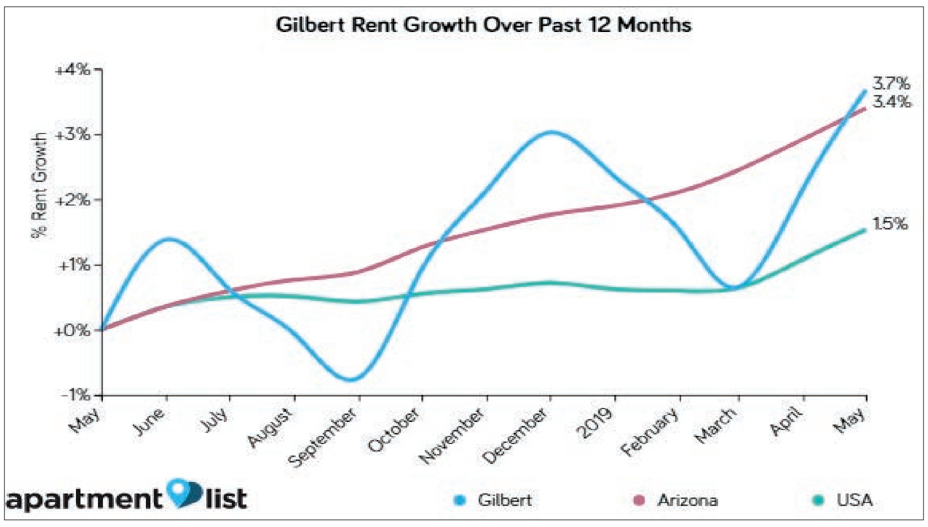


compare across some of the largest cities in the metro.

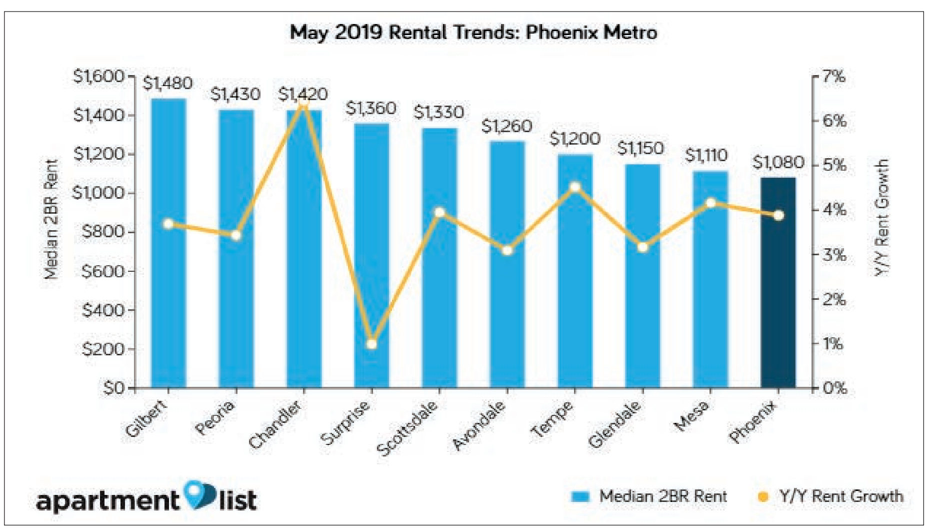
• Gilbert has the most expensive rents in the Phoenix metro, with a two-bedroom median of $1,480; the city has also seen rent growth of 1.5% over the past month, the fastest in the metro.

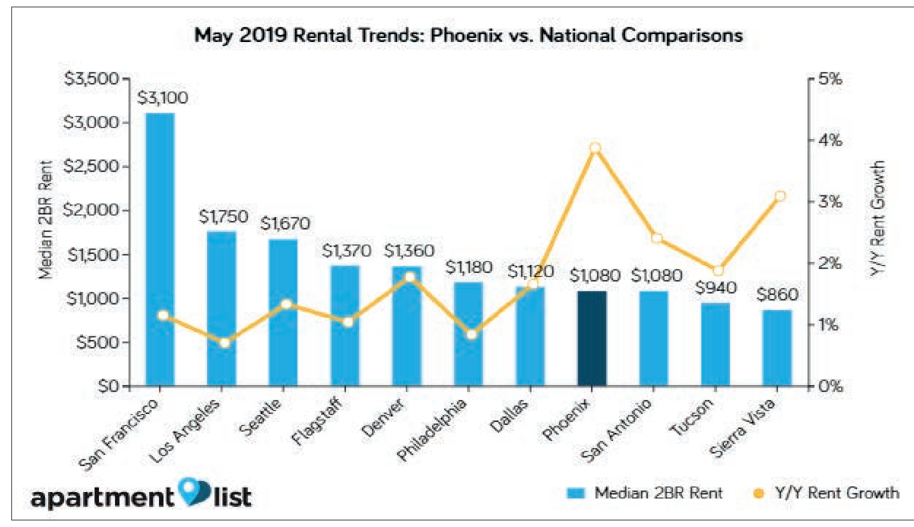
• Over the past month, Surprise is the only city in the metro that has seen rents fall, with a decline of 0.7%. Median two-bedrooms there cost $1,360, while one-bedrooms go for $1,090.

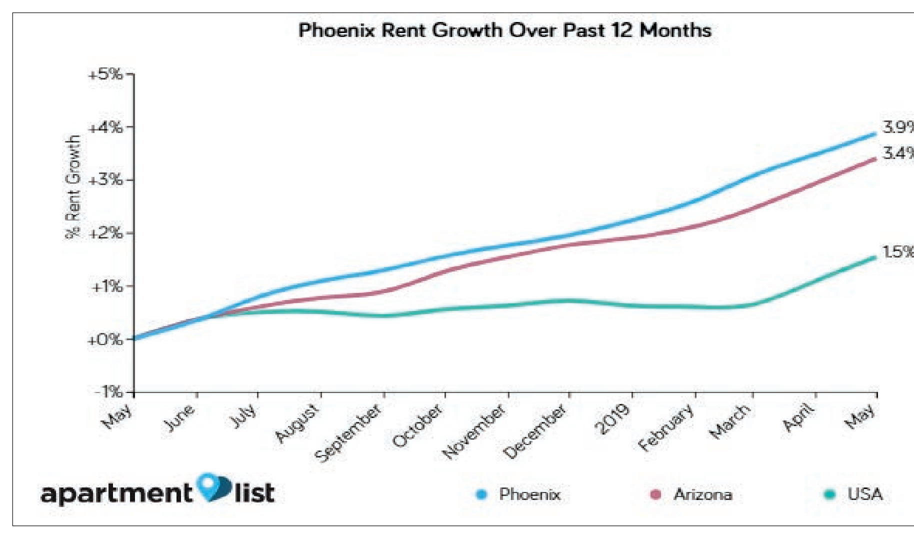
• Phoenix proper has the least expensive rents in the Phoenix metro, with a two-bedroom median of $1,080; rents increased 0.4% over the past month and 3.9% over the past year.

As rents have increased moderately in Phoenix, a few other large cities nationwide have also seen rents grow modestly. Phoenix is still more affordable than most comparable cities across the country.Rents increased slightly in other cities across the state, with Arizona as a whole logging rent growth of 3.4% over the past year. For example, rents have grown by 1.9% in Tucson.Phoenix's median two-bedroom rent of $1,080 is below the national average of $1,190. Nationwide, rents have grown by 1.5% over the past year compared to the 3.9% increase in Phoenix.

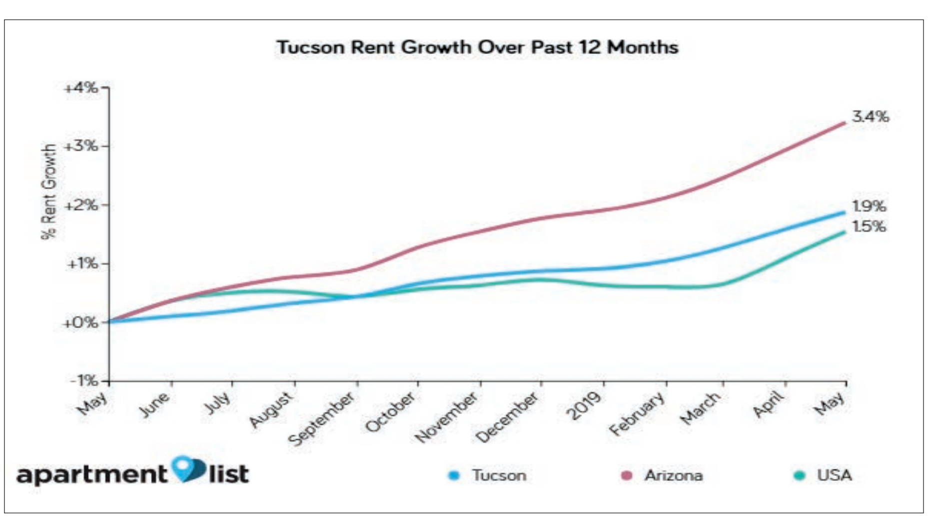
While Phoenix's rents rose moderately over the past year, many cities nationwide also saw increases, including Las Vegas (+3.7%), San Antonio (+2.4%), and Denver (+1.8%).Renters will find more reasonable prices in Phoenix than most other large cities. For example, San Francisco has a median 2BR rent of $3,100, which is more than two-and-a-half times the price in Phoenix.







Tucson Rents Increased Slightly Last Month



Tucson rents have increased 0.3% over the past month, and have increased slightly by 1.9% in comparison to the same time last year.

Currently, median rents in Tucson stand at $710 for a one-bedroom apartment and $940 for a two-bedroom. The city's rents have been increasing for 35 straight months - the last time rents declined was in June 2016.

Tucson's year-over-year rent growth lags the state average of 3.4%, but exceeds the national average of 1.5%.

Tucson rents more affordable than many similar cities nationwide

As rents have increased slightly in Tucson, a few comparable cities nationwide have also seen rents grow modestly. Tucson is still more affordable than most other large cities across the country.

Tucson's median two-bedroom rent of $940 is below the national average of $1,190. Nationwide, rents have grown by 1.5% over the past year compared to the 1.9% increase in Tucson.

While Tucson's rents rose slightly over the past year, many cities nationwide also saw increases, including DC (+2.2%), Atlanta (+2.1%), and New York (+2.0%).

Renters will find more reasonable prices in Tucson than most comparable cities. For example, Seattle has a median 2BR rent of $1,670, and San Antonio, $1,080.