

MLS of Southern Arizona®

Southern AZ Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Feb 6, 2024



Region

City

Zip Code

County

Type

Beds

Price Range

Between

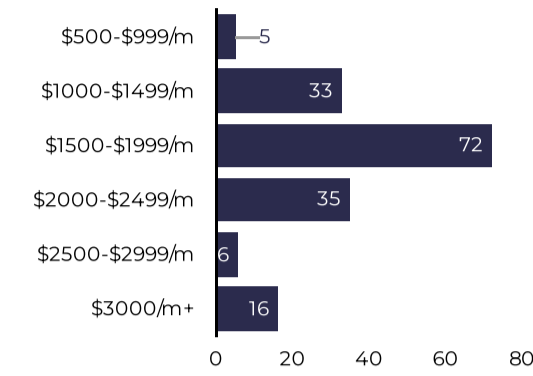
Enter a value

and

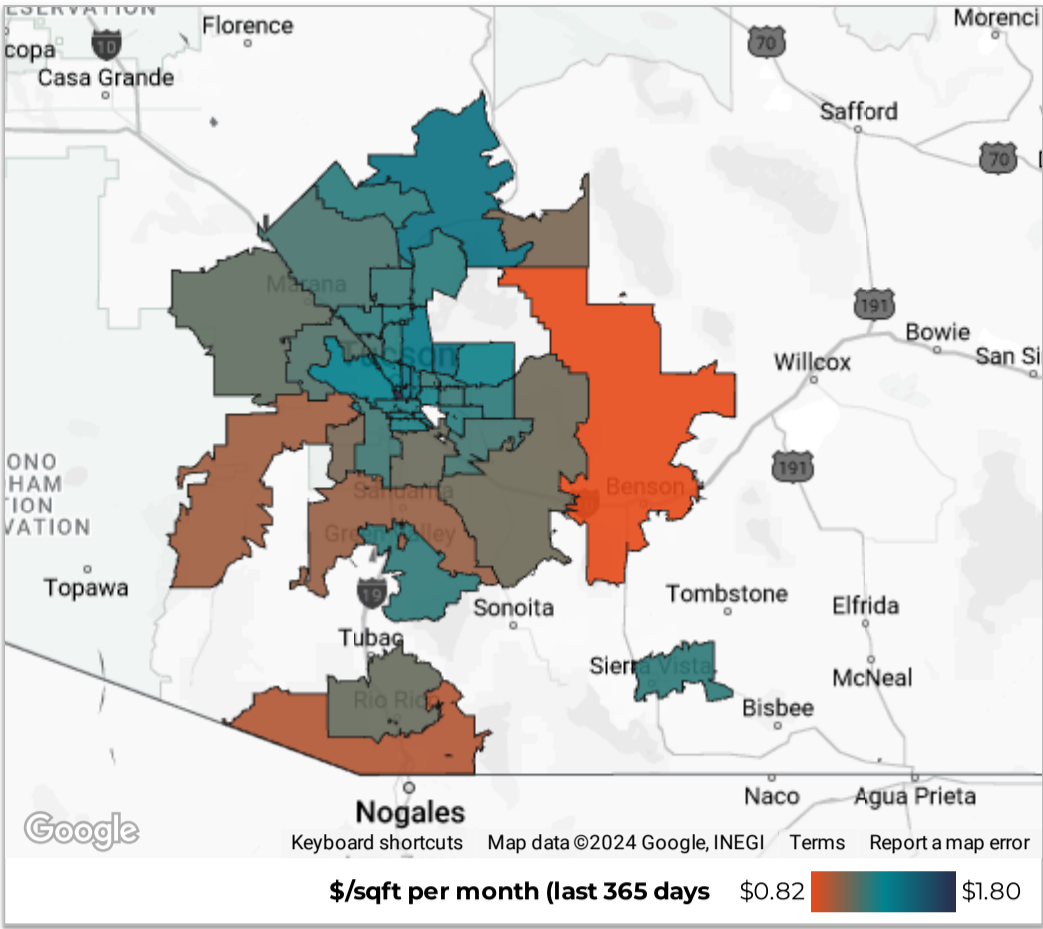
Enter a value

Download

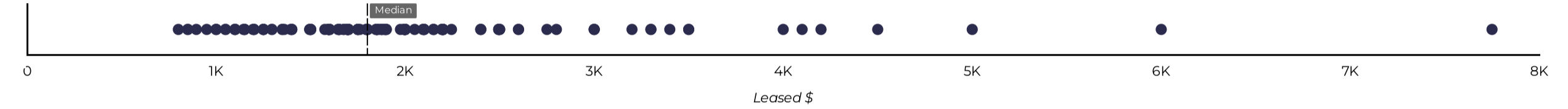
January



# of Leases	167	Median Lease (\$/month)	\$1,800
	-32.9% from previous year		2.9% from previous year
Total Monthly Rental Volume	\$327,864	Median Days on Market	33
	-33.4% from previous year		-10 from previous year
\$/sqft	\$1.32	Average % Over Asking	0.23%
	-\$-0.05 from previous year		-2.94% from previous year

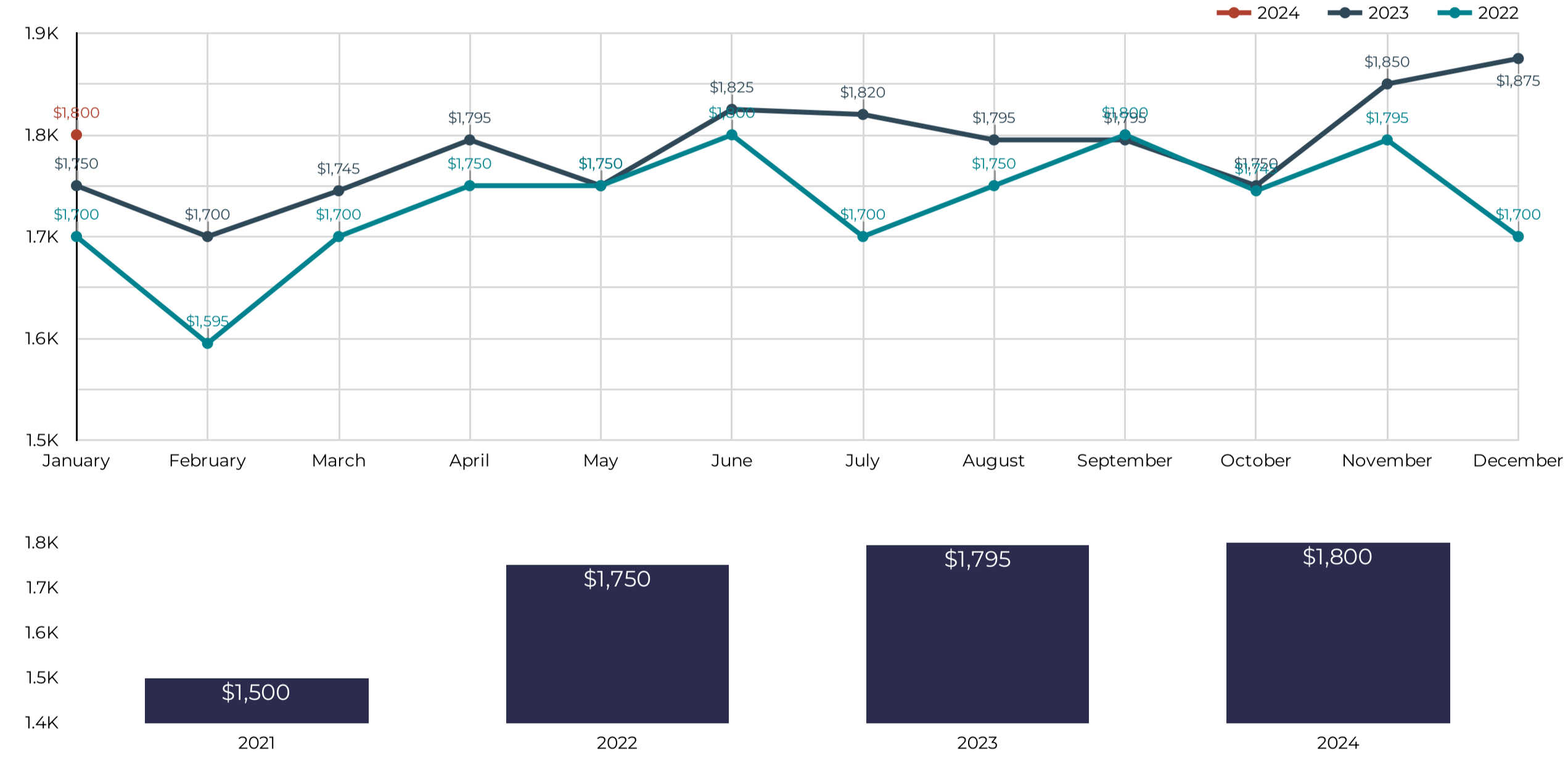


Leases



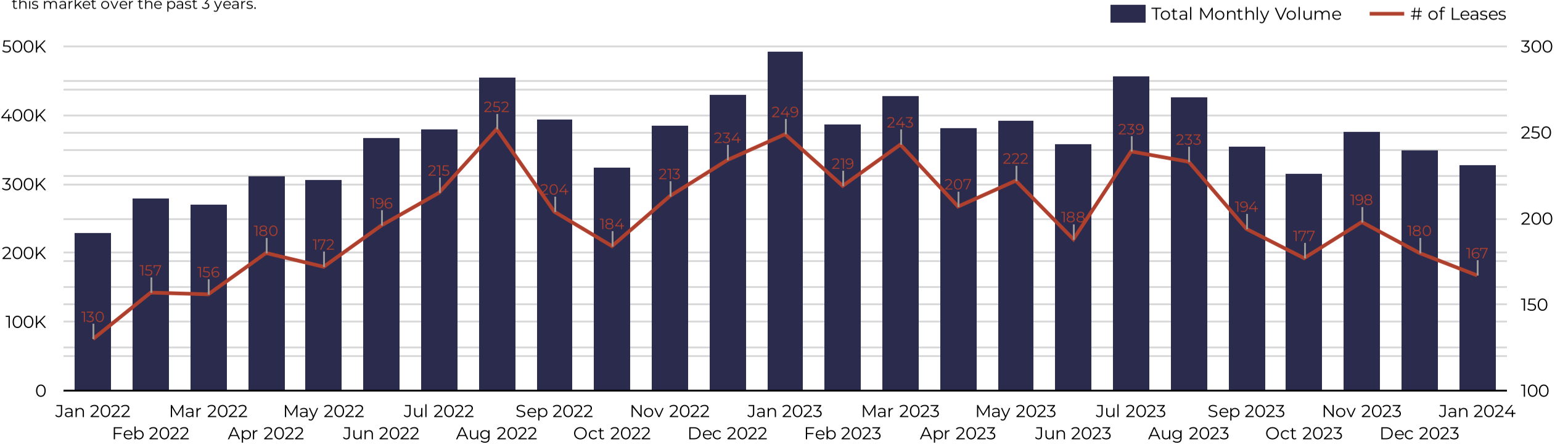
Median Rental Price/Month

Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Market Activity

Use this data to see changes in total lease activity in this market over the past 3 years.



MLS of Southern Arizona®

Southern AZ Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Feb 6, 2024



Region

City

Zip Code

County

Type

Beds

Price Range

Between

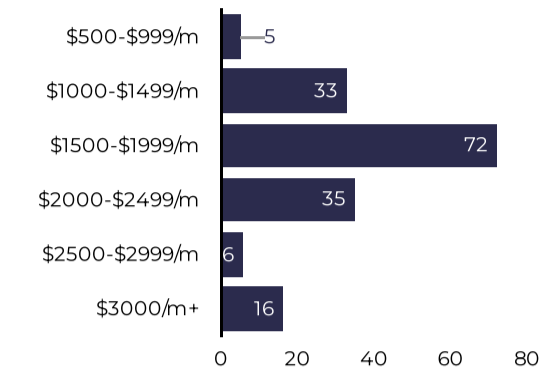
Enter a value

and

Enter a value

Download

January



# of Leases

167

-32.9% from previous year

Median Lease (\$/month)

\$1,800

2.9% from previous year

Total Monthly Rental Volume

\$327,864

-33.4% from previous year

Median Days on Market

33

-10 from previous year

\$/sqft

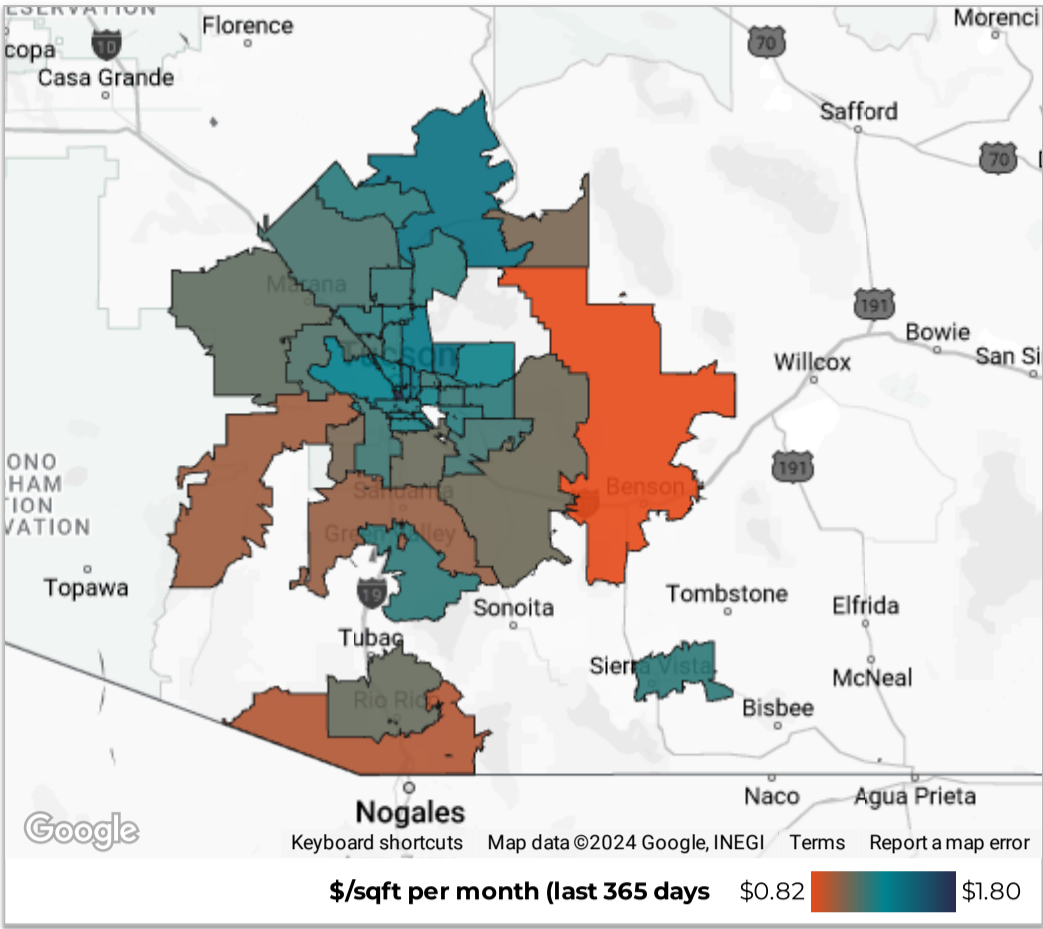
\$1.32

-\$0.05 from previous year

Average % Over Asking

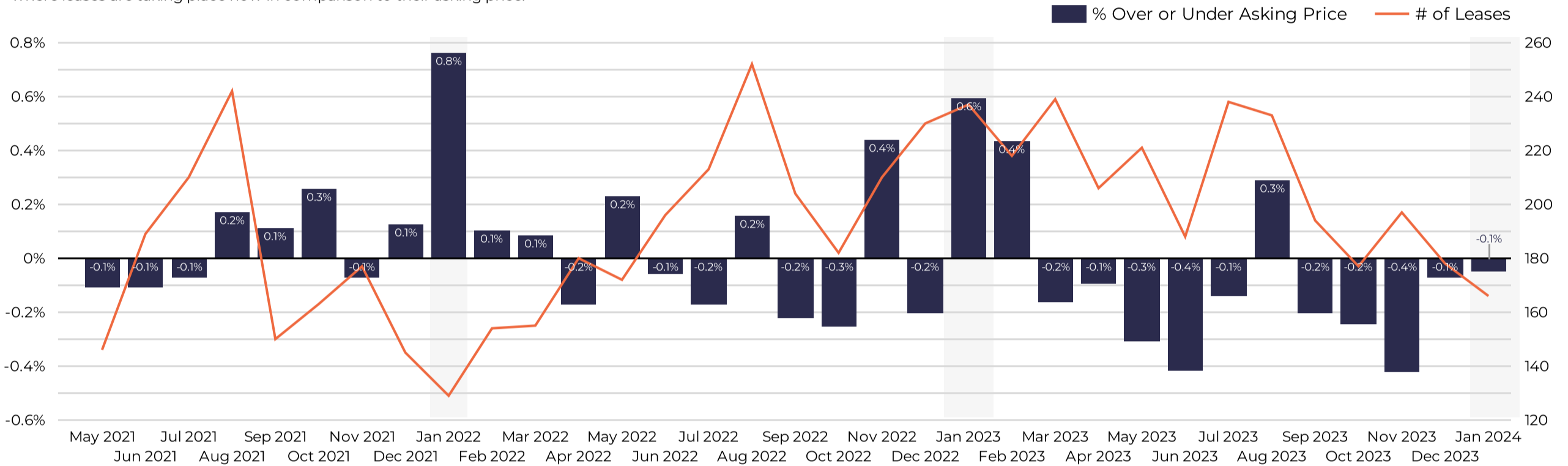
0.23%

-2.94% from previous year



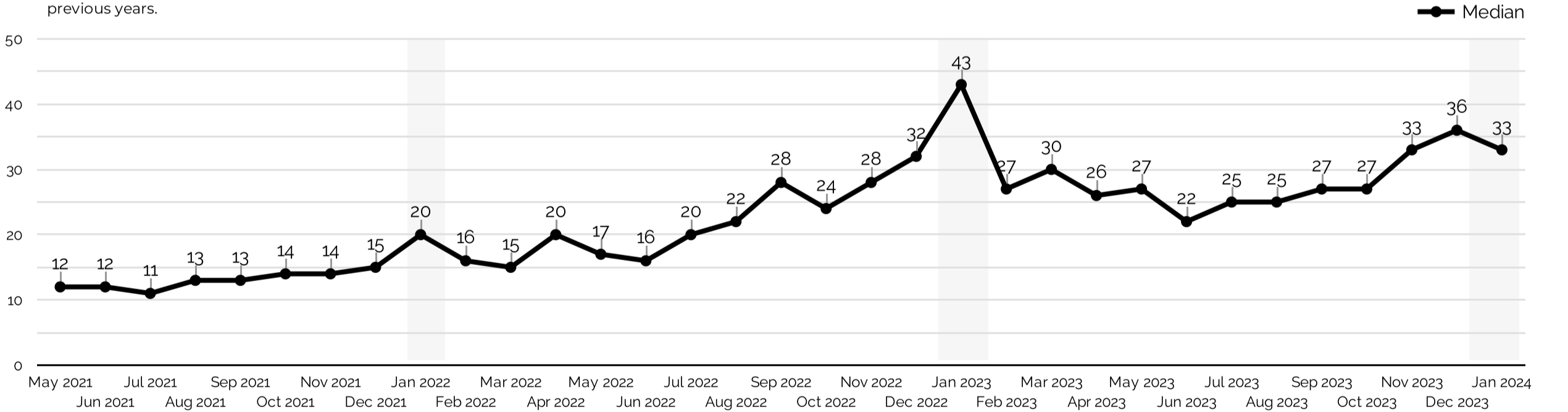
Renter Demand

Explore the seasonality of competitive bidding in this area and understand where leases are taking place now in comparison to their asking price.



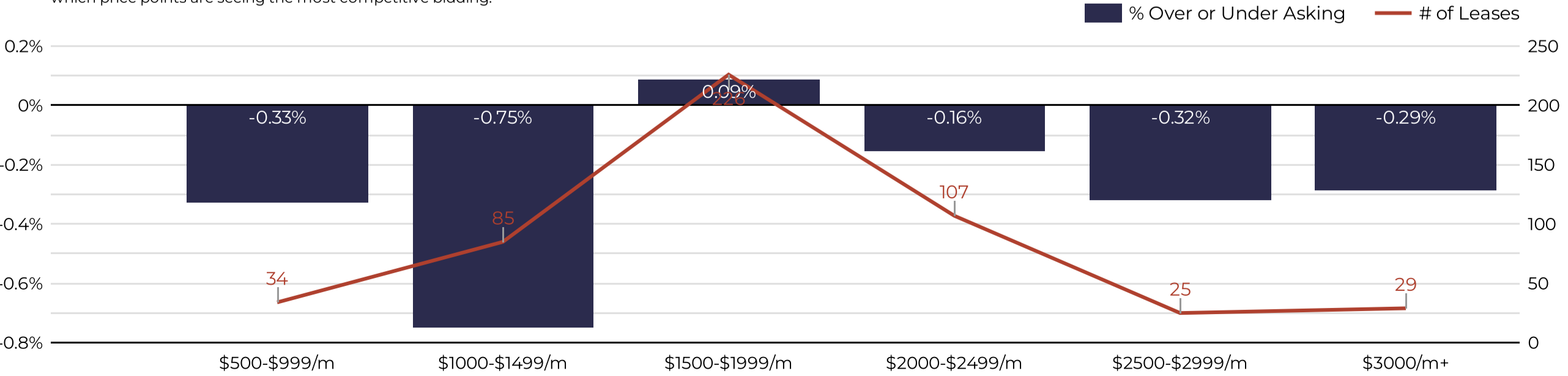
Days on Market

This graphic will help to show how fast listings are leasing vs. in previous years.



Renter Demand at Each Price Range (last 90 days)

Each price range typically attracts competing renters differently. Use this data to see which price points are seeing the most competitive bidding.



MLS of Southern Arizona®

Southern AZ Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Feb 6, 2024



Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

Enter a value

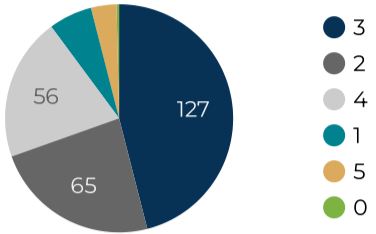
Download

January

# of New Listings (Supply)  
**276**  
↑ 21 from previous year

# of New Pending (Demand)  
**92**  
↓ -36 from previous year

# of Bedrooms Delivered

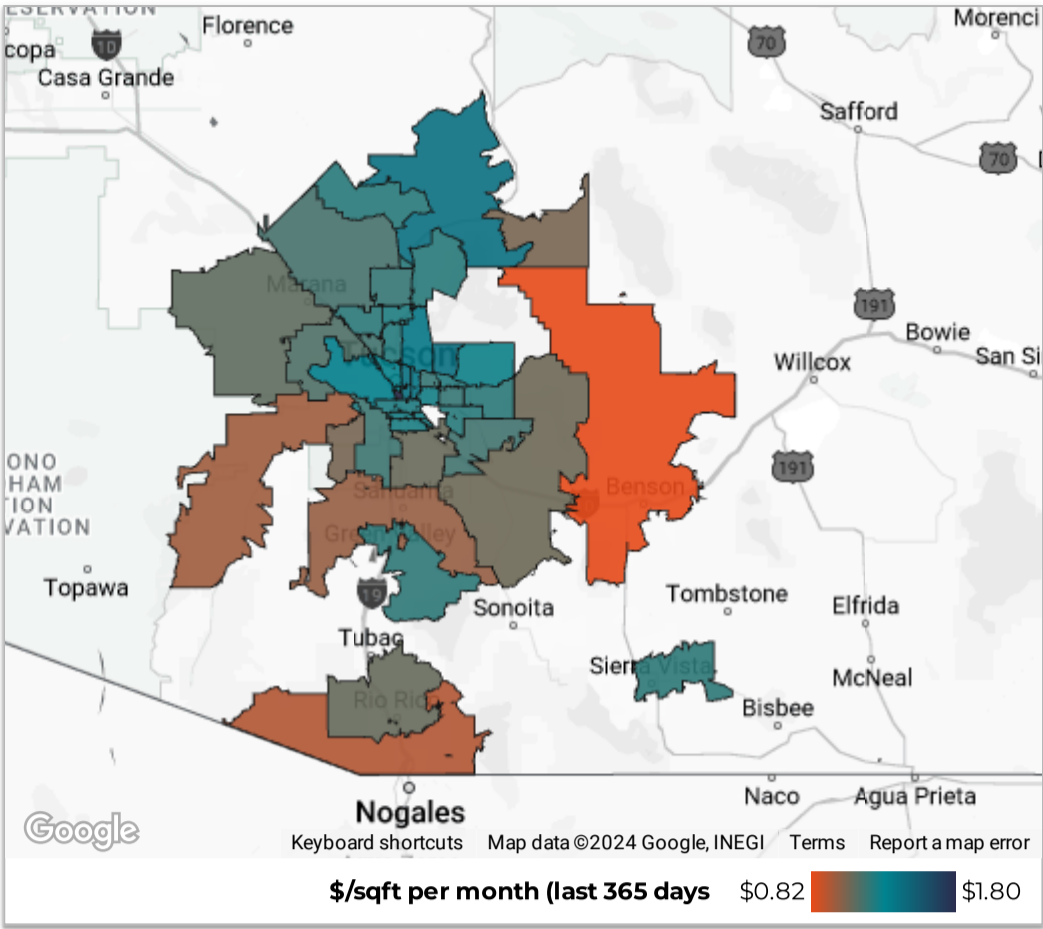
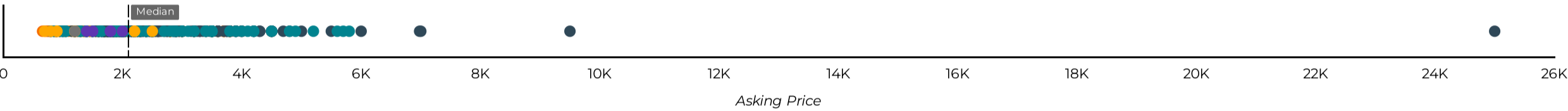


Months of Supply Now  
**3.47**

Active Listings Now  
**579**

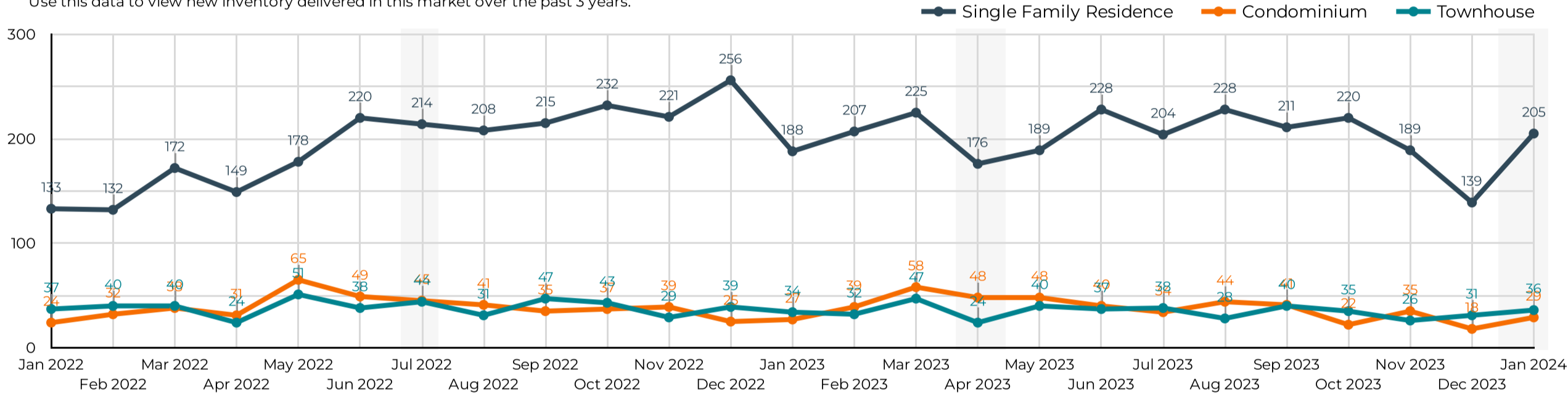
Active Now

Single Family Residence    Condominium    Townhouse    Casita/Guesthouse



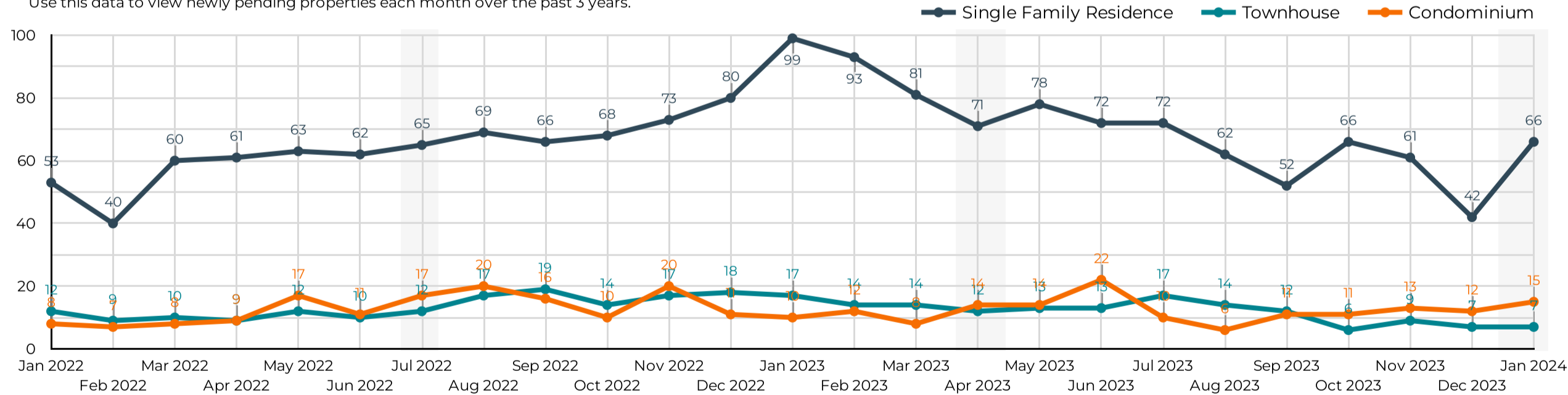
New Rental Listings

Use this data to view new inventory delivered in this market over the past 3 years.



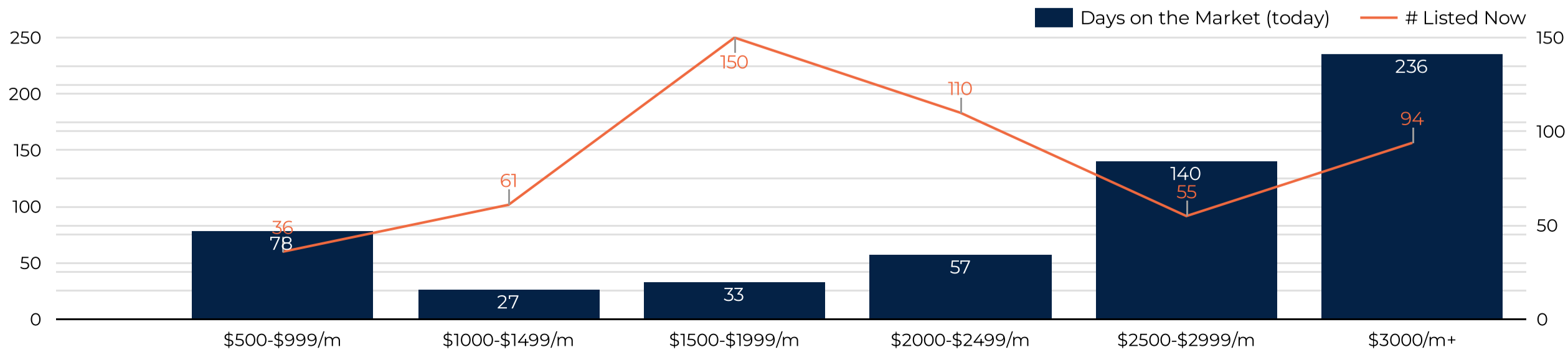
New Pending Leases

Use this data to view newly pending properties each month over the past 3 years.



Active Listings Now

Use this data to see how long current listings are on the market now at each price range.



MLS of Southern Arizona®

Southern AZ Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Feb 6, 2024



Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

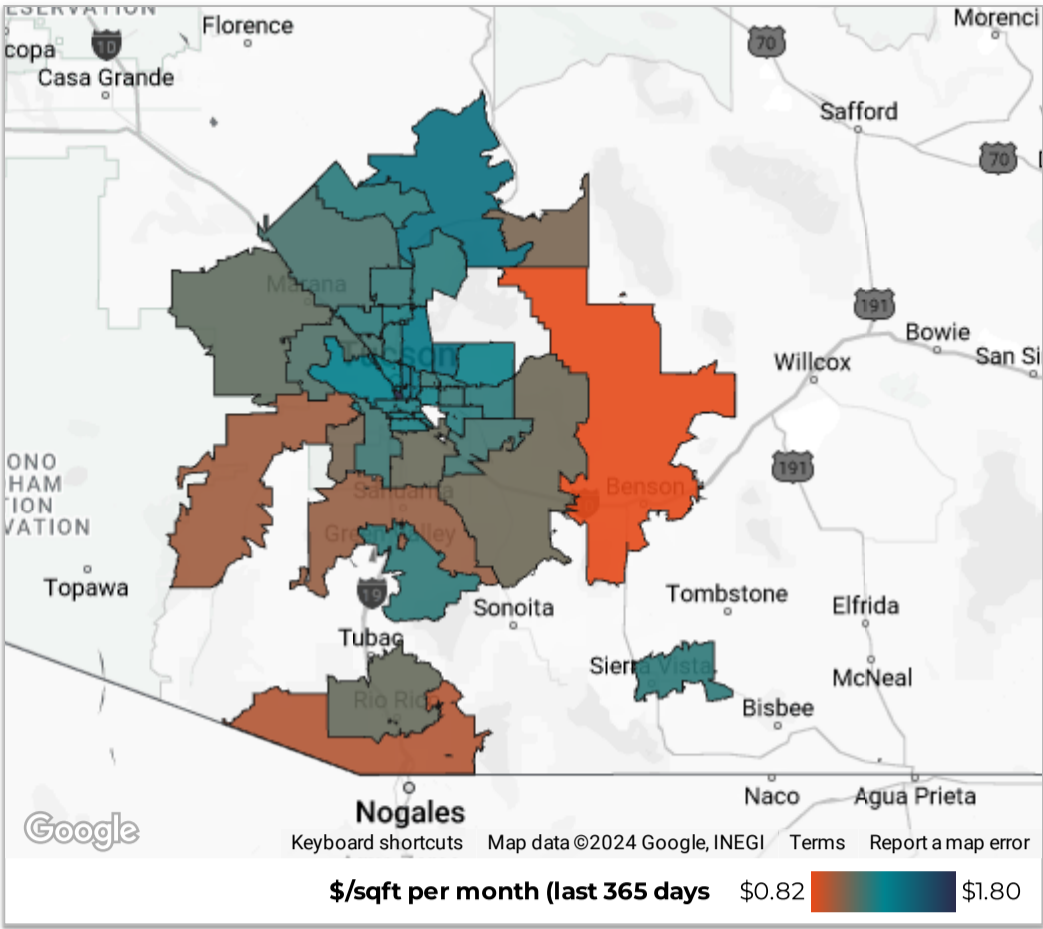
and

Enter a value

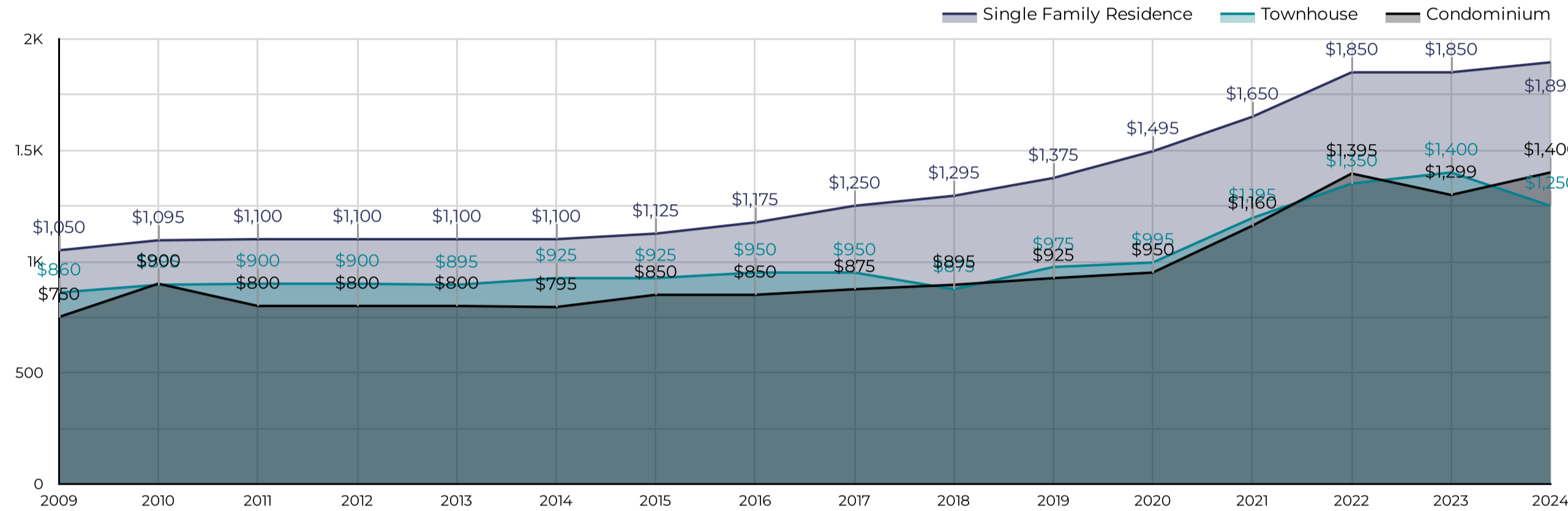
Download

Year-to-Date Statistics  
2024

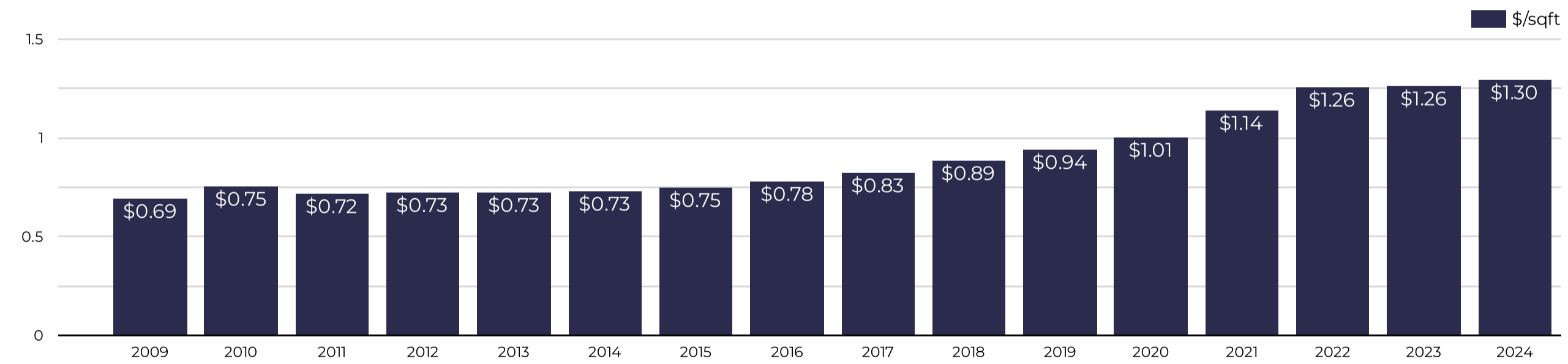
# of Leases 226 -30.9% from Jan 1, 2023 - Feb 6, 2023	Total Monthly Volume \$440.15K -30.1% from Jan 1, 2023 - Feb 6, 2023	Median Lease (\$/month) \$1,800 3.2% from Jan 1, 2023 - Feb 6, 2023
New Listings 311 -3.7% from Jan 1, 2023 - Feb 6, 2023	Median Days on Market 31 -9 from Jan 1, 2023 - Feb 6, 2023	% Over or Under Asking 0.2% -2.6% from Jan 1, 2023 - Feb 6, 2023



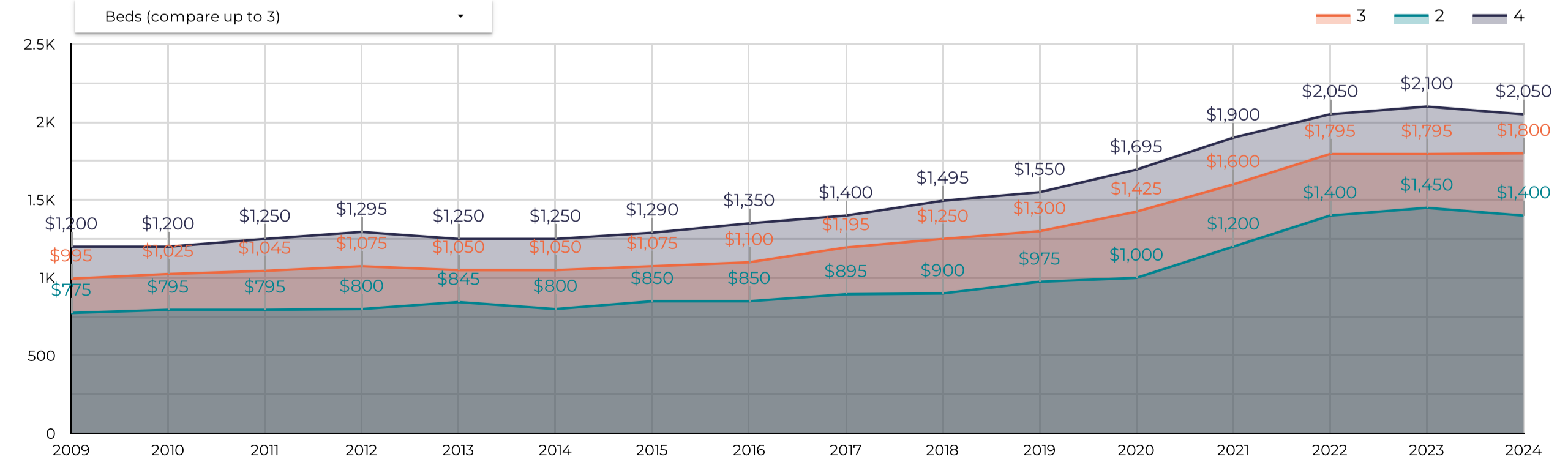
Median Rental Price/Month



\$/Square Foot per Month



Median Lease By Bedrooms



MLS of Southern Arizona®

Southern AZ Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Feb 6, 2024



Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

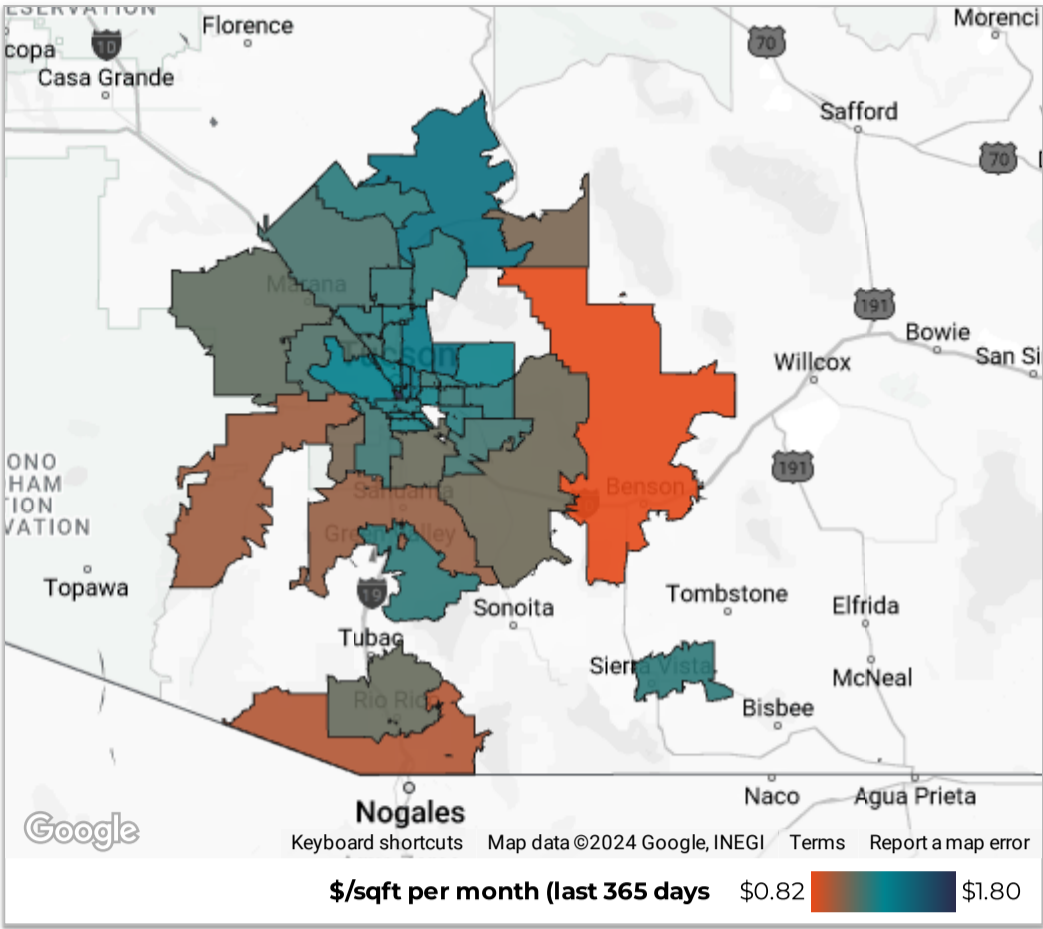
and

Enter a value

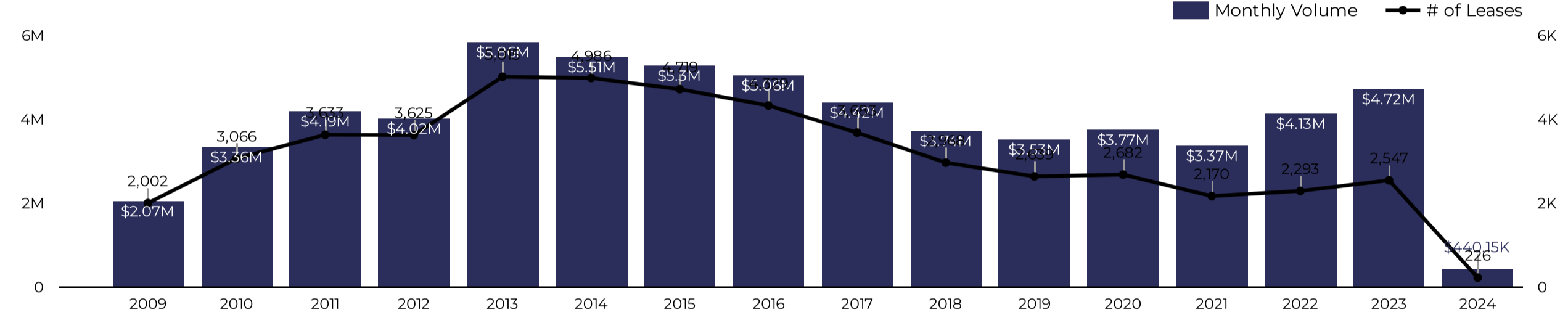
Download

Year-to-Date Statistics  
2024

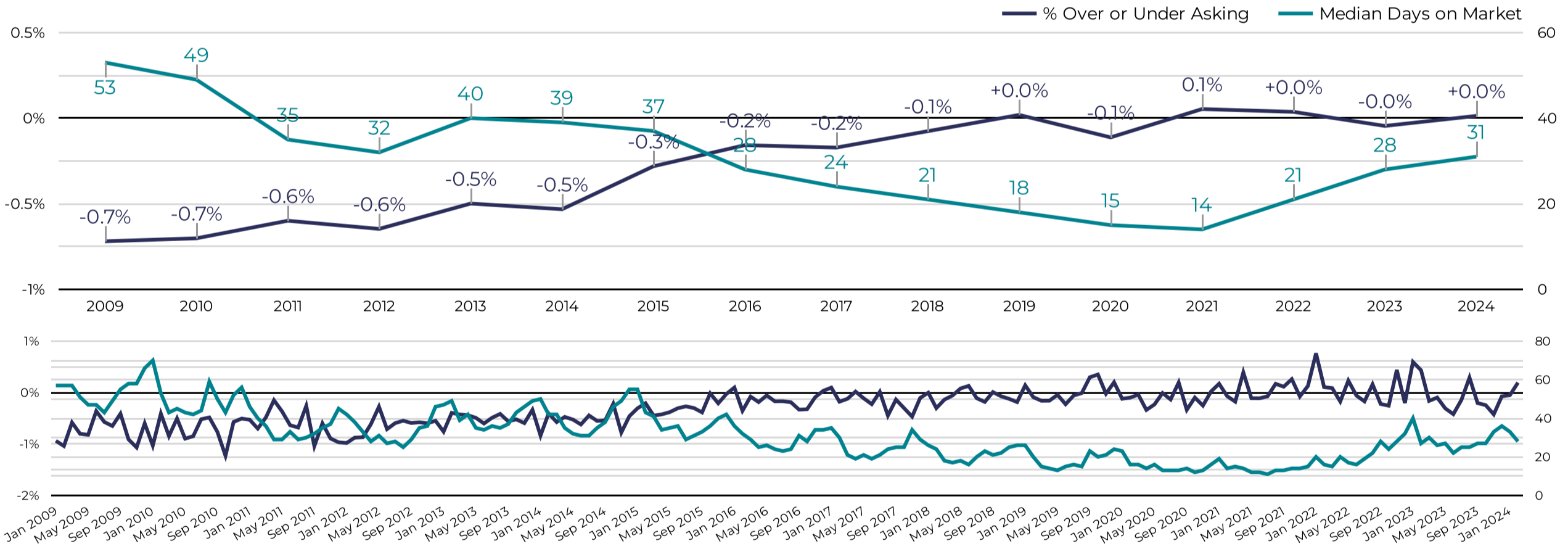
# of Leases	Total Volume	Median Lease (\$/month)
226	\$440.15K	\$1,800
↓ -30.9% from Jan 1, 2023 - Feb 6, 2023	↓ -30.1% from Jan 1, 2023 - Feb 6, 2023	↑ 3.2% from Jan 1, 2023 - Feb 6, 2023
New Listings	Median Days on Market	% Over or Under Asking
311	31	0.2%
↓ -3.7% from Jan 1, 2023 - Feb 6, 2023	↓ -9 from Jan 1, 2023 - Feb 6, 2023	↓ -2.6% from Jan 1, 2023 - Feb 6, 2023



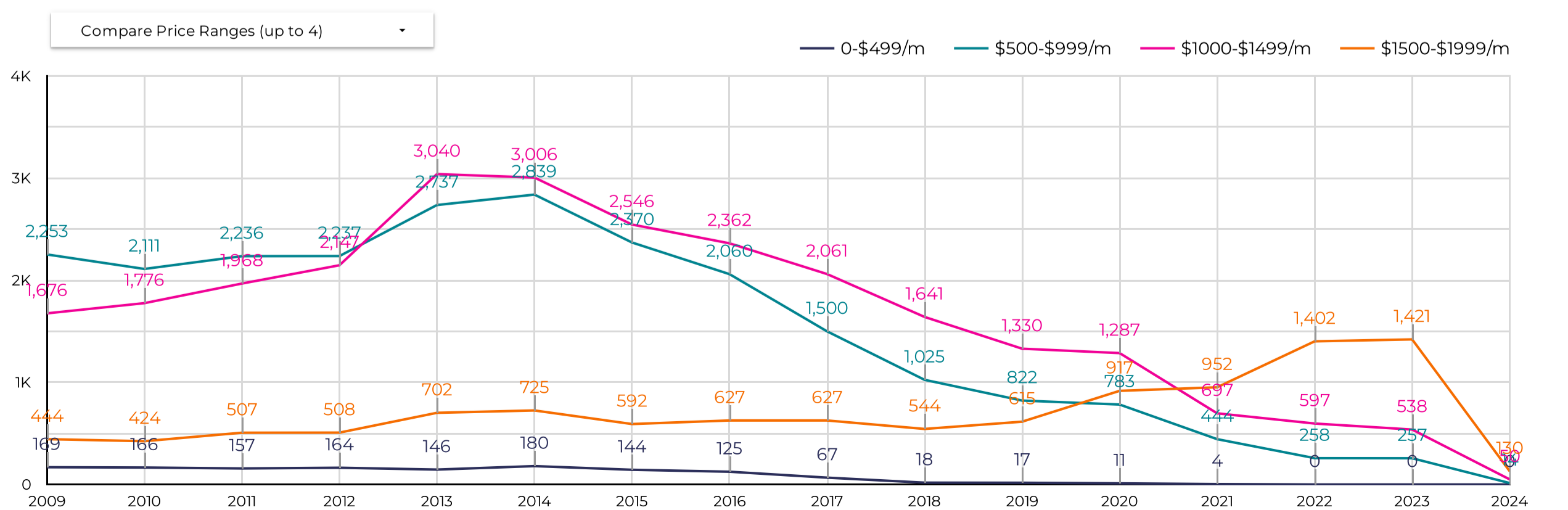
Total Leases



Renter Demand



New Rental Listings Delivered



MLS of Southern Arizona®

Southern AZ Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Feb 6, 2024



Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

Enter a value

Download

January

# of Leases

167

-32.9% from previous year

Total Monthly Rental Volume

\$327.86K

-33.4% from previous year

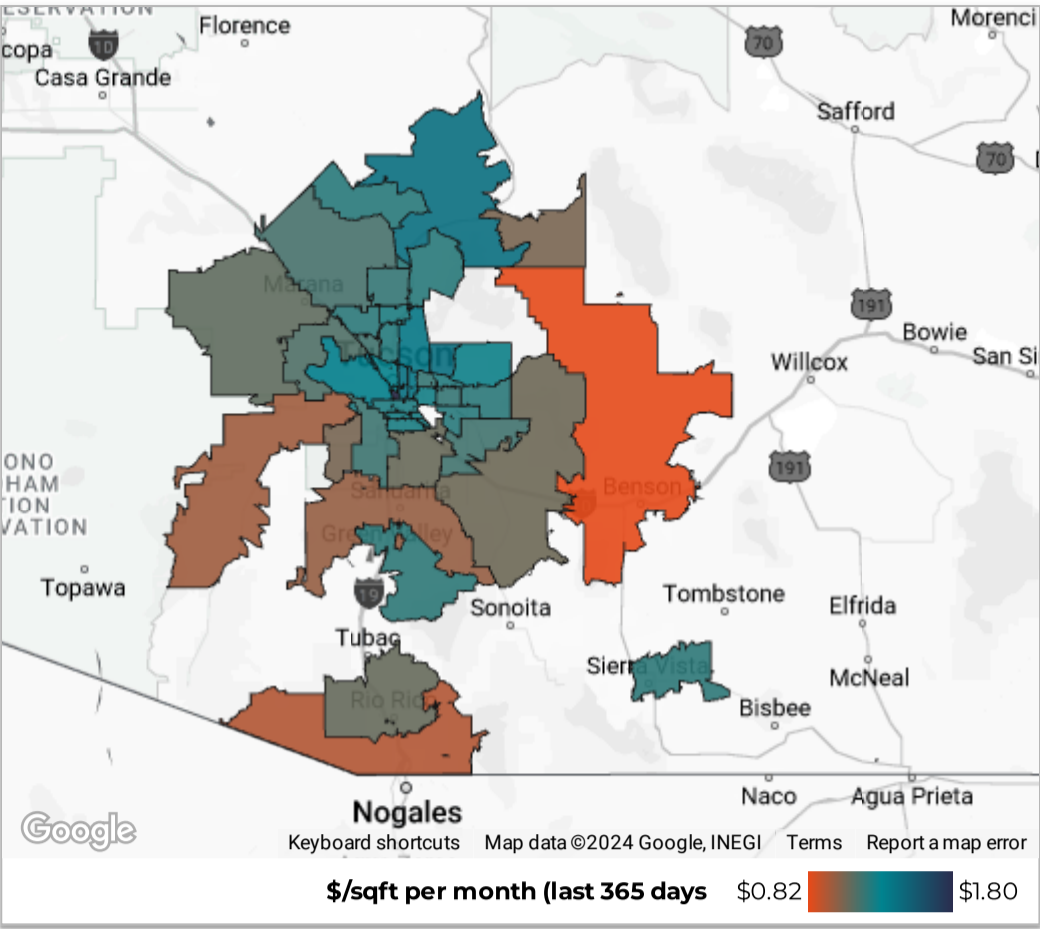
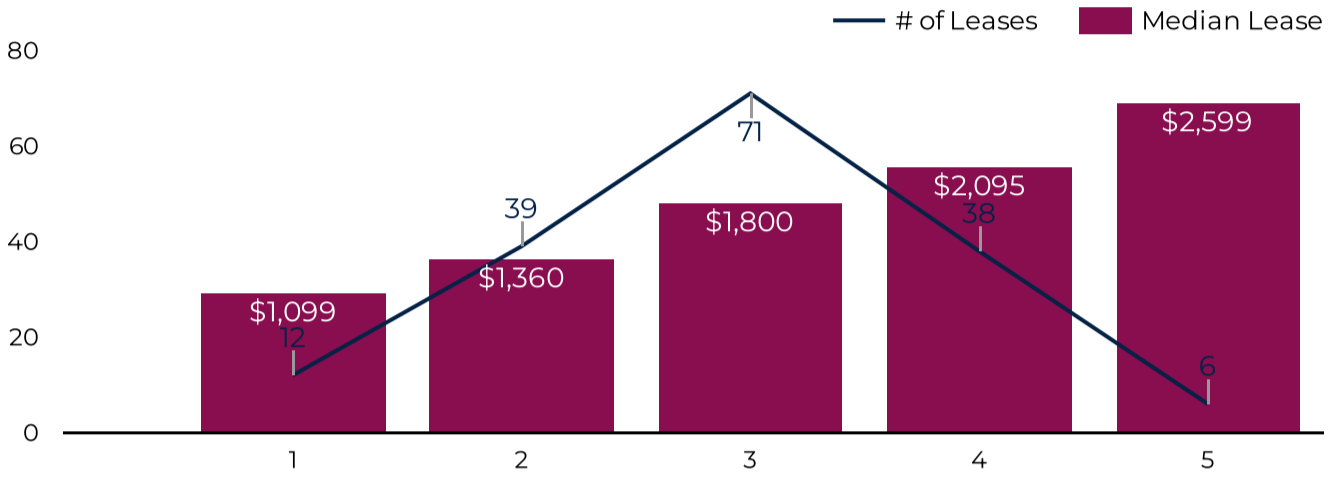
Average SqFt

1,541

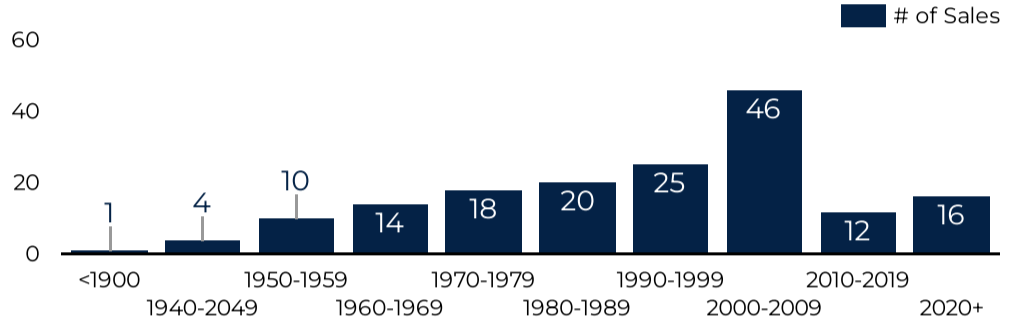
Median Year Built

1,996

Median Lease Price By Bedrooms



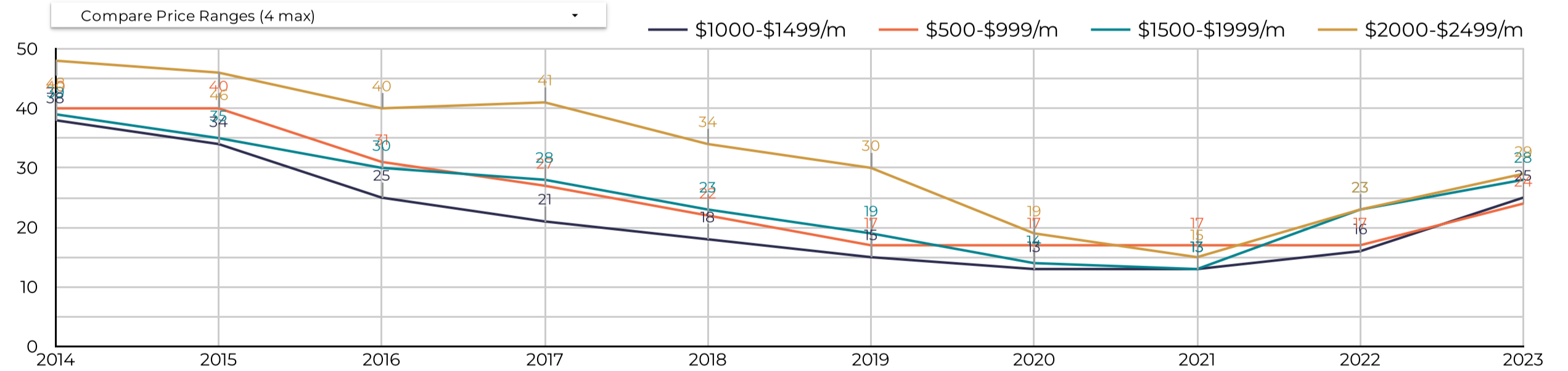
Leases By Property Age



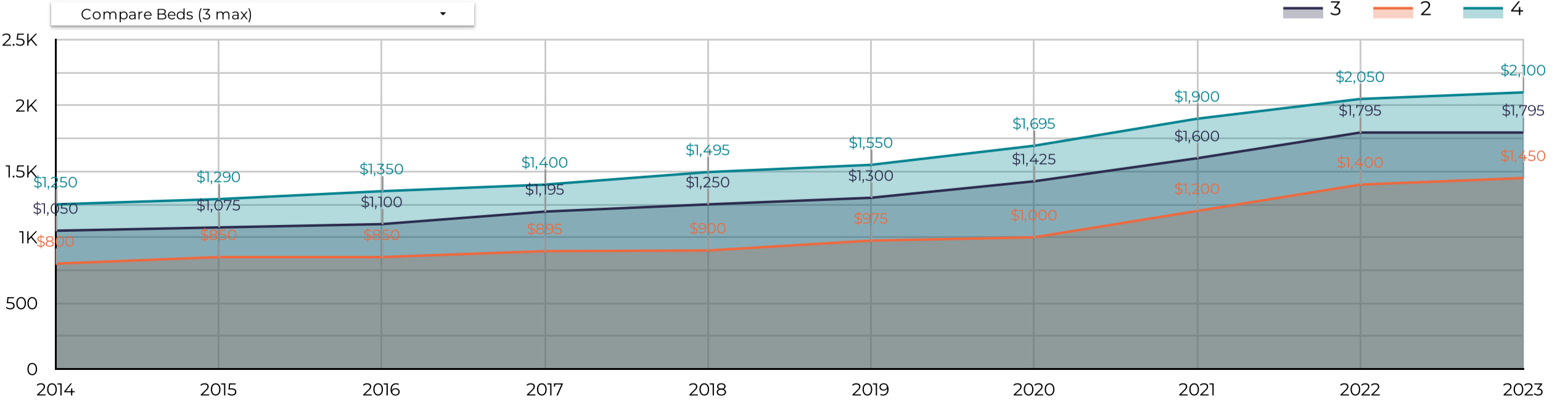
Data By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking	
\$500-\$999/m	5	5	0	0	33	0%	
\$1000-\$1499/m	33	30	3	0	31	-0.37%	
\$1500-\$1999/m	72	9	47	16	31	0.15%	
\$2000-\$2499/m	35	2	14	19	29	1.28%	
\$2500-\$2999/m	6	0	1	5	50	-0.56%	
\$3000/m+	16	6	6	4	44	-0.12%	
Grand total	167	52	71	44	33	0.23%	

Median Days on Market



Median Rental Price/Month



MLS of Southern Arizona®

Southern AZ Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Feb 6, 2024



Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

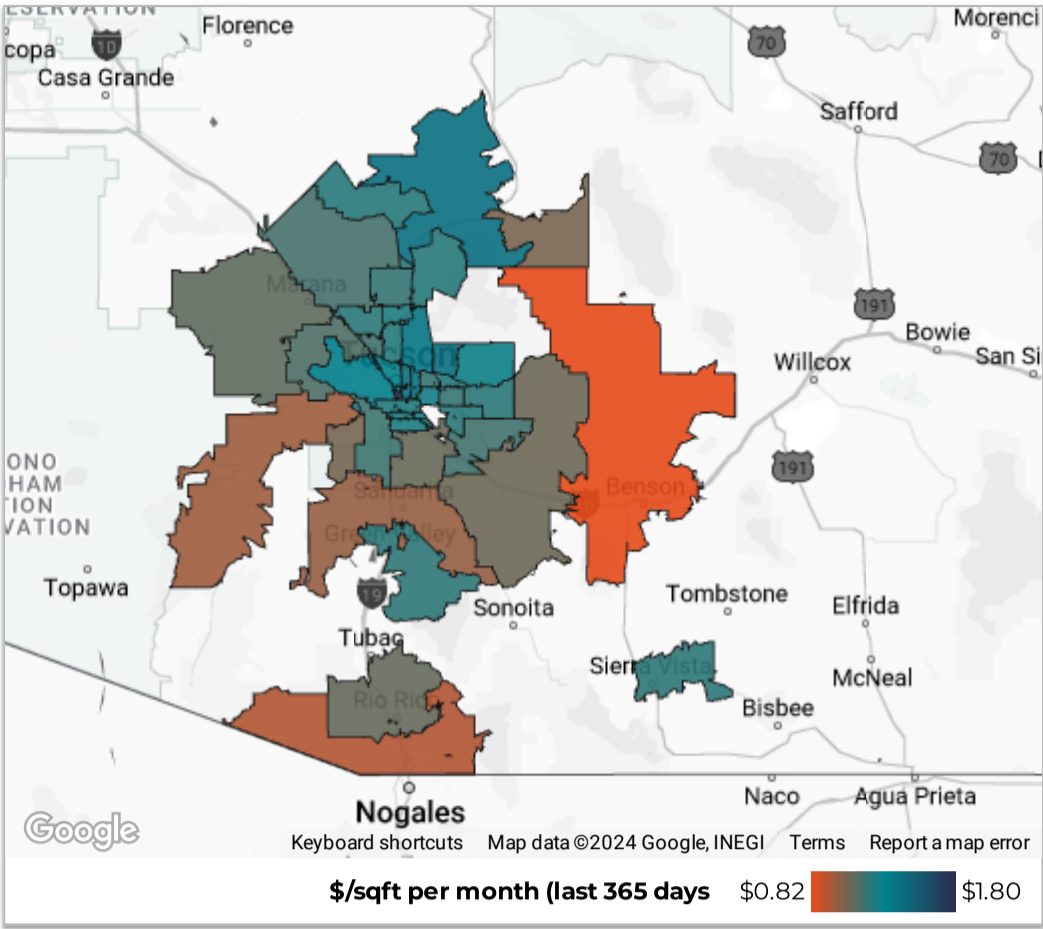
Enter a value

Download

Jan 2024

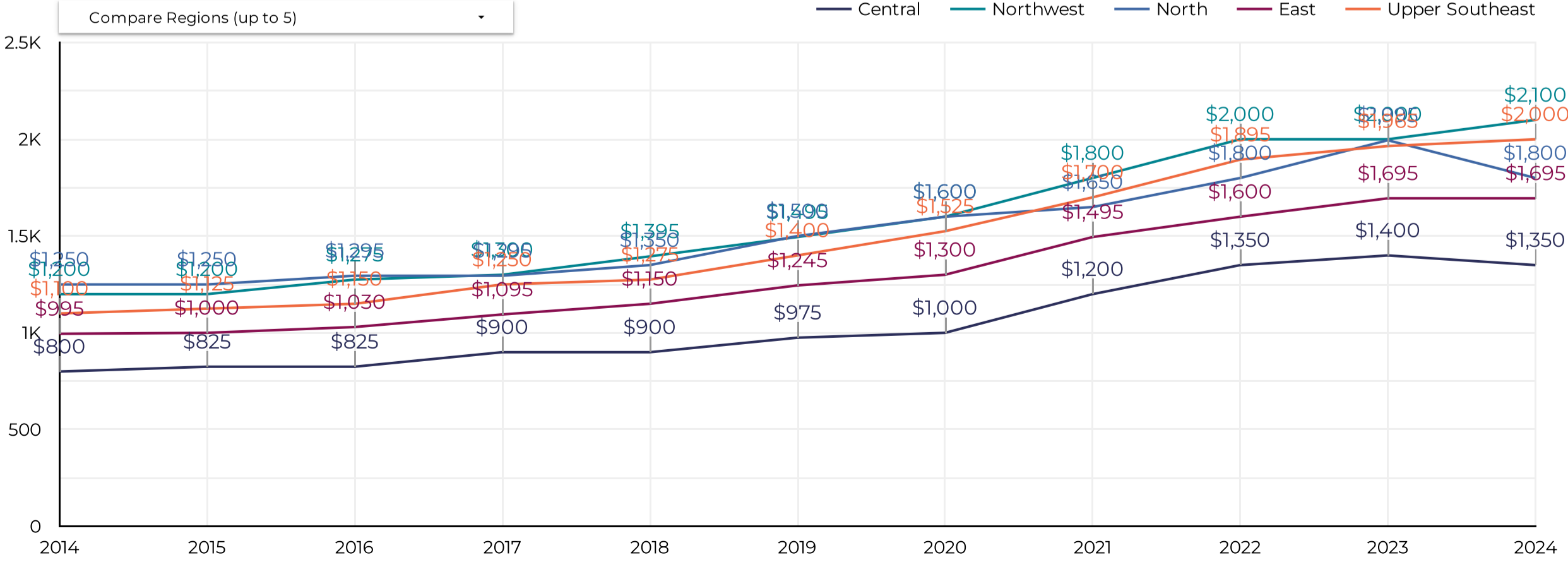
vs. last year

Use this table to compare MLSSAZ regions year-over-year in your selected area on a range of metrics.



Market Activity						Market Pricing				Renter Demand			
Region		# of Leases	% Δ	Volume	% Δ	Median Lease	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
1.	Central	33	-31.3%	\$50.28K	-20.7%	\$1,350	\$55	\$1.40	\$0.14	33	-22	0.1%	-0.5%
2.	Northwest	25	-37.5%	\$63.17K	-32.0%	\$2,000	\$100	\$1.27	\$-0.03	27	-8	-0.7%	-0.4%
3.	North	23	15.0%	\$48.71K	-3.3%	\$1,800	\$-950	\$1.61	\$-0.42	42	-7	1.2%	-1.7%
4.	East	15	-51.6%	\$24.88K	-52.5%	\$1,695	\$0	\$1.25	\$0.15	24	-16	0.2%	0.2%
5.	South	13	-7.1%	\$19.96K	-4.5%	\$1,645	\$45	\$1.26	\$0.13	26	-33	-0.2%	-0.6%
6.	Upper Southeast	12	-42.9%	\$25.81K	-38.4%	\$2,195	\$300	\$1.06	\$-0.02	42	5	-0.2%	0.4%
7.	Southwest	8	33.3%	\$13.89K	50.6%	\$1,800	\$105	\$1.14	\$0.12	37	-4	1.1%	1.1%
8.	Upper Northwest	7	-46.2%	\$21.96K	-45.5%	\$3,300	\$-250	\$1.74	\$0.06	37	-9	-3.4%	-7.8%
9.	West	7	-46.2%	\$12.44K	-44.4%	\$1,750	\$100	\$1.26	\$-0.00	31	11	0.0%	-0.4%
10.	Extended West	6	-33.3%	\$12.14K	-36.4%	\$2,150	\$151	\$1.10	\$-0.01	55	16	-0.7%	-2.1%
11.	Northeast	5	-50.0%	\$9.75K	-44.6%	\$2,100	\$180	\$1.26	\$0.16	28	-21	0.0%	-0.4%
12.	Southeast	4	300.0%	\$7.62K	377.4%	\$1,895	\$300	\$1.00	\$0.01	51	38	0.7%	0.7%
13.	Green Valley North	4	-20.0%	\$7.32K	-15.7%	\$1,750	\$50	\$1.06	\$0.07	48	21	-0.4%	-0.4%
14.	SCC-Nogales East	2	-	\$2.6K	-	\$1,600	-	\$0.72	-	52	-	0.0%	-
15.	Green Valley Nort...	1	0.0%	\$3.4K	88.9%	\$3,400	\$1,600	\$2.47	\$1.37	95	26	0.0%	0.0%
16.	Pinal	1	0.0%	\$1.75K	0.0%	\$1,750	\$0	\$1.11	\$-0.06	14	-29	0.0%	0.0%

Median Lease by Region



MLS of Southern Arizona®

Southern AZ Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Feb 6, 2024



Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

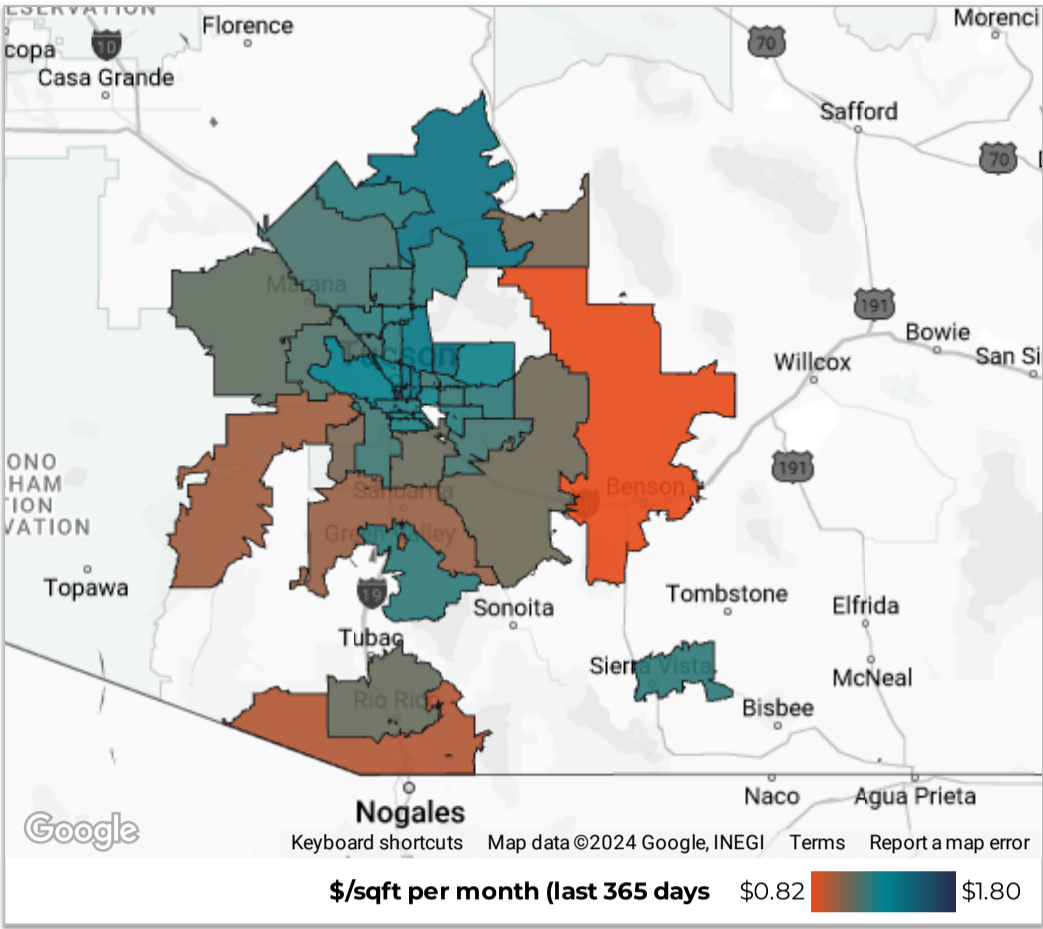
and

Enter a value

Download

Jan 2024  
vs. last year

Use this table to compare zip codes year-over-year in your selected area on a range of metrics.



		Market Activity				Market Pricing				Renter Demand				🏠 ⚡ ⋮	
Zip Code		# of Leases ▾	% Δ	Volume	% Δ	Median Lease	Δ	\$/sqft	Δ	Median DOM	Δ	% Over		Δ	
1.	85719	13 <div></div>	8.3% <div></div>	\$20,280	19.5% <div></div>	\$1,350	\$-50 <div></div>	\$1.51	\$0.20 <div></div>	34	-14 <div></div>	0.0%	<div></div>	-1.1% <div></div>	
2.	85718	11 <div></div>	-8.3% <div></div>	\$24,720	-11.2% <div></div>	\$2,000	\$-595 <div></div>	\$1.73	\$0.03 <div></div>	25	-24 <div></div>	3.1%	<div></div>	-1.1% <div></div>	
3.	85712	10 <div></div>	11.1% <div></div>	\$15,819	37.9% <div></div>	\$1,250	\$50 <div></div>	\$1.24	\$0.17 <div></div>	33	16 <div></div>	-0.2%	<div></div>	-1.8% <div></div>	
4.	85750	9 <div></div>	28.6%...	\$18,395	-12.4% <div></div>	\$1,500	\$-1,695 <div></div>	\$1.63	\$-1.03 <div></div>	70	-43 <div></div>	-0.7%	<div></div>	-1.7% <div></div>	
5.	85756	9 <div></div>	-18.2%...	\$18,198	-0.4% <div></div>	\$1,995	\$350 <div></div>	\$1.05	\$-0.01 <div></div>	52	17 <div></div>	-0.6%	<div></div>	-0.3% <div></div>	
6.	85653	7 <div></div>	-22.2%...	\$14,890	-22.0% <div></div>	\$2,150	\$151 <div></div>	\$1.07	\$-0.04 <div></div>	22	-17 <div></div>	-0.6%	<div></div>	-2.0% <div></div>	
7.	85742	7 <div></div>	-22.2%...	\$19,430	0.6% <div></div>	\$2,000	\$20 <div></div>	\$1.22	\$-0.13 <div></div>	23	-14 <div></div>	-2.3%	<div></div>	-3.1% <div></div>	
8.	85641	7 <div></div>	133.3%...	\$13,285	105.3% <div></div>	\$1,895	\$-105 <div></div>	\$1.15	\$0.30 <div></div>	28	-49 <div></div>	0.4%	<div></div>	1.9% <div></div>	
9.	85739	6 <div></div>	-45.5%...	\$17,460	-46.8% <div></div>	\$3,300	\$-100 <div></div>	\$1.66	\$0.11 <div></div>	72	26 <div></div>	-3.9%	<div></div>	-6.6% <div></div>	
10.	85730	6 <div></div>	-50.0%...	\$10,150	-51.6% <div></div>	\$1,695	\$-50 <div></div>	\$1.25	\$0.14 <div></div>	43	-12 <div></div>	0.5%	<div></div>	0.5% <div></div>	
11.	85710	6 <div></div>	-57.1%...	\$9,585	-58.5% <div></div>	\$1,695	\$0	\$1.22	\$0.12 <div></div>	61	36 <div></div>	0.0%	<div></div>	0.0%	
12.	85713	6 <div></div>	50.0%...	\$8,450	47.7% <div></div>	\$1,500	\$50 <div></div>	\$1.44	\$0.33 <div></div>	16	-40 <div></div>	0.0%	<div></div>	0.0%	
13.	85704	5 <div></div>	66.7%...	\$10,389	87.2% <div></div>	\$1,800	\$150 <div></div>	\$1.14	\$-0.15 <div></div>	44	29 <div></div>	0.0%	<div></div>	0.0%	
14.	85746	5 <div></div>	0.0%	\$8,340	8.6% <div></div>	\$1,700	\$5 <div></div>	\$1.17	\$-0.06 <div></div>	37	10 <div></div>	1.8%	<div></div>	1.8% <div></div>	
15.	85755	5 <div></div>	-16.7%...	\$13,440	-27.7% <div></div>	\$2,195	\$-405 <div></div>	\$1.37	\$0.03 <div></div>	27	-8 <div></div>	1.1%	<div></div>	1.1% <div></div>	
16.	85737	4 <div></div>	-42.9%...	\$8,390	-59.0% <div></div>	\$2,150	\$-449 <div></div>	\$1.27	\$-0.22 <div></div>	36	-9 <div></div>	0.0%	<div></div>	-0.0%...	
17.	85705	4 <div></div>	-71.4%...	\$5,640	-62.3% <div></div>	\$1,395	\$395 <div></div>	\$1.26	\$-0.02 <div></div>	37	-27 <div></div>	0.0%	<div></div>	0.5% <div></div>	
18.	85741	4 <div></div>	-69.2%...	\$7,220	-68.4% <div></div>	\$1,875	\$130 <div></div>	\$1.21	\$0.05 <div></div>	63	30 <div></div>	0.0%	<div></div>	-0.4%...	
19.	85747	4 <div></div>	-75.0%...	\$9,295	-70.3% <div></div>	\$2,495	\$695 <div></div>	\$0.97	\$-0.16 <div></div>	21	-14 <div></div>	0.0%	<div></div>	0.3% <div></div>	
20.	85757	3 <div></div>	200.0%...	\$5,545	238.1% <div></div>	\$1,800	\$160 <div></div>	\$1.08	\$0.32 <div></div>	15	-26 <div></div>	0.0%	<div></div>	0.0%	
21.	85711	3 <div></div>	-25.0%...	\$4,840	-35.6% <div></div>	\$1,695	\$-300 <div></div>	\$1.36	\$0.28 <div></div>	33	-67 <div></div>	1.4%	<div></div>	1.4% <div></div>	
22.	85716	3 <div></div>	-50.0%...	\$3,299	-60.7% <div></div>	\$1,099	\$-401 <div></div>	\$1.52	\$0.11 <div></div>	35	-27 <div></div>	0.0%	<div></div>	-1.2% <div></div>	
23.	85706	3 <div></div>	-25.0%...	\$4,905	-21.7% <div></div>	\$1,645	\$-100 <div></div>	\$1.30	\$0.20 <div></div>	39	-37 <div></div>	0.0%	<div></div>	1.7% <div></div>	

1 - 35 / 35

Median Lease by Zip Code

