

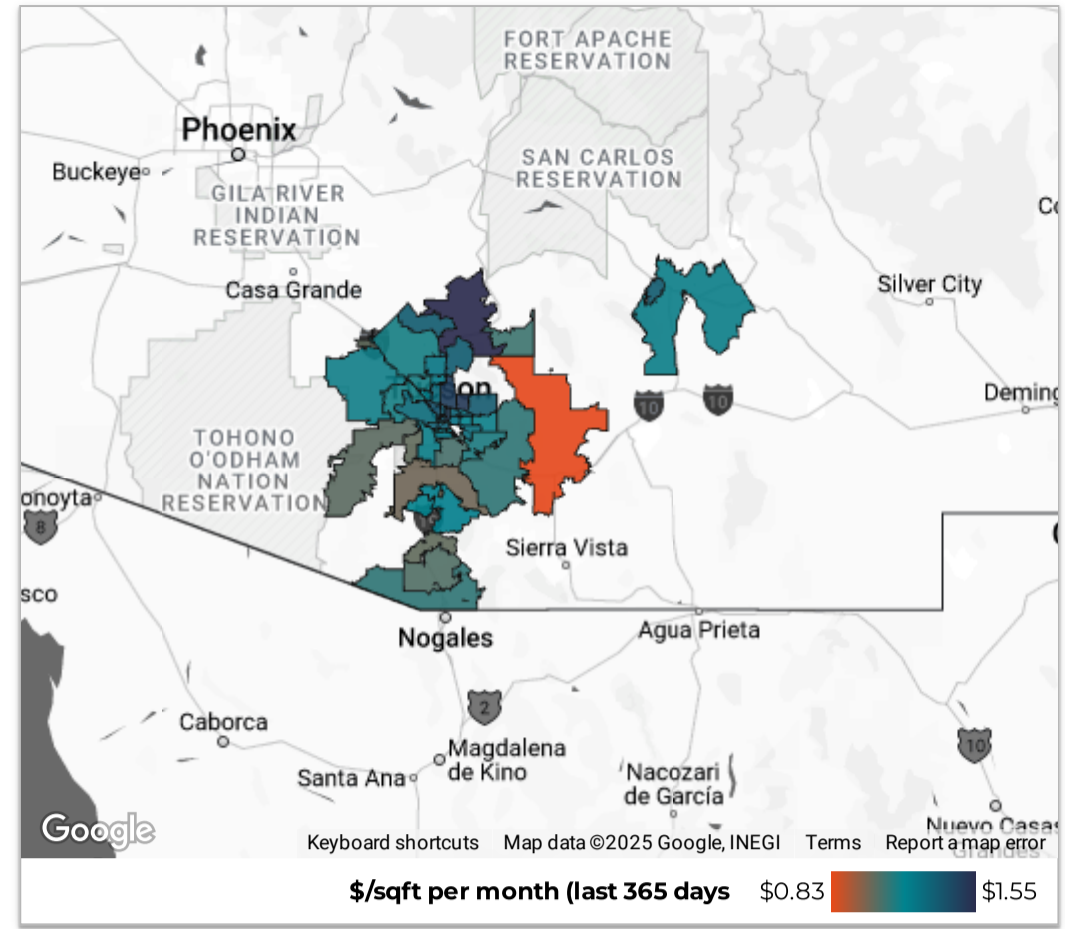
Southern AZ Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Feb 4, 2025

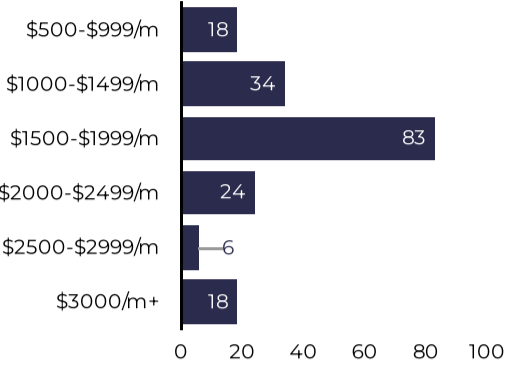
Region City Zip Code

County Type Beds

Price Range Between and



January



of Leases
183
↑ 4.6% from previous year

Median Lease (\$/month)
\$1,695
↓ -5.8% from previous year

Total Monthly Rental Volume
\$344,525
↓ -0.9% from previous year

Median Days on Market
45
↑ 12 from previous year

\$/sqft
\$1.31
↓ \$-0.01 from previous year

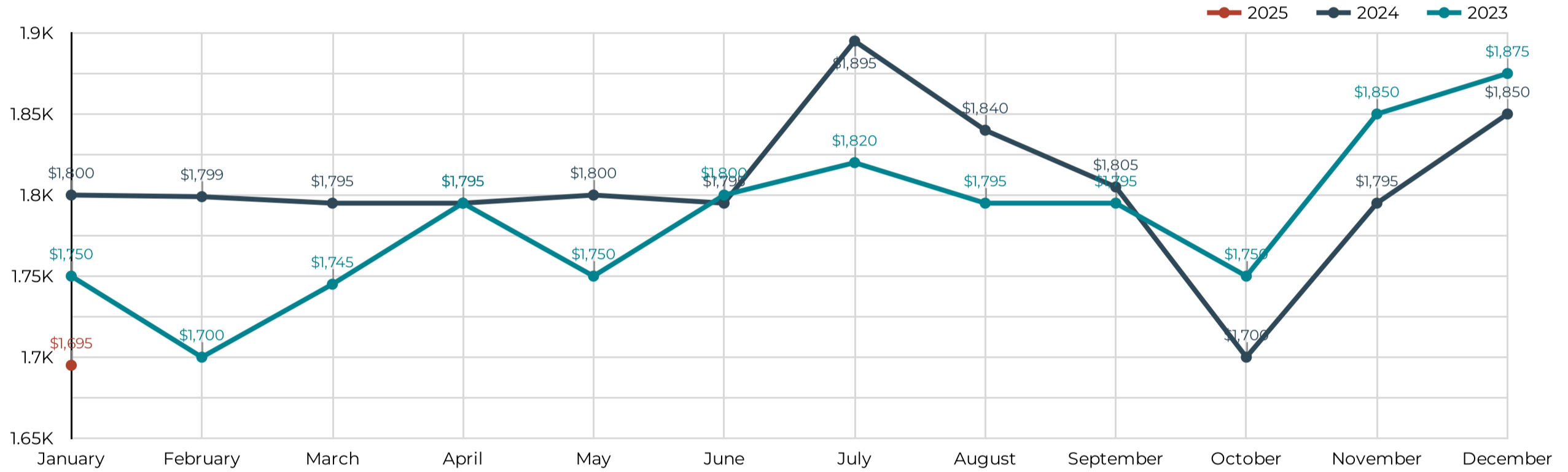
Average % Over Asking
0.94%
↑ 0.90% from previous year

Leases



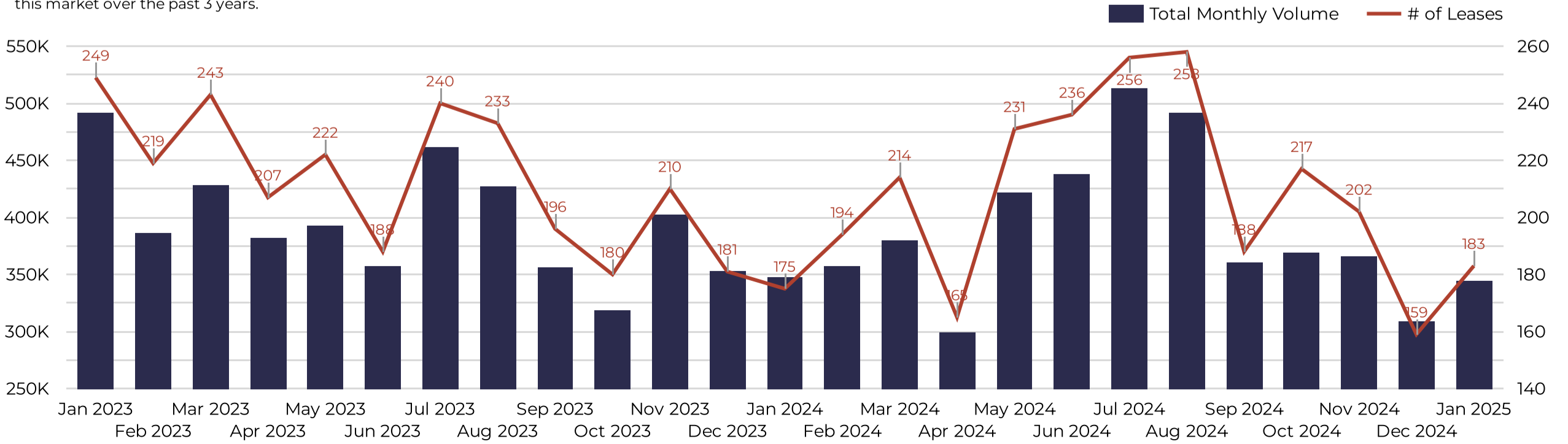
Median Rental Price/Month

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.



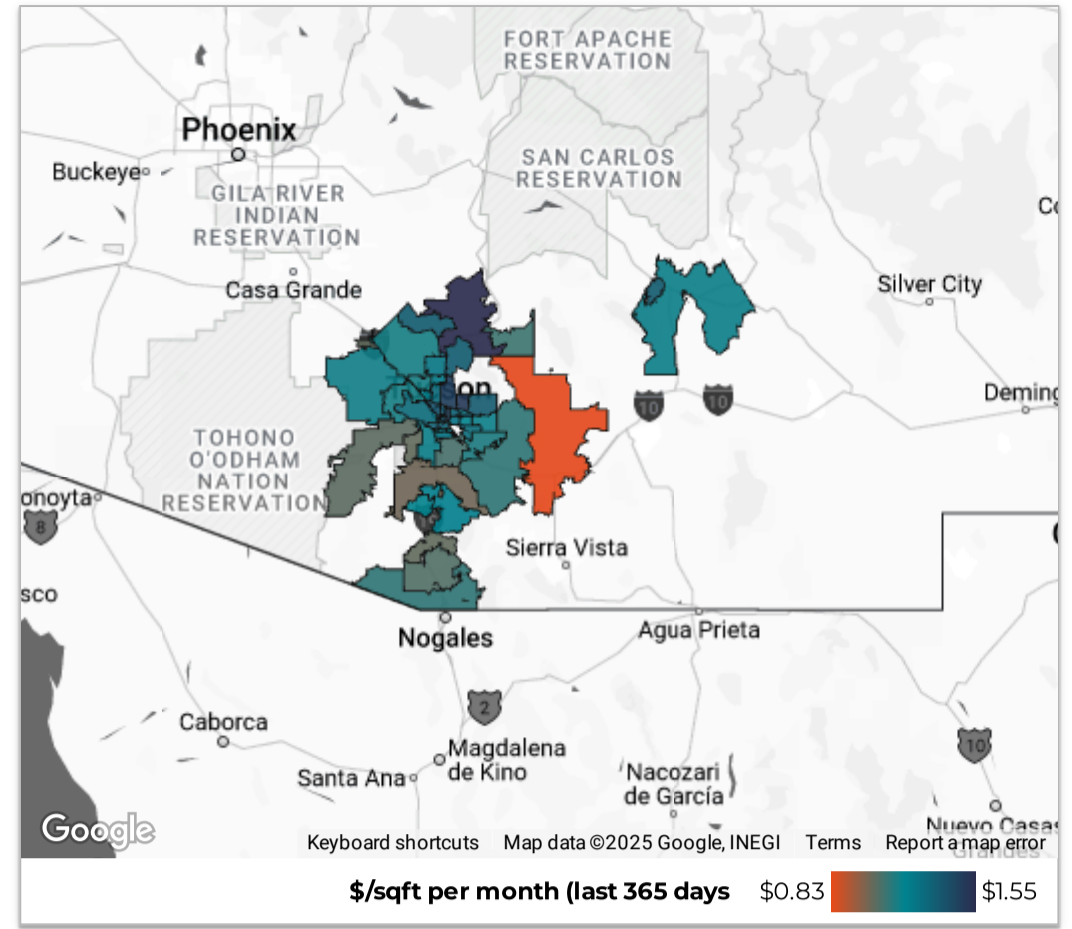
Southern AZ Rental Housing Market

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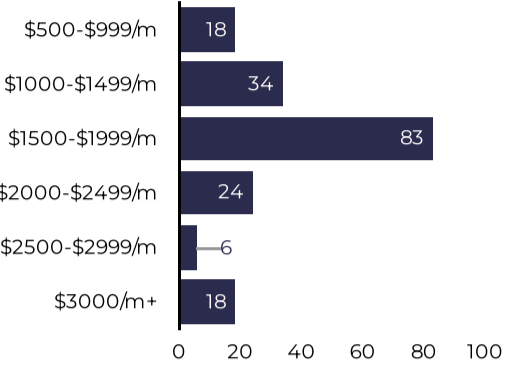
Region City Zip Code

County Type Beds

Price Range Between and



January



of Leases: **183** (↑ 4.6% from previous year)

Median Lease (\$/month): **\$1,695** (↓ 5.8% from previous year)

Total Monthly Rental Volume: **\$344,525** (↓ 0.9% from previous year)

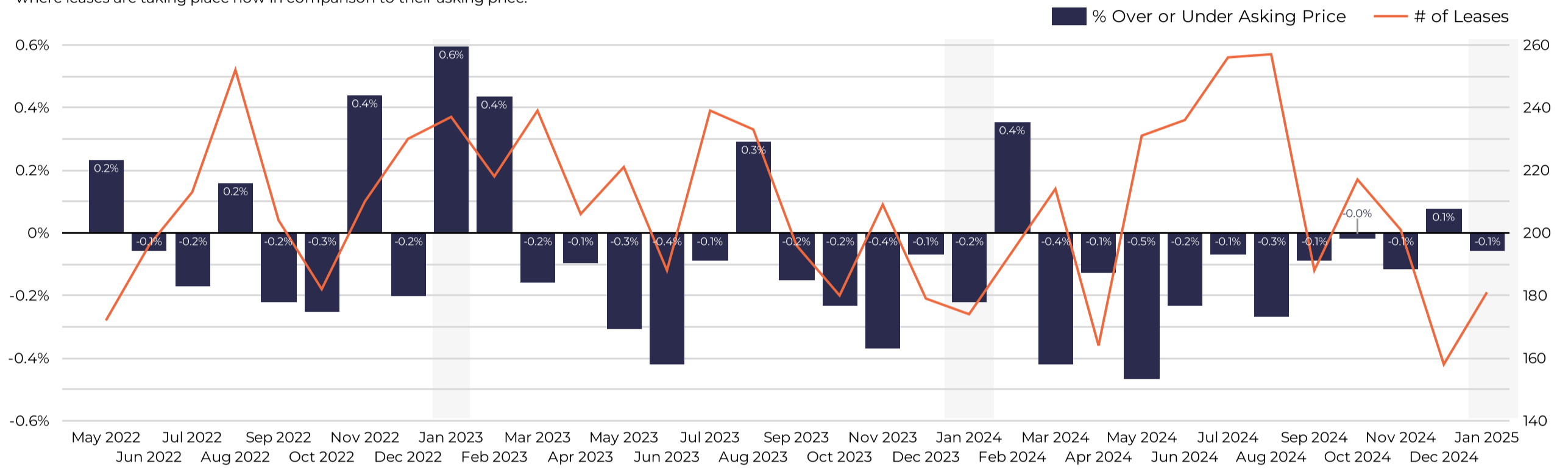
Median Days on Market: **45** (↑ 12 from previous year)

\$/sqft: **\$1.31** (↓ \$0.01 from previous year)

Average % Over Asking: **0.94%** (↑ 0.90% from previous year)

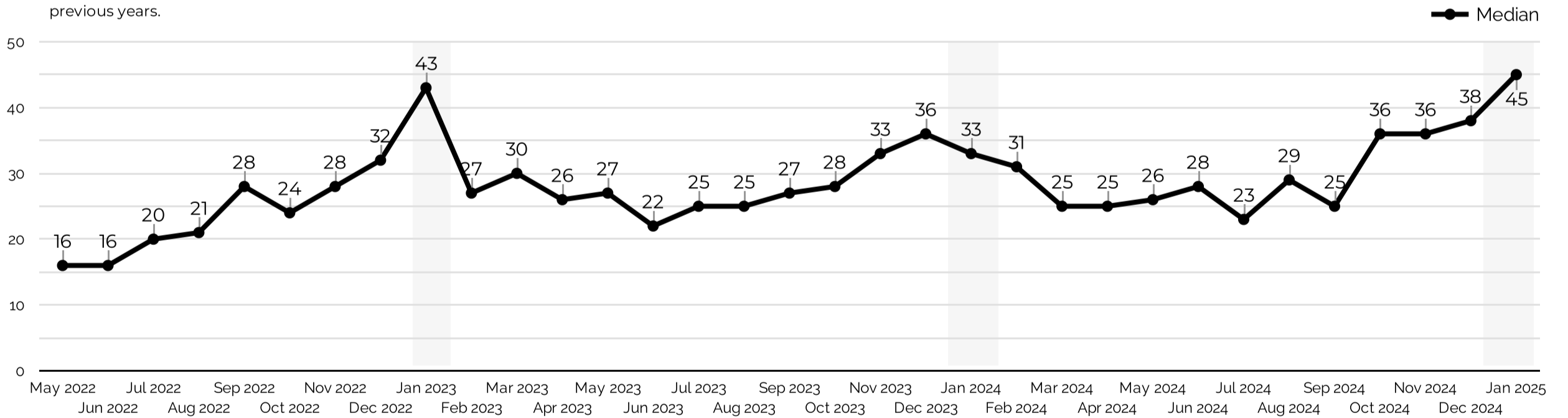
Renter Demand

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



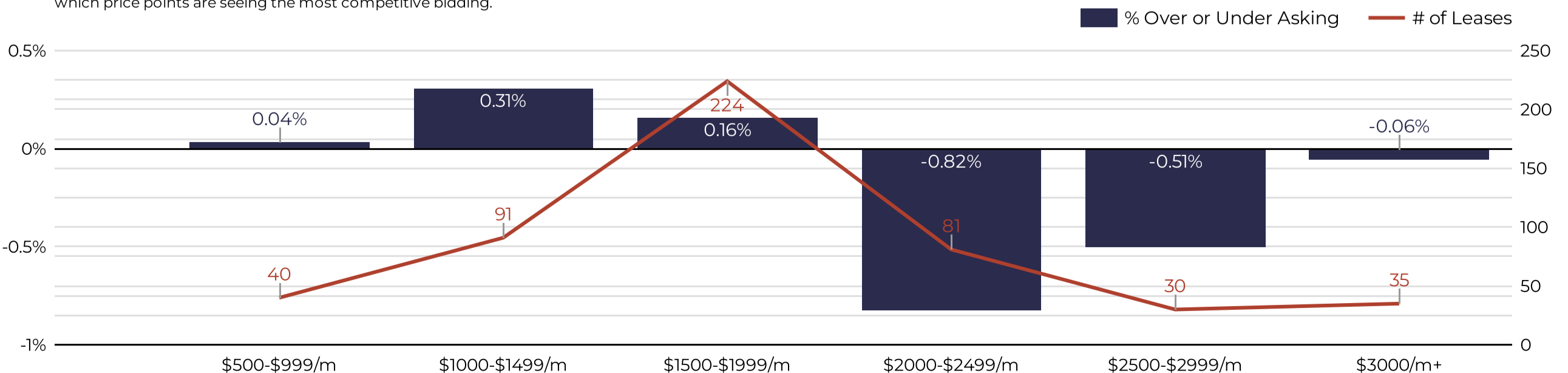
Days on Market

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.



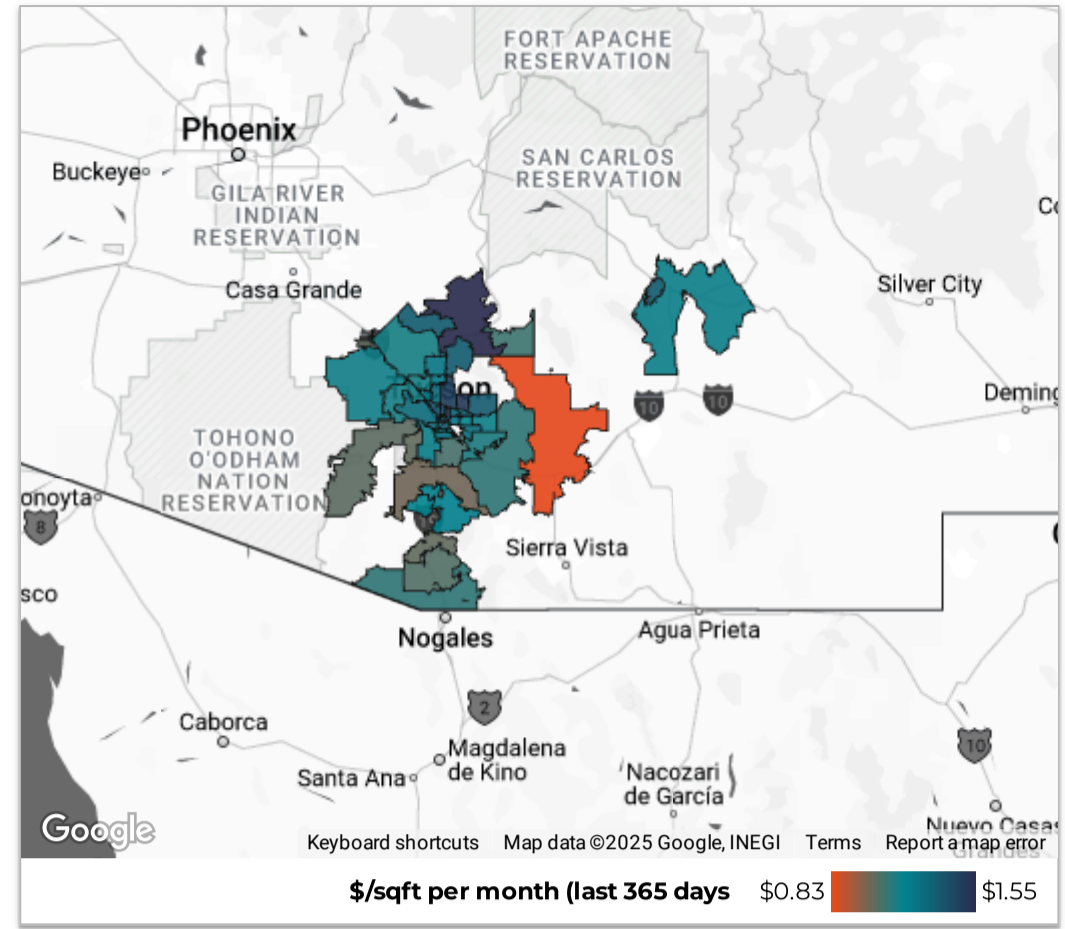
Southern AZ Rental Housing Market

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Region City Zip Code

County Type Beds

Price Range Between and

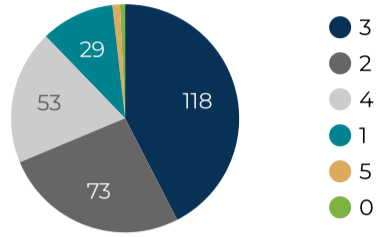


January

of New Listings (Supply)
278
-2 from previous year

of New Pendings (Demand)
80
-13 from previous year

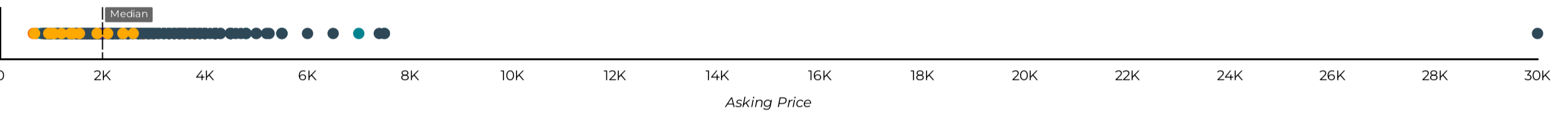
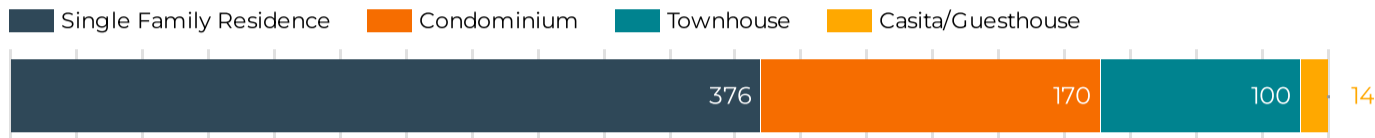
of Bedrooms Delivered



Months of Supply Now
3.62

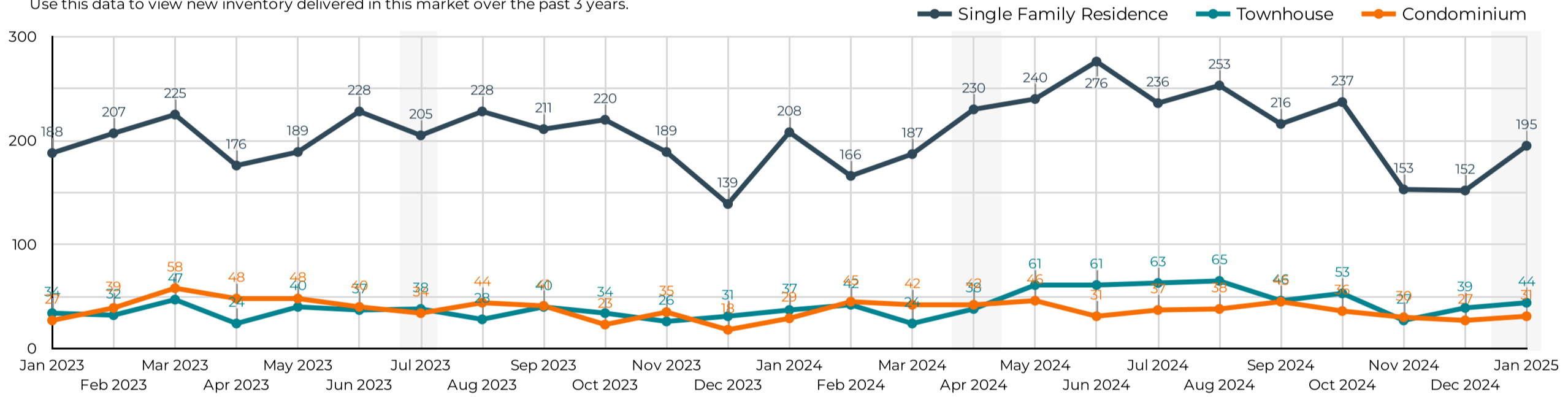
Active Listings Now
662

Active Now



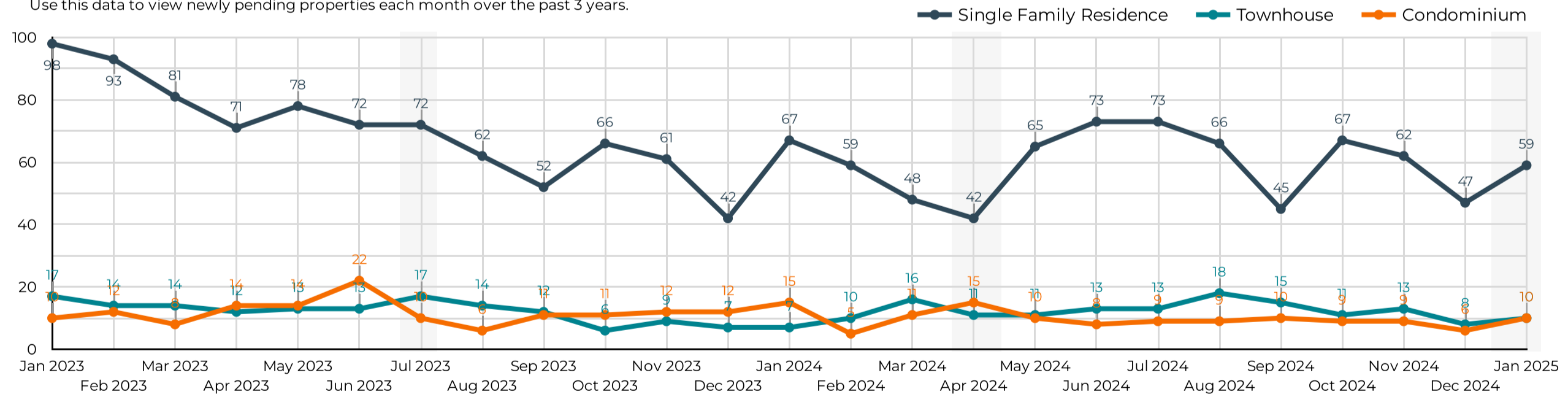
New Rental Listings

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



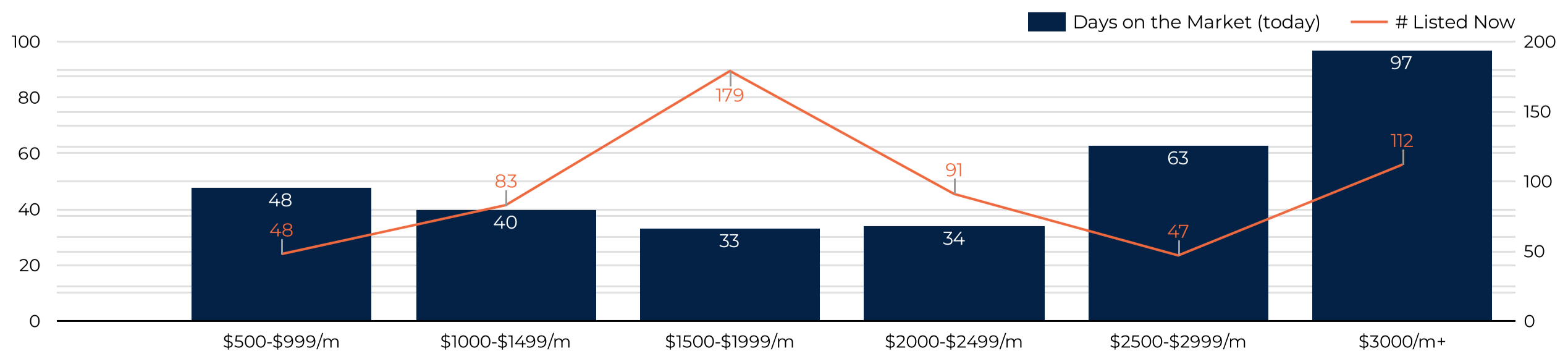
New Pending Leases

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.



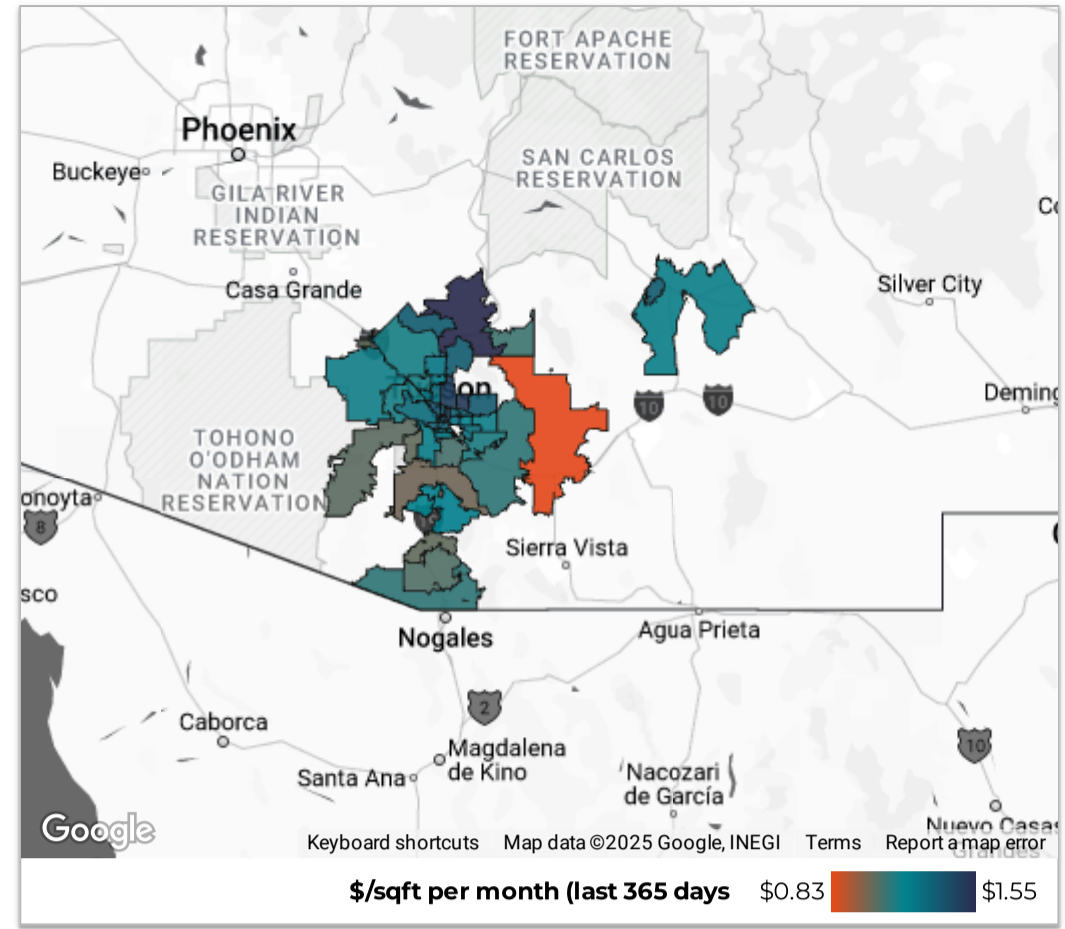
Southern AZ Rental Housing Market

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Region City Zip Code

County Type Beds

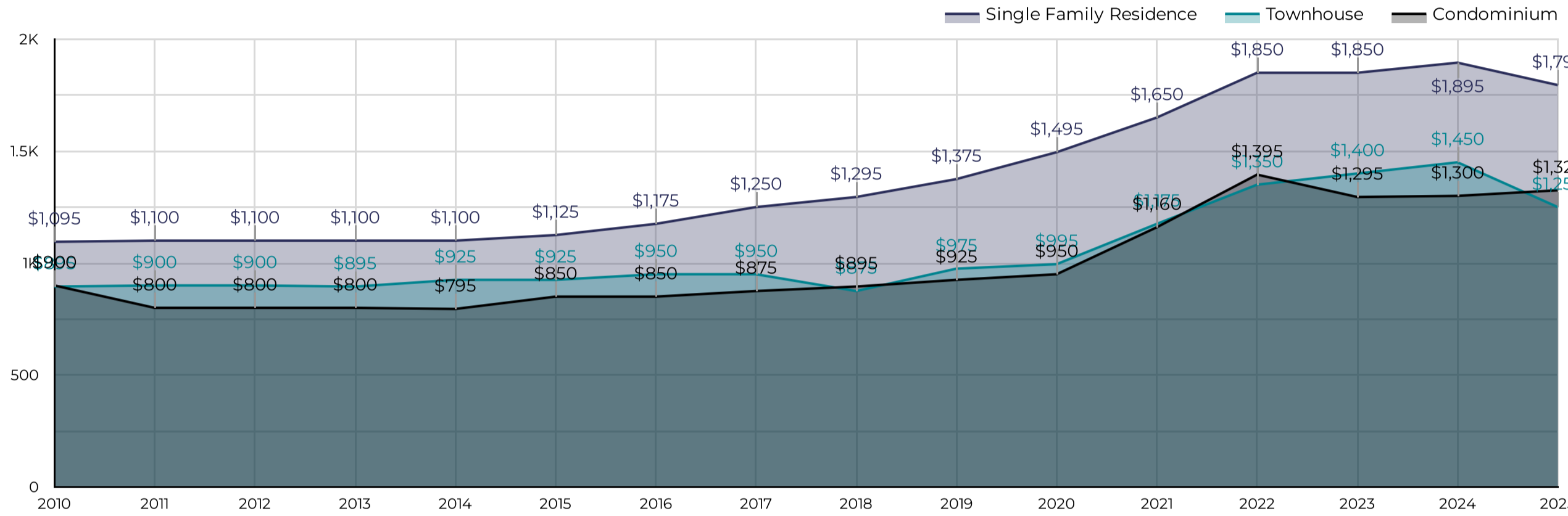
Price Range Between Enter a value and Enter a value



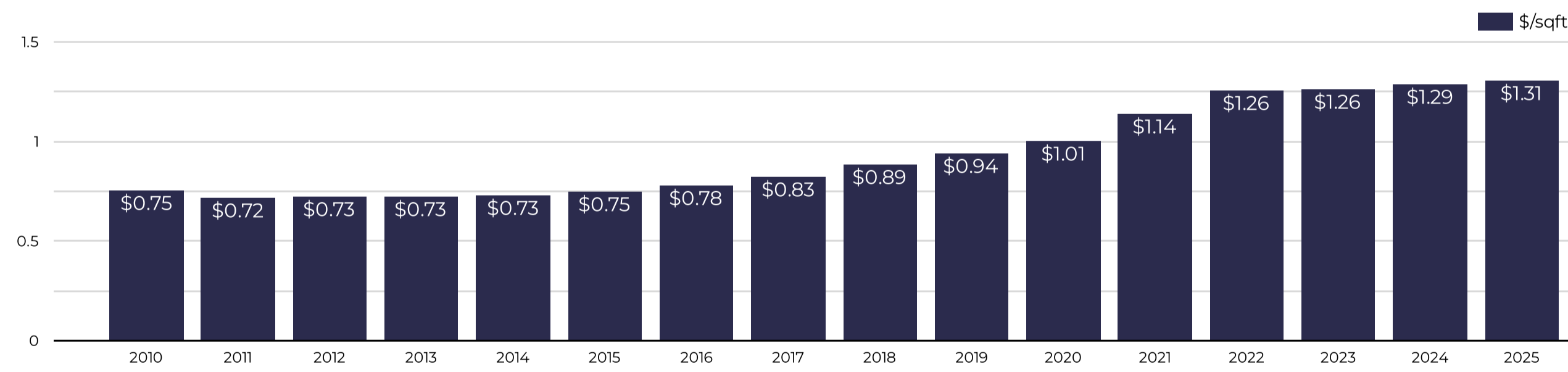
Year-to-Date Statistics 2025

# of Leases 215 ↑ 616.7% from Jan 1, 2024 - Jan 2, 2024	Total Monthly Volume \$402.25K ↑ 482.2% from Jan 1, 2024 - Jan 2, 2024	Median Lease (\$/month) \$1,695 ↓ -10.6% from Jan 1, 2024 - Jan 2, 2024
New Listings 295 ↑ 1,080.0% from Jan 1, 2024 - Jan 2, 2024	Median Days on Market 46 ↑ 11 from Jan 1, 2024 - Jan 2, 2024	% Over or Under Asking 0.6% ↓ -1.6% from Jan 1, 2024 - Jan 2, 2024

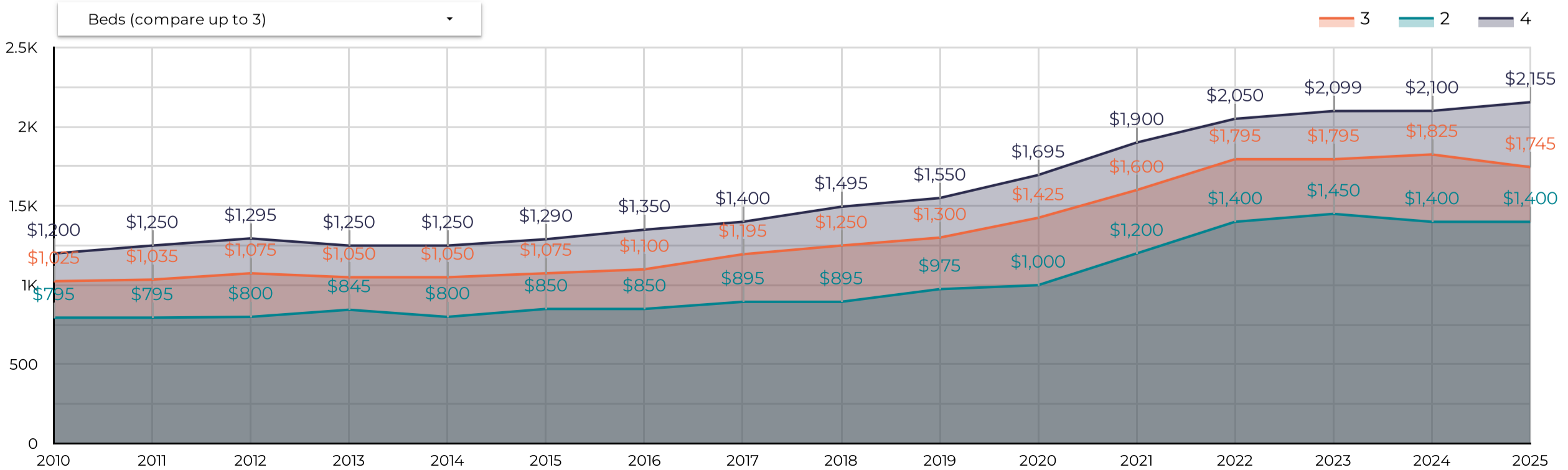
Median Rental Price/Month



\$/Square Foot per Month



Median Lease By Bedrooms



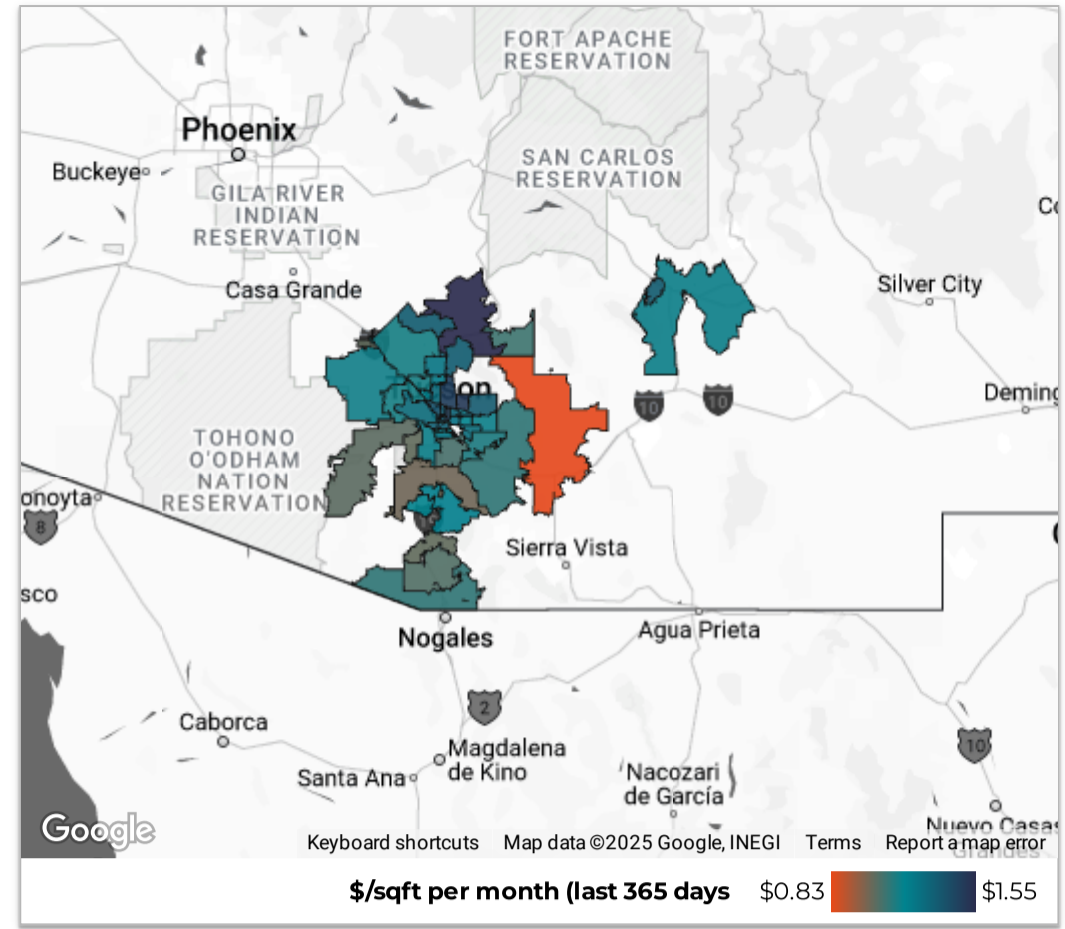
Southern AZ Rental Housing Market

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This report provides a snapshot of the market as taken on: Feb 4, 2025

Region City Zip Code

County Type Beds

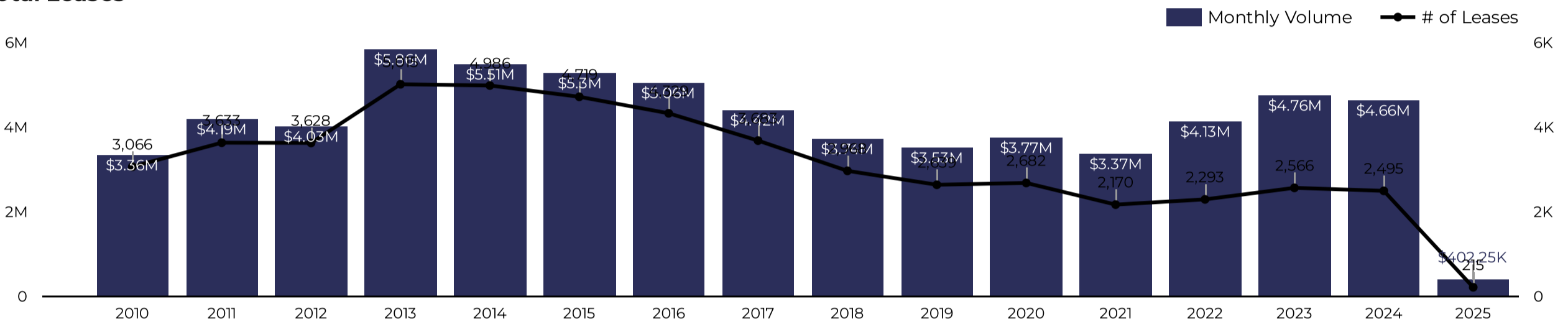
Price Range Between and



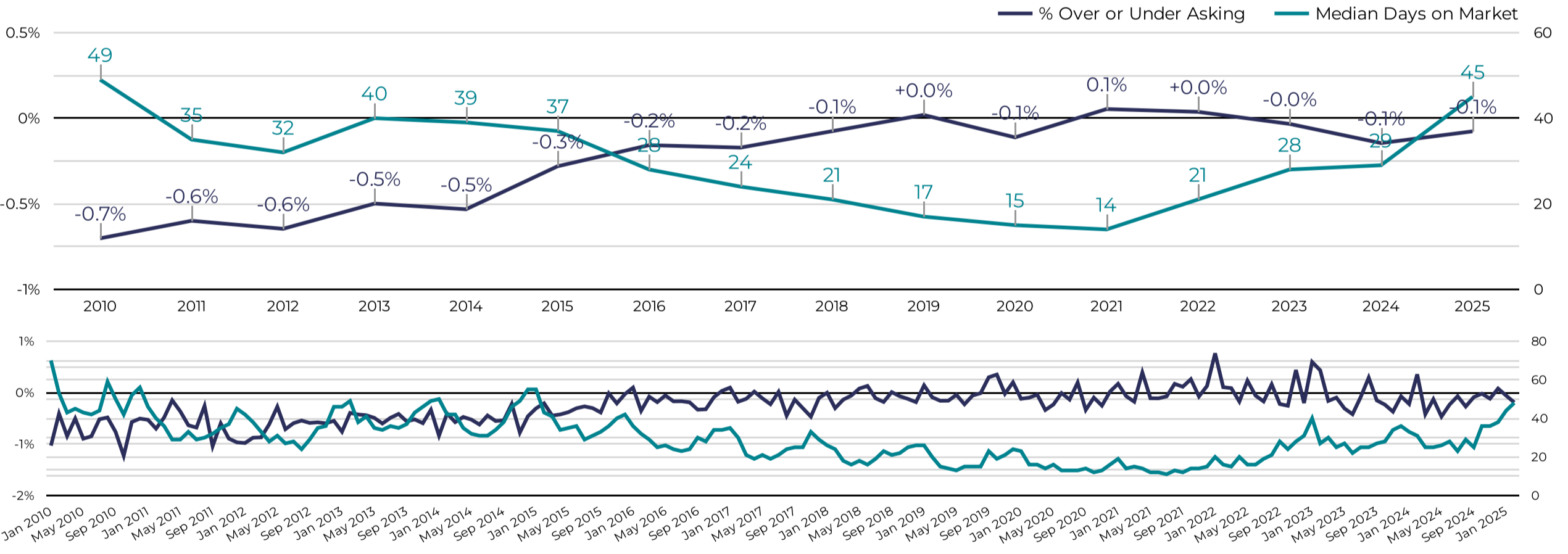
Year-to-Date Statistics
2025

# of Leases 215 ↑ 616.7% from Jan 1, 2024 - Jan 2, 2024	Total Volume \$402.25K ↑ 482.2% from Jan 1, 2024 - Jan 2, 2024	Median Lease (\$/month) \$1,695 ↓ -10.6% from Jan 1, 2024 - Jan 2, 2024
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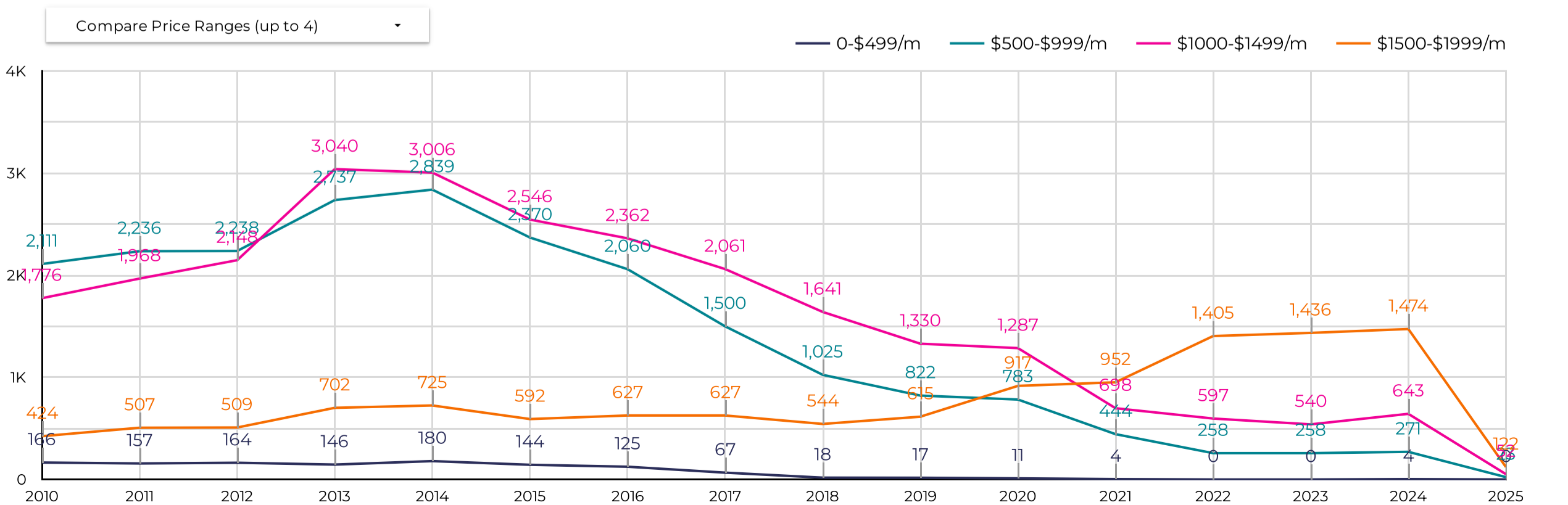
Total Leases



Renter Demand



New Rental Listings Delivered



Southern AZ Rental Housing Market

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Region City Zip Code

County Type Beds

Price Range Between and

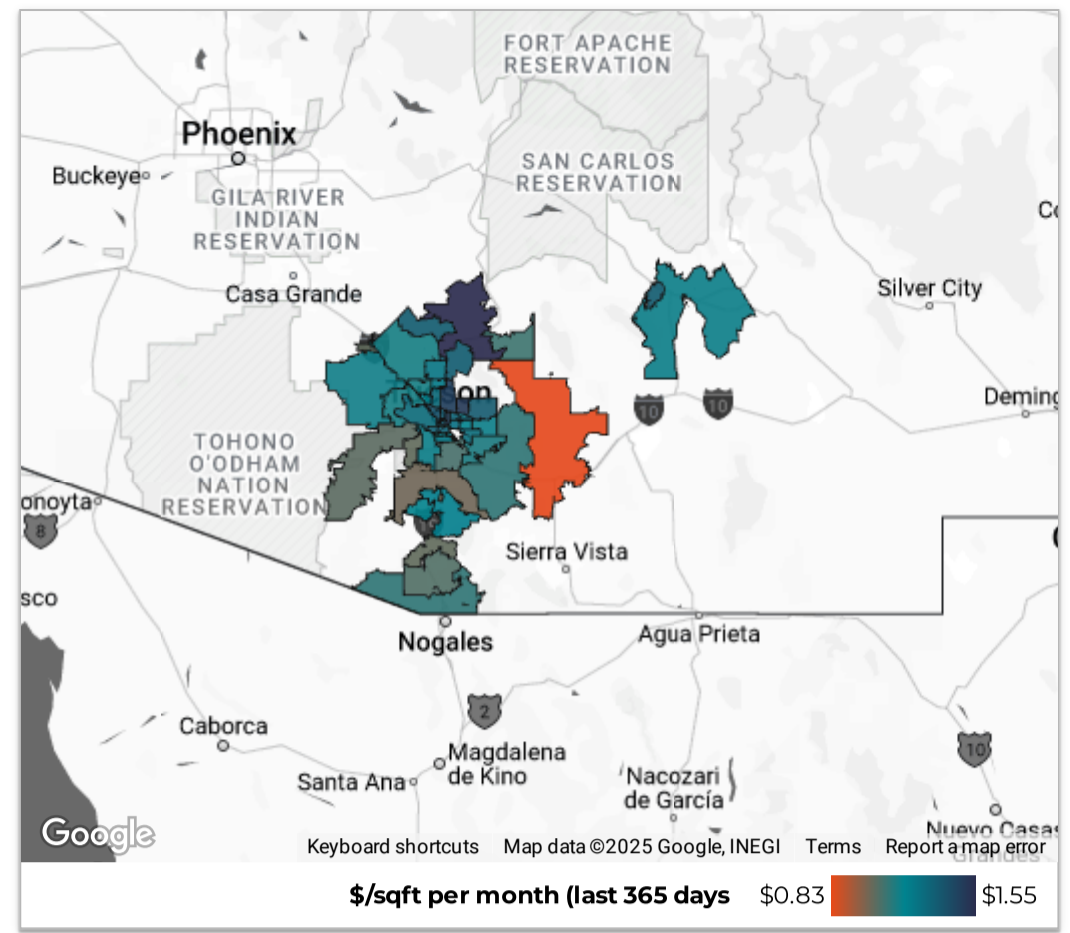
January

of Leases: **183** (↑ 4.6% from previous year)

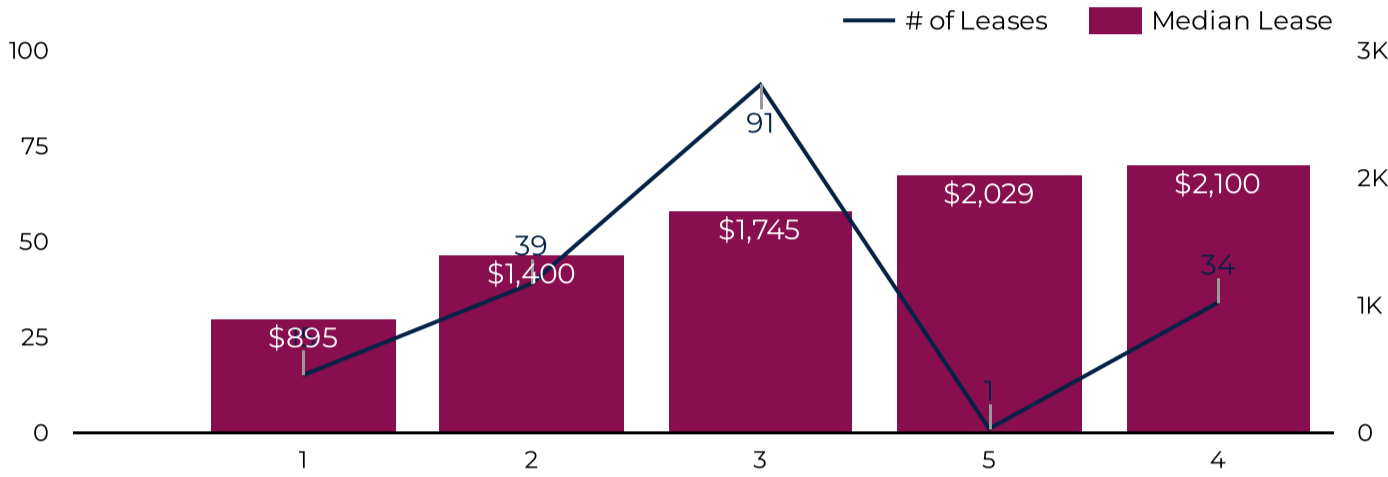
Total Monthly Rental Volume: **\$344.53K** (↓ -0.9% from previous year)

Average SqFt: **1,668**

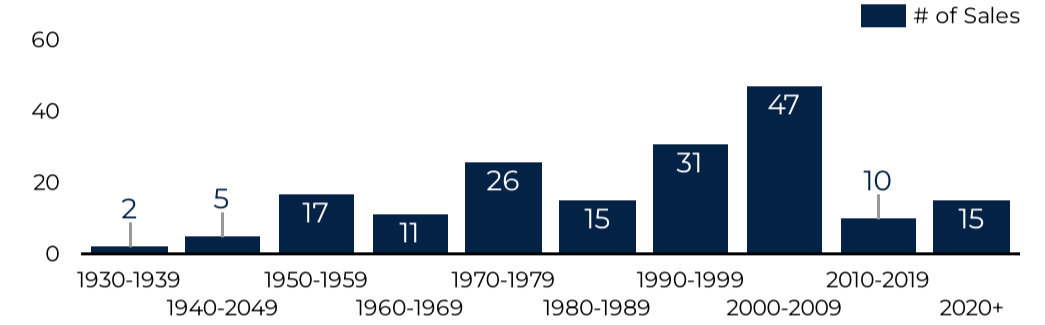
Median Year Built: **1,996**



Median Lease Price By Bedrooms



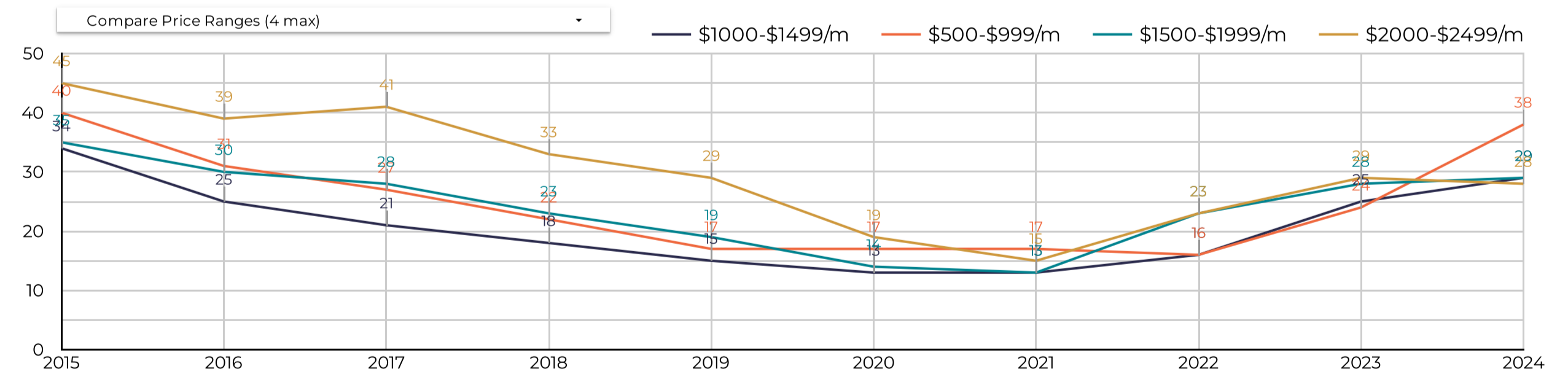
Leases By Property Age



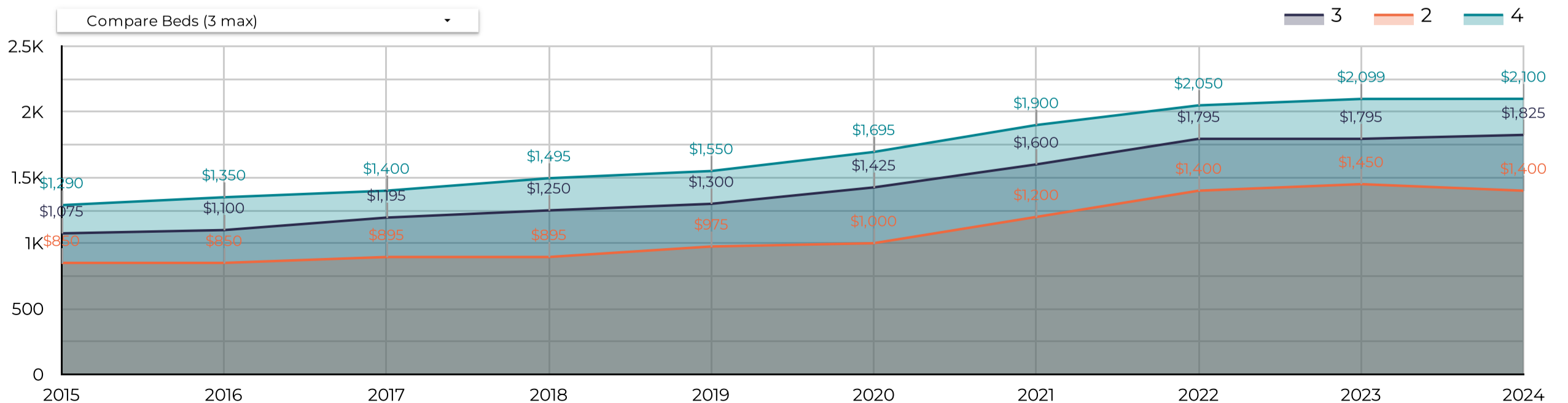
Data By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	18	18	0	0	75	0.08%
\$1000-\$1499/m	34	24	10	0	37	0.13%
\$1500-\$1999/m	83	9	63	11	39	-0.02%
\$2000-\$2499/m	24	1	6	17	38	-0.67%
\$2500-\$2999/m	6	0	3	3	45	0%
\$3000/m+	18	5	9	4	69	10.27%
Grand total	183	57	91	35	45	0.94%

Median Days on Market



Median Rental Price/Month



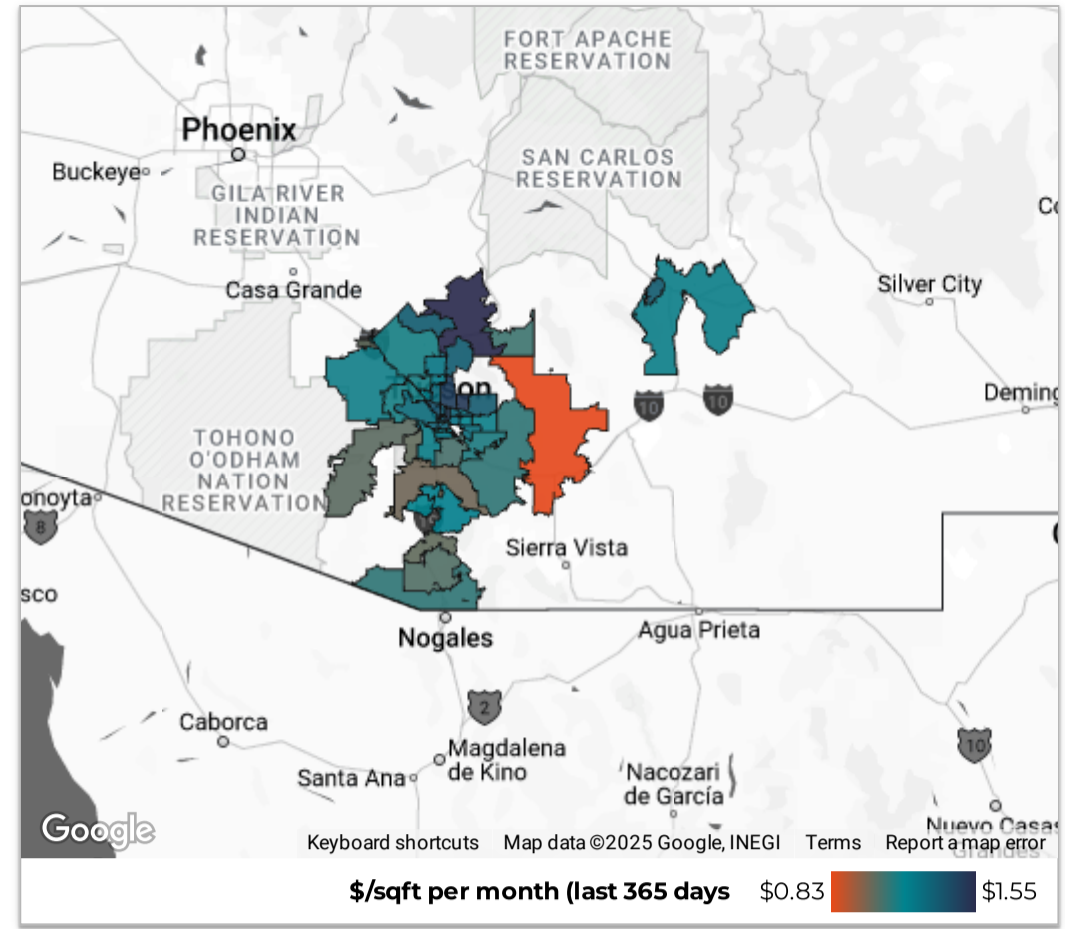
Southern AZ Rental Housing Market

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Region City Zip Code

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Price Range Between and

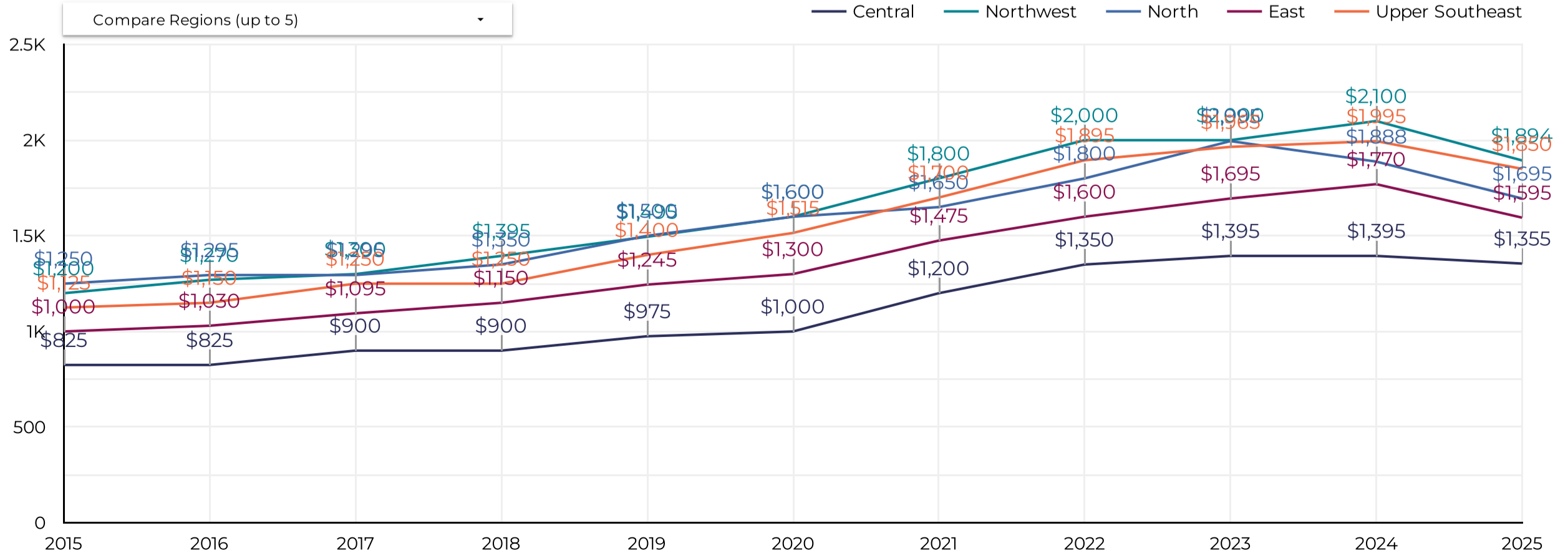


Jan 2025
 vs. last year

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	45	25.0% ↑	\$65.69K	21.5% ↑	\$1,425	\$130 ↑	\$1.38	-\$0.01 ↓	44	13 ↑	0.1%	-0.0%...
2. Upper Southeast	22	69.2% ↑	\$43.87K	59.2% ↑	\$1,945	-\$55 ↓	\$1.16	\$0.08 ↑	36	0	0.3%	0.7% ↑
3. East	21	31.3% ↑	\$32.46K	19.9% ↑	\$1,595	-\$100 ↓	\$1.22	-\$0.00 ↓	63	39 ↑	0.1%	-0.1% ↓
4. Northwest	21	-22.2%...	\$44.64K	-39.0% ↓	\$1,894	-\$206 ↓	\$1.20	-\$0.08 ↓	58	23 ↑	-0.2%	1.1% ↑
5. North	14	-39.1% ↓	\$32.84K	-32.6% ↓	\$2,200	\$400 ↑	\$1.44	-\$0.17 ↓	35	-7 ↓	-1.1%	-2.3% ↓
6. South	10	-23.1% ↓	\$14.77K	-26.0% ↓	\$1,500	-\$145 ↓	\$1.30	\$0.04 ↑	24	-2 ↓	0.0%	0.2% ↑
7. Southwest	10	25.0% ↑	\$15.37K	10.7% ↑	\$1,595	-\$105 ↓	\$1.15	\$0.01 ↑	46	22 ↑	0.2%	-0.9% ↓
8. West	9	12.5% ↑	\$16.94K	17.3% ↑	\$1,800	\$50 ↑	\$1.37	\$0.15 ↑	36	14 ↑	0.0%	1.1% ↑
9. Upper Northwest	8	14.3% ↑	\$30.9K	40.7% ↑	\$3,900	\$600 ↑	\$1.70	-\$0.04 ↓	112	75 ↑	0.7%	4.1% ↑
10. Southeast	6	50.0% ↑	\$10.64K	39.7% ↑	\$1,695	-\$150 ↓	\$1.11	\$0.11 ↑	37	9 ↑	-0.9%	-1.5% ↓
11. Green Valley North	5	25.0% ↑	\$8.73K	19.4% ↑	\$1,745	\$170 ↑	\$1.11	\$0.05 ↑	75	40 ↑	-1.2%	-0.8%...
12. Northeast	4	-20.0%...	\$8.63K	-11.5% ↓	\$2,100	\$0	\$1.16	-\$0.09 ↓	28	0	0.4%	0.4% ↑
13. Pinal	3	200.0%...	\$5.7K	225.7% ↑	\$2,200	\$450 ↑	\$1.14	\$0.03 ↑	48	34 ↑	0.0%	0.0%
14. Benson/St. David	2	-	\$1.8K	-	\$800	-	\$0.79	-	22	-	0.0%	-
15. Extended West	1	-83.3%...	\$2.3K	-81.1% ↓	\$2,300	\$205 ↑	\$1.13	\$0.04 ↑	56	36 ↑	0.0%	0.7% ↑

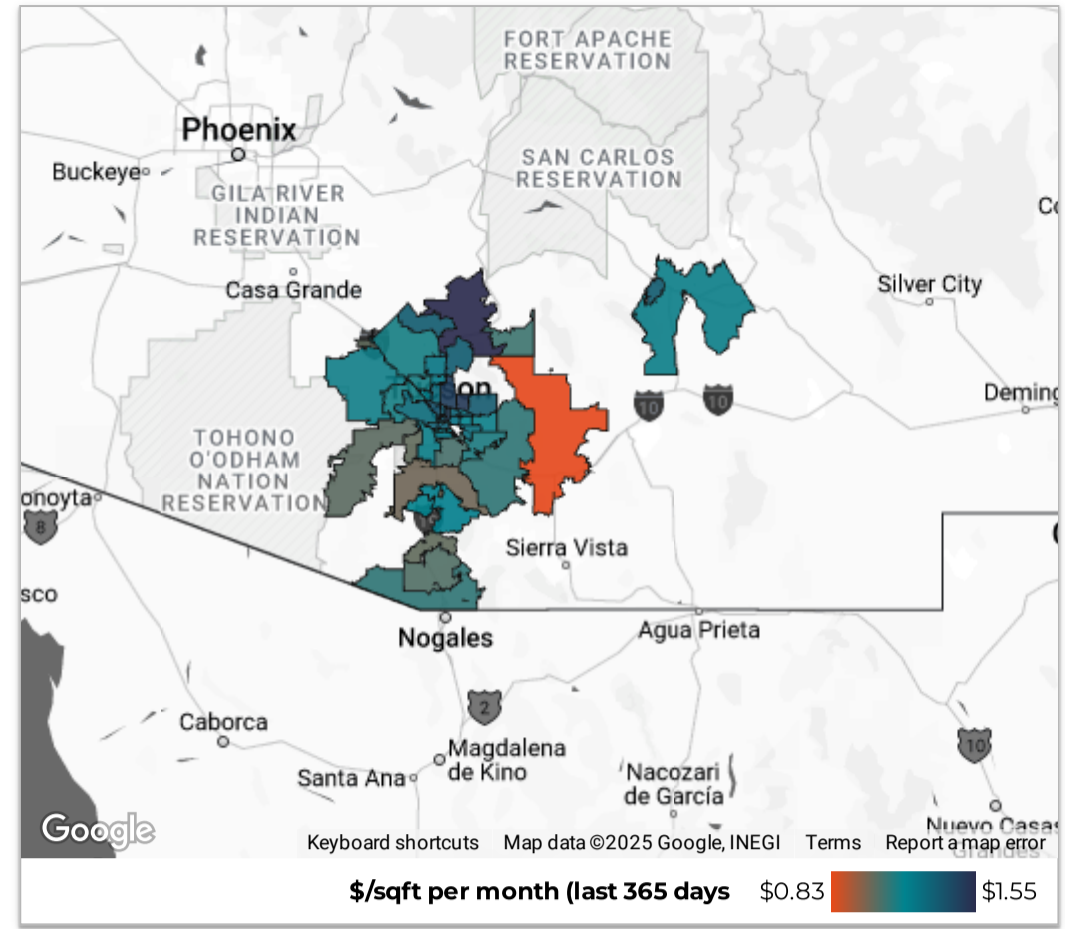
Median Lease by Region



Southern AZ Rental Housing Market

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Region City Zip Code
 County Type Beds
 Price Range Between Enter a value and Enter a value Download



Jan 2025 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. 85747	15	200.0...	\$26,996	144.4% ↑	\$1,695	-\$505 ↓	\$1.20	\$0.18 ↑	44	23 ↑	0.5%	1.0% ↑
2. 85719	12	-7.7% ↓	\$15,960	-21.3% ↓	\$1,325	-\$25 ↓	\$1.24	-\$0.28 ↓	44	10 ↑	0.0%	0.0%
3. 85716	11	175.0...	\$19,946	395.7% ↑	\$1,727	\$877 ↑	\$1.57	\$0.19 ↑	24	-11 ↓	0.1%	0.1% ↑
4. 85756	11	22.2...	\$20,394	12.1% ↑	\$1,750	-\$245 ↓	\$1.11	\$0.06 ↑	28	-24 ↓	-0.2%	0.4% ↑
5. 85710	10	42.9...	\$14,205	20.6% ↑	\$1,400	-\$295 ↓	\$1.21	\$0.04 ↑	72	11 ↑	0.2%	0.2% ↑
6. 85705	9	80.0...	\$11,879	82.3% ↑	\$1,549	\$299 ↑	\$1.39	\$0.09 ↑	35	5 ↑	0.5%	0.5% ↑
7. 85718	9	-18.2...	\$21,345	-13.7% ↓	\$2,500	\$500 ↑	\$1.39	-\$0.33 ↓	24	-1 ↓	-1.7%	-4.8%...
8. 85641	8	14.3% ↑	\$17,133	29.0% ↑	\$1,995	\$100 ↑	\$1.14	-\$0.02 ↓	36	8 ↑	-0.6%	-1.0% ↓
9. 85711	8	166.7...	\$10,459	116.1% ↑	\$1,125	-\$570 ↓	\$1.52	\$0.15 ↑	50	17 ↑	-0.3%	-1.7% ↓
10. 85713	7	16.7% ↑	\$9,504	12.5% ↑	\$1,295	\$45 ↑	\$1.28	-\$0.16 ↓	112	99 ↑	0.0%	0.0%
11. 85730	7	16.7% ↑	\$11,319	11.5% ↑	\$1,595	-\$100 ↓	\$1.31	\$0.06 ↑	36	12 ↑	0.0%	-0.5% ↓
12. 85739	7	16.7% ↑	\$27,400	56.9% ↑	\$4,000	\$1,500 ↑	\$1.65	-\$0.01 ↓	113	84 ↑	5.0%	8.9% ↑
13. 85658	6	200.0...	\$13,509	64.8% ↑	\$1,894	-\$305 ↓	\$1.26	-\$0.17 ↓	58	42 ↑	0.0%	3.8% ↑
14. 85757	5	66.7...	\$8,540	54.0% ↑	\$1,700	-\$100 ↓	\$1.00	-\$0.07 ↓	46	31 ↑	0.0%	0.0%
15. 85712	5	-54.5...	\$6,495	-63.9% ↓	\$1,350	\$100 ↑	\$1.26	\$0.03 ↑	54	23 ↑	0.0%	0.1% ↑
16. 85629	5	150.0...	\$8,734	118.9% ↑	\$1,745	\$250 ↑	\$1.11	\$0.19 ↑	75	40 ↑	-1.2%	2.1% ↑
17. 85741	5	25.0...	\$9,585	32.8% ↑	\$2,000	\$300 ↑	\$1.13	-\$0.08 ↓	67	11 ↑	0.0%	0.0%
18. 85737	4	-20.0...	\$8,145	-23.6% ↓	\$1,795	-\$355 ↓	\$1.14	-\$0.15 ↓	139	103 ↑	0.0%	0.0%
19. 85743	4	0.0%	\$8,885	21.8% ↑	\$1,795	\$95 ↑	\$1.35	\$0.17 ↑	23	4 ↑	0.0%	2.3% ↑
20. 85715	4	33.3...	\$8,629	40.3% ↑	\$2,100	\$0	\$1.16	-\$0.02 ↓	28	0	0.4%	0.4% ↑
21. 85704	4	-20.0...	\$6,685	-35.7% ↓	\$1,595	-\$205 ↓	\$1.20	\$0.06 ↑	17	-27 ↓	0.0%	0.0%
22. 85742	3	-62.5...	\$5,058	-81.4% ↓	\$1,676	-\$324 ↓	\$1.16	-\$0.09 ↓	52	29 ↑	0.0%	4.3% ↑
23. 85746	3	-40.0...	\$4,440	-46.8% ↓	\$1,495	-\$205 ↓	\$1.37	\$0.20 ↑	35	-2 ↓	0.7%	-1.1% ↓

1 - 33 / 33

Median Lease by Zip Code

