

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: May 5, 2025



Region

City

Zip Code

County

Type

Beds

Price Range

Between

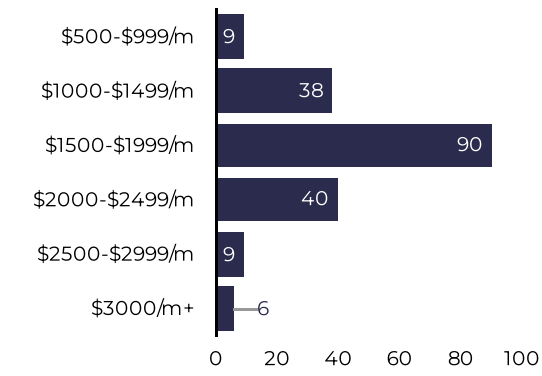
Enter a value

and

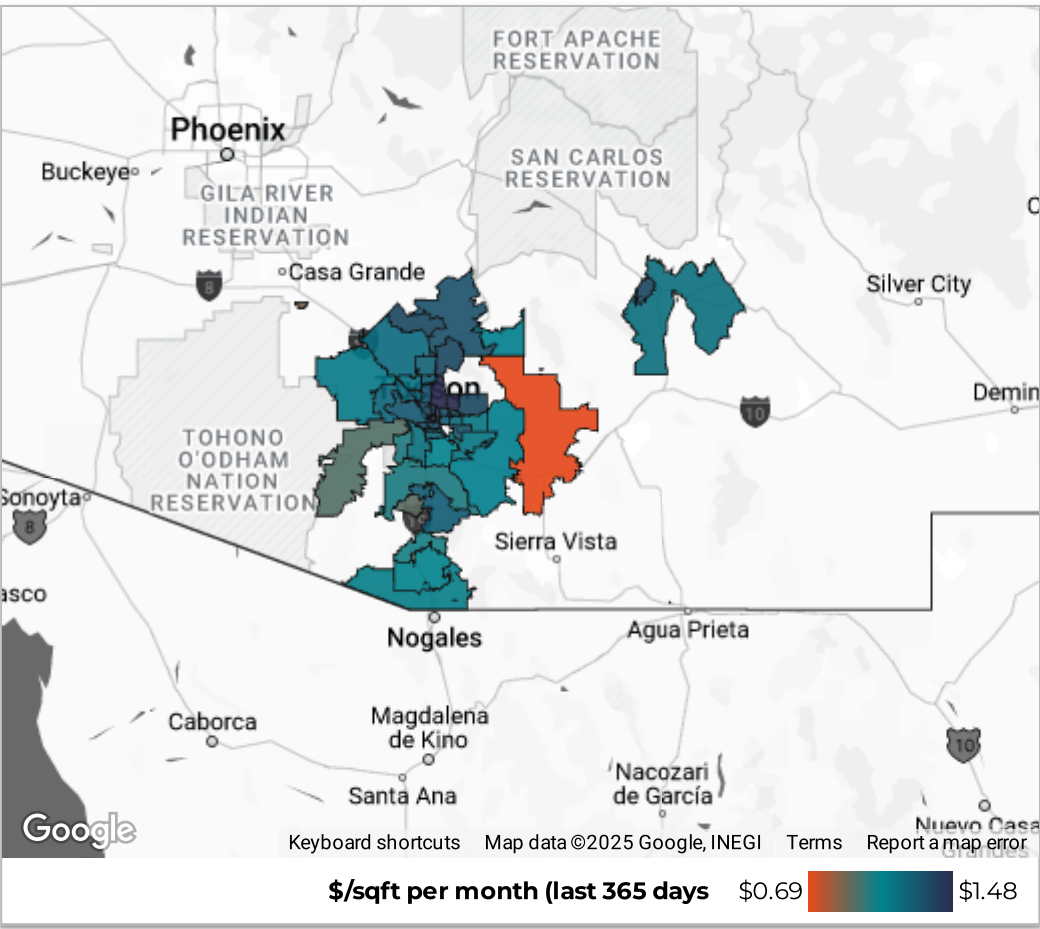
Enter a value

Download

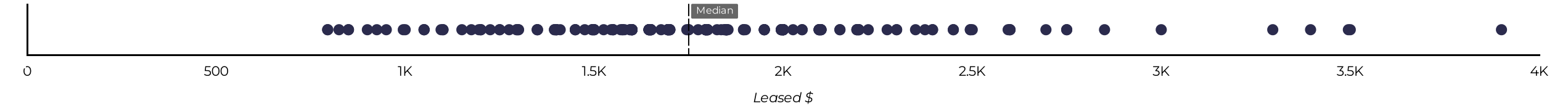
April



|                             |                           |
|-----------------------------|---------------------------|
| # of Leases                 | Median Lease (\$/month)   |
| 192                         | \$1,750                   |
| 16.4% from previous year    | -2.5% from previous year  |
| Total Monthly Rental Volume | Median Days on Market     |
| \$344,485                   | 29                        |
| 14.9% from previous year    | 4 from previous year      |
| \$/sqft                     | Average % Over Asking     |
| \$1.28                      | -0.42%                    |
| \$0.02 from previous year   | -0.01% from previous year |

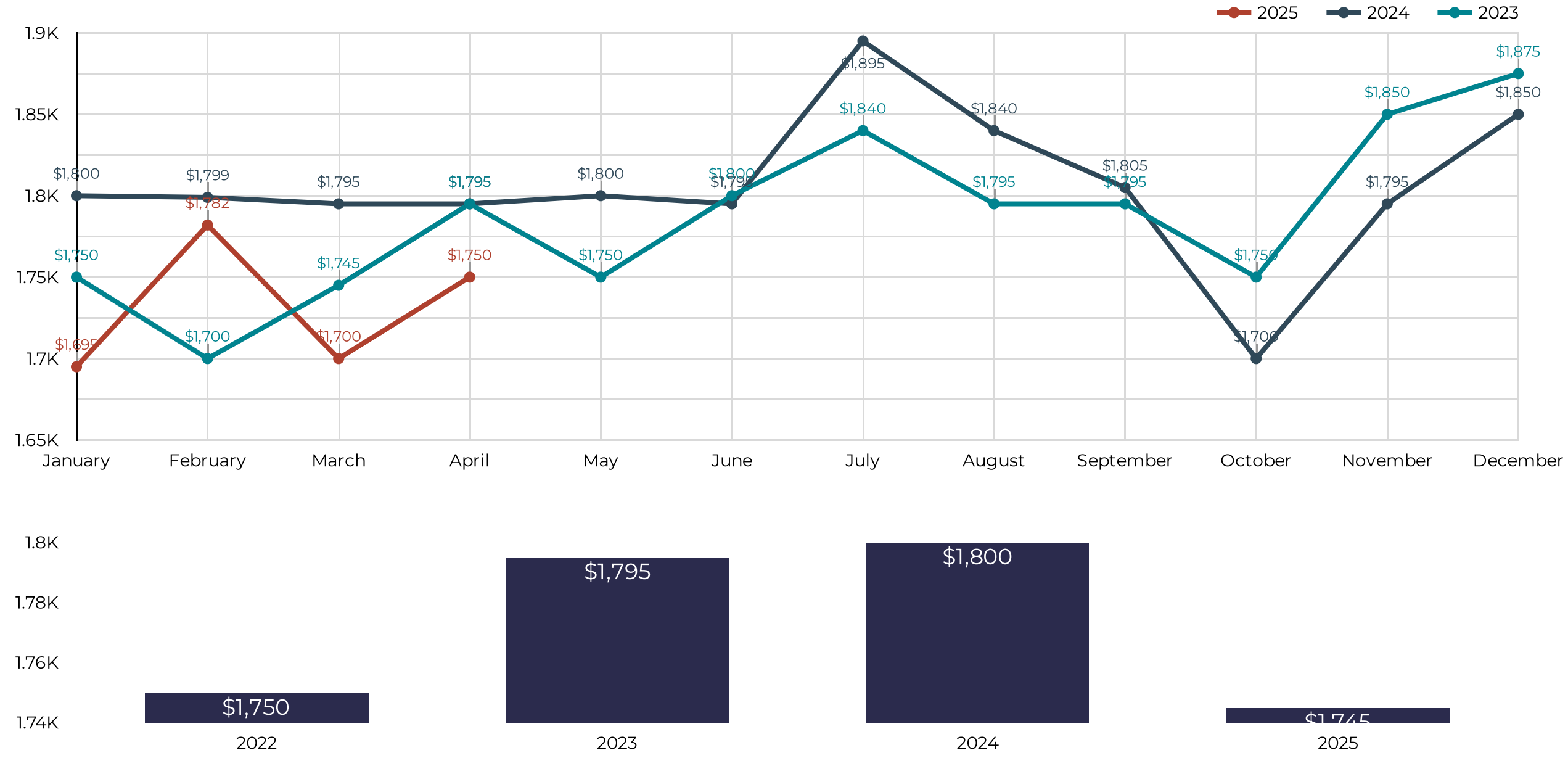


Leases



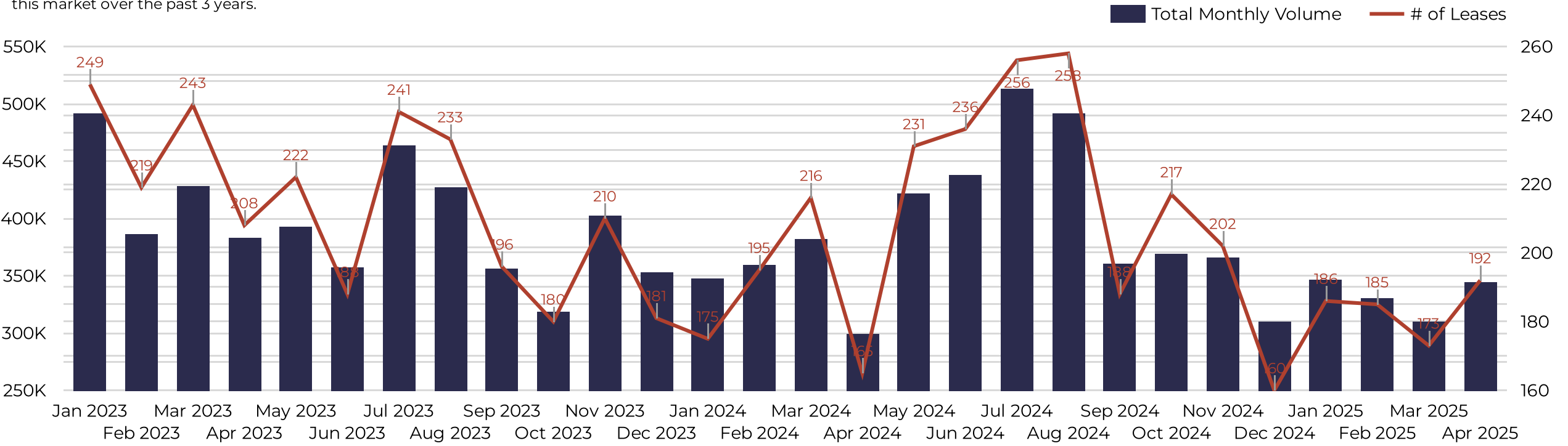
Median Rental Price/Month

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.



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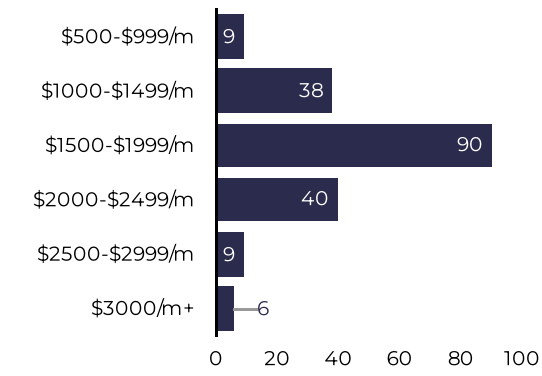
Enter a value

and

Enter a value

Download

April



⚠ See details

Median Lease (\$/month)

\$1,750

↓ -2.6% from previous year

⚠ See details

Median Days on Market

29

↑ 4 from previous year

\$/sqft

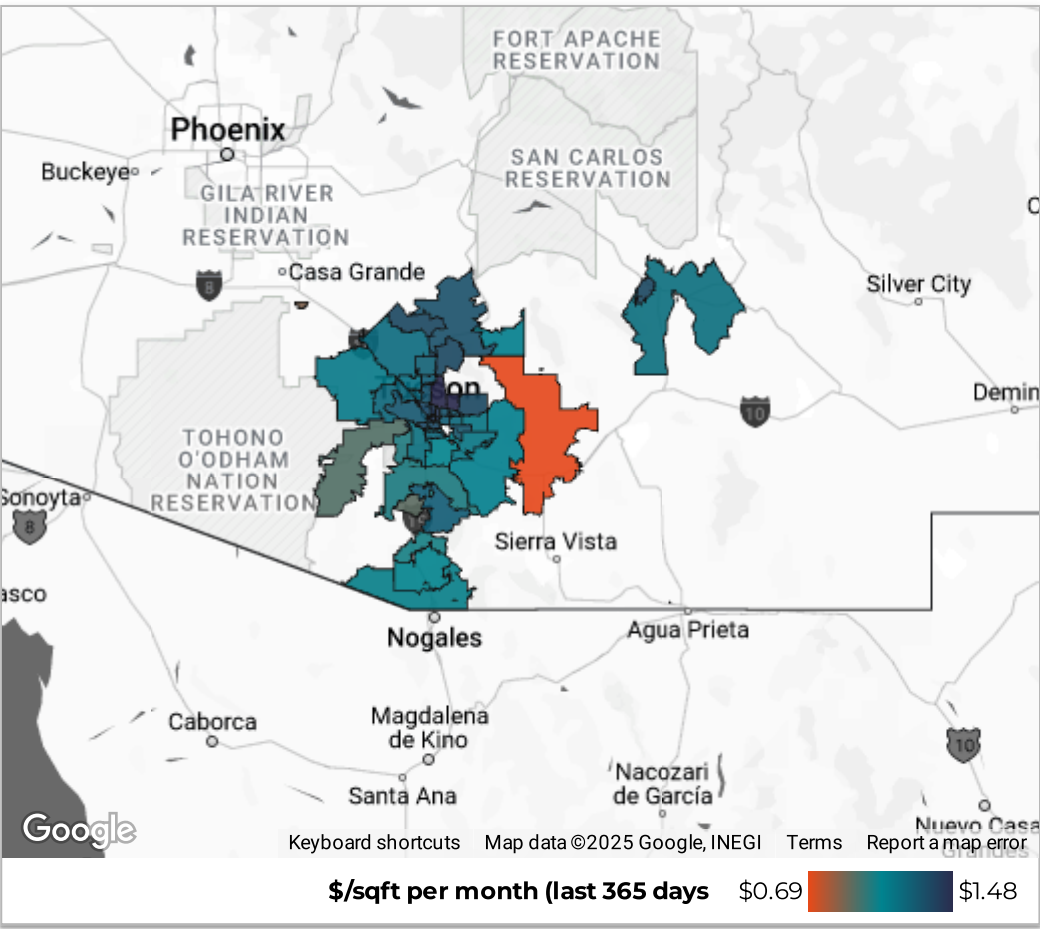
\$1.28

↑ \$0.02 from previous year

Average % Over Asking

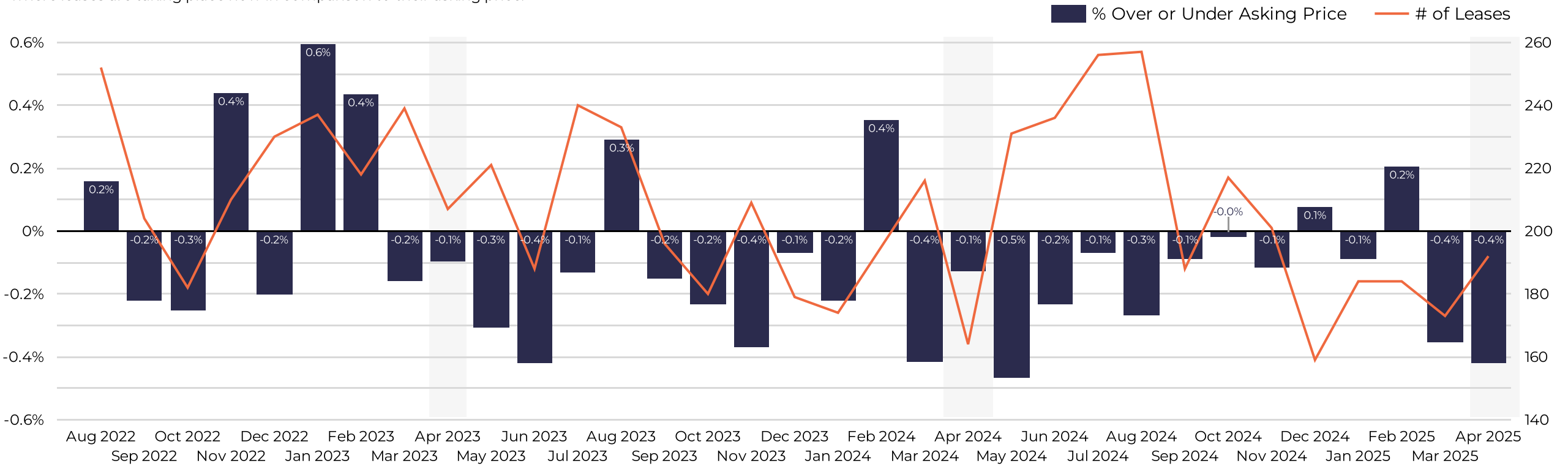
-0.42%

↓ -0.01% from previous year



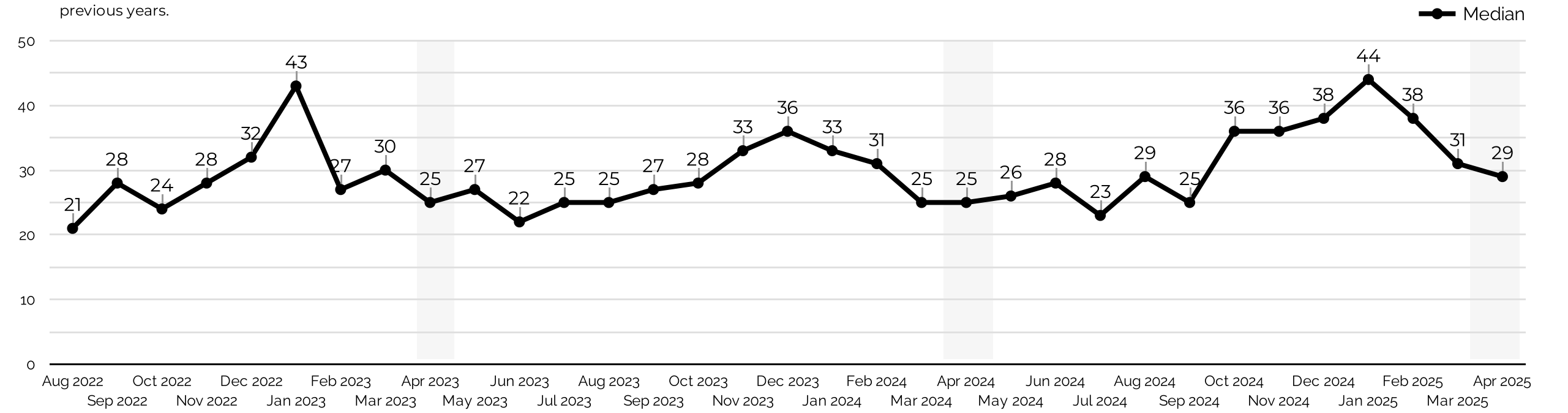
Renter Demand

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



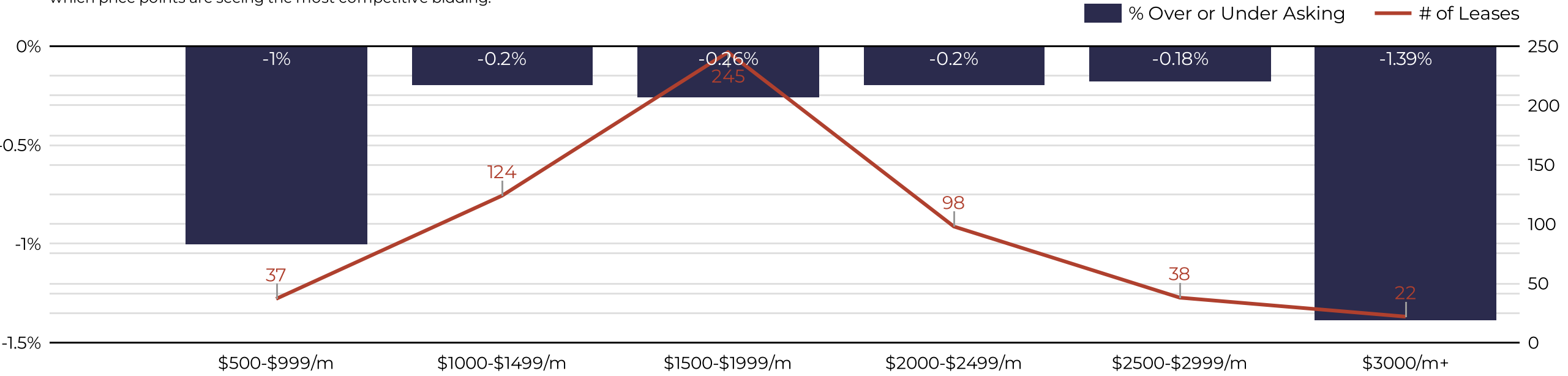
Days on Market

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.



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Enter a value

and

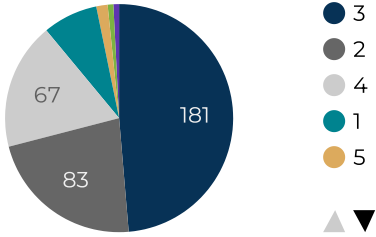
Enter a value

Download

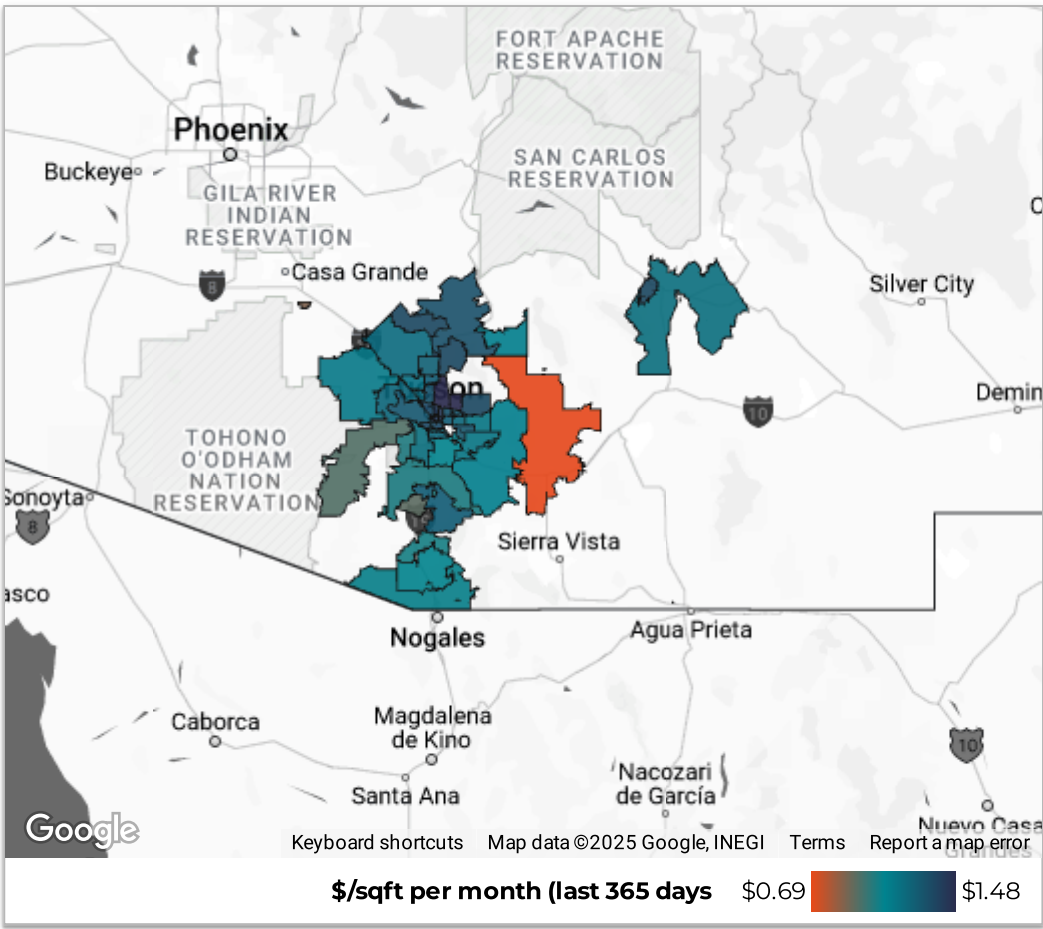
April

# of New Listings (Supply)  
**372**  
↑ 54 from previous year

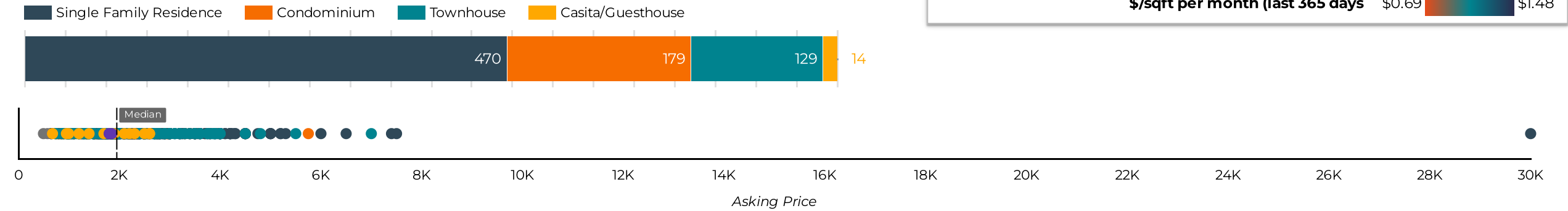
# of Bedrooms Delivered



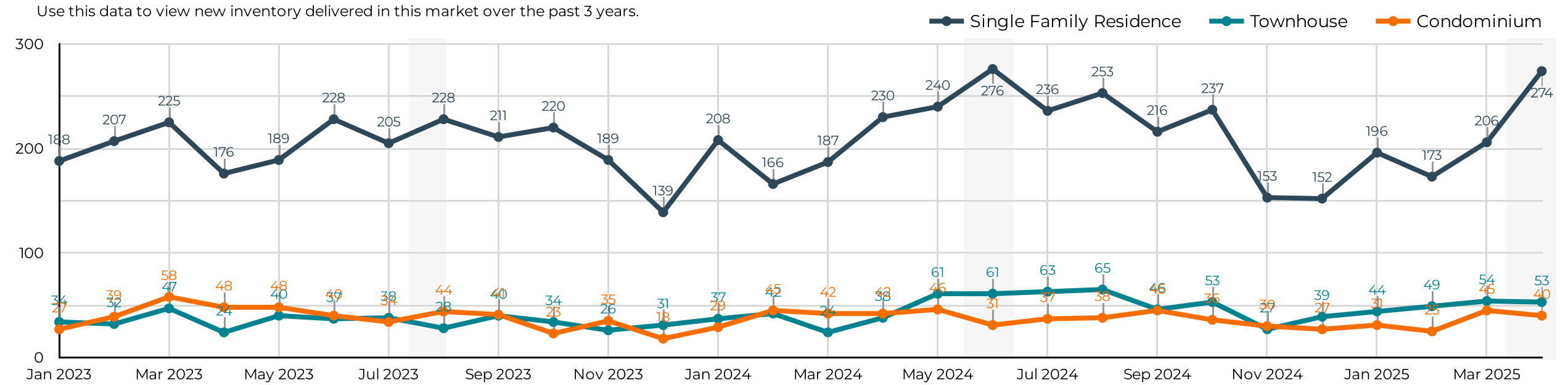
Months of Supply Now  
**4.15**



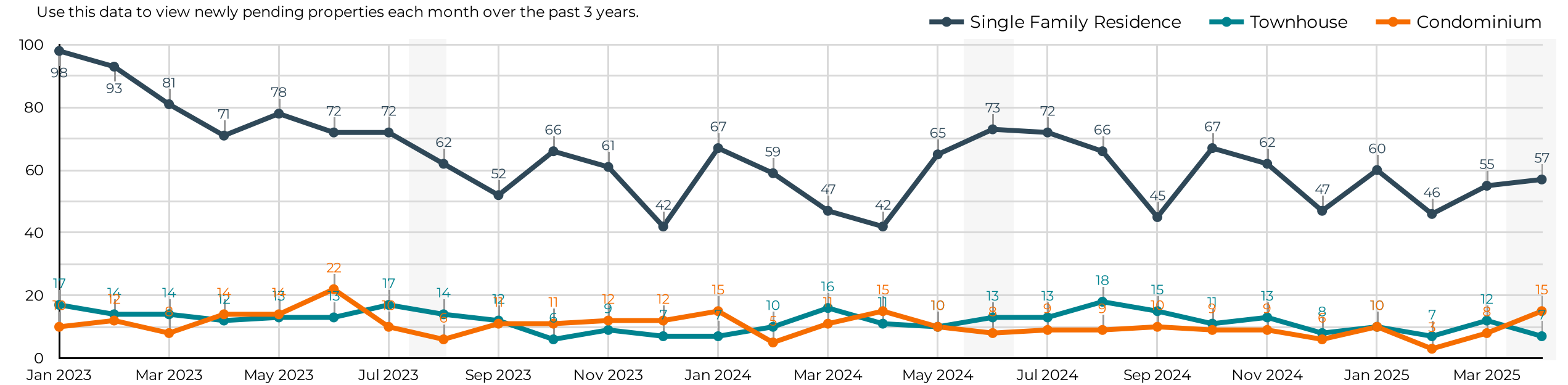
Active Now



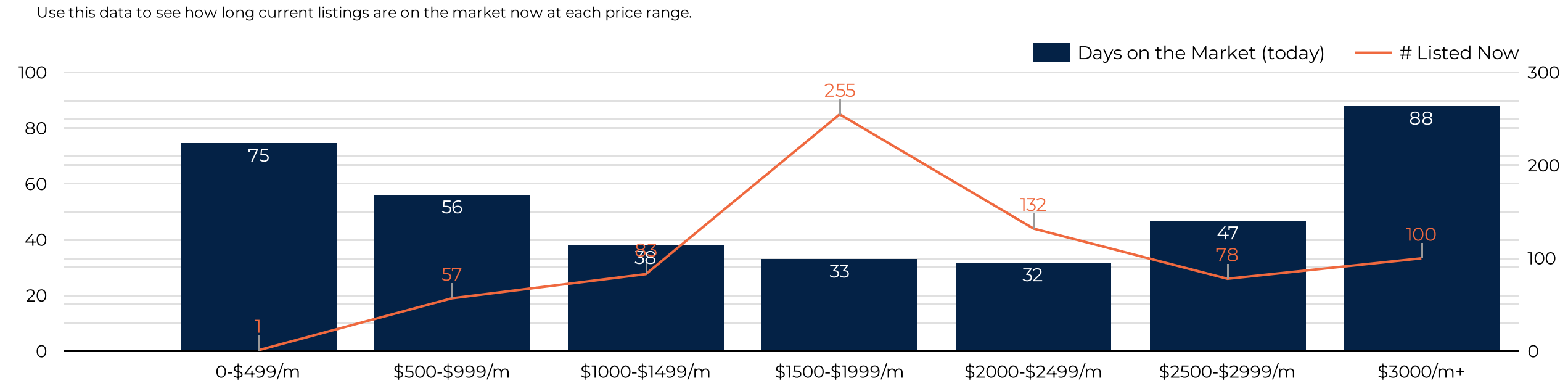
New Rental Listings



New Pending Leases



Active Listings Now





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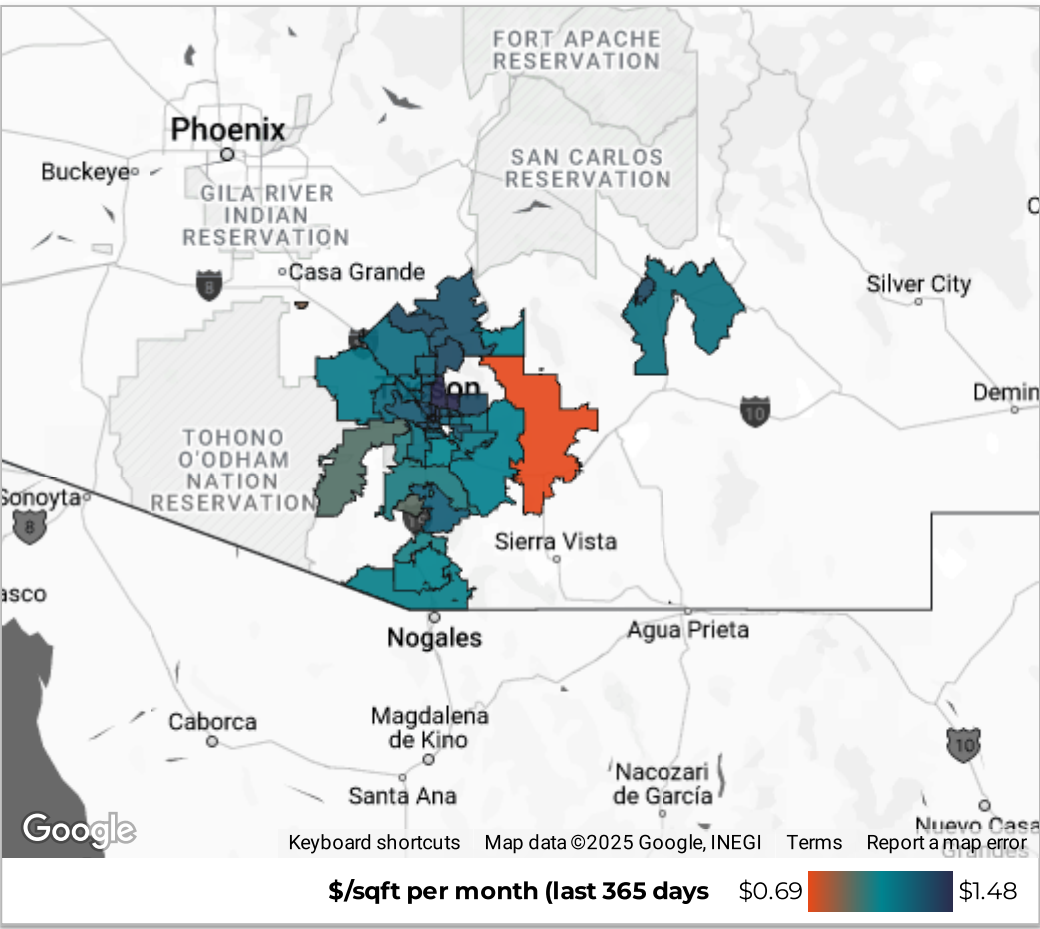
Enter a value

Download

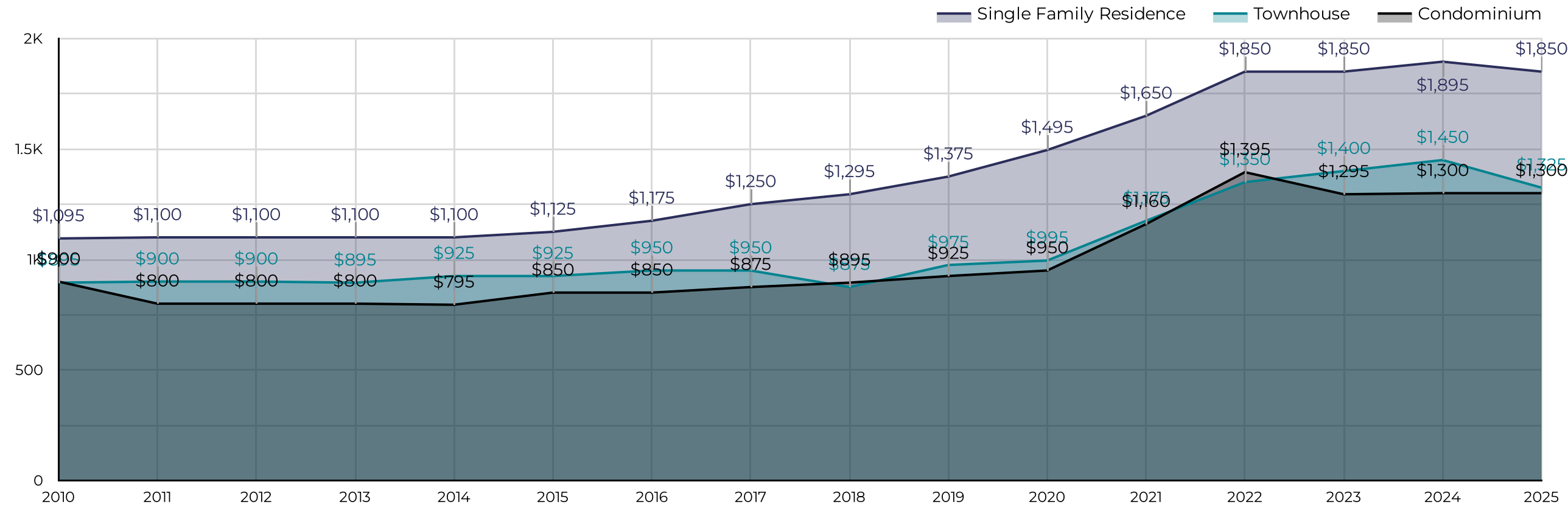
Year-to-Date Statistics

2025

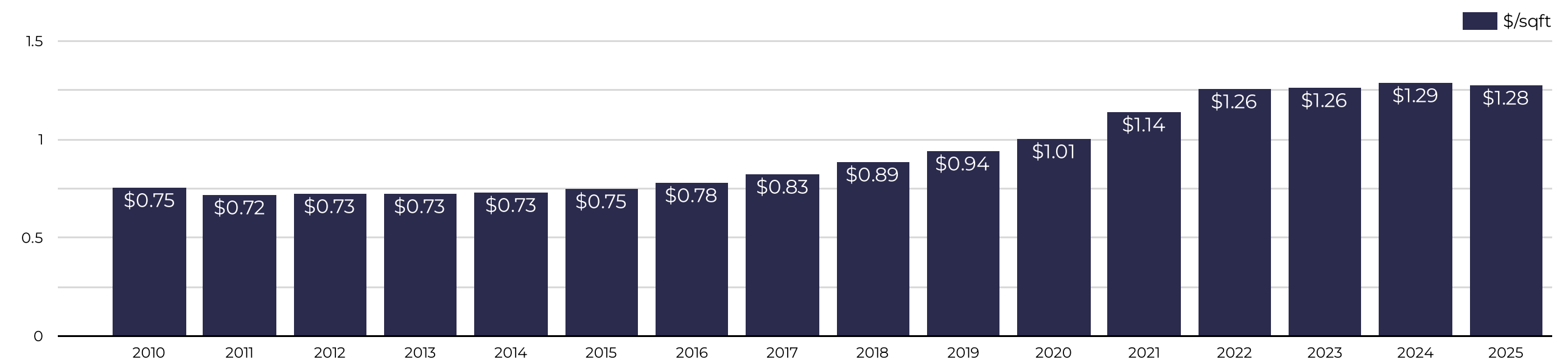
|                                         |                                         |                                      |
|-----------------------------------------|-----------------------------------------|--------------------------------------|
| # of Leases                             | Total Monthly Volume                    | Median Lease (\$/month)              |
| 791                                     | \$1.44M                                 | \$1,750                              |
| 2,536.7% from Jan 1, 2024 - Jan 2, 2024 | 1,982.4% from Jan 1, 2024 - Jan 2, 2024 | -7.7% from Jan 1, 2024 - Jan 2, 2024 |
| New Listings                            | Median Days on Market                   | % Over or Under Asking               |
| 1,271                                   | 35                                      | -0.0%                                |
| 4,984.0% from Jan 1, 2024 - Jan 2, 2024 | 0 from Jan 1, 2024 - Jan 2, 2024        | -2.2% from Jan 1, 2024 - Jan 2, 2024 |



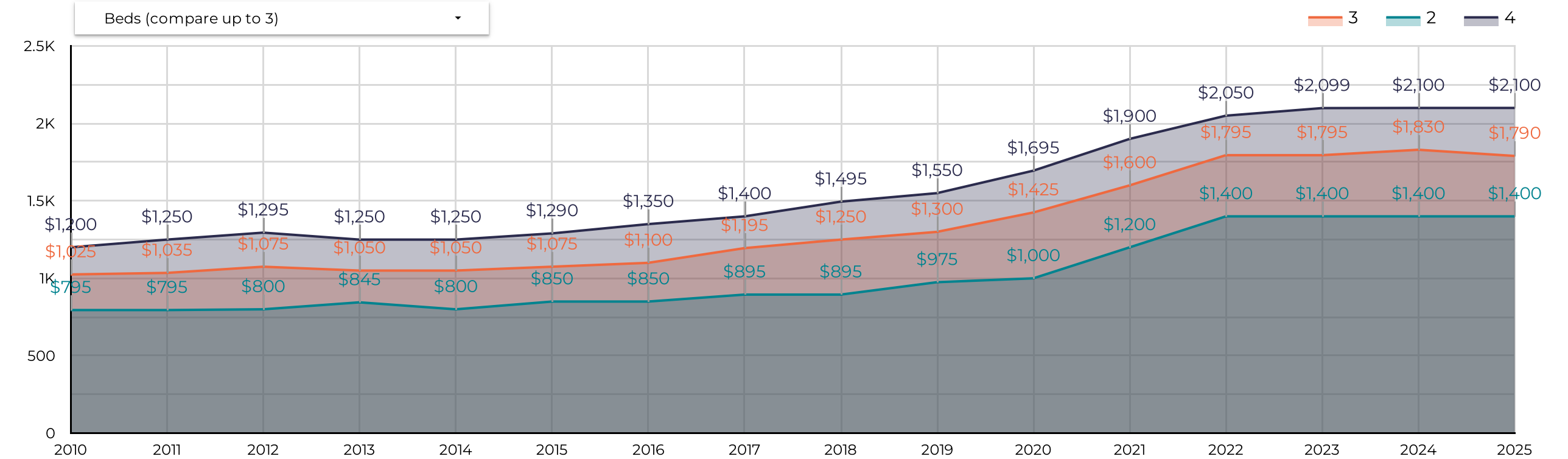
Median Rental Price/Month



\$/Square Foot per Month



Median Lease By Bedrooms



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Beds

Price Range

Between

Enter a value

and

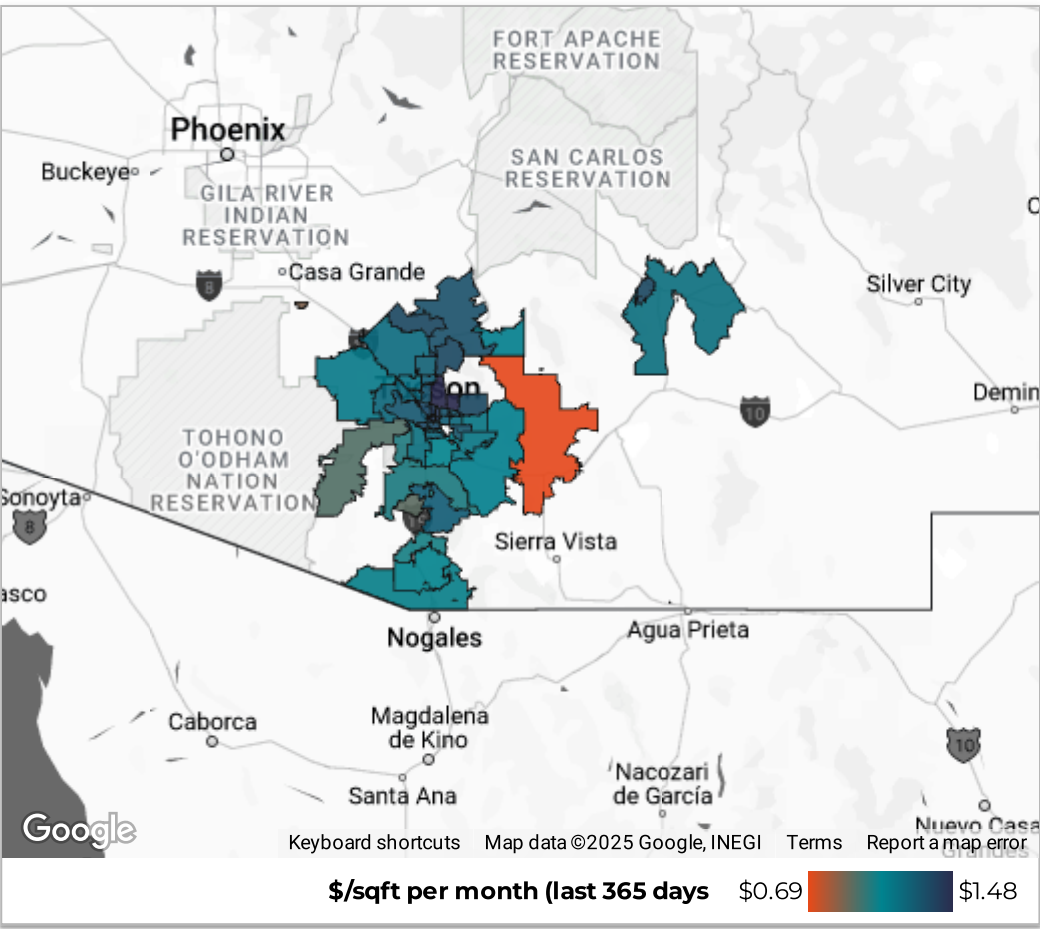
Enter a value

Download

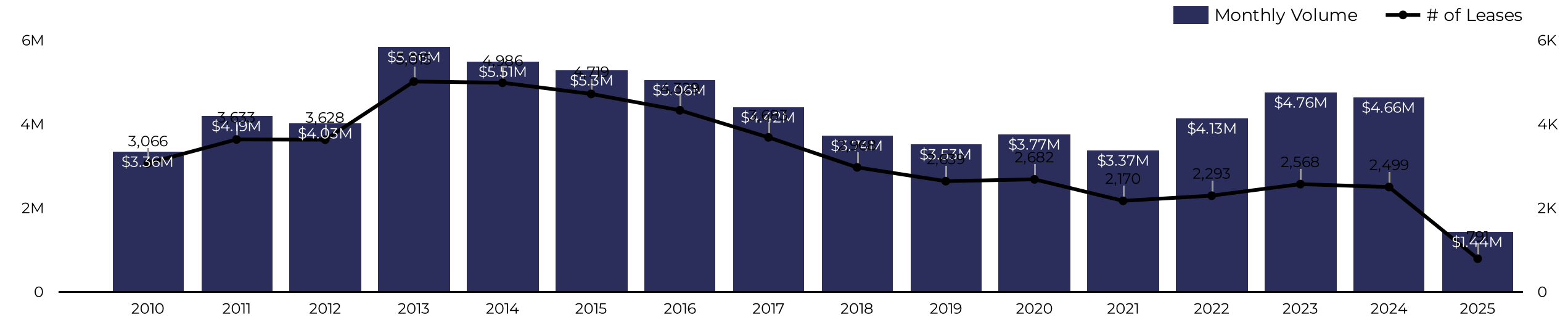
Year-to-Date Statistics

2025

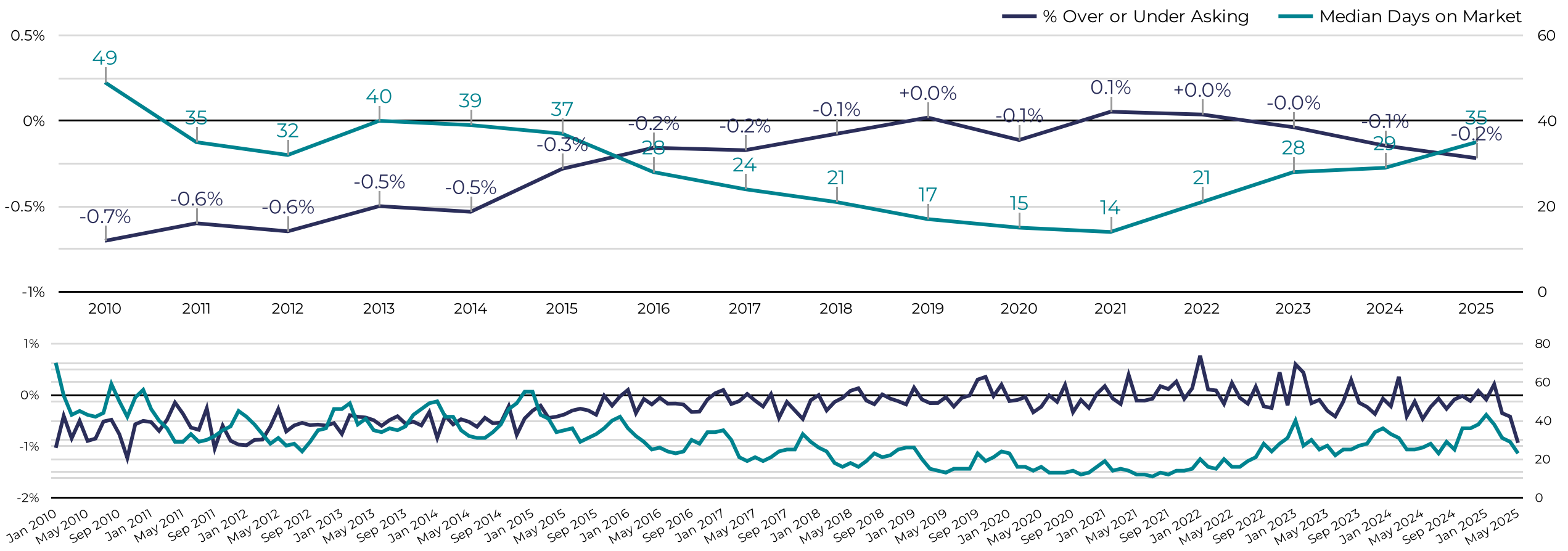
|                                         |                                         |                                      |
|-----------------------------------------|-----------------------------------------|--------------------------------------|
| # of Leases                             | Total Volume                            | Median Lease (\$/month)              |
| 791                                     | \$1.44M                                 | \$1,750                              |
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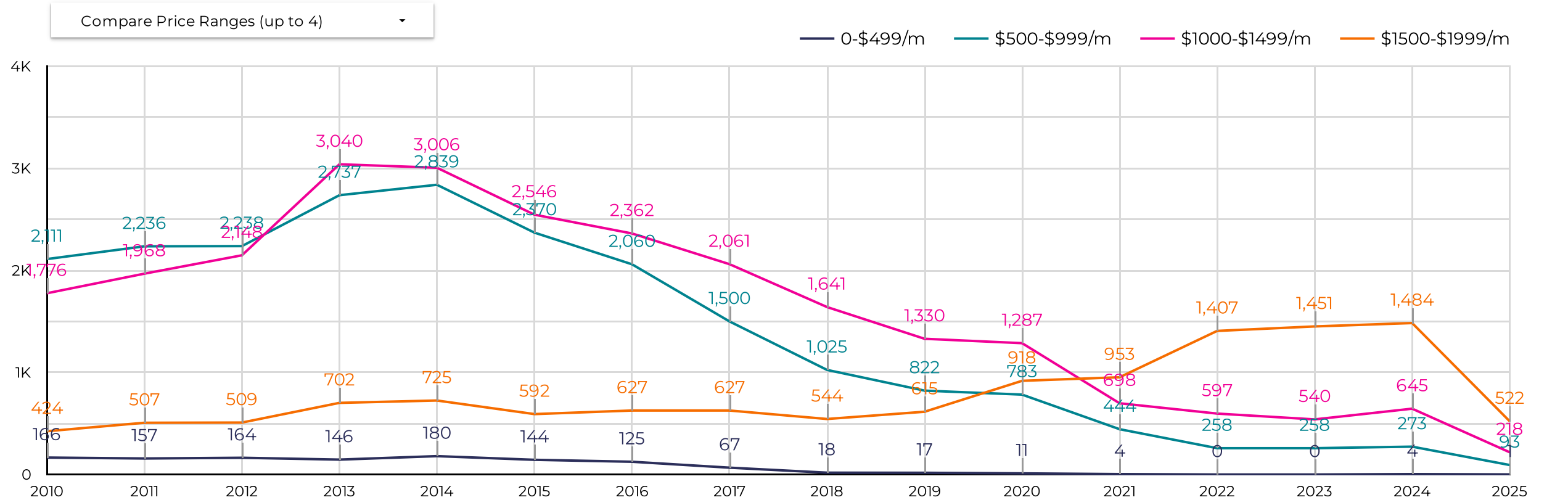
Total Leases



Renter Demand



New Rental Listings Delivered



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Enter a value

and

Enter a value

Download

April

# of Leases

192

16.4% from previous year

Total Monthly Rental Volume

\$344.49K

14.9% from previous year

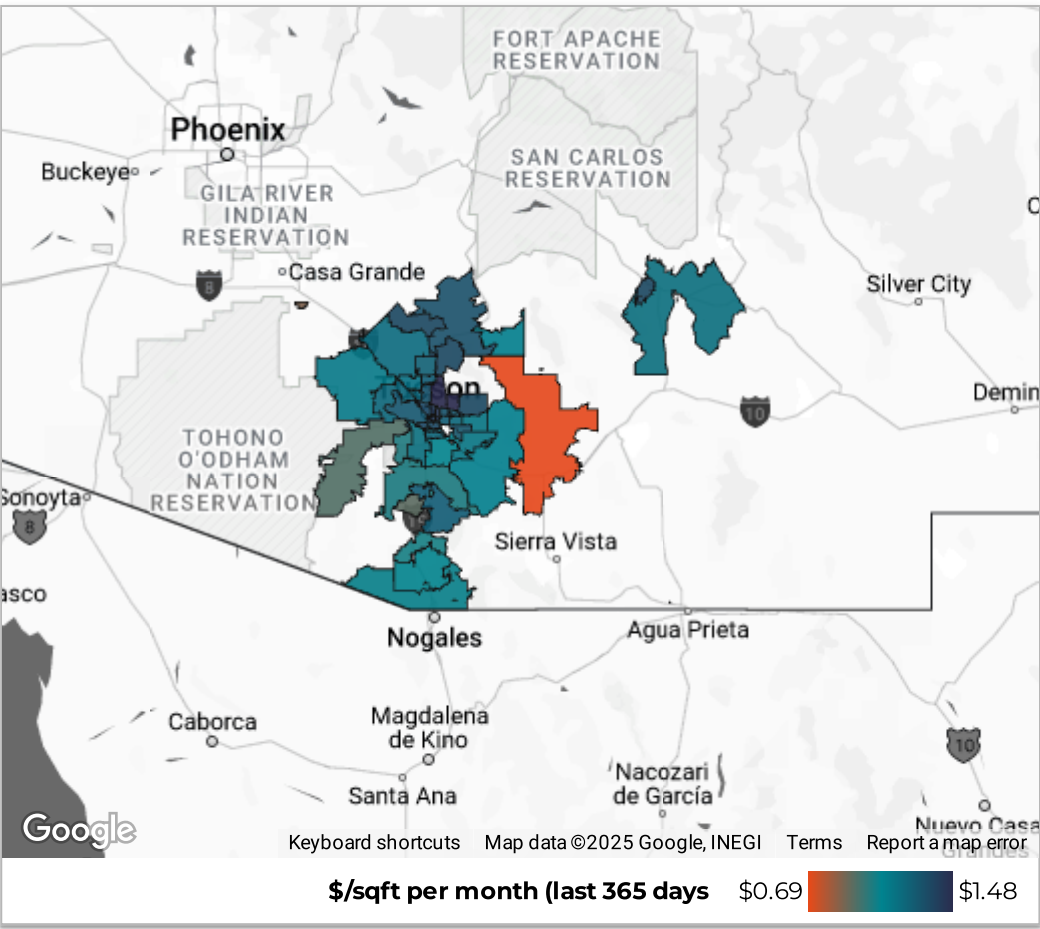
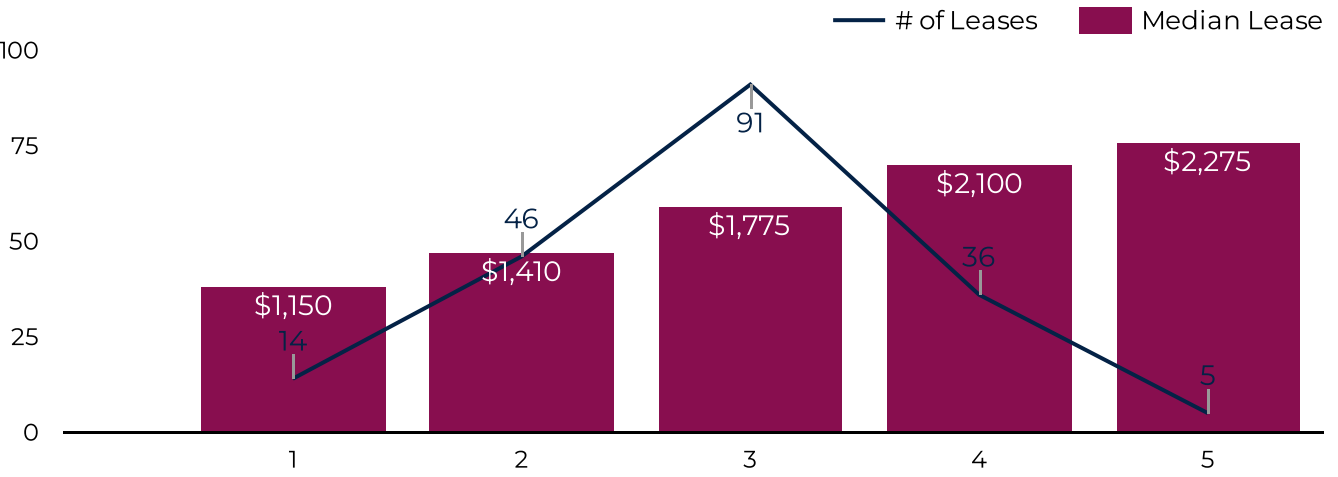
Average SqFt

1,482

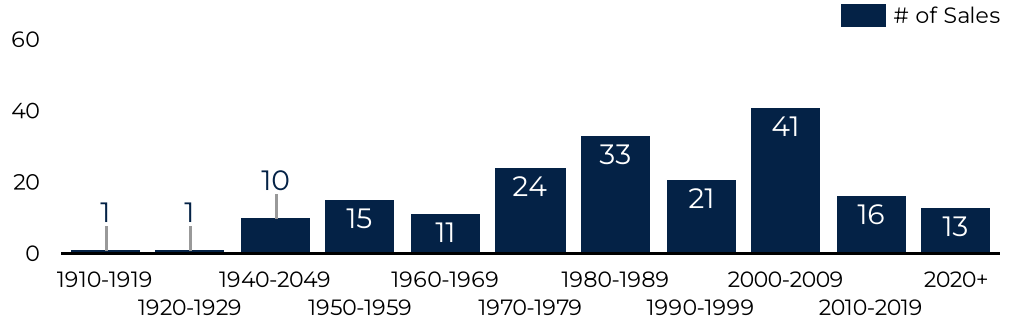
Median Year Built

1,992

Median Lease Price By Bedrooms



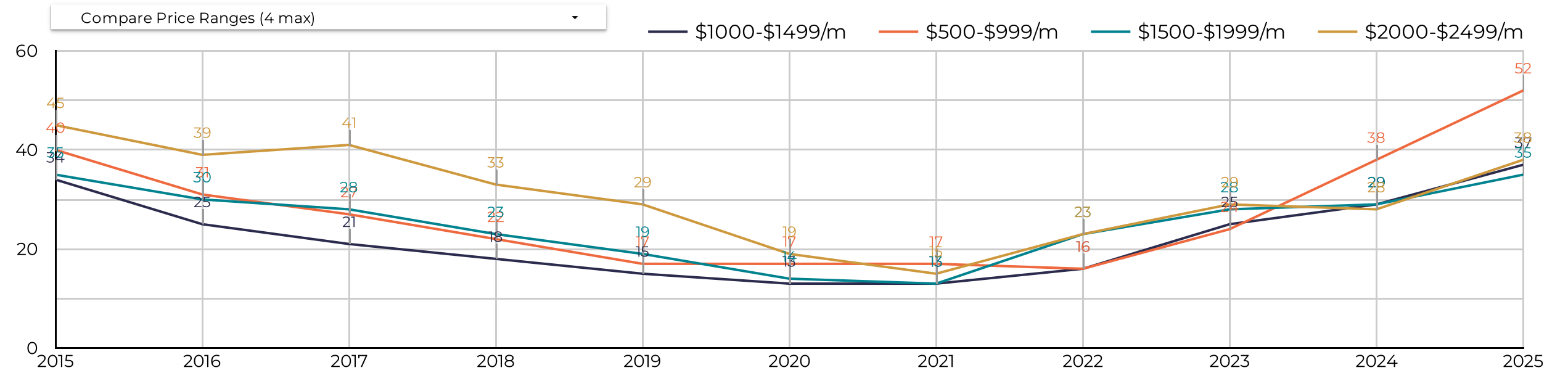
Leases By Property Age



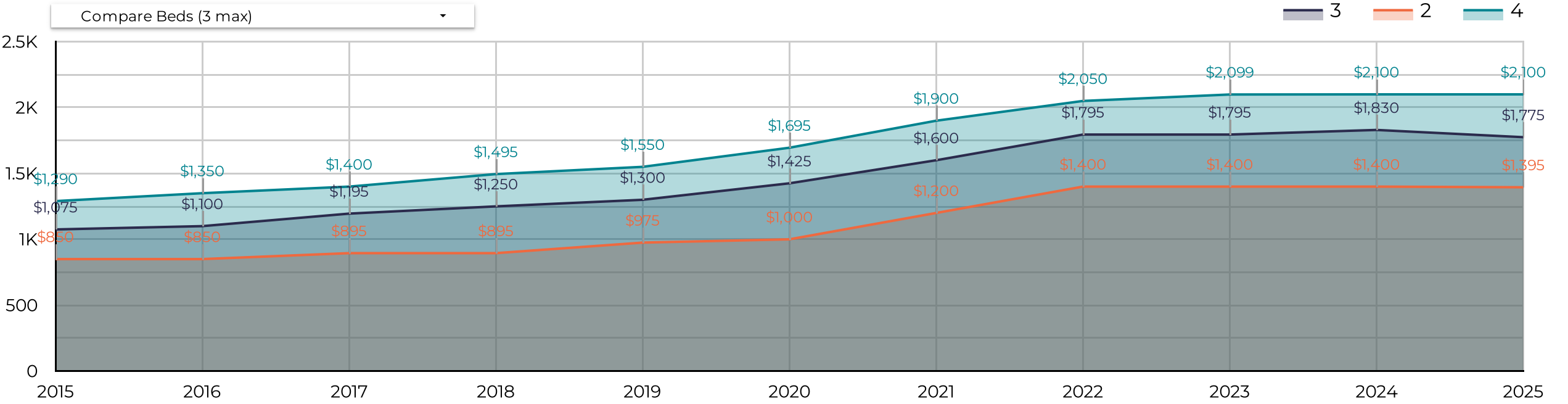
Data By Price Range

| Price Range     | # of Leases | 0-2 Beds | 3 Beds | 4+ Beds | Median DOM | % Over or Under Asking |
|-----------------|-------------|----------|--------|---------|------------|------------------------|
| \$500-\$999/m   | 9           | 9        | 0      | 0       | 59         | 0%                     |
| \$1000-\$1499/m | 38          | 29       | 9      | 0       | 42         | -0.14%                 |
| \$1500-\$1999/m | 90          | 14       | 63     | 13      | 27         | -0.49%                 |
| \$2000-\$2499/m | 40          | 6        | 14     | 20      | 25         | -0.71%                 |
| \$2500-\$2999/m | 9           | 1        | 4      | 4       | 28         | -0.79%                 |
| \$3000/m+       | 6           | 1        | 1      | 4       | 37         | 0.76%                  |
| Grand total     | 192         | 60       | 91     | 41      | 29         | -0.42%                 |

Median Days on Market



Median Rental Price/Month





# MLS of Southern Arizona®

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Enter a value

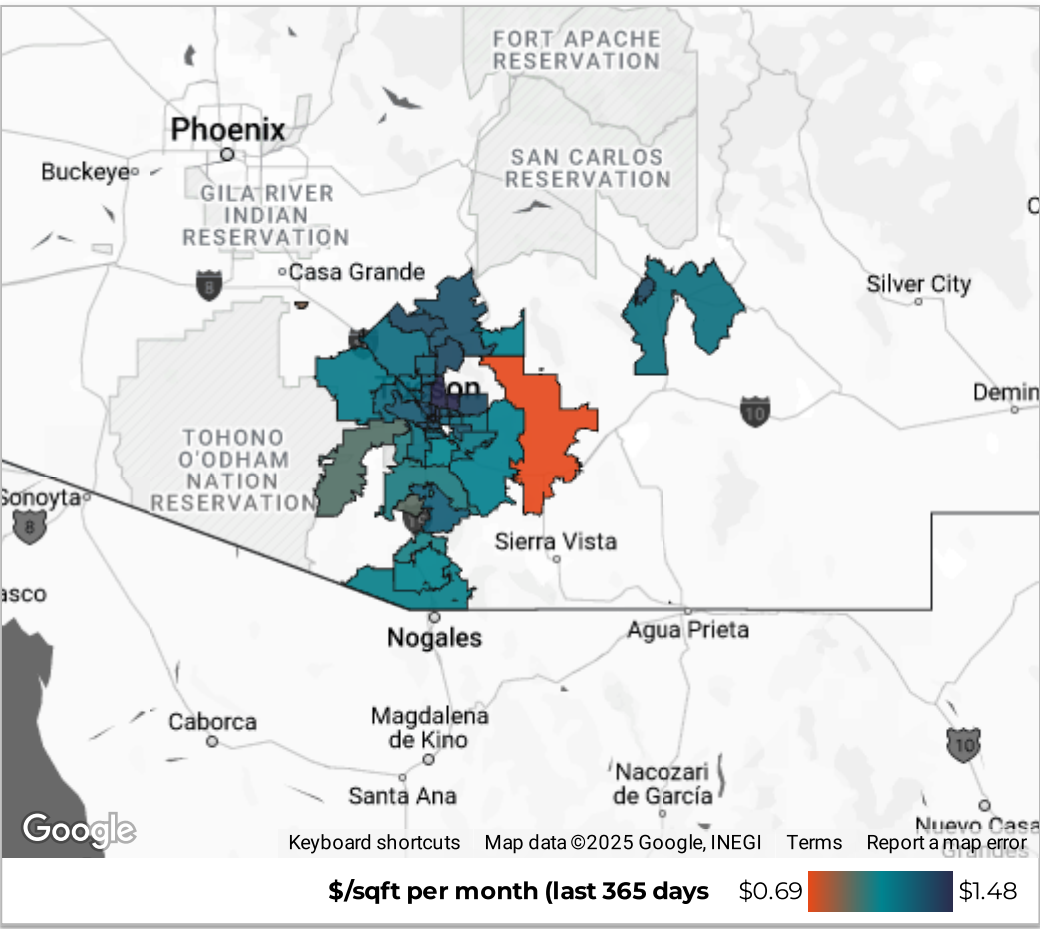
and

Enter a value

Download

Apr 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              | 47 <div></div>  | 11.9% <div></div>  | \$71.4K  | 19.7% <div></div>  | \$1,495        | \$145 <div></div>    | \$1.47  | \$0.12 <div></div>  | 42            | 0               | -0.4% <div></div> | -1.5% <div></div>    |
| 2.     | Northwest            | 27 <div></div>  | 50.0% <div></div>  | \$55.5K  | 34.3% <div></div>  | \$1,850        | \$-425 <div></div>   | \$1.26  | \$0.02 <div></div>  | 30            | 15 <div></div>  | -0.3% <div></div> | 0.3% <div></div>     |
| 3.     | Upper Southeast      | 17 <div></div>  | -10.5% <div></div> | \$34.15K | -11.1% <div></div> | \$1,950        | \$-45 <div></div>    | \$1.12  | \$-0.06 <div></div> | 25            | 2 <div></div>   | -0.4% <div></div> | -0.6% <div></div>    |
| 4.     | East                 | 17 <div></div>  | 0.0%               | \$28.9K  | 5.7% <div></div>   | \$1,677        | \$-48 <div></div>    | \$1.28  | \$0.12 <div></div>  | 20            | 2 <div></div>   | 0.1% <div></div>  | +0.0%... <div></div> |
| 5.     | West                 | 14 <div></div>  | 75.0% <div></div>  | \$28.69K | 117.6% <div></div> | \$2,095        | \$595 <div></div>    | \$1.24  | \$-0.15 <div></div> | 22            | -9 <div></div>  | -0.1% <div></div> | -0.1% <div></div>    |
| 6.     | North                | 13 <div></div>  | -23.5%...          | \$26.29K | -30.6% <div></div> | \$1,845        | \$-50 <div></div>    | \$1.39  | \$0.06 <div></div>  | 38            | 24 <div></div>  | -1.0% <div></div> | -0.7% <div></div>    |
| 7.     | Extended West        | 9 <div></div>   | 80.0% <div></div>  | \$21.44K | 133.4% <div></div> | \$2,375        | \$580 <div></div>    | \$1.09  | \$0.03 <div></div>  | 23            | -31 <div></div> | -0.7% <div></div> | -0.7% <div></div>    |
| 8.     | Northeast            | 8 <div></div>   | 300.0...           | \$11.94K | 241.1% <div></div> | \$1,600        | \$600 <div></div>    | \$1.27  | \$-0.11 <div></div> | 51            | 25 <div></div>  | -0.7% <div></div> | -0.7% <div></div>    |
| 9.     | Southwest            | 8 <div></div>   | 14.3% <div></div>  | \$14.26K | -6.7% <div></div>  | \$1,645        | \$-350 <div></div>   | \$1.13  | \$-0.03 <div></div> | 18            | 1 <div></div>   | -1.4% <div></div> | -0.6% <div></div>    |
| 10.    | South                | 7 <div></div>   | -22.2%...          | \$10.91K | -29.2% <div></div> | \$1,645        | \$-100 <div></div>   | \$1.24  | \$0.12 <div></div>  | 36            | 15 <div></div>  | 0.0% <div></div>  | 3.0% <div></div>     |
| 11.    | Southeast            | 7 <div></div>   | 250.0...           | \$13.28K | 290.6% <div></div> | \$1,795        | \$145 <div></div>    | \$1.10  | \$-0.13 <div></div> | 19            | -16 <div></div> | 0.0% <div></div>  | 0.0% <div></div>     |
| 12.    | Pinal                | 6 <div></div>   | 500.0...           | \$8.1K   | 752.5% <div></div> | \$1,200        | \$250 <div></div>    | \$1.04  | \$-0.06 <div></div> | 24            | 19 <div></div>  | -1.9% <div></div> | -1.9% <div></div>    |
| 13.    | Green Valley North   | 3 <div></div>   | -40.0%...          | \$5.79K  | -36.2% <div></div> | \$1,995        | \$175 <div></div>    | \$1.04  | \$-0.10 <div></div> | 70            | 42 <div></div>  | 0.0% <div></div>  | 2.9% <div></div>     |
| 14.    | SCC-Rio Rico East    | 2 <div></div>   | 100.0%...          | \$3.4K   | 100.0% <div></div> | \$1,600        | \$-100 <div></div>   | \$1.14  | \$-0.12 <div></div> | 19            | 5 <div></div>   | -0.8% <div></div> | -0.8%... <div></div> |
| 15.    | SCC-Rio Rico West    | 2 <div></div>   | -                  | \$3.4K   | -                  | \$1,600        | -                    | \$1.06  | -                   | 16            | -               | 0.0% <div></div>  | -                    |
| 16.    | Benson/St. David     | 1 <div></div>   | 0.0%               | \$1.1K   | 120.0% <div></div> | \$1,100        | \$600 <div></div>    | \$0.60  | \$-0.29 <div></div> | 35            | 22 <div></div>  | 0.0% <div></div>  | 0.0% <div></div>     |
| 17.    | Upper Northwest      | 1 <div></div>   | -80.0%...          | \$1.55K  | -89.1% <div></div> | \$1,550        | \$-1,050 <div></div> | \$1.55  | \$0.04 <div></div>  | 61            | -42 <div></div> | 0.0% <div></div>  | 2.4% <div></div>     |
| 18.    | Green Valley Sout... | 1 <div></div>   | 0.0%               | \$1.25K  | -19.4% <div></div> | \$1,250        | \$-300 <div></div>   | \$1.80  | \$0.39 <div></div>  | 30            | -25 <div></div> | 0.0% <div></div>  | 0.0% <div></div>     |
| 19.    | Green Valley Nort... | 1 <div></div>   | 0.0%               | \$2.1K   | 13.6% <div></div>  | \$2,095        | \$250 <div></div>    | \$0.89  | \$0.01 <div></div>  | 49            | 14 <div></div>  | 0.0% <div></div>  | 0.0% <div></div>     |
| 20.    | Green Valley Sout... | 1 <div></div>   | 0.0%               | \$1.05K  | -24.9% <div></div> | \$1,050        | \$-349 <div></div>   | \$1.79  | \$0.59 <div></div>  | 81            | 23 <div></div>  | 0.0% <div></div>  | 0.0% <div></div>     |

### Median Lease by Region

Compare Regions (up to 5)



#### System Error

Looker Studio has encountered a system error.

[See details](#)

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vs. last year

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

Google

Keyboard shortcuts

Map data ©2025 Google, INEGI

Terms

Report a map error

\$/sqft per month (last 365 days

\$0.69

\$1.48

| Market Activity |             |          |          |          | Market Pricing |          |         |           | Renter Demand |       |        |          |
|-----------------|-------------|----------|----------|----------|----------------|----------|---------|-----------|---------------|-------|--------|----------|
| Zip Code        | # of Leases | % Δ      | Volume   | % Δ      | Median Lease   | Δ        | \$/sqft | Δ         | Median DOM    | Δ     | % Over | Δ        |
| 1. 85641        | 16          | 100.0... | \$32,384 | 93.6% ↑  | \$1,950        | \$-45 ↓  | \$1.12  | \$-0.02 ↓ | 19            | -4 ↓  | 0.0%   | 0.0%     |
| 2. 85719        | 13          | 0.0%     | \$18,715 | -4.9% ↓  | \$1,450        | \$50 ↑   | \$1.48  | \$0.04 ↑  | 55            | -1 ↓  | -0.7%  | -0.7% ↓  |
| 3. 85716        | 11          | 0.0%     | \$18,065 | 30.8% ↑  | \$1,600        | \$305 ↑  | \$1.60  | \$0.29 ↑  | 41            | 16 ↑  | 0.7%   | 0.7% ↑   |
| 4. 85741        | 11          | 450.0... | \$20,844 | 483.0... | \$1,795        | \$95 ↑   | \$1.35  | \$0.03 ↑  | 25            | 18 ↑  | -0.1%  | -0.1% ↓  |
| 5. 85710        | 11          | -21.4... | \$17,805 | -18.6% ↓ | \$1,650        | \$-50 ↓  | \$1.26  | \$0.10 ↑  | 20            | -3 ↓  | 0.0%   | -0.6% ↓  |
| 6. 85705        | 10          | 66.7...  | \$13,409 | 52.6% ↑  | \$1,275        | \$125 ↑  | \$1.42  | \$-0.08 ↓ | 28            | -3 ↓  | 0.5%   | -4.2% ↓  |
| 7. 85653        | 8           | 60.0...  | \$19,840 | 116.0% ↑ | \$2,375        | \$580 ↑  | \$1.07  | \$0.01 ↑  | 23            | -31 ↓ | 0.0%   | 0.0%     |
| 8. 85743        | 8           | 700.0... | \$17,291 | 812.5% ↑ | \$2,000        | \$105 ↑  | \$1.24  | \$-0.04 ↓ | 20            | 19 ↑  | 0.6%   | 0.6% ↑   |
| 9. 85712        | 7           | 0.0%     | \$9,840  | 14.2% ↑  | \$1,495        | \$295 ↑  | \$1.39  | \$0.16 ↑  | 55            | 30 ↑  | 0.0%   | 0.0%     |
| 10. 85718       | 7           | 75.0...  | \$12,950 | 44.8% ↑  | \$1,795        | \$345 ↑  | \$1.39  | \$0.05 ↑  | 37            | 18 ↑  | -1.9%  | -0.5% ↓  |
| 11. 85747       | 6           | -45.5... | \$11,249 | -48.8% ↓ | \$1,850        | \$-45 ↓  | \$1.09  | \$-0.12 ↓ | 29            | 8 ↑   | -1.1%  | -1.5% ↓  |
| 12. 85742       | 6           | 100.0... | \$11,880 | 107.0% ↑ | \$1,795        | \$-155 ↓ | \$1.09  | \$-0.09 ↓ | 33            | -15 ↓ | 0.0%   | 0.0%     |
| 13. 85711       | 6           | 20.0...  | \$10,930 | 25.0% ↑  | \$1,645        | \$45 ↑   | \$1.33  | \$0.06 ↑  | 39            | -3 ↓  | -2.6%  | -6.2% ↓  |
| 14. 85737       | 6           | 50.0...  | \$15,385 | 63.8% ↑  | \$2,495        | \$100 ↑  | \$1.27  | \$-0.04 ↓ | 30            | 17 ↑  | -1.0%  | -0.7% ↓  |
| 15. 85715       | 6           | 500.0... | \$8,894  | 789.4% ↑ | \$1,600        | \$600 ↑  | \$1.31  | \$0.24 ↑  | 51            | -18 ↓ | -0.9%  | -0.9% ↓  |
| 16. 85756       | 5           | 25.0...  | \$9,085  | 22.1% ↑  | \$1,795        | \$45 ↑   | \$1.09  | \$-0.09 ↓ | 34            | 17 ↑  | 0.0%   | 0.0%     |
| 17. 85713       | 5           | 400.0... | \$8,395  | 630.0% ↑ | \$1,550        | \$400 ↑  | \$1.21  | \$0.06 ↑  | 36            | 33 ↑  | -1.2%  | 3.0% ↑   |
| 18. 85745       | 4           | -42.9... | \$7,550  | -33.1% ↓ | \$1,450        | \$-50 ↓  | \$1.21  | \$-0.19 ↓ | 24            | -14 ↓ | 0.0%   | 0.0%     |
| 19. 85629       | 4           | -33.3... | \$7,885  | -27.8% ↓ | \$1,995        | \$175 ↑  | \$1.00  | \$-0.09 ↓ | 49            | 21 ↑  | 0.0%   | 2.4% ↑   |
| 20. 85746       | 4           | 0.0%     | \$6,619  | -7.4% ↓  | \$1,580        | \$-220 ↓ | \$1.25  | \$0.00 ↑  | 7             | -5 ↓  | -2.7%  | -1.5% ↓  |
| 21. 85648       | 4           | 300.0... | \$6,800  | 300.0... | \$1,600        | \$-100 ↓ | \$1.10  | \$-0.16 ↓ | 19            | 5 ↑   | -0.4%  | -0.4%... |
| 22. 85704       | 4           | -33.3... | \$9,190  | -21.9% ↓ | \$1,845        | \$45 ↑   | \$1.46  | \$0.15 ↑  | 42            | 38 ↑  | 0.0%   | 0.0%     |
| 23. 85748       | 3           | 200.0... | \$6,275  | 230.3% ↑ | \$2,150        | \$250 ↑  | \$1.09  | \$-0.09 ↓ | 19            | 6 ↑   | 0.0%   | 0.0%     |

Median Lease by Zip Code

