

MONTHLY Leasing Activity & Pricing

MLSSAZ® 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: Jun 5, 2025



Region

City

Zip Code

County

Type

Beds

Price Range

Between

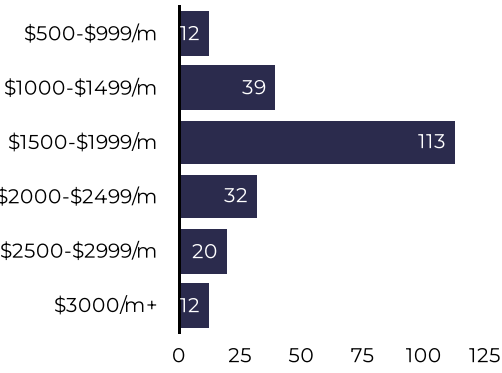
Enter a value

and

Enter a value

Download

May



of Leases

228

-1.3% from previous year

Median Lease (\$/month)

\$1,795

-0.3% from previous year

Total Monthly Rental Volume

\$428,450

1.6% from previous year

Median Days on Market

29

3 from previous year

\$/sqft

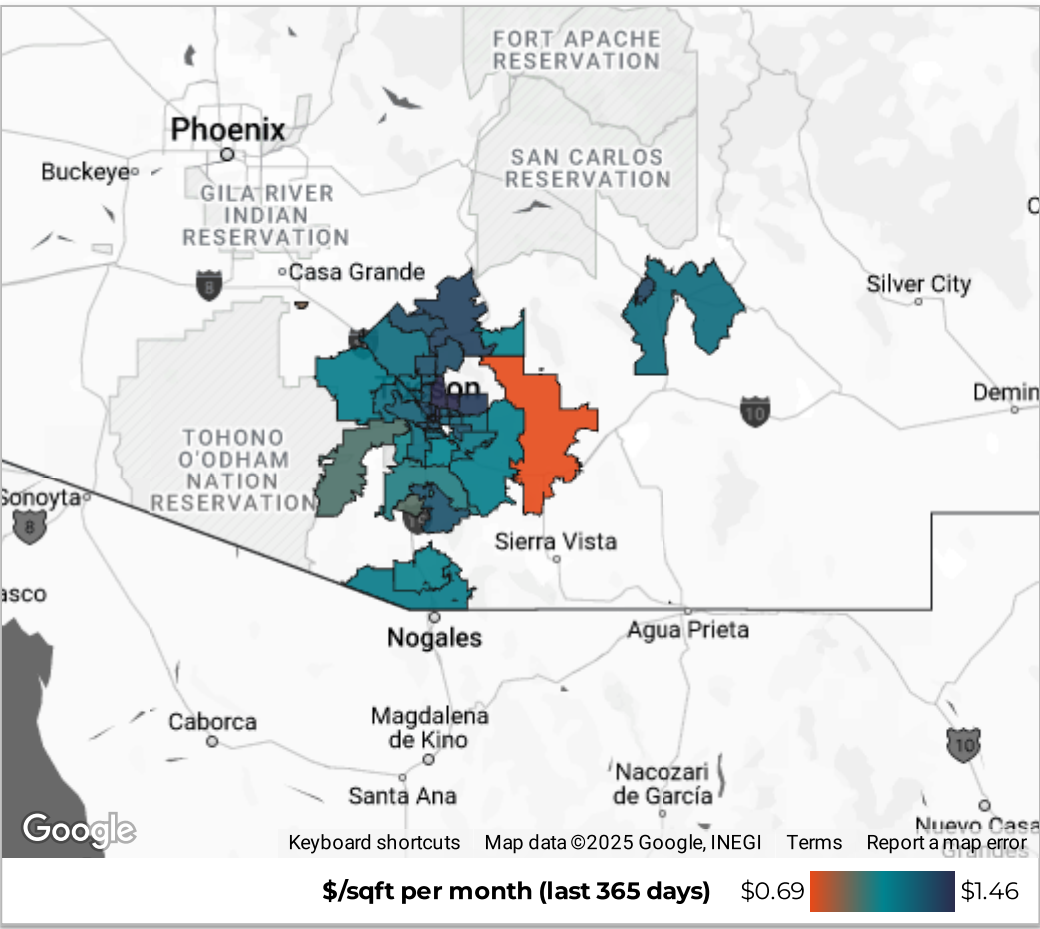
\$1.28

-\$0.03 from previous year

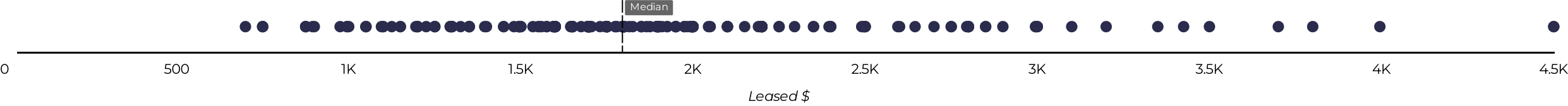
Average % Over Asking

0.14%

0.60% from previous year

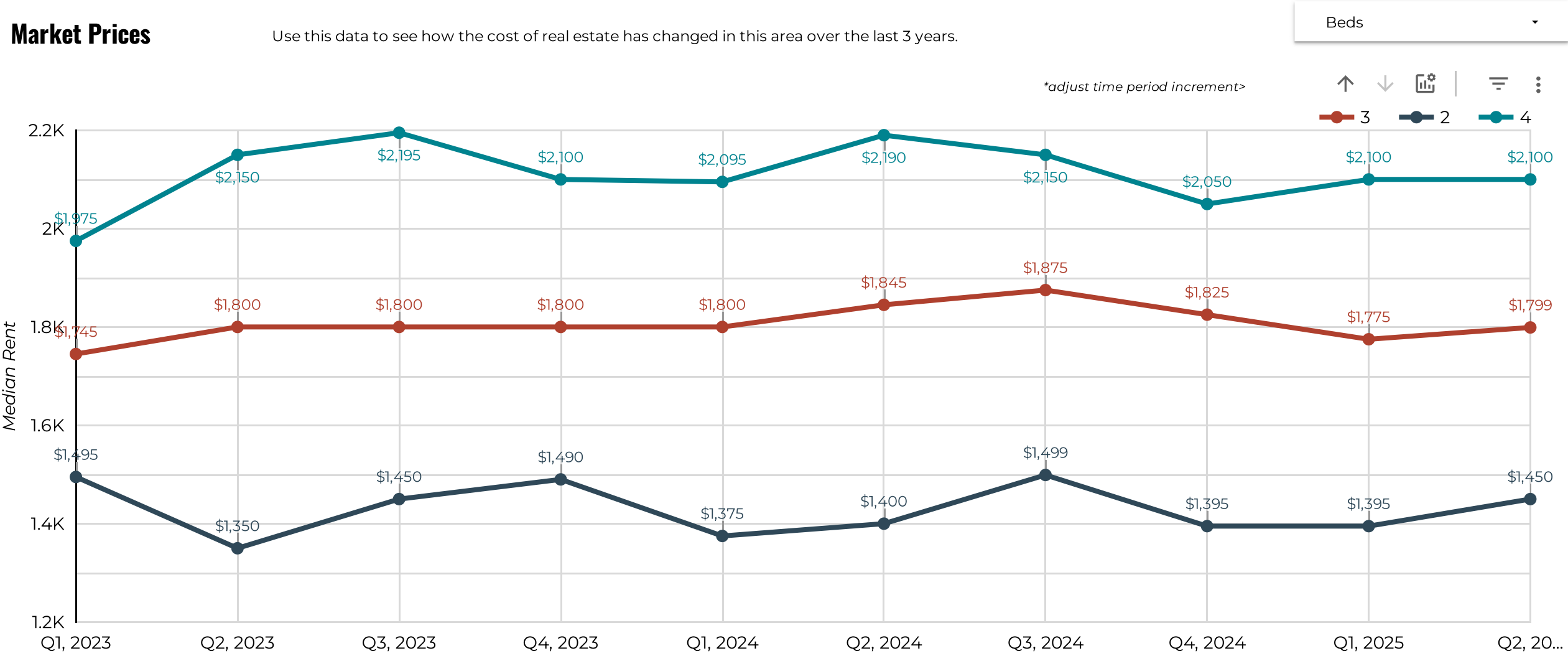


Leases



Market Prices

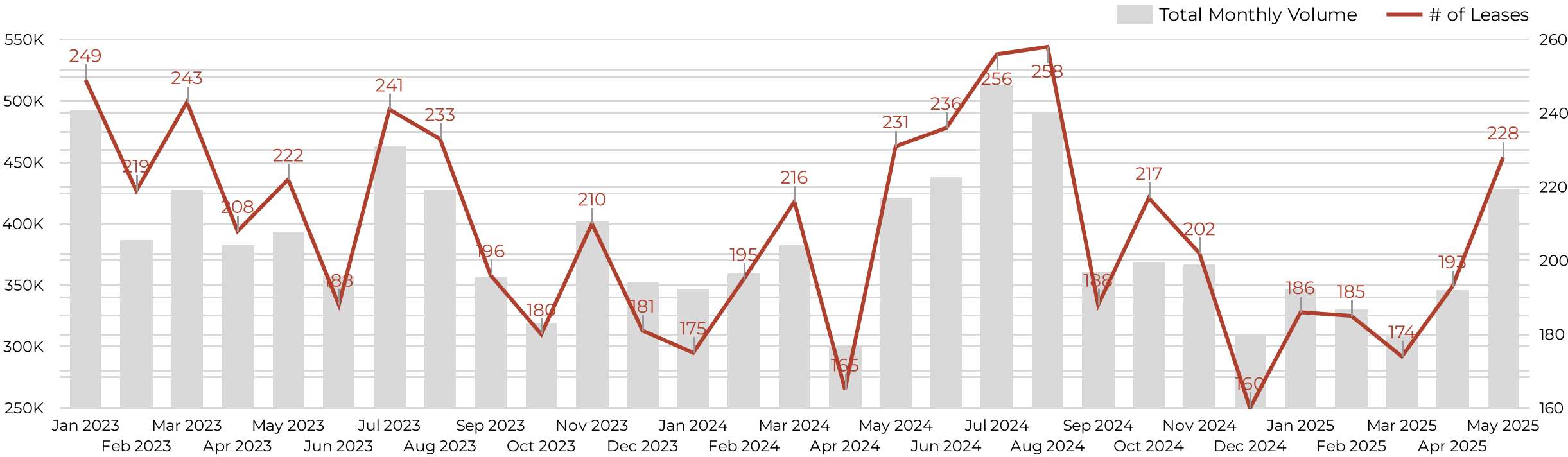
Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2025	1,025	\$1,750	\$1,830	\$1.28
2024	2,499	\$1,800	\$1,865	\$1.29
2023	2,570	\$1,795	\$1,854	\$1.26
2022	2,293	\$1,750	\$1,803	\$1.70
2021	2,170	\$1,500	\$1,555	\$1.15

Market Activity

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



MONTHLY Renter Demand
MLSSAZ® 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

May

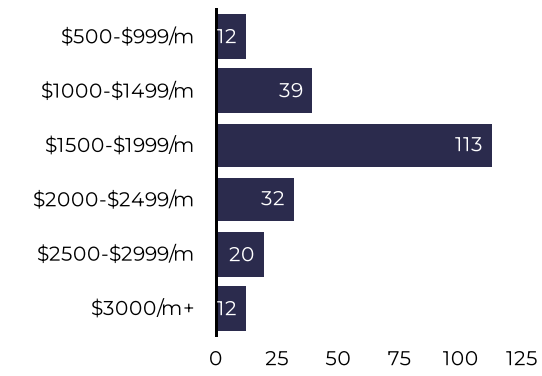
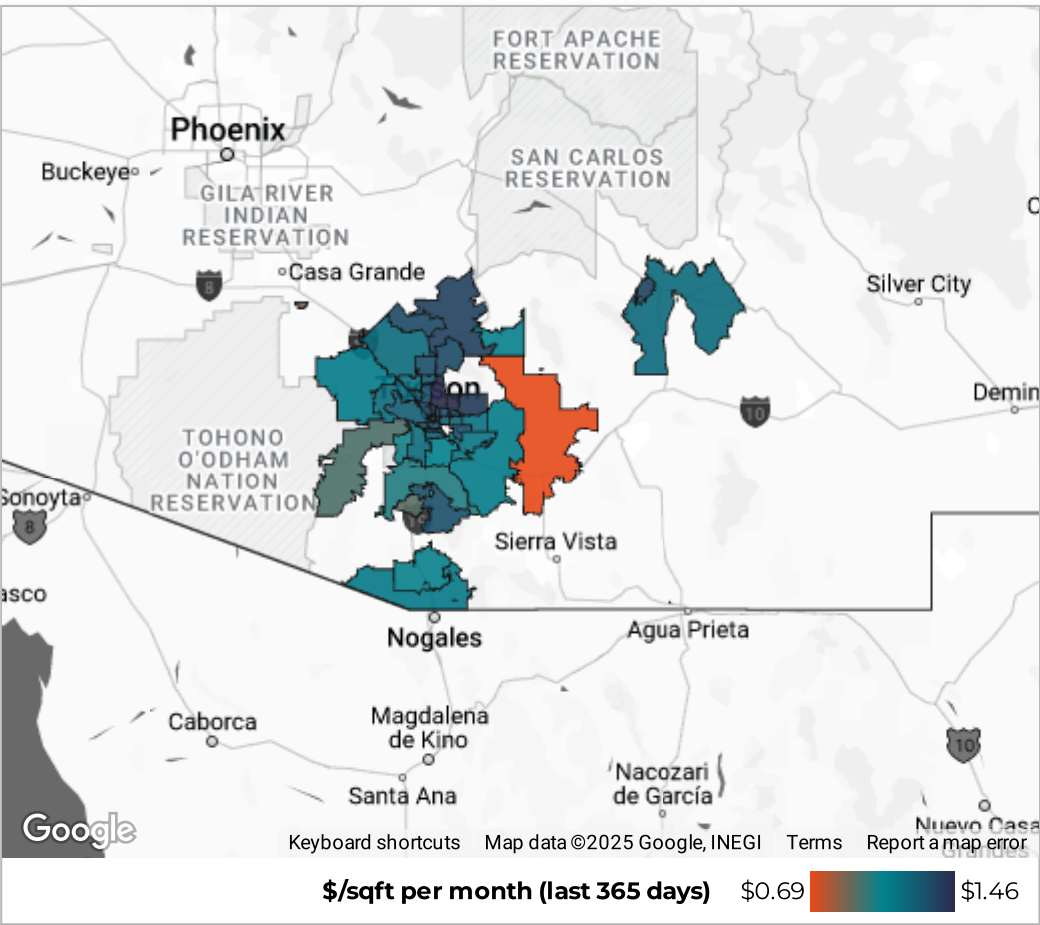
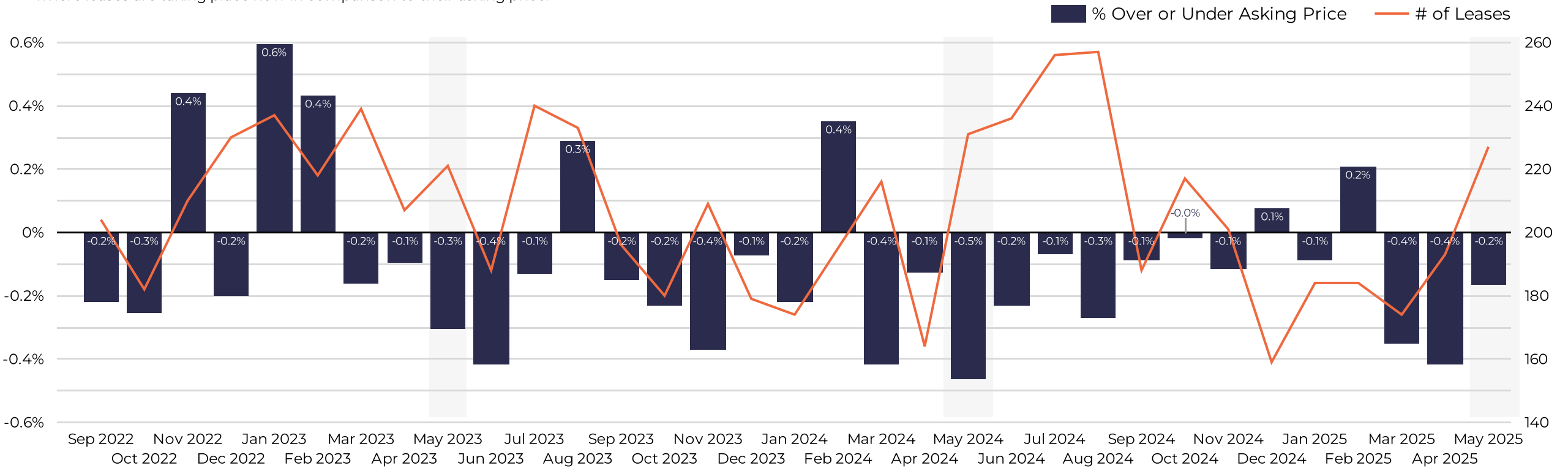


Table with 2 columns: Metric and Value. Metrics include # of Leases, Median Lease (\$/month), Total Monthly Rental Volume, Median Days on Market, \$/sqft, and Average % Over Asking. Values include 228, \$1,795, \$428,450, 29, \$1.28, and 0.14%.



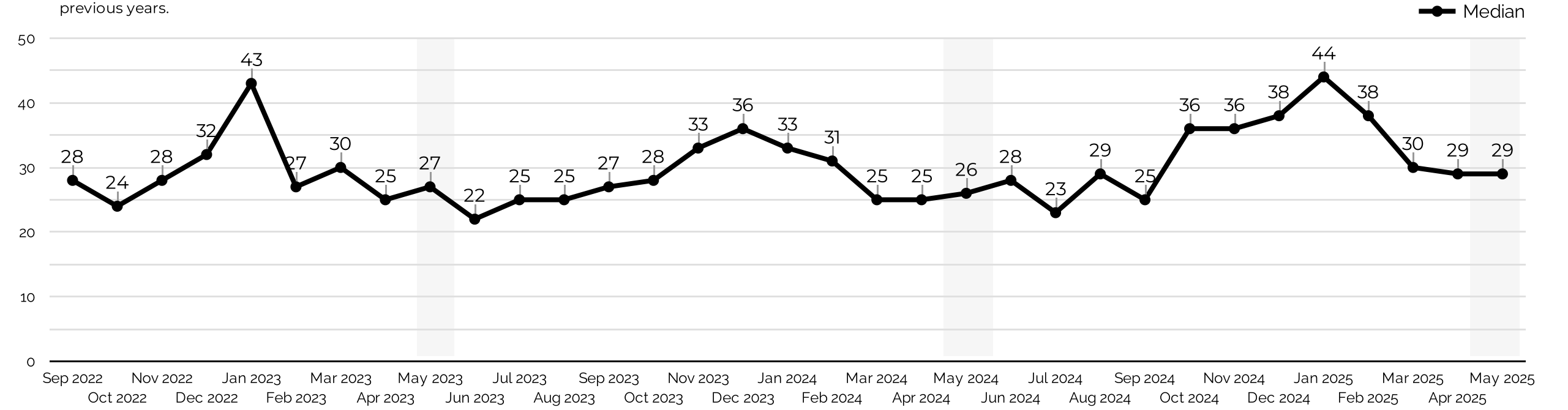
Renter Demand

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



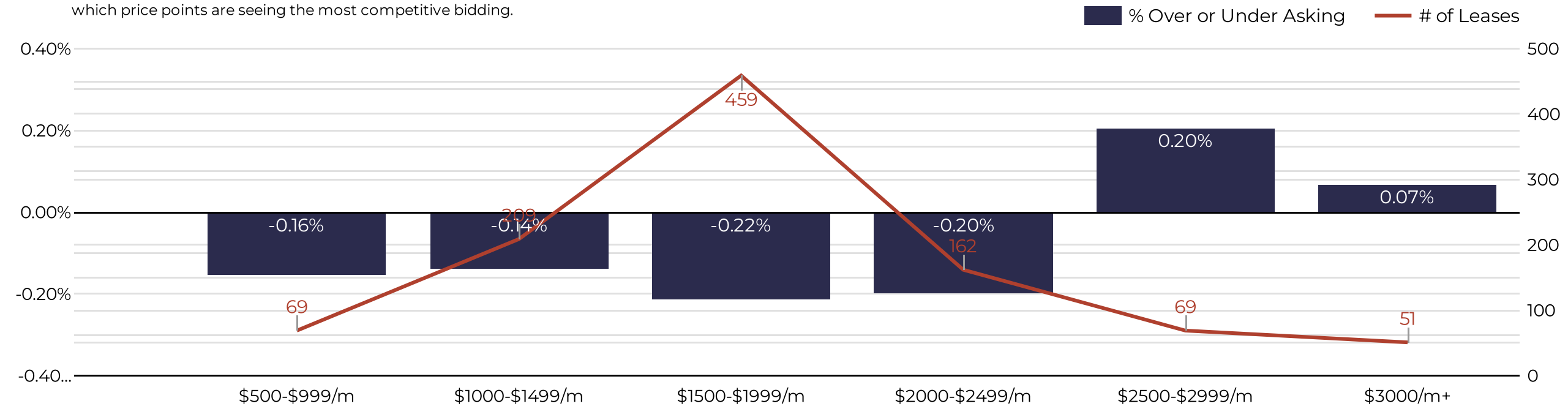
Days on Market

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



Renter Demand By Price Range

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



MONTHLY Inventory

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Price Range

Between

Enter a value

and

Enter a value

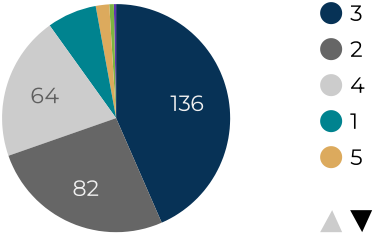
Download

May

of New Listings (Supply)
313
-39 from previous year

of New Pendings (Demand)
102
14 from previous year

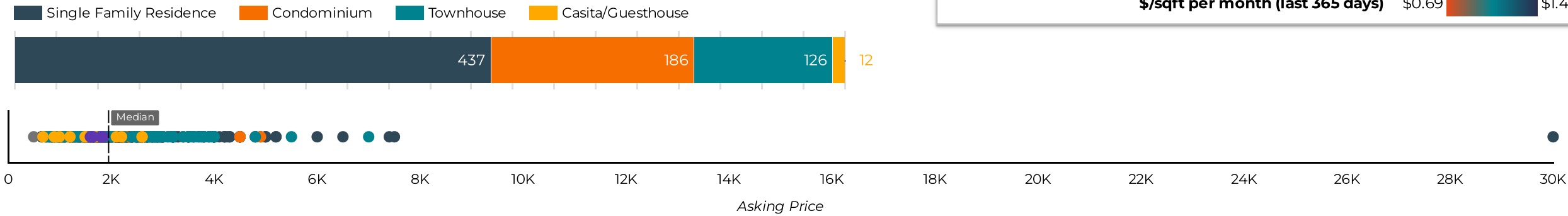
of Bedrooms Delivered



Months of Supply Now
3.36

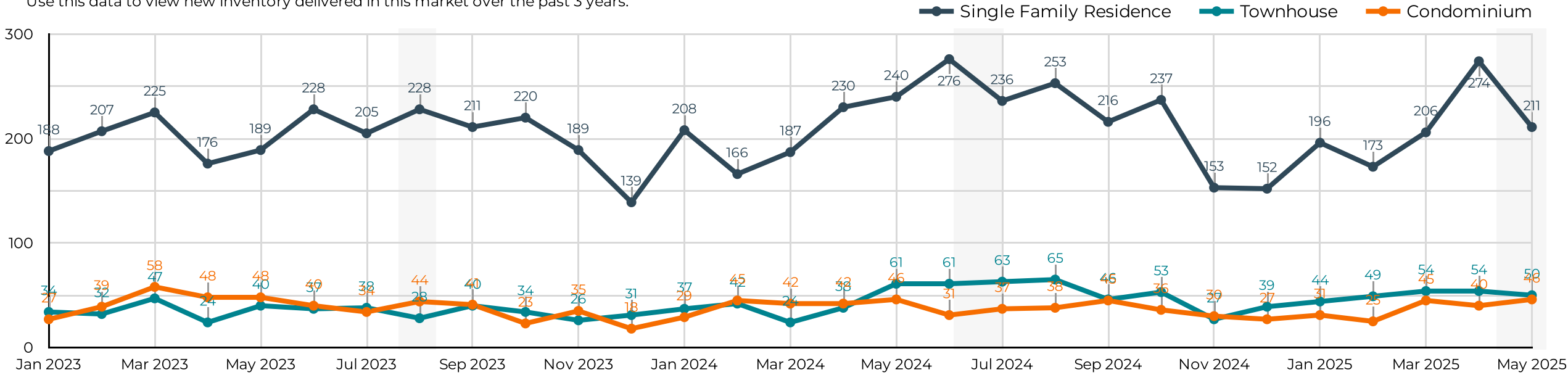
Active Listings Now
767

Active Now



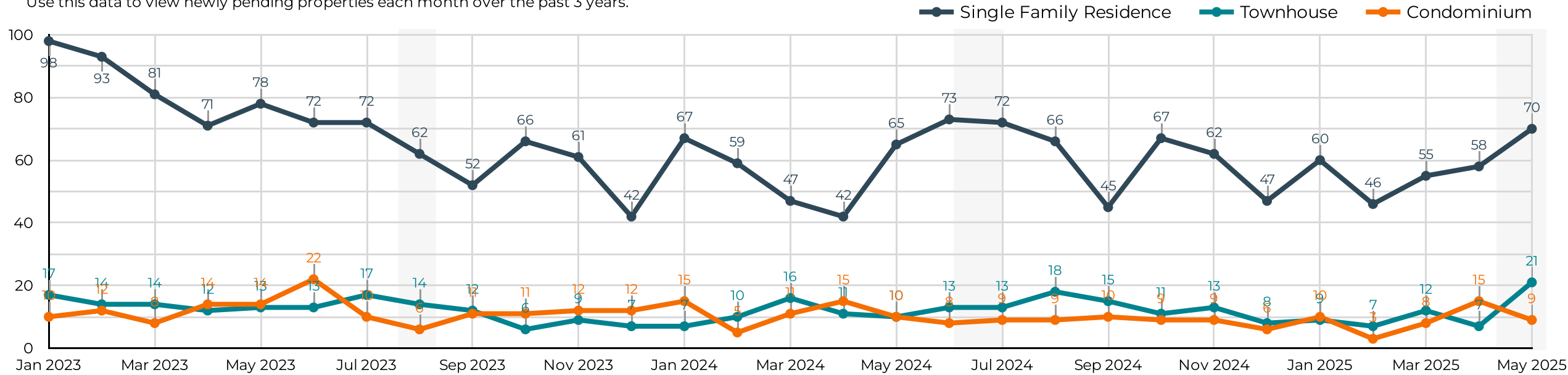
New Rental Listings

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



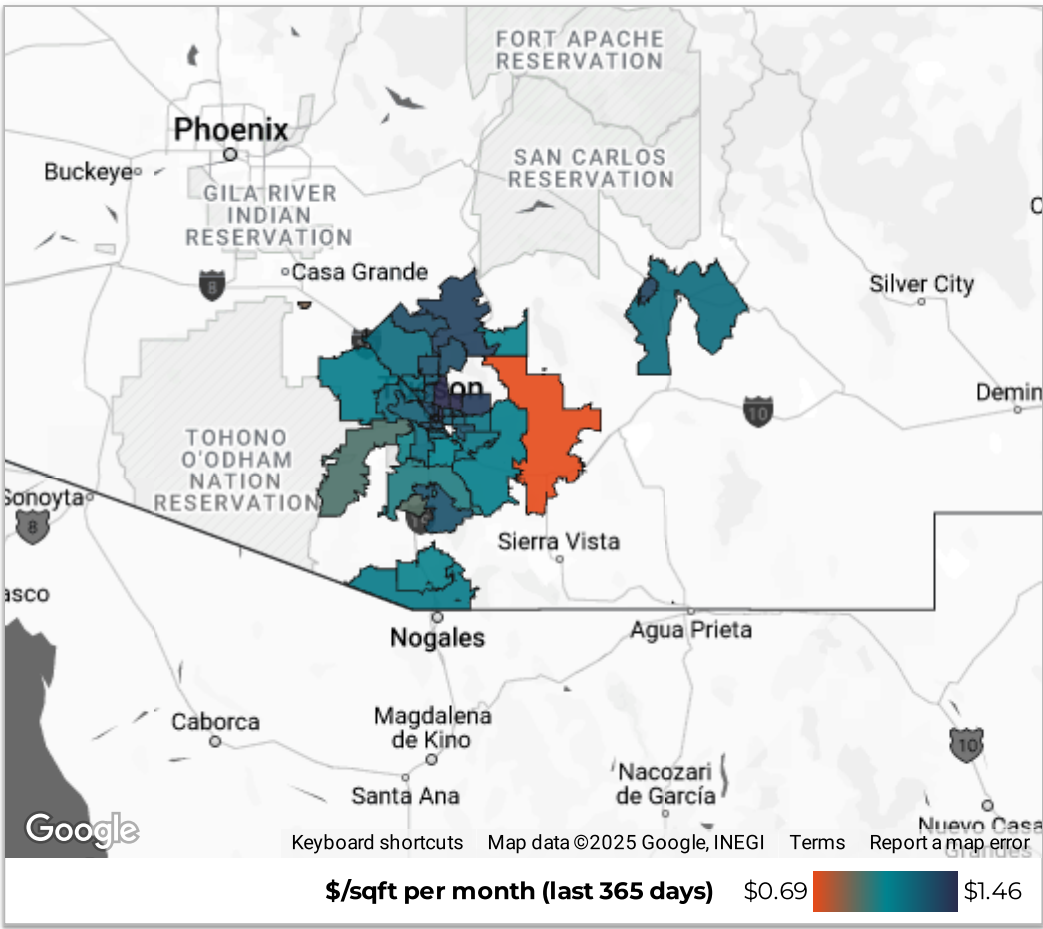
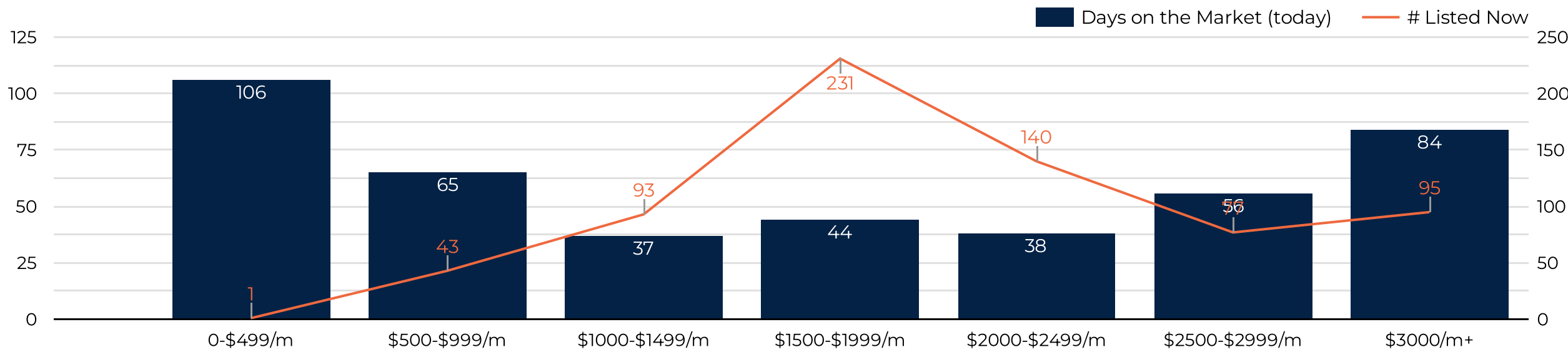
New Pending Leases

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.



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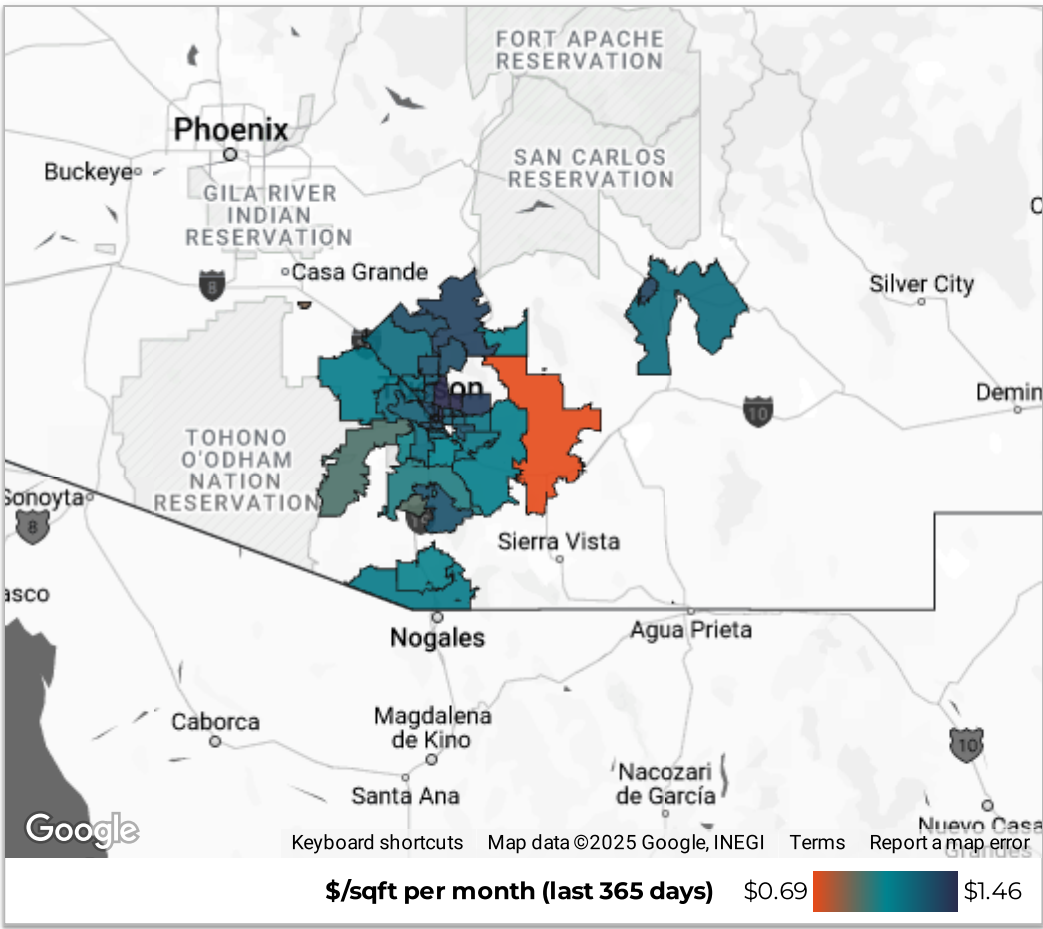
and

Enter a value

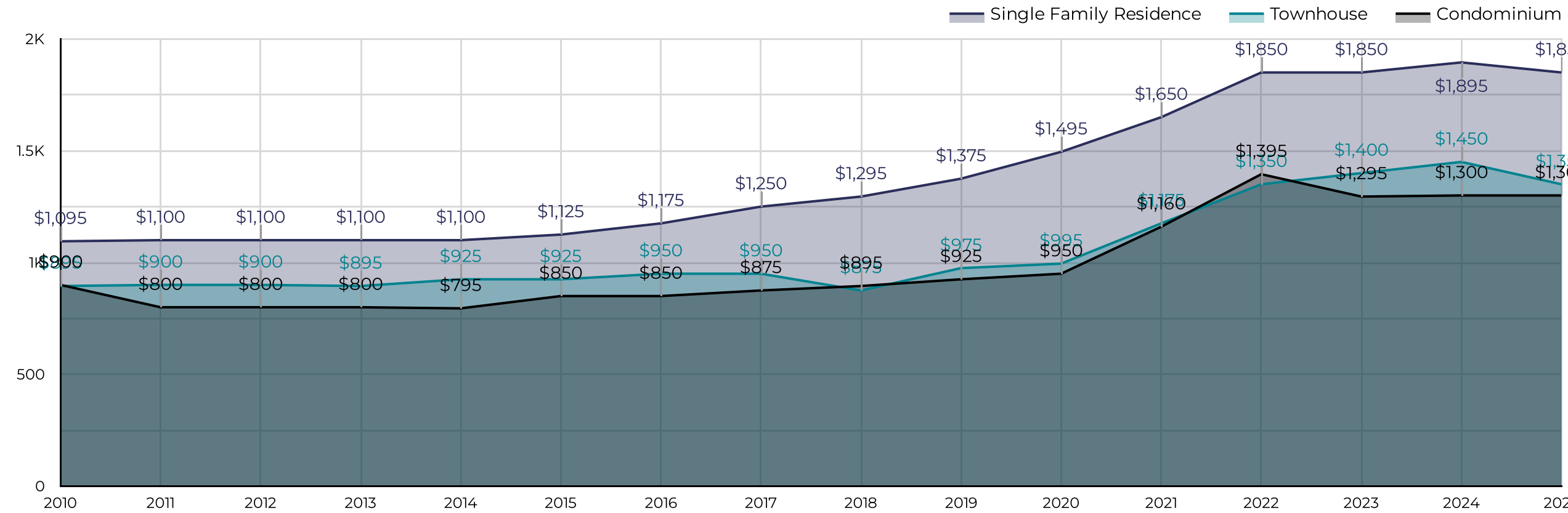
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Year-to-Date Statistics 2025

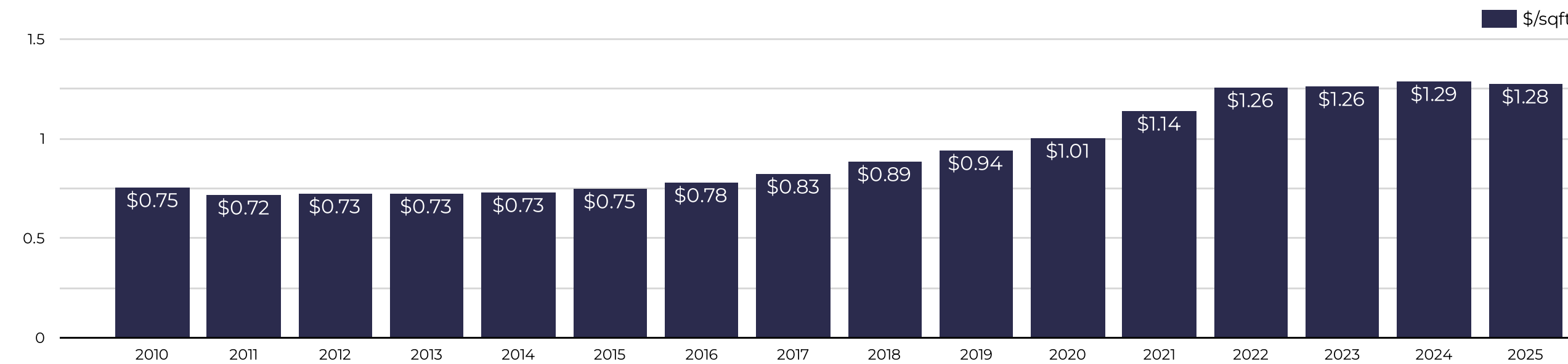
# of Leases	Total Monthly Volume	Median Lease (\$/month)
1,025	\$1.88M	\$1,750
↓ -1.6% from previous year YTD	↓ -2.4% from previous year YTD	↓ -2.5% from previous year YTD
New Listings	Median Days on Market	% Over or Under Asking
1,593	35	0.1%
↑ 2.6% from previous year YTD	↑ 7 from previous year YTD	↑ 0.3% from previous year YTD



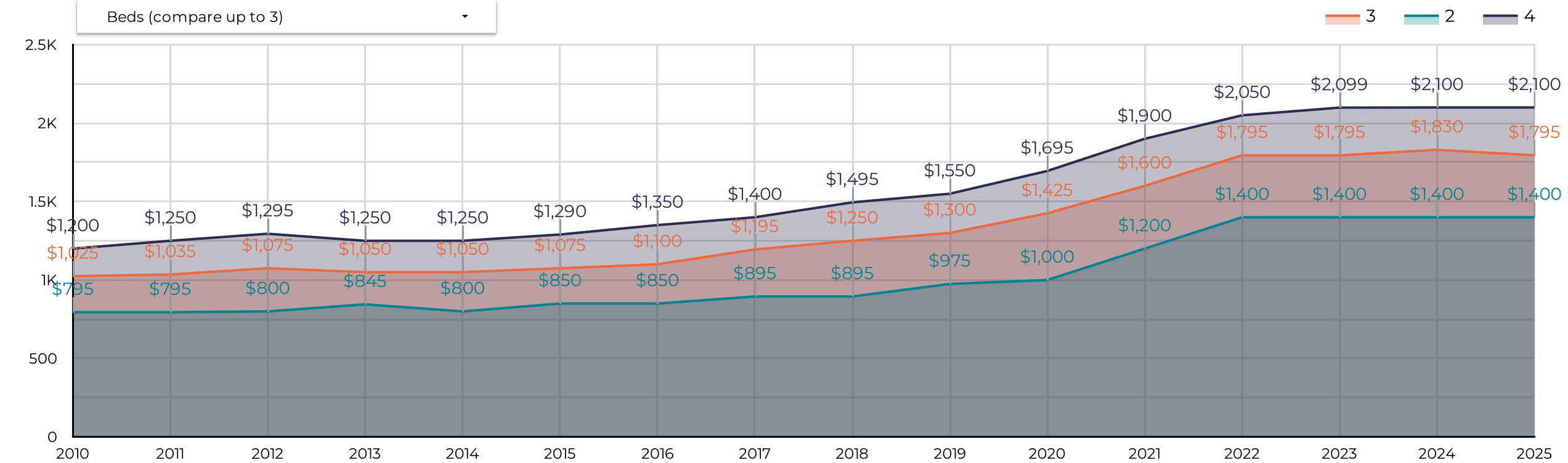
Median Rental Price/Month



\$/Square Foot per Month



Median Lease By Bedrooms



MLSSAZ® Rental Housing Market

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Beds

Price Range

Between

Enter a value

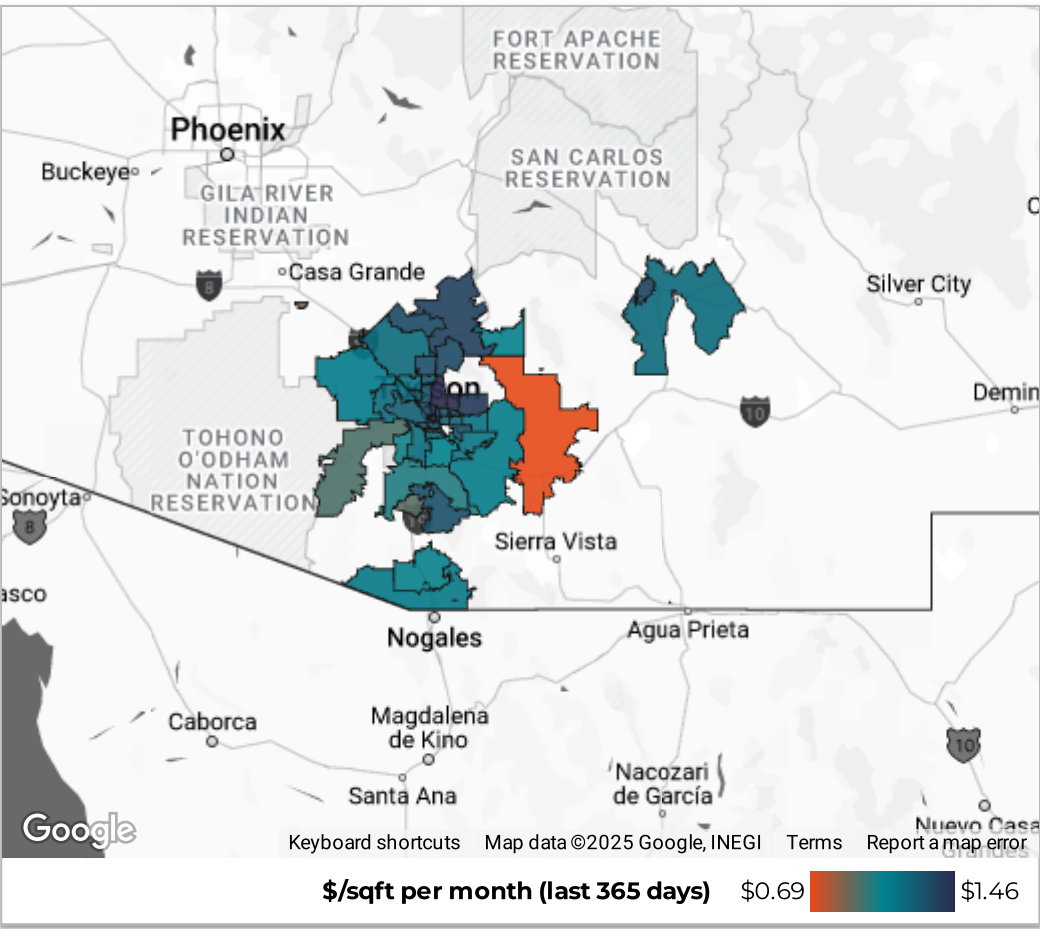
and

Enter a value

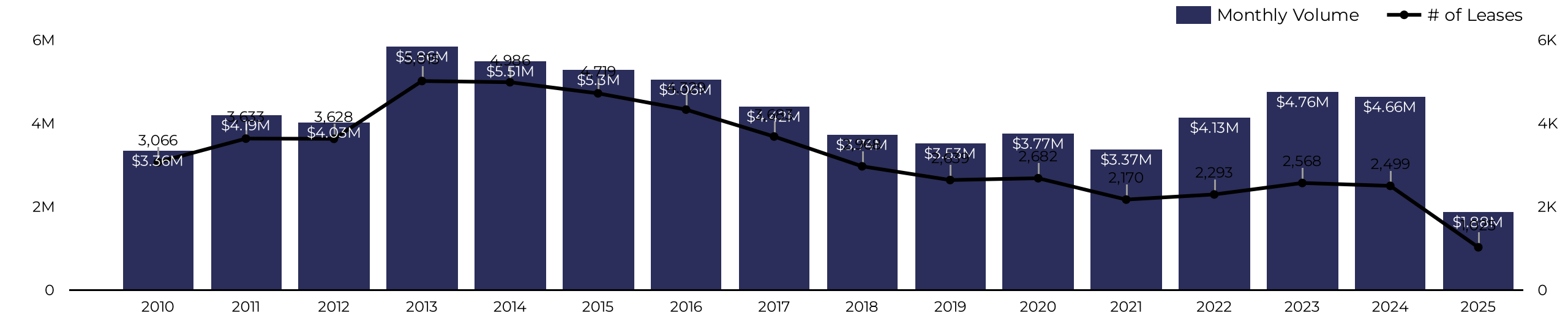
Download

Year-to-Date Statistics
2025

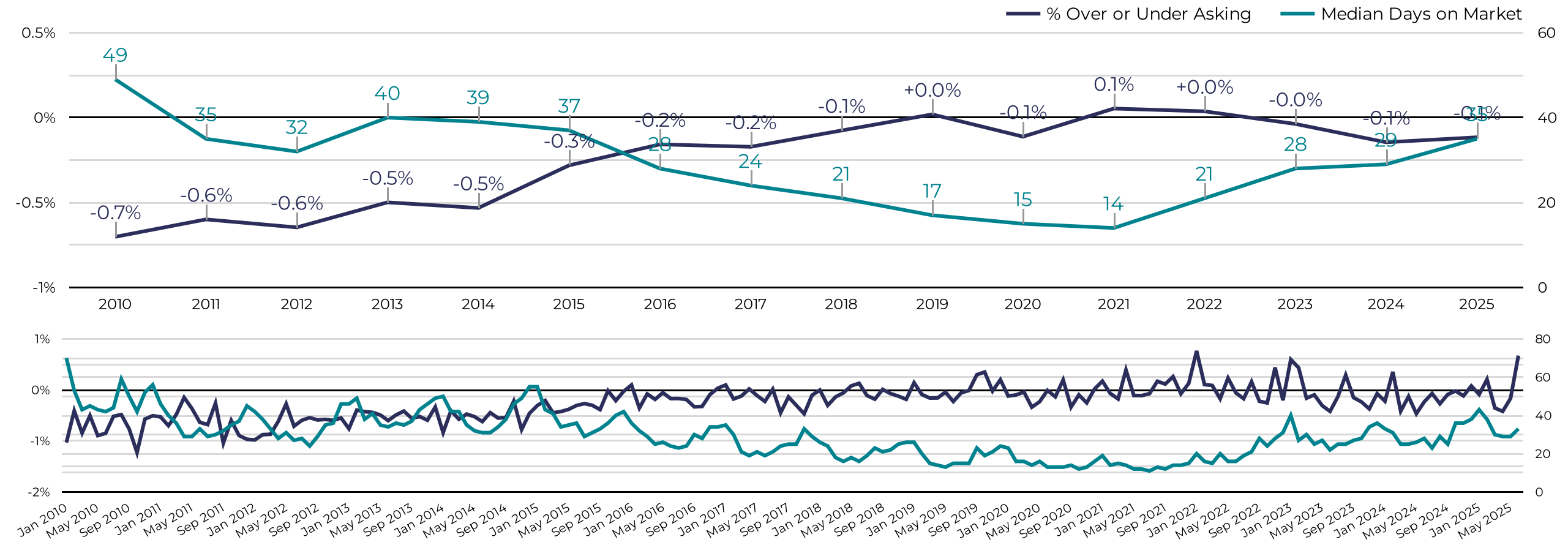
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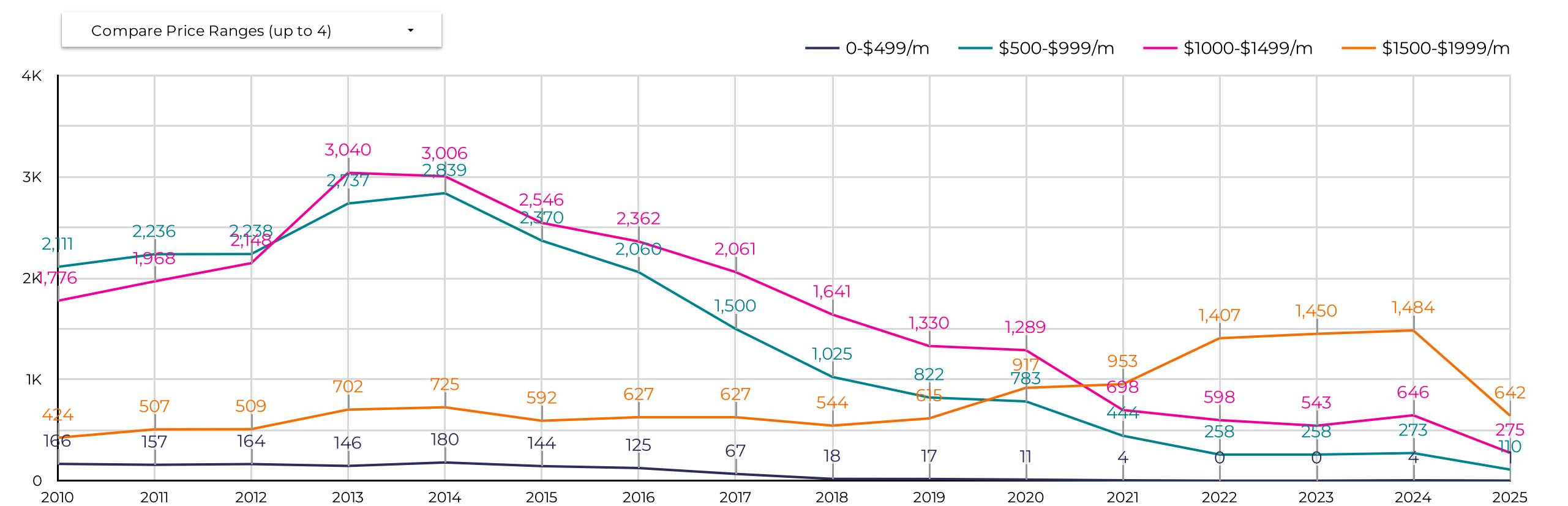
Total Leases



Renter Demand



New Rental Listings Delivered



MLSSAZ® Rental Housing Market

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-1.3% from previous year

Total Monthly Rental Volume

\$428.45K

1.6% from previous year

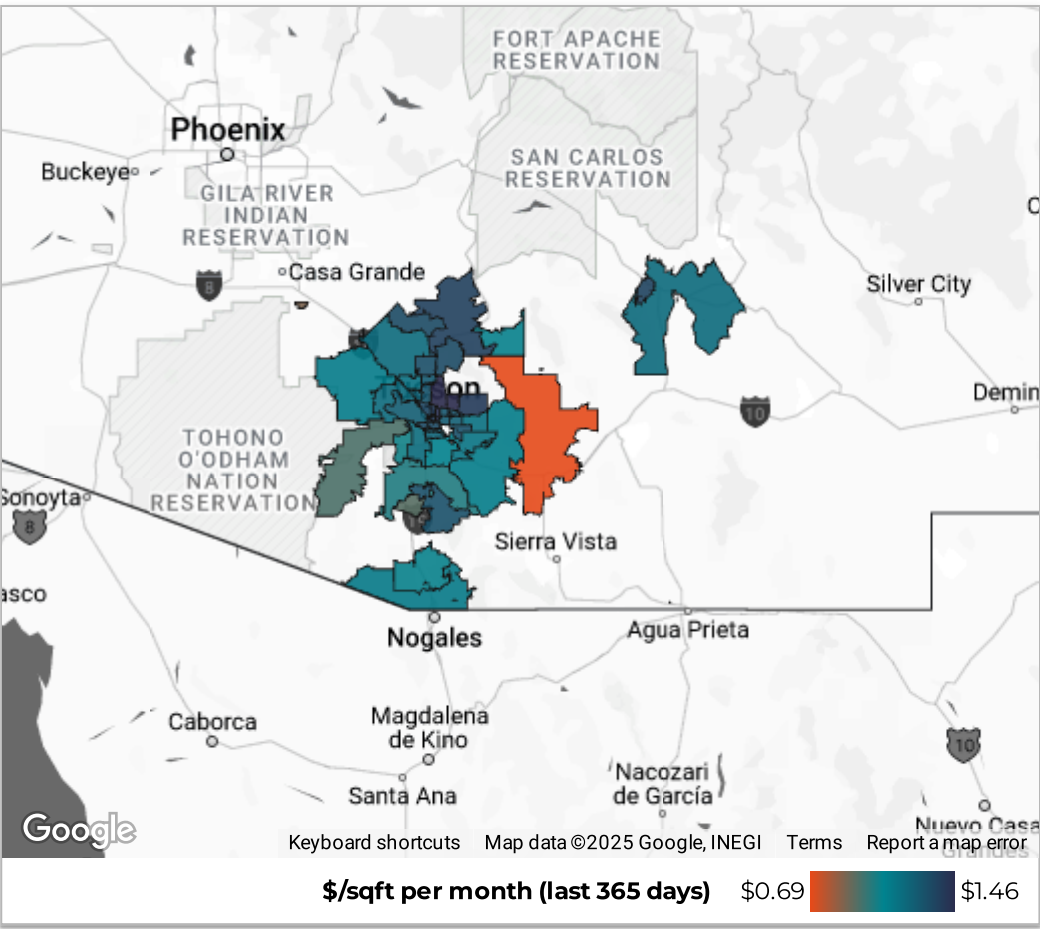
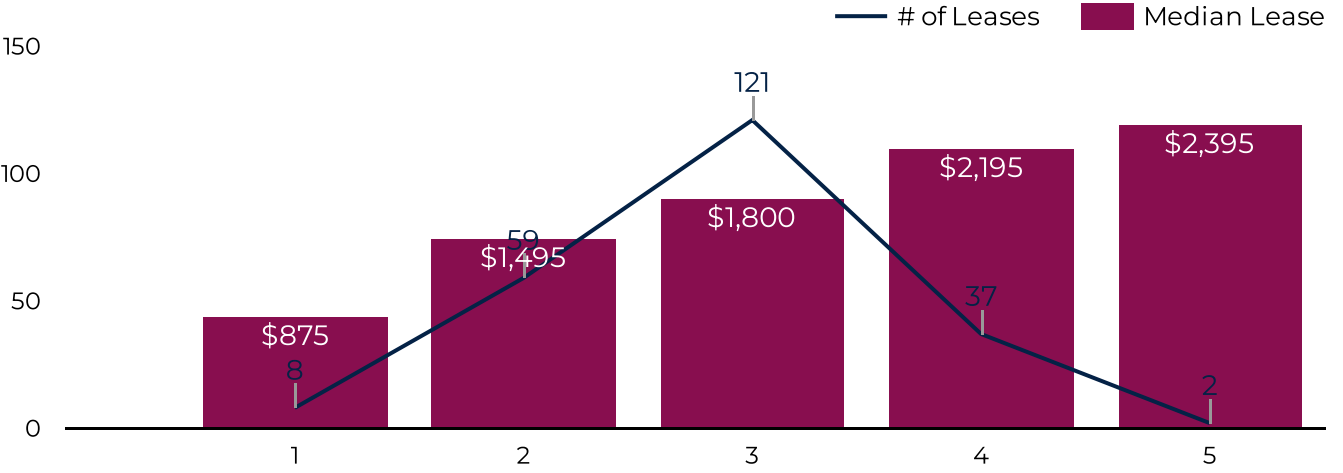
Average SqFt

1,530

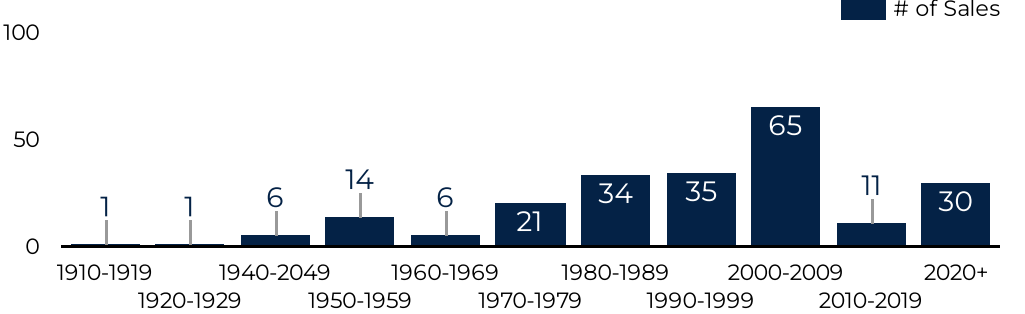
Median Year Built

1,997

Median Lease Price By Bedrooms



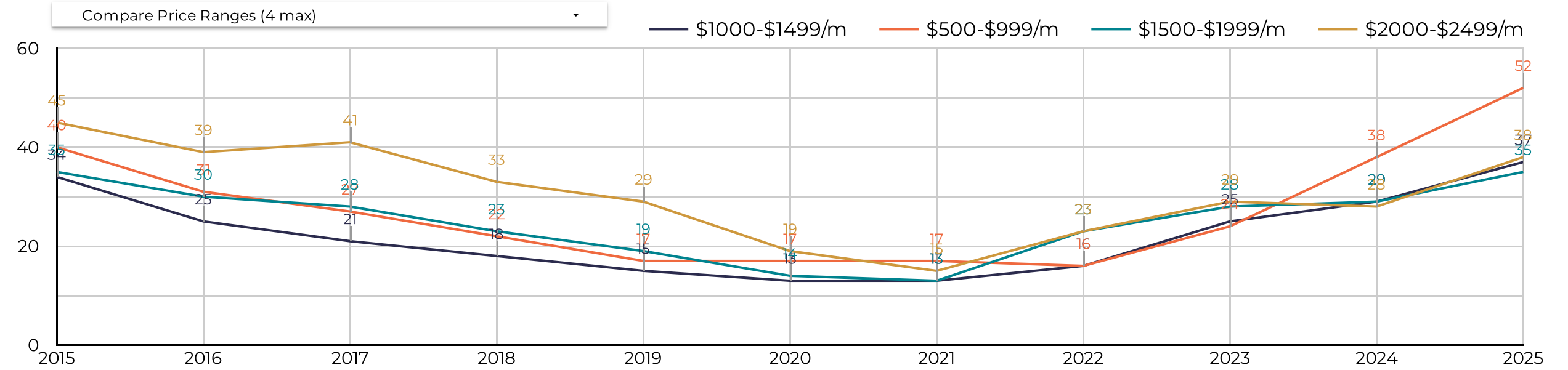
Leases By Property Age



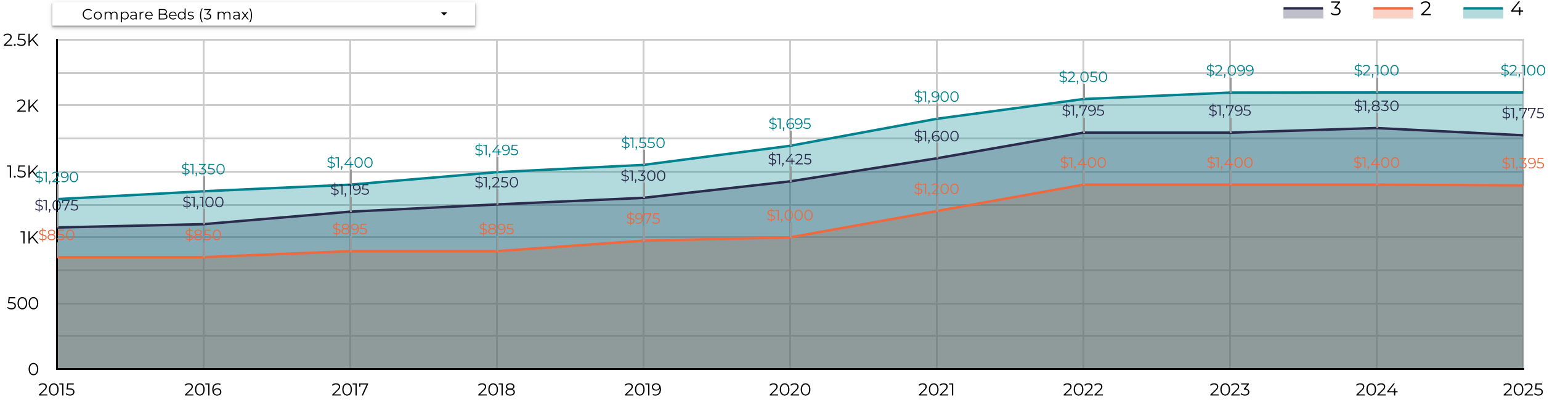
Data By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	12	11	1	0	57	-1.01%
\$1000-\$1499/m	39	31	7	1	32	-0.23%
\$1500-\$1999/m	113	18	80	15	28	0.13%
\$2000-\$2499/m	32	5	17	10	30	-0.17%
\$2500-\$2999/m	20	2	12	6	16	1.06%
\$3000/m+	12	1	4	7	23	1.78%
Grand total	228	68	121	39	29	0.14%

Median Days on Market



Median Rental Price/Month



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Beds

Price Range

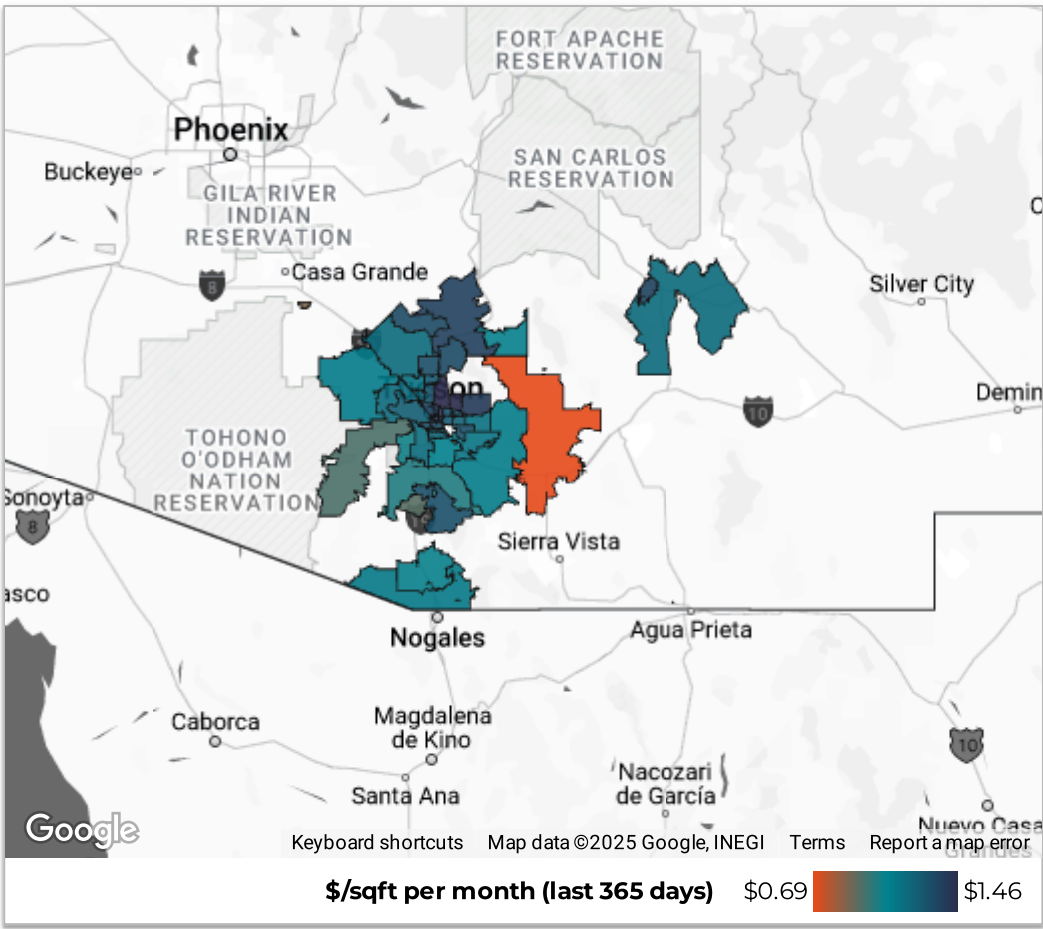
Between

Enter a value

and

Enter a value

Download

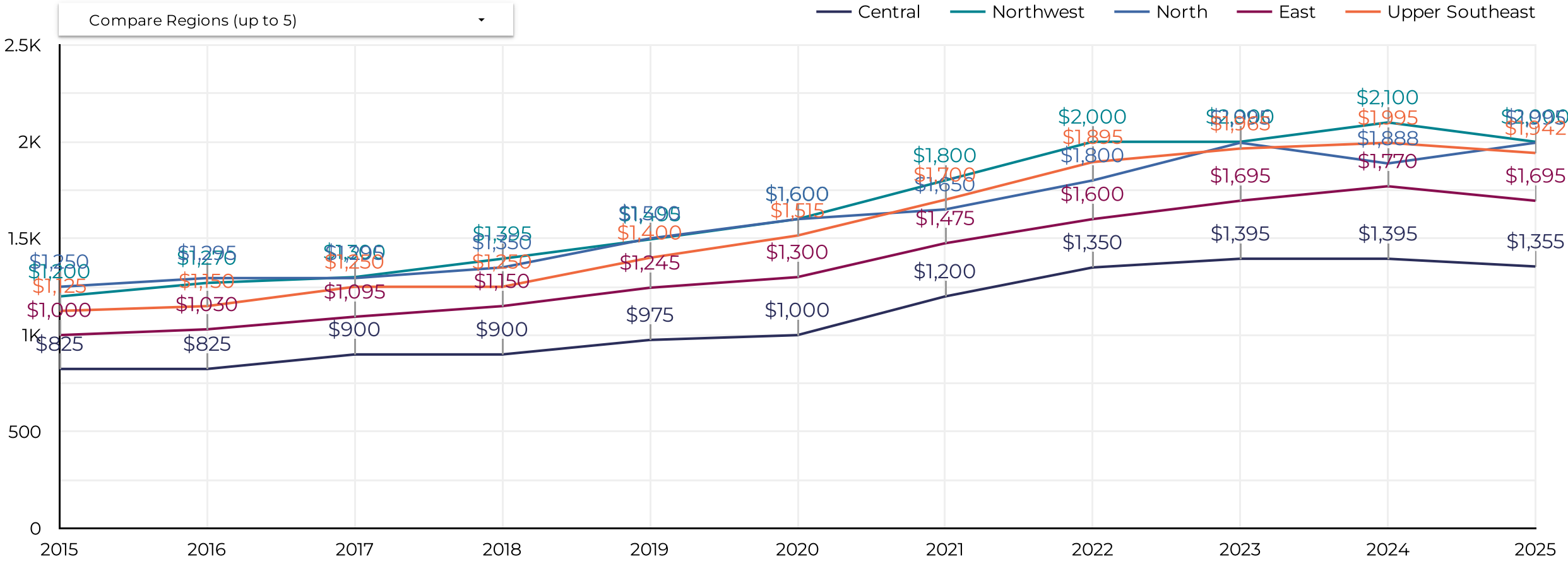


May 2025
vs. last year

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	46	-23.3%...	\$62.64K	-24.7%	\$1,295	\$0	\$1.40	\$-0.02	28	0	-0.5%	-0.2%
2.	Northwest	37	27.6%	\$82.49K	18.4%	\$2,000	\$-150	\$1.28	\$-0.04	30	8	-0.9%	-0.7%
3.	North	24	9.1%	\$58K	26.4%	\$2,000	\$5	\$1.45	\$-0.03	40	10	-0.5%	-0.3%
4.	East	23	-4.2%	\$40.39K	-2.5%	\$1,750	\$5	\$1.26	\$0.02	28	7	-0.4%	0.7%
5.	Upper Southeast	22	-8.3%	\$43.79K	-8.9%	\$1,900	\$0	\$1.19	\$-0.02	27	8	0.9%	1.2%
6.	Southwest	17	325.0%...	\$28.44K	273.7%	\$1,695	\$-140	\$1.14	\$-0.12	35	8	-0.4%	-0.1%
7.	South	14	100.0%...	\$22.14K	95.2%	\$1,695	\$-55	\$1.12	\$-0.25	38	24	-0.9%	0.2%
8.	Northeast	9	0.0%	\$16.81K	-0.9%	\$2,000	\$405	\$1.31	\$0.00	28	8	-0.3%	-0.3%
9.	West	9	-18.2%	\$17.37K	-18.2%	\$1,825	\$-70	\$1.16	\$-0.17	29	-10	2.7%	3.3%
10.	Extended West	6	-64.7%...	\$12.75K	-63.0%	\$2,000	\$25	\$1.25	\$0.12	20	-5	-0.3%	0.8%
11.	Upper Northwest	6	100.0%...	\$16.65K	157.5%	\$2,800	\$925	\$1.39	\$0.09	16	-21	2.6%	2.6%
12.	Green Valley North	4	-33.3%...	\$7.15K	-38.1%	\$1,700	\$-195	\$0.99	\$0.07	56	29	0.0%	0.8%
13.	Southeast	4	33.3%	\$8.1K	39.1%	\$1,795	\$-200	\$1.07	\$0.09	10	-39	0.0%	5.2%
14.	Pinal	3	200.0%...	\$4.9K	415.8%	\$1,750	\$800	\$1.23	\$0.13	11	11	0.0%	0.0%
15.	SCC-Rio Rico East	1	0.0%	\$1.8K	5.9%	\$1,800	\$100	\$1.23	\$-0.13	55	-44	0.0%	0.0%
16.	SCC-Nogales West	1	0.0%	\$1.6K	60.0%	\$1,600	\$600	\$0.94	\$0.01	7	3	0.0%	0.0%
17.	Extended North...	1	-	\$1.85K	-	\$1,850	-	\$0.76	-	117	-	0.0%	-

Median Lease by Region



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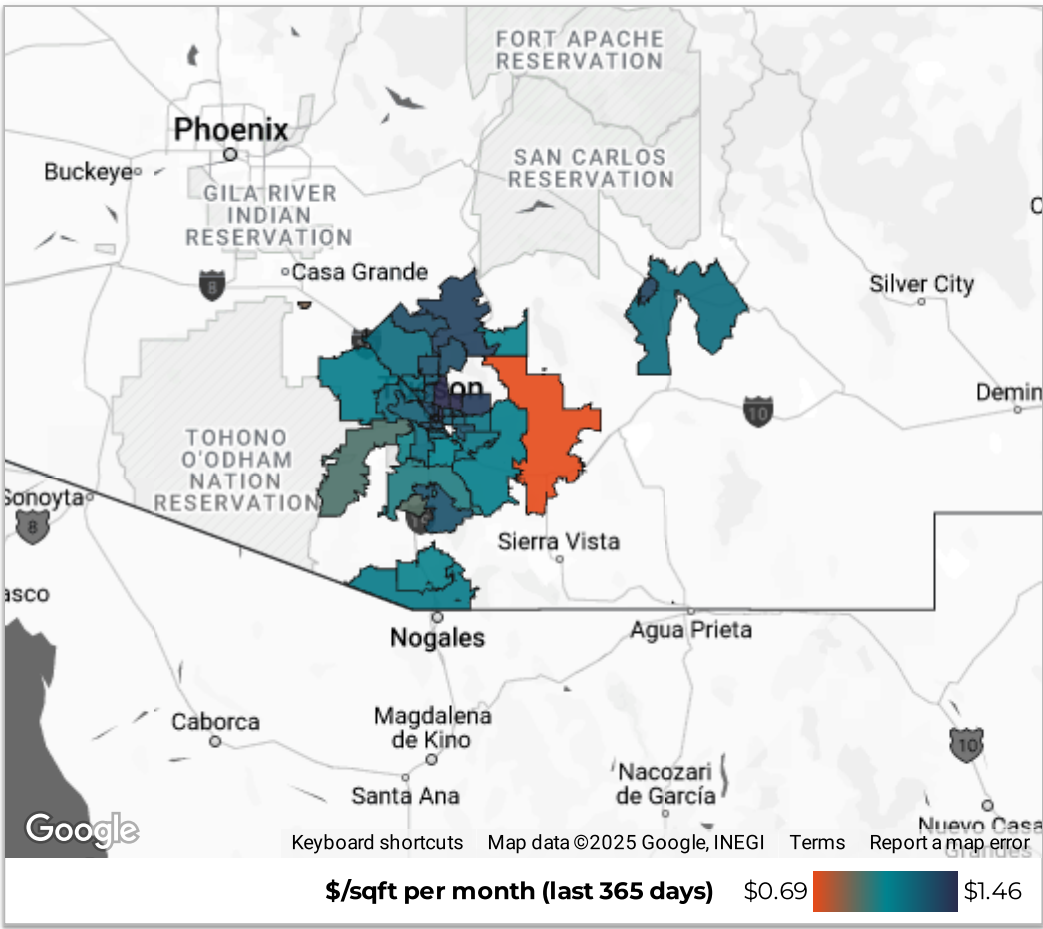
Between

Enter a value

and

Enter a value

Download



May 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.	85742	14	55.6%...	\$31,233	65.6%	\$2,250	\$251	\$1.23	\$-0.06	18	-5	-1.1%	-1.6%
2.	85710	14	0.0%	\$23,610	-4.2%	\$1,750	\$-50	\$1.26	\$0.09	30	9	-0.6%	+0.0%...
3.	85747	13	-7.1%	\$24,864	-9.2%	\$1,900	\$5	\$1.23	\$-0.07	26	6	-0.3%	-0.1%
4.	85718	12	50.0%...	\$25,030	29.8%	\$1,795	\$-400	\$1.41	\$-0.06	49	13	-1.0%	-1.3%
5.	85705	12	71.4%	\$15,135	47.5%	\$1,200	\$-500	\$1.56	\$0.18	14	-9	2.1%	1.8%
6.	85746	12	300.0...	\$19,495	253.8%	\$1,650	\$-185	\$1.15	\$-0.07	35	8	0.0%	0.3%
7.	85719	11	-38.9...	\$17,535	-25.3%	\$1,850	\$750	\$1.37	\$-0.19	31	-8	-3.4%	-3.2%
8.	85712	10	25.0%...	\$12,565	12.4%	\$1,050	\$-145	\$1.18	\$-0.07	34	11	-0.8%	-0.8%...
9.	85756	10	-9.1%	\$17,330	-21.7%	\$1,700	\$-295	\$1.12	\$0.03	33	10	-0.7%	1.1%
10.	85641	9	28.6%...	\$19,580	43.7%	\$2,100	\$200	\$1.09	\$-0.03	23	8	2.6%	2.6%
11.	85716	8	-42.9...	\$7,860	-61.0%	\$900	\$-350	\$1.47	\$-0.03	51	2	0.0%	0.0%
12.	85704	8	166.7...	\$15,735	150.2%	\$1,795	\$-400	\$1.41	\$0.15	40	32	0.0%	0.0%
13.	85711	7	-41.7%...	\$11,490	-33.1%	\$1,600	\$200	\$1.33	\$0.08	28	3	-0.4%	0.6%
14.	85737	7	75.0%...	\$14,369	25.8%	\$1,749	\$-726	\$1.49	\$0.12	41	30	1.9%	1.9%
15.	85730	7	-22.2...	\$13,085	-10.2%	\$1,750	\$105	\$1.29	\$-0.06	22	-22	0.0%	1.8%
16.	85755	6	-40.0...	\$17,140	-30.4%	\$2,700	\$500	\$1.28	\$0.05	59	41	0.0%	-0.2%
17.	85750	6	-45.5...	\$20,685	1.9%	\$3,500	\$2,000	\$1.54	\$-0.01	23	-10	0.0%	0.5%
18.	85757	6	500.0...	\$10,734	411.1%	\$1,730	\$-370	\$1.13	\$-0.24	24	-5	-1.0%	-1.0%
19.	85653	6	-62.5...	\$12,750	-60.1%	\$2,000	\$50	\$1.25	\$0.11	20	-2	-0.3%	1.1%
20.	85623	5	-	\$12,000	-	\$2,800	-	\$1.37	-	11	-	-0.3%	-
21.	85713	5	25.0%...	\$7,490	11.5%	\$1,560	\$110	\$1.21	\$-0.17	24	10	-1.2%	-1.2%
22.	85741	5	25.0%...	\$10,395	31.7%	\$2,190	\$345	\$1.18	\$-0.20	30	-30	-2.4%	-1.9%
23.	85745	5	0.0%	\$8,645	3.6%	\$1,495	\$-100	\$1.18	\$-0.41	40	1	1.8%	3.2%

Median Lease by Zip Code

