

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: Jul 7, 2025

Region

City

Zip Code

County

Type

Beds

Price Range

Between

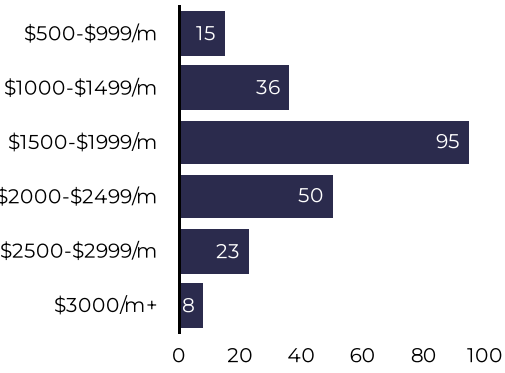
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and

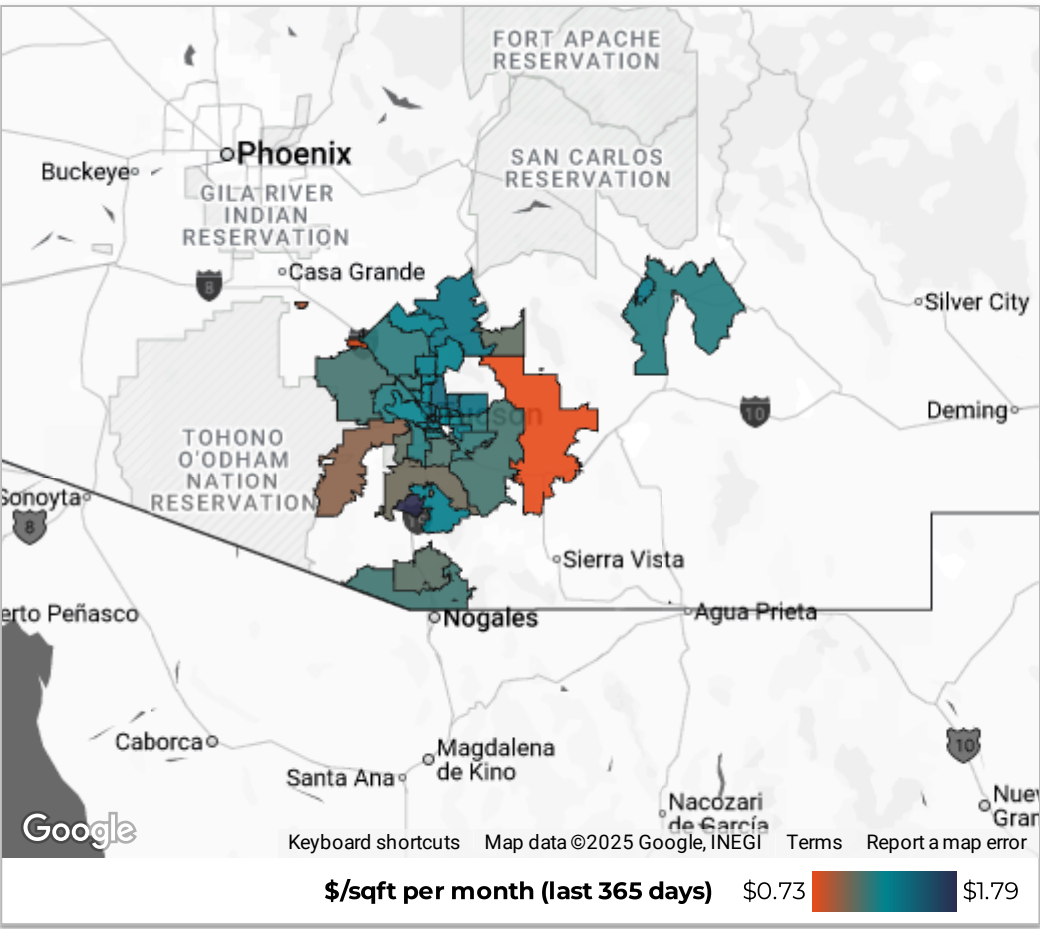
Enter a value

Download

June



# of Leases	Median Lease (\$/month)
227	\$1,800
-3.8% from previous year	0.3% from previous year
Total Monthly Rental Volume	Median Days on Market
\$432,560	33
-1.4% from previous year	5 from previous year
\$/sqft	Average % Over Asking
\$1.27	-0.06%
-\$0.03 from previous year	0.18% from previous year



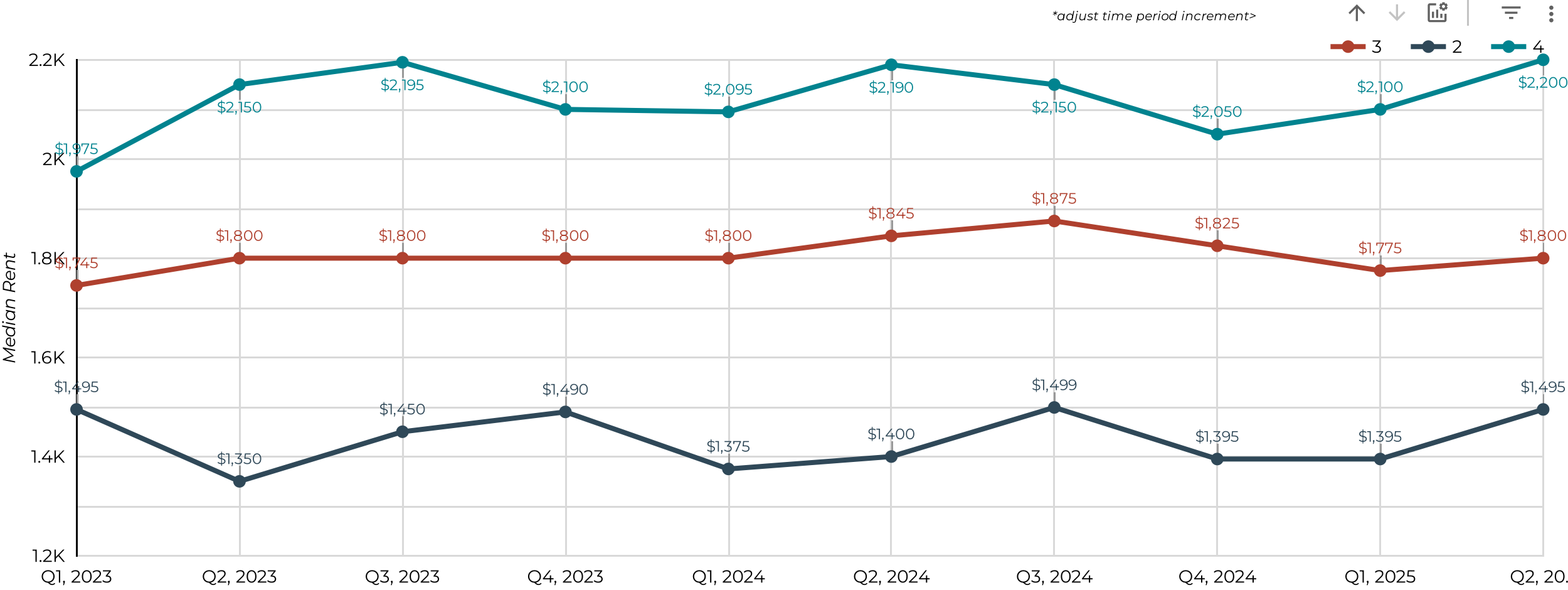
Leases



Market Prices

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

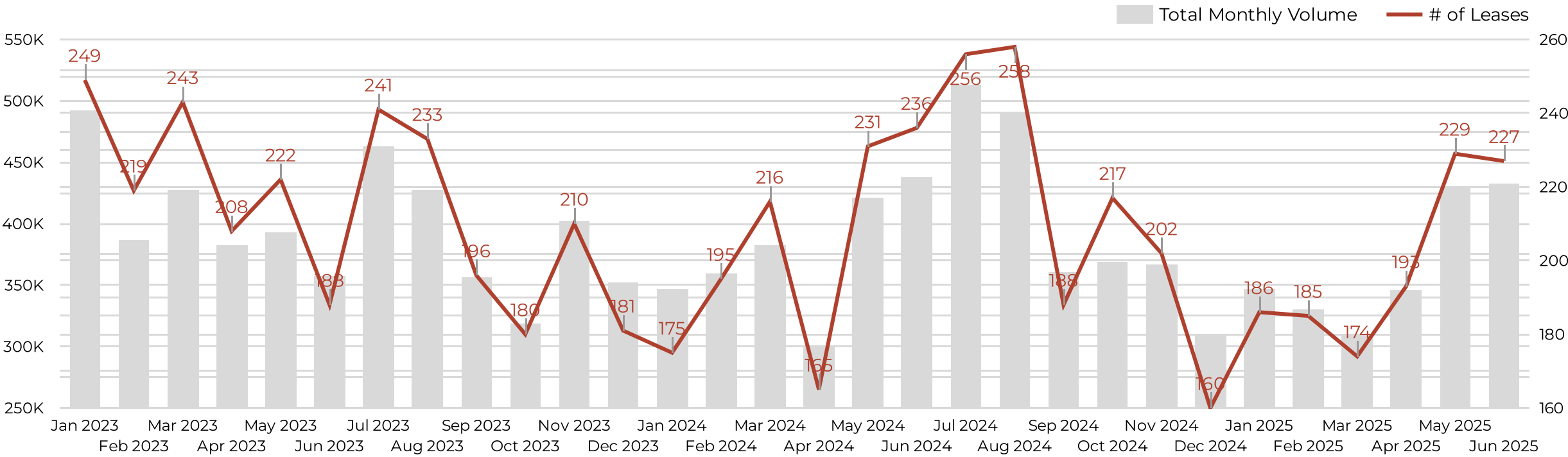
Beds



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2025	1,260	\$1,775	\$1,842	\$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.



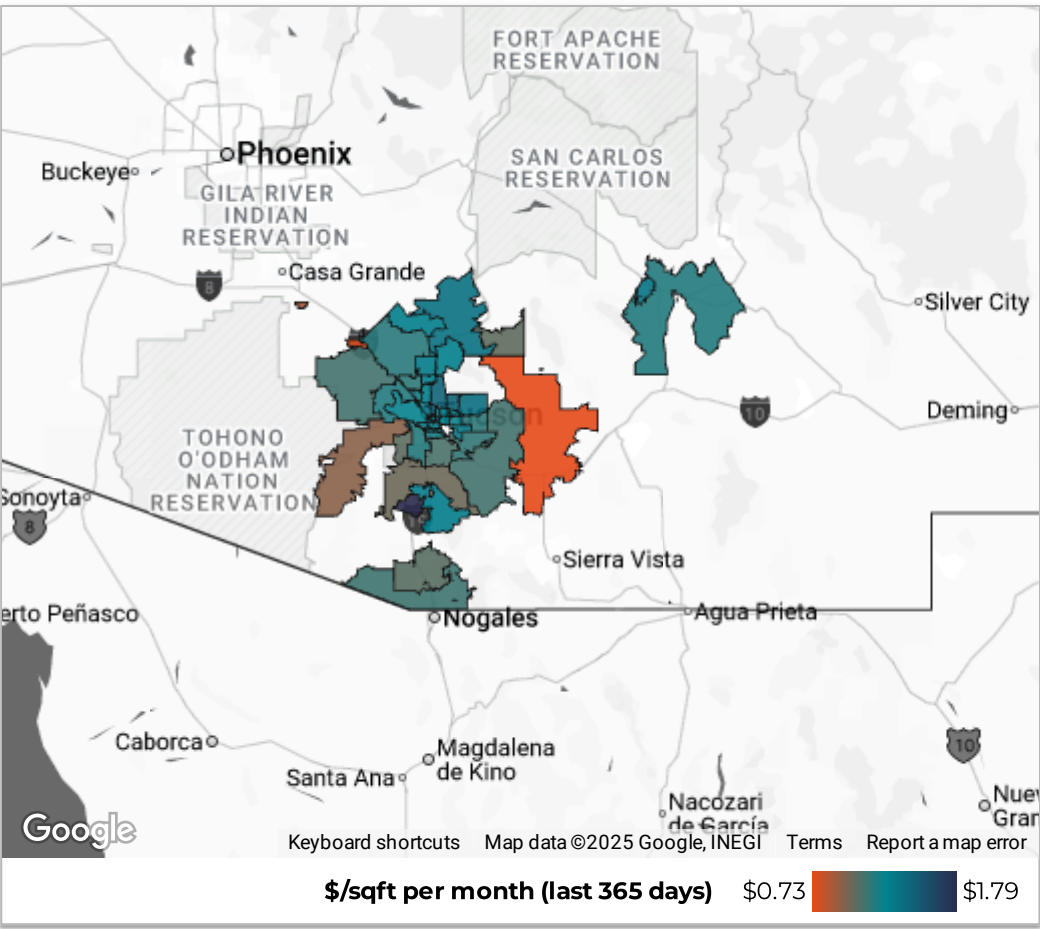
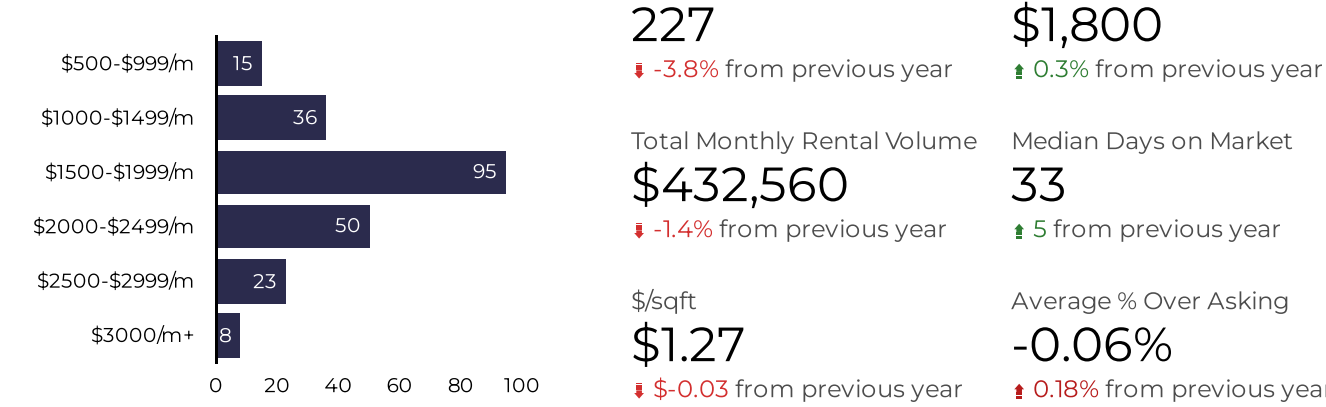
MONTHLY Renter Demand
MLSSAZ® Rental Housing Market

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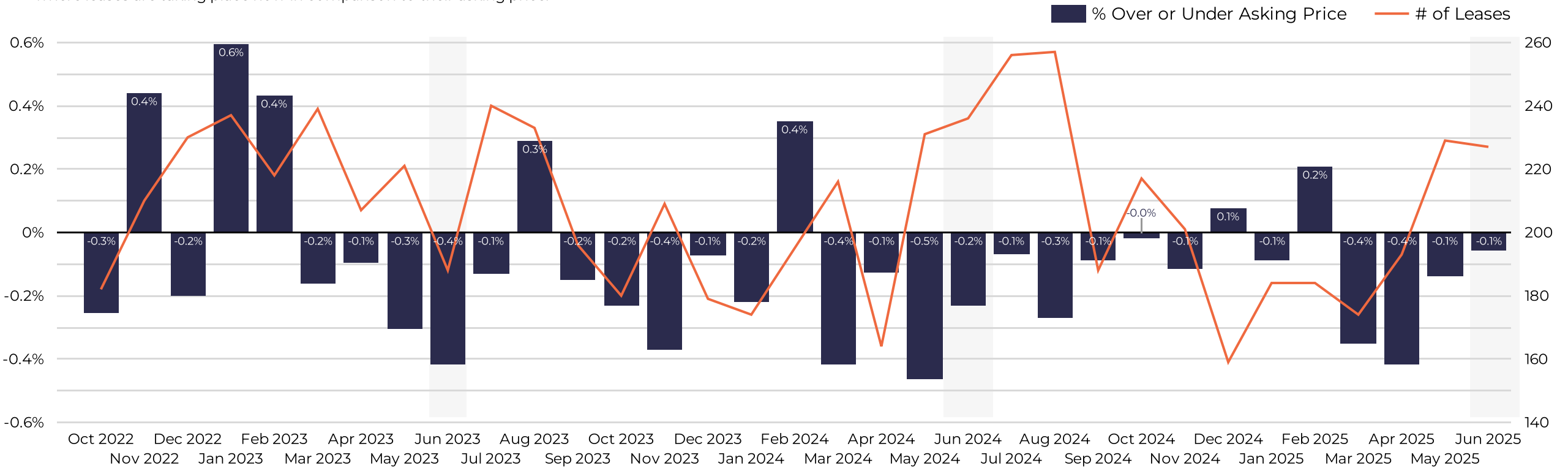
Region City Zip Code
County Type Beds
Price Range Between Enter a value and Enter a value
Download

June



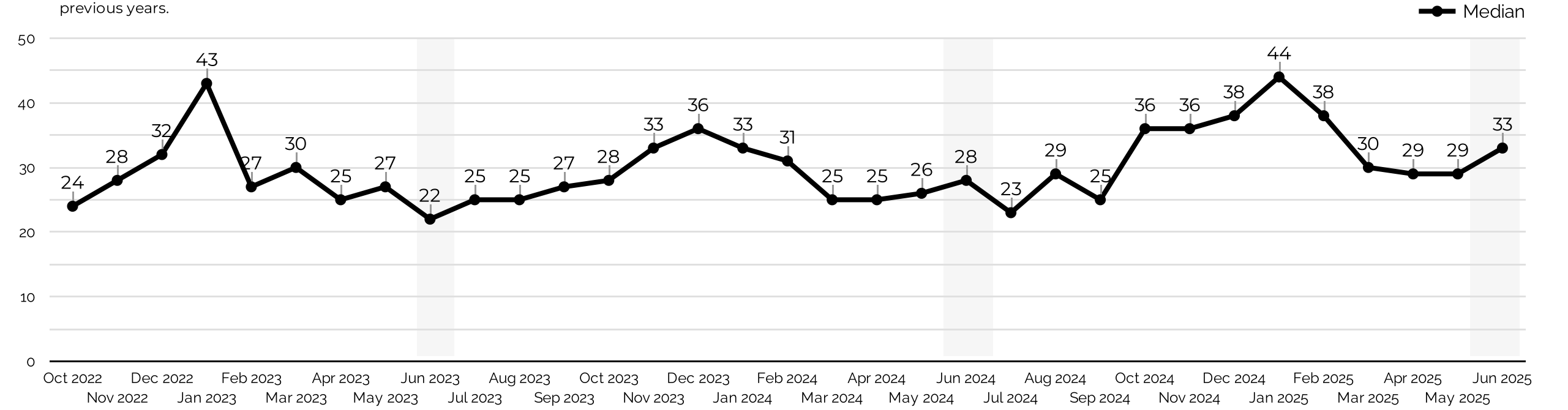
Renter Demand

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



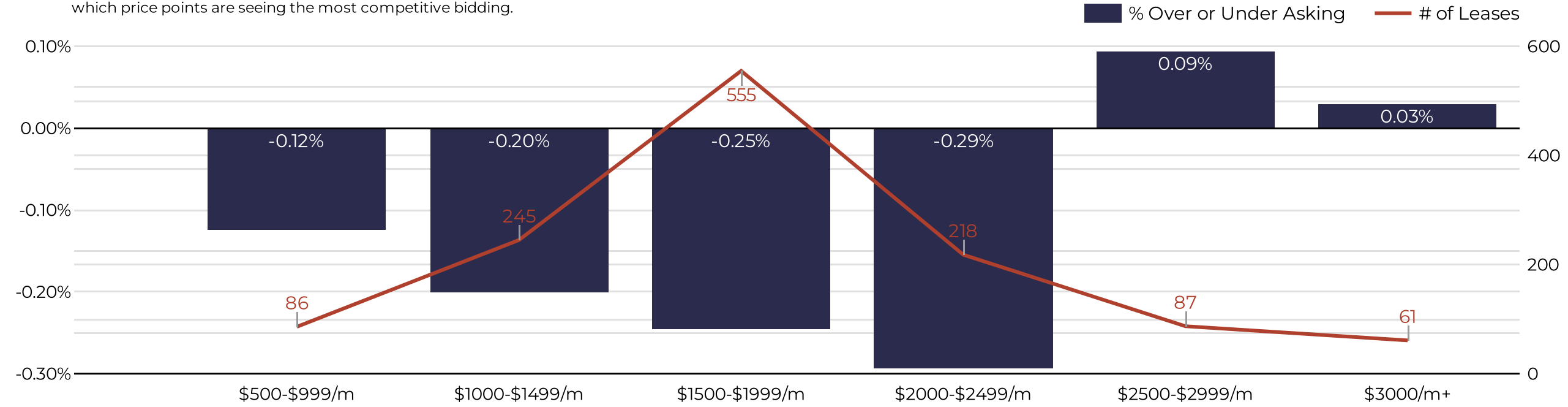
Days on Market

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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City

Zip Code

County

Type

Beds

Price Range

Between

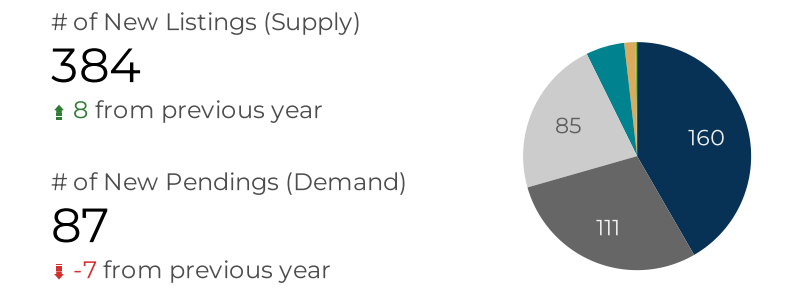
Enter a value

and

Enter a value

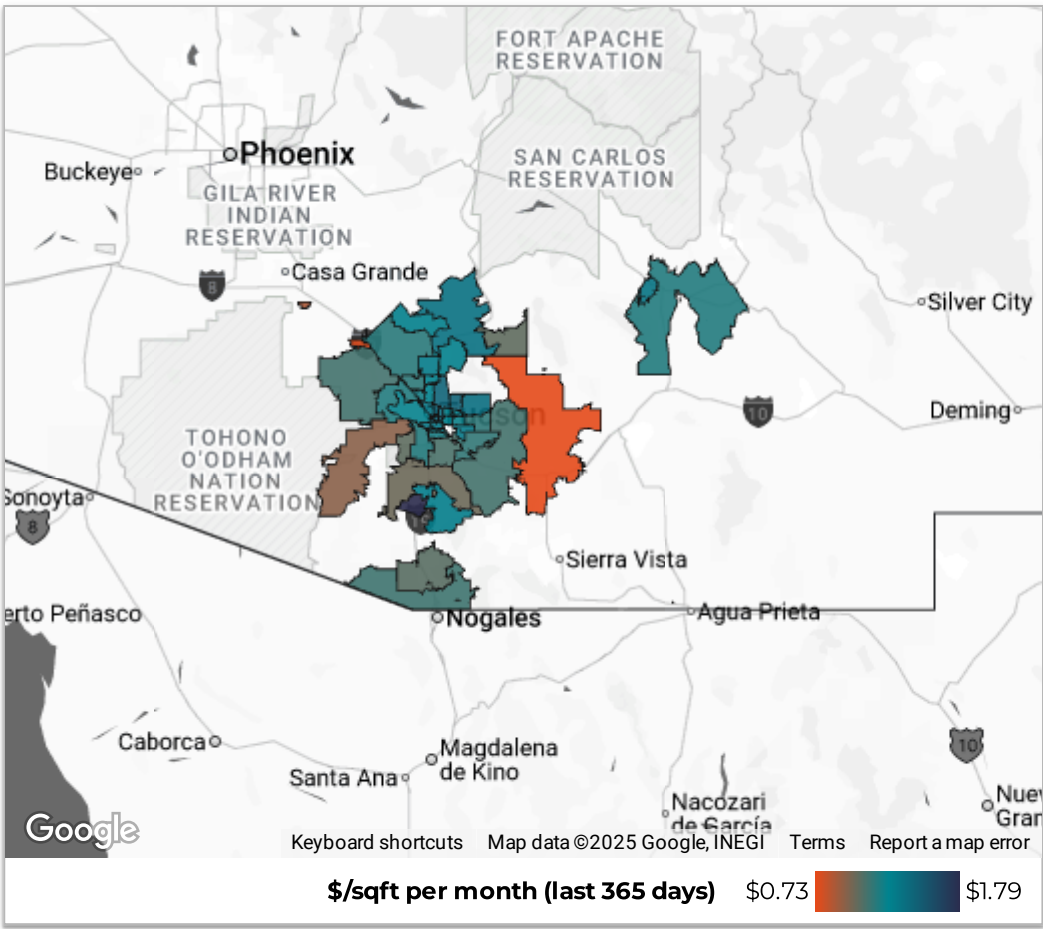
Download

June

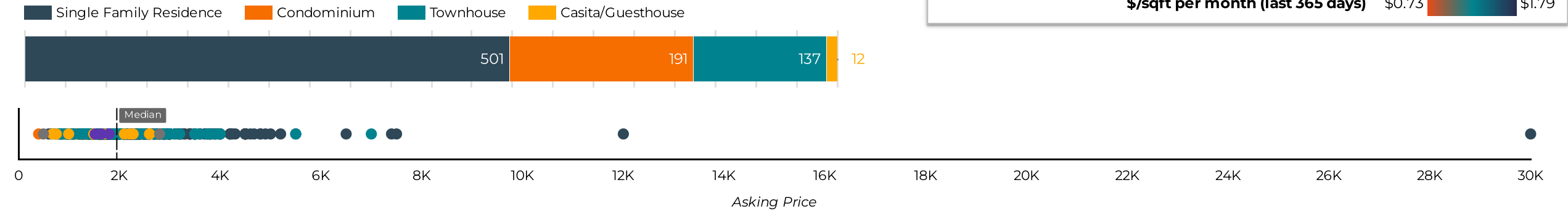


Months of Supply Now
3.73

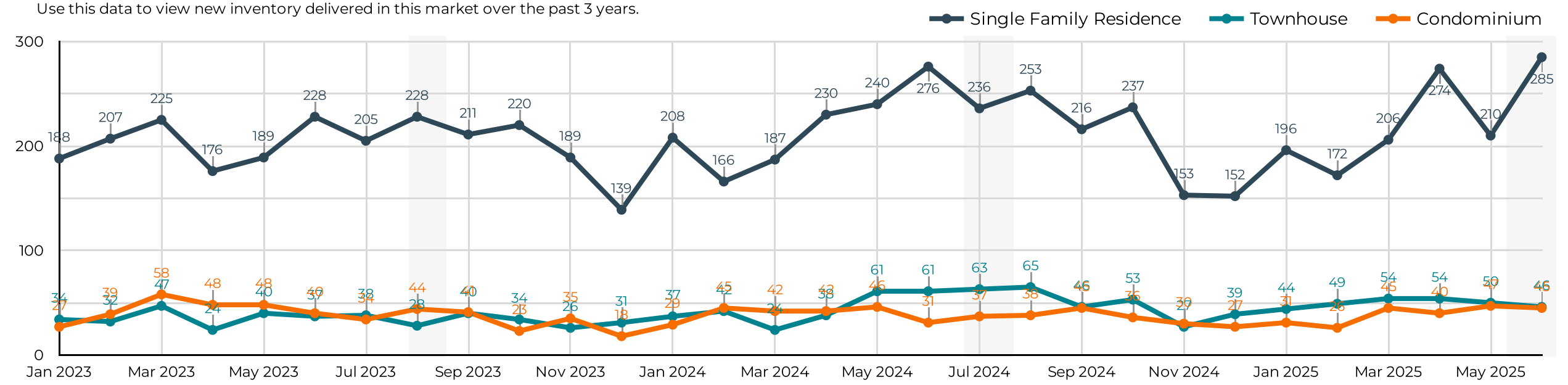
Active Listings Now
846



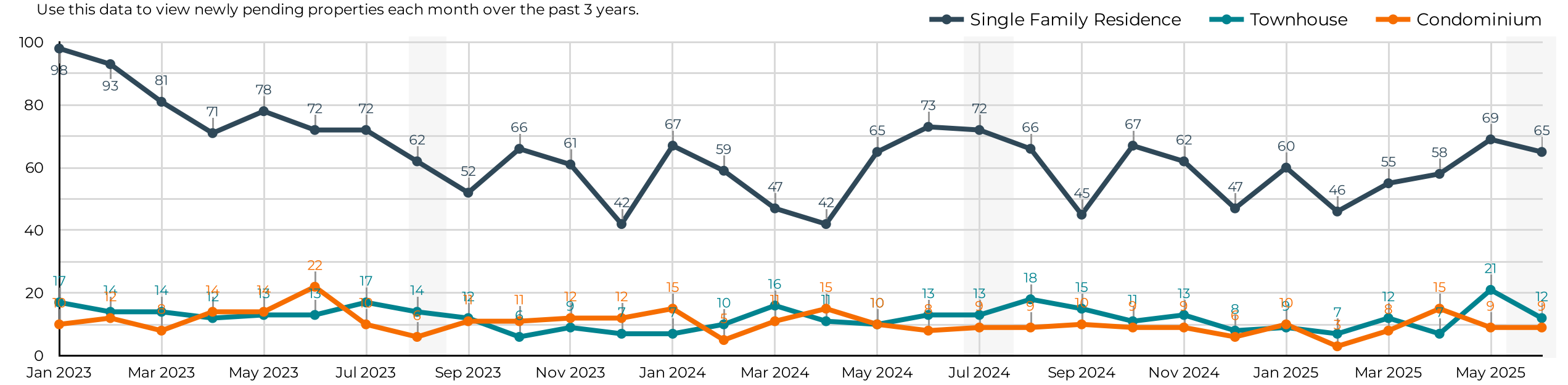
Active Now



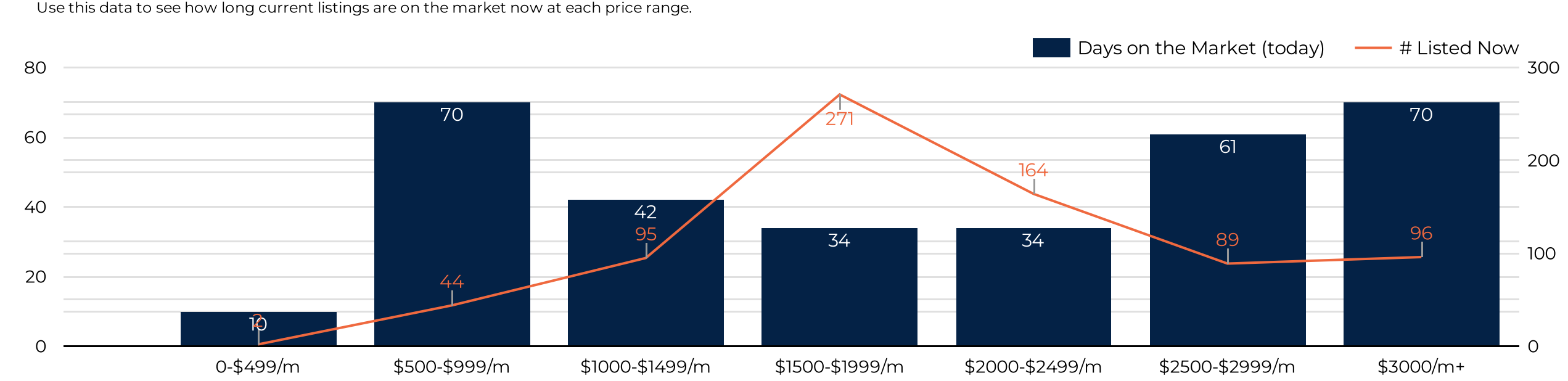
New Rental Listings



New Pending Leases



Active Listings Now



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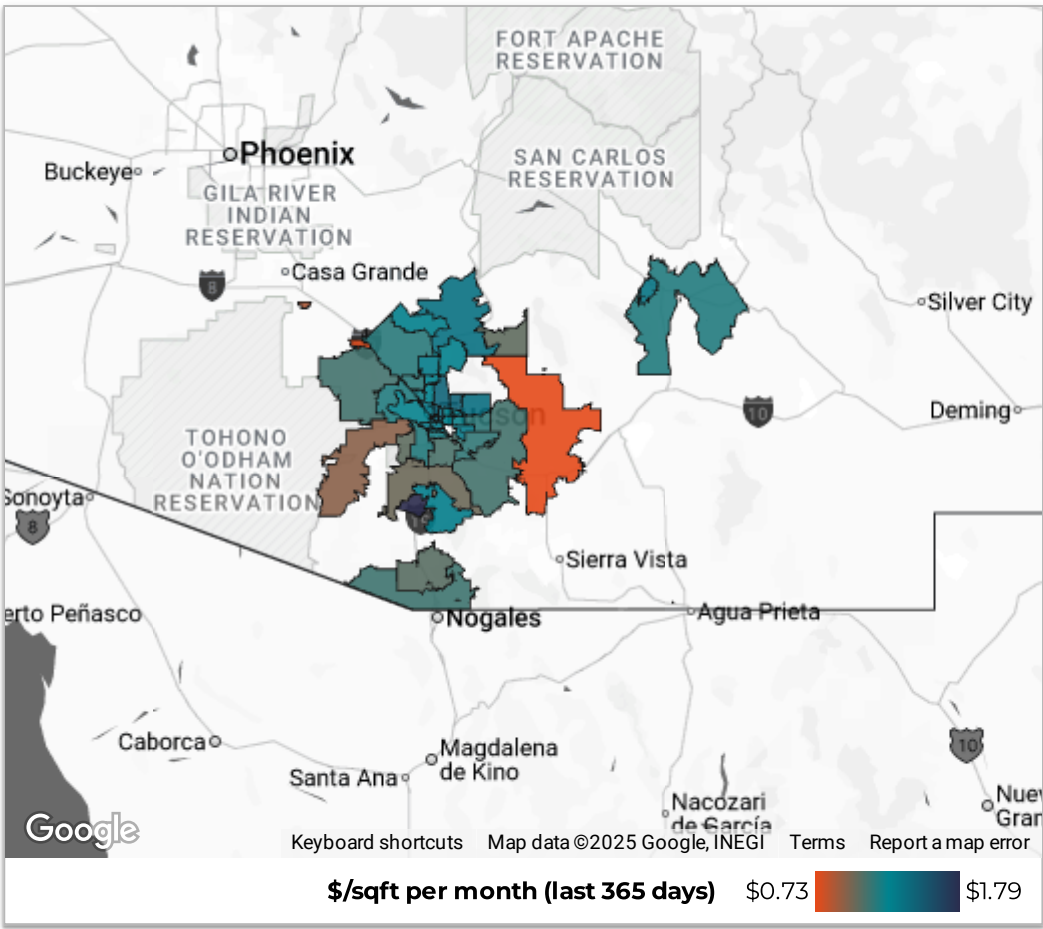
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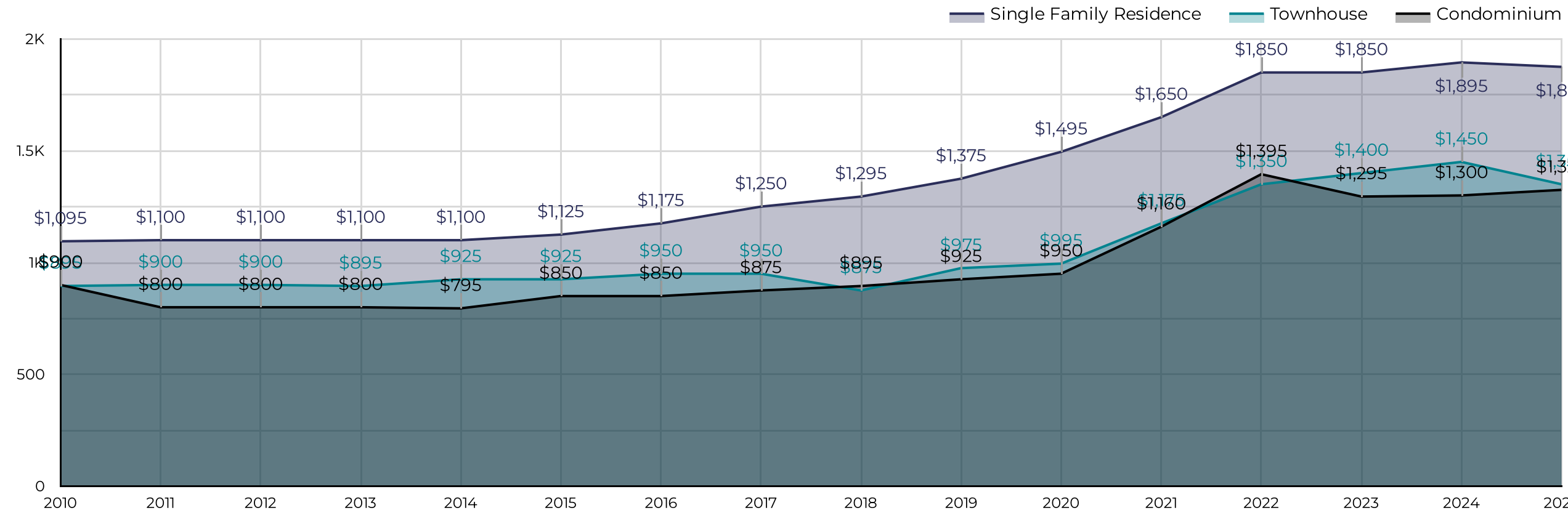
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Year-to-Date Statistics 2025

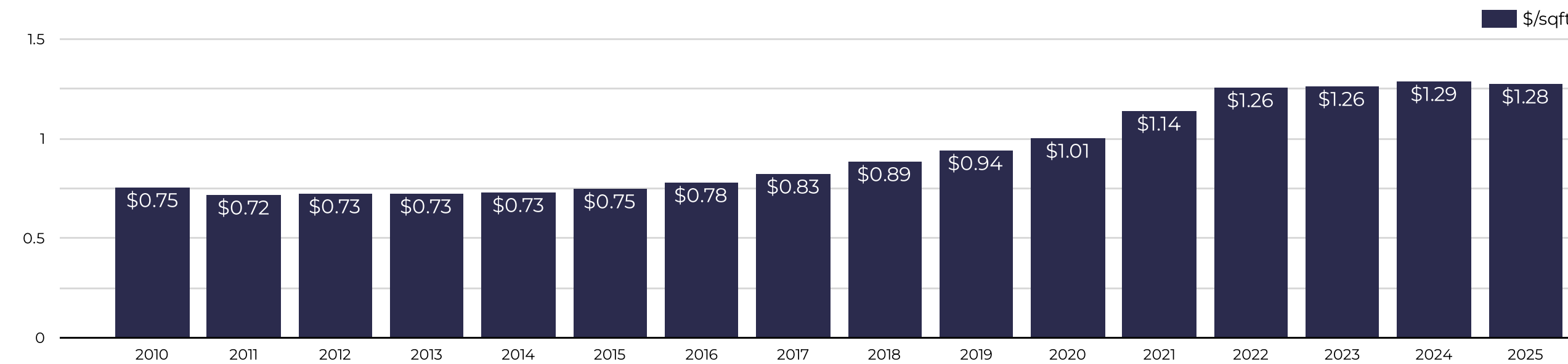
# of Leases 1,260 -3.4% from previous year YTD	Total Monthly Volume \$2.32M -4.4% from previous year YTD	Median Lease (\$/month) \$1,775 -1.4% from previous year YTD
New Listings 1,992 4.5% from previous year YTD	Median Days on Market 34 6 from previous year YTD	% Over or Under Asking -0.1% 0.1% from previous year YTD



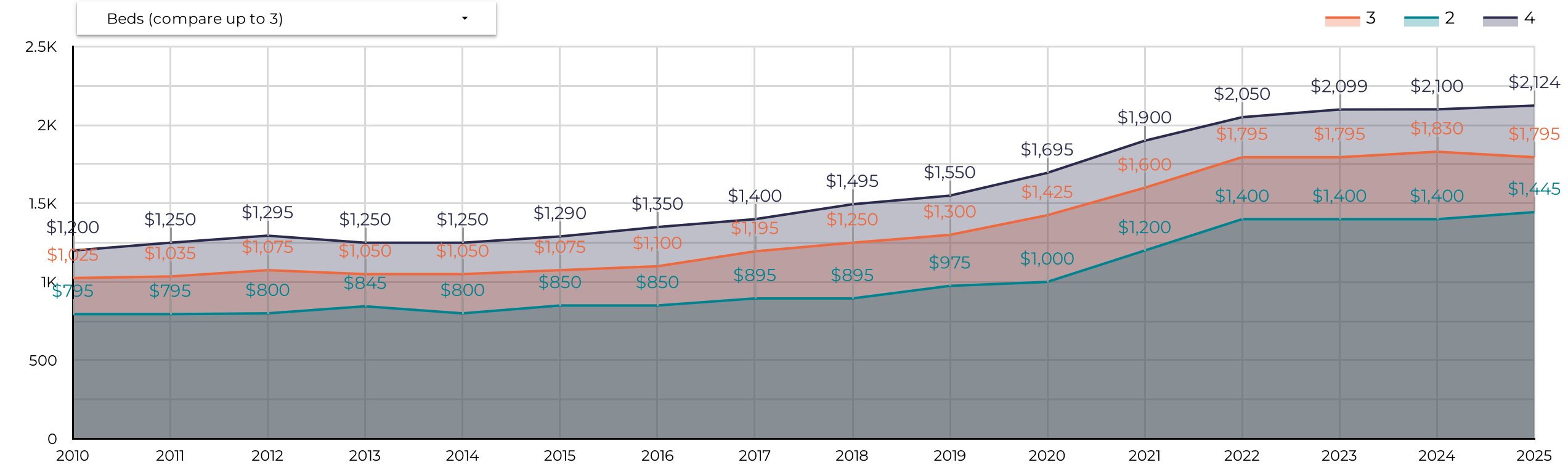
Median Rental Price/Month



\$/Square Foot per Month



Median Lease By Bedrooms



MLSSAZ® Rental Housing Market

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Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

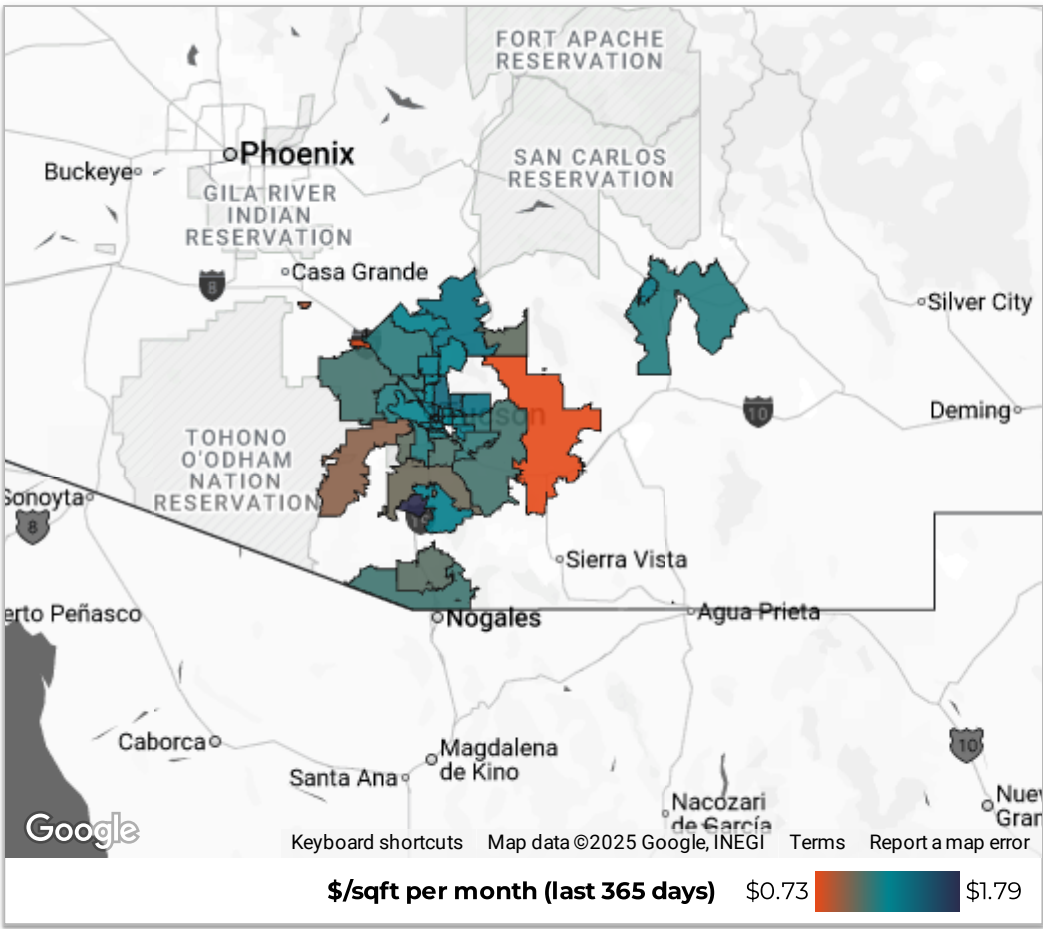
Enter a value

Download

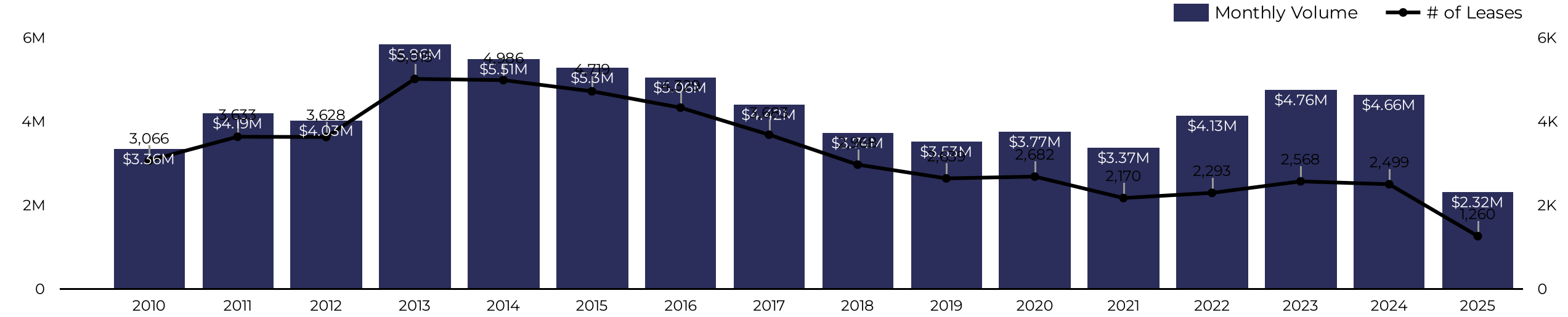
Year-to-Date Statistics

2025

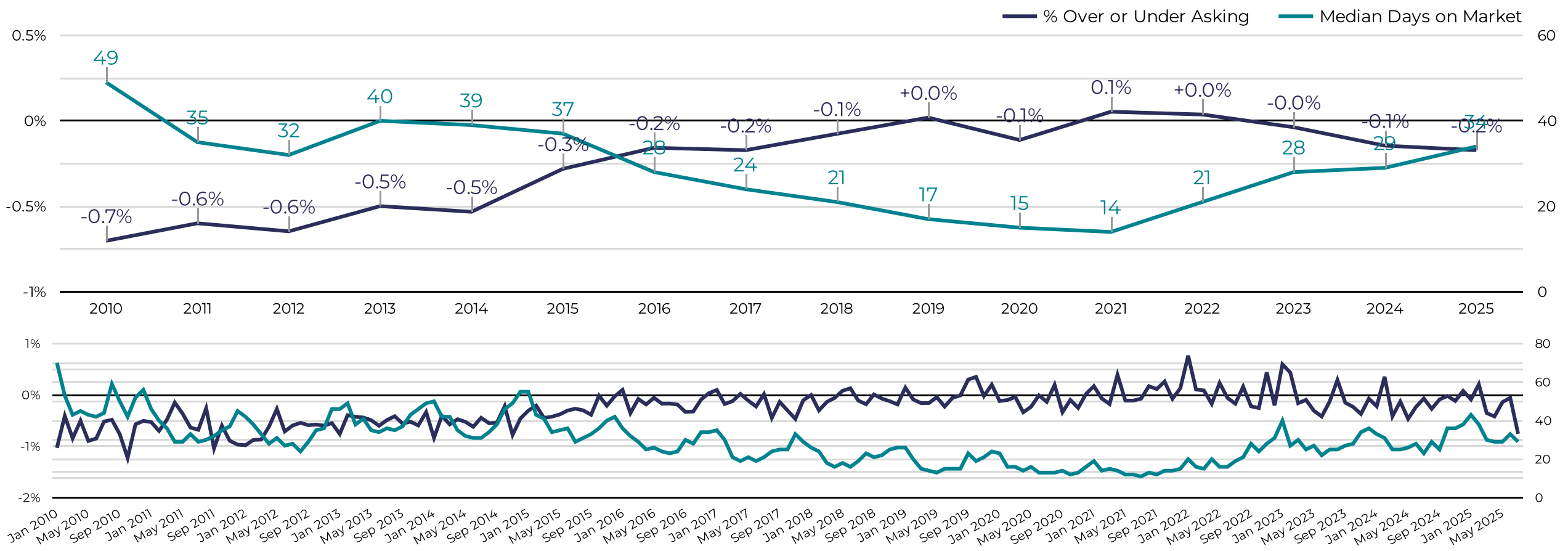
# of Leases	Total Monthly Volume	Median Lease (\$/month)
1,260	\$2.32M	\$1,775
↓ -3.4% from previous year YTD	↓ -4.4% from previous year YTD	↓ -1.4% from previous year YTD
New Listings	Median Days on Market	% Over or Under Asking
1,992	34	-0.1%
↑ 4.5% from previous year YTD	↑ 6 from previous year YTD	↑ 0.1% from previous year YTD



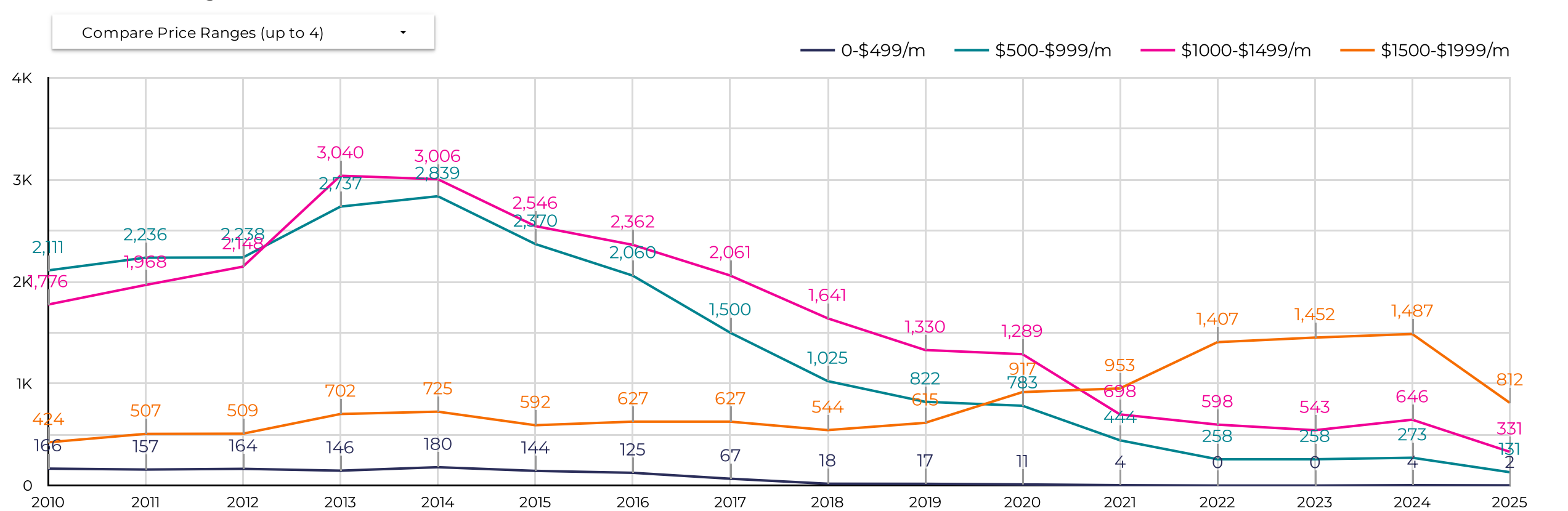
Total Leases



Renter Demand



New Rental Listings Delivered



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

June

of Leases

227

↓ -3.8% from previous year

Total Monthly Rental Volume

\$432.56K

↓ -1.4% from previous year

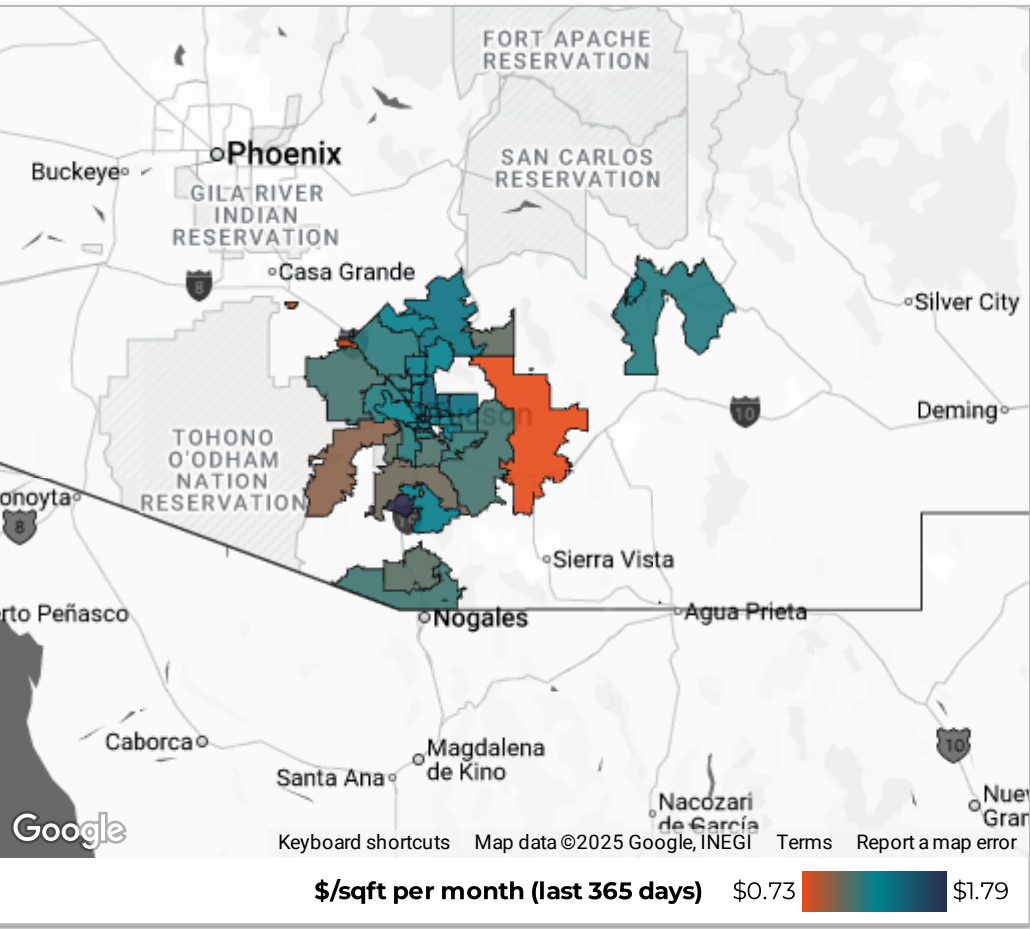
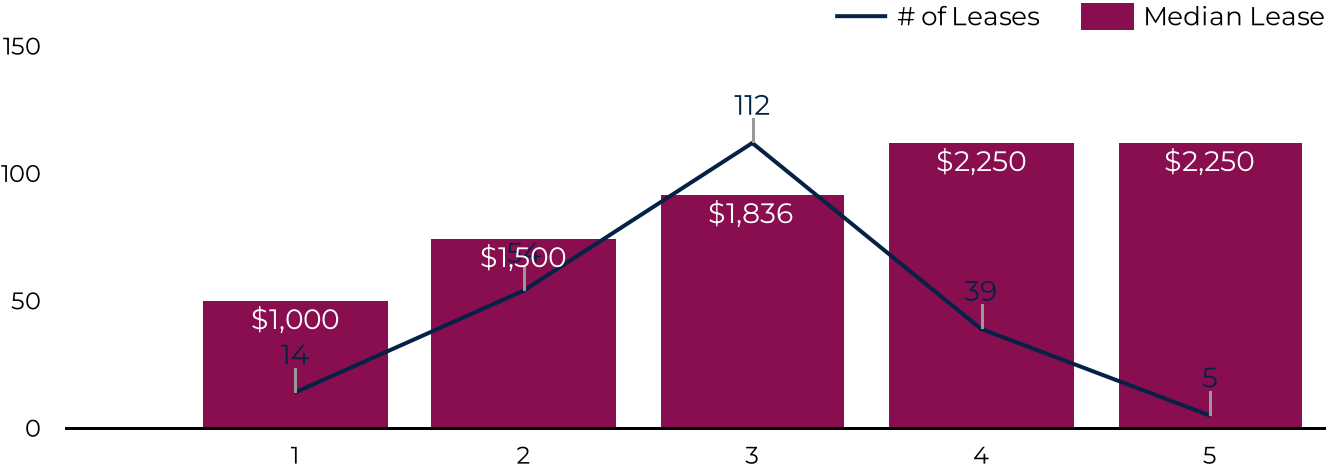
Average SqFt

1,578

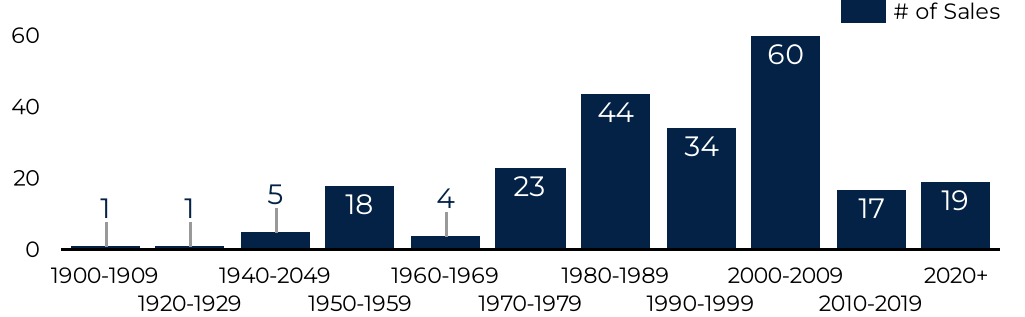
Median Year Built

1,995

Median Lease Price By Bedrooms



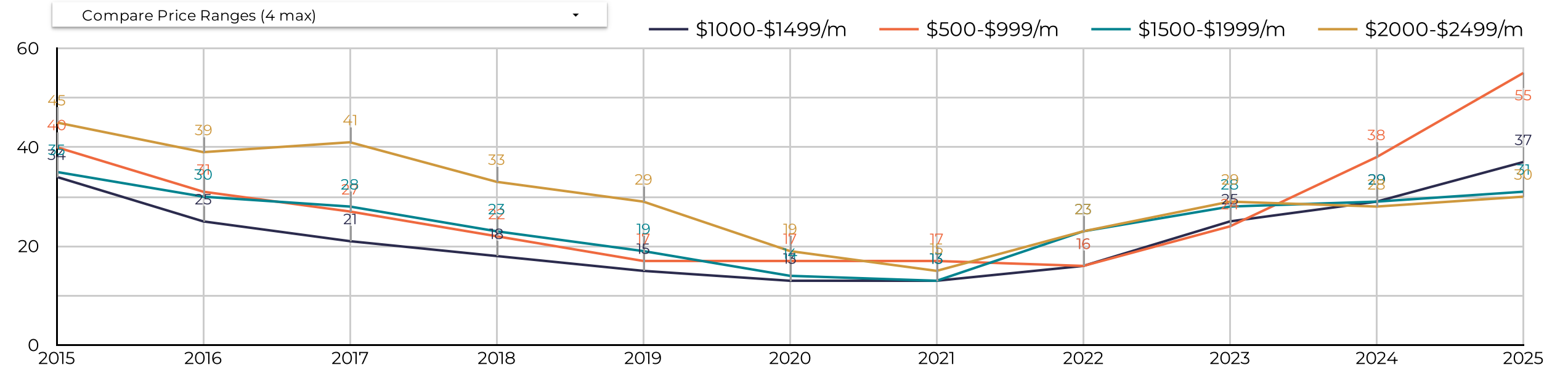
Leases By Property Age



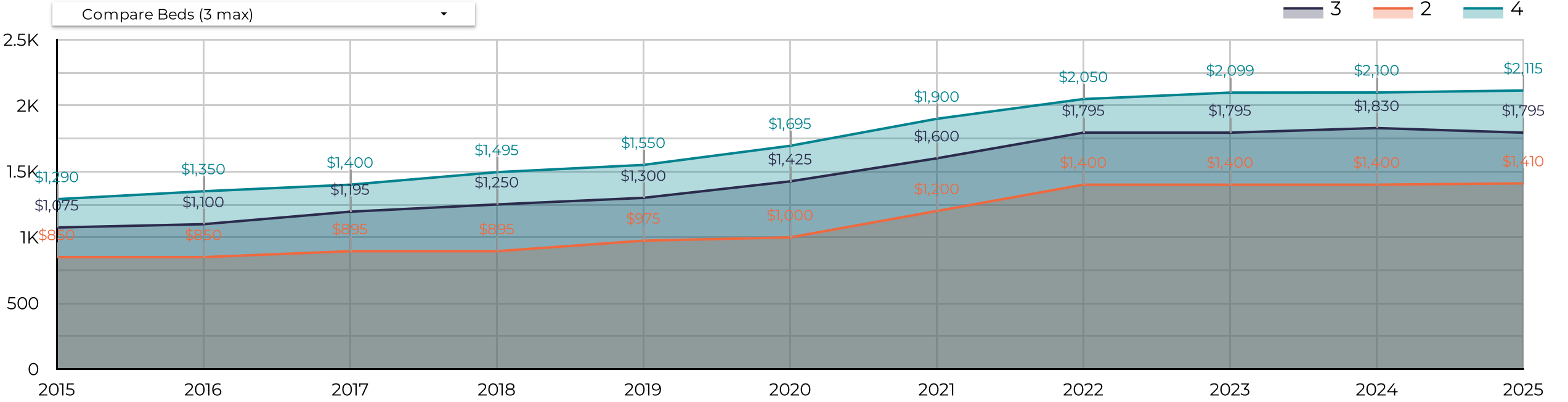
Data By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking	
\$500-\$999/m	15	15	0	0	51	0%	
\$1000-\$1499/m	36	25	11	0	33	-0.26%	
\$1500-\$1999/m	95	22	61	12	31	0.01%	
\$2000-\$2499/m	50	5	24	21	29	-0.27%	
\$2500-\$2999/m	23	1	14	8	28	-0.26%	
\$3000/m+	8	2	2	4	74	1.84%	
Grand total	227	70	112	45	33	-0.06%	

Median Days on Market



Median Rental Price/Month



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Between

Enter a value

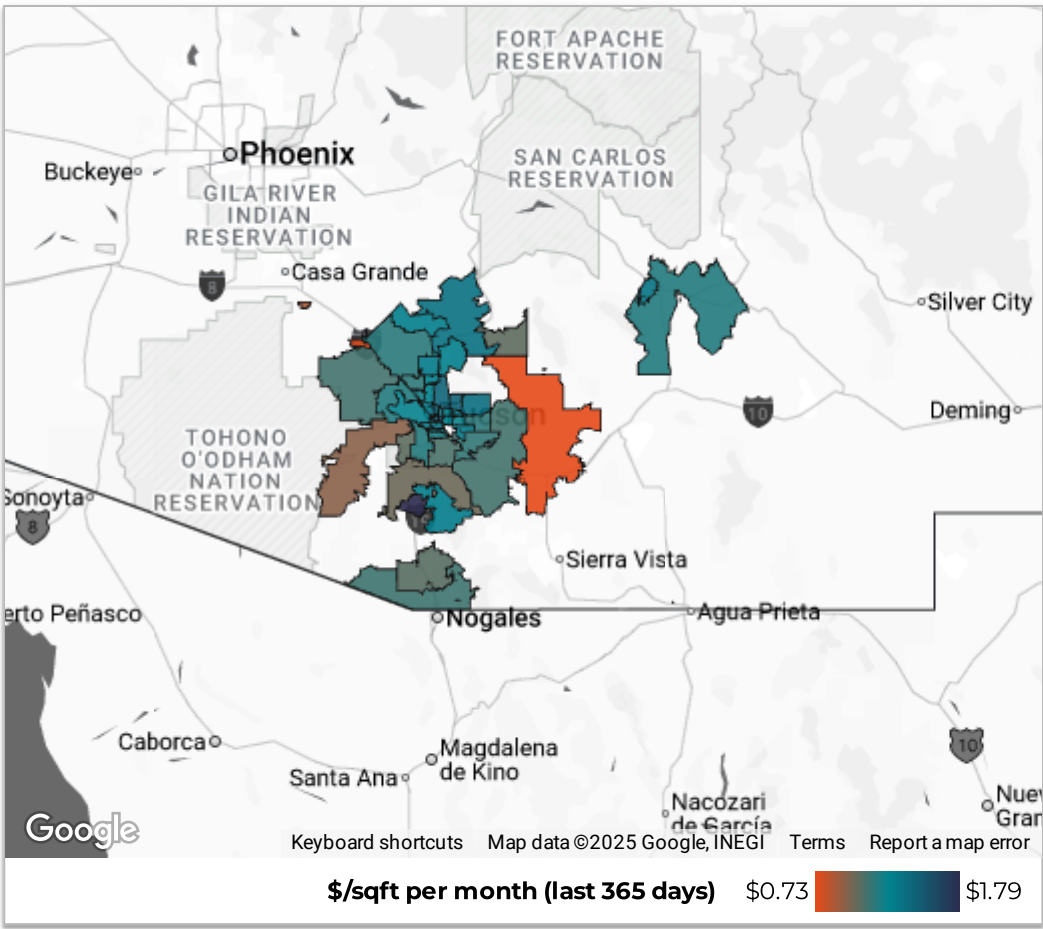
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Enter a value

Download

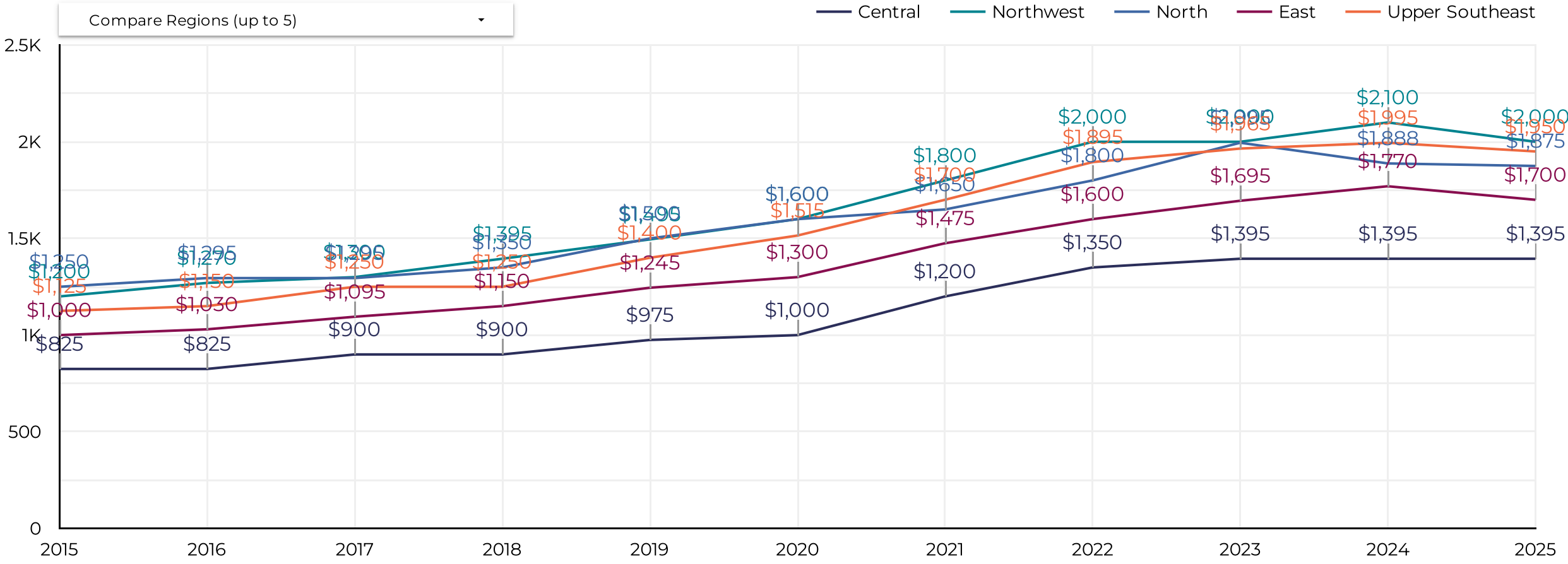
Jun 2025
vs. last year

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	48	2.1% ↑	\$67.44K	-12.8% ↓	\$1,500	\$-30 ↓	\$1.35	\$-0.07 ↓	28	-3 ↓	0.4%	+0.0%...
2.	Northwest	35	2.9% ↑	\$82.84K	10.8% ↑	\$2,395	\$195 ↑	\$1.29	\$0.08 ↑	33	5 ↑	-0.2%	0.5% ↑
3.	North	32	18.5% ↑	\$64.65K	19.2% ↑	\$1,600	\$-150 ↓	\$1.44	\$-0.16 ↓	42	18 ↑	0.1%	0.3% ↑
4.	Upper Southeast	23	27.8% ↑	\$48.51K	39.4% ↑	\$2,100	\$205 ↑	\$1.12	\$-0.07 ↓	17	-11 ↓	-0.2%	1.0% ↑
5.	East	18	-35.7%...	\$30.61K	-34.9% ↓	\$1,710	\$-40 ↓	\$1.22	\$0.01 ↑	36	15 ↑	-0.5%	-0.4%...
6.	South	13	0.0%	\$20.16K	-9.6% ↓	\$1,500	\$-125 ↓	\$1.19	\$-0.08 ↓	35	9 ↑	0.0%	0.2% ↑
7.	Northeast	12	300.0%...	\$28.99K	373.3% ↑	\$1,995	\$-155 ↓	\$1.24	\$-0.07 ↓	46	29 ↑	-0.7%	-0.7% ↓
8.	West	9	-50.0%...	\$16.55K	-46.8% ↓	\$1,750	\$100 ↑	\$1.33	\$0.12 ↑	22	-5 ↓	-0.3%	-0.0%...
9.	Southwest	8	-20.0%...	\$14.59K	-17.1% ↓	\$1,785	\$40 ↑	\$1.16	\$0.01 ↑	38	12 ↑	-0.3%	0.6% ↑
10.	Extended West	7	-53.3%...	\$14.54K	-54.4% ↓	\$2,100	\$-50 ↓	\$1.04	\$-0.14 ↓	28	-10 ↓	-0.8%	-0.5% ↓
11.	Upper Northwest	6	50.0% ↑	\$15.6K	63.4% ↑	\$2,350	\$-150 ↓	\$1.17	\$-0.30 ↓	29	4 ↑	1.6%	0.5% ↑
12.	Southeast	4	33.3% ↑	\$7.16K	27.5% ↑	\$1,750	\$-50 ↓	\$1.00	\$-0.21 ↓	42	-36 ↓	0.3%	0.7% ↑
13.	Green Valley North	3	-40.0%...	\$6.65K	-23.9% ↓	\$2,200	\$450 ↑	\$1.01	\$-0.14 ↓	24	3 ↑	0.0%	-0.6% ↓
14.	Pinal	2	0.0%	\$3.05K	39.0% ↑	\$1,050	\$55 ↑	\$1.27	\$0.12 ↑	53	53 ↑	0.0%	0.0%
15.	Green Valley Nort...	2	-	\$3.48K	-	\$1,375	-	\$1.31	-	104	-	0.0%	-
16.	SCC-Rio Rico East	2	-50.0%...	\$3.8K	-42.4% ↓	\$1,700	\$0	\$1.05	\$-0.11 ↓	17	-30 ↓	0.0%	0.0%
17.	SCC-Nogales East	1	-50.0%...	\$950	-69.4% ↓	\$950	\$50 ↑	\$1.12	\$0.07 ↑	3	-10 ↓	0.0%	2.2% ↑
18.	SCC-Rio Rico West	1	-	\$2.1K	-	\$2,100	-	\$0.96	-	43	-	-4.5%	-
19.	Green Valley Nort...	1	0.0%	\$900	-25.0% ↓	\$900	\$-300 ↓	\$1.62	\$0.70 ↑	71	27 ↑	0.0%	0.0%

Median Lease by Region



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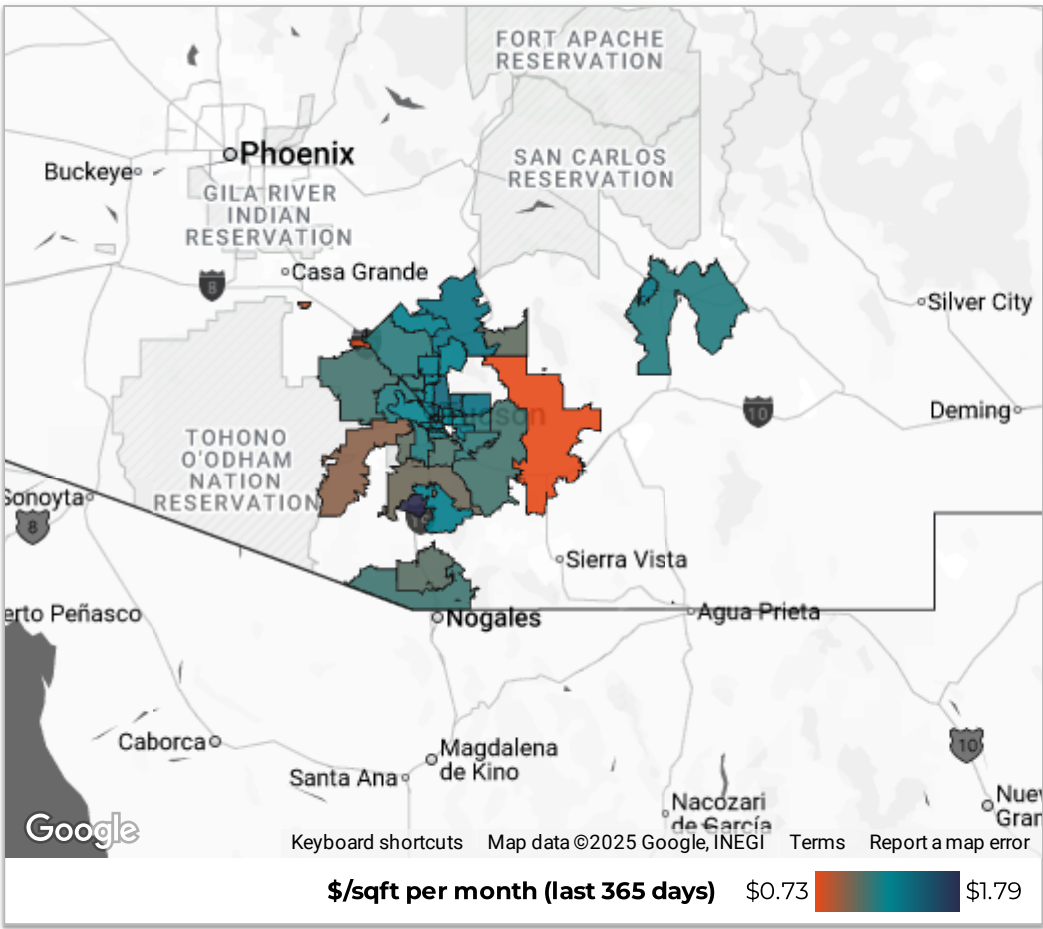
and

Enter a value

Download

Jun 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. 85718	17	21.4%	\$34,385	31.7%	\$1,600	-\$50	\$1.48	-\$0.12	27	-1	-0.2%	0.7%
2. 85641	16	300.0...	\$33,210	304.3%	\$1,895	-\$105	\$1.07	\$0.07	27	-51	-0.0%	2.2%
3. 85750	15	50.0%	\$30,265	33.6%	\$2,000	\$250	\$1.41	-\$0.24	58	37	0.5%	-0.2%
4. 85705	13	62.5%	\$15,870	58.3%	\$1,200	\$185	\$1.44	-\$0.10	25	-6	1.7%	1.4%
5. 85716	12	-14.3%	\$18,680	-11.4%	\$1,595	\$345	\$1.24	-\$0.24	27	-47	0.0%	-1.1%
6. 85737	11	37.5%	\$29,505	66.7%	\$2,600	\$350	\$1.38	\$0.18	33	17	-0.2%	0.4%
7. 85712	11	175.0...	\$15,330	189.2%	\$1,500	\$200	\$1.21	-\$0.14	20	11	-0.4%	-0.4%
8. 85756	10	42.9%	\$17,490	36.3%	\$1,695	-\$105	\$1.15	-\$0.06	35	2	0.0%	0.6%
9. 85747	9	-35.7...	\$18,569	-30.2%	\$2,100	\$205	\$1.15	-\$0.06	12	-17	-0.3%	0.4%
10. 85730	8	-27.3...	\$12,890	-30.4%	\$1,550	-\$145	\$1.32	\$0.13	29	8	-0.1%	-0.1%
11. 85715	7	250.0...	\$13,315	235.0%	\$1,895	\$120	\$1.20	\$0.15	34	17	-1.0%	-1.0%
12. 85653	7	-50.0...	\$14,539	-51.5%	\$2,100	-\$95	\$1.04	-\$0.16	28	-10	-0.8%	-0.5%
13. 85658	6	0.0%	\$13,263	-3.5%	\$1,850	-\$345	\$1.23	\$0.17	28	-6	0.0%	1.0%
14. 85711	6	-33.3...	\$8,195	-50.1%	\$1,300	-\$400	\$1.50	\$0.39	53	13	0.0%	0.0%
15. 85741	6	200.0...	\$13,895	283.3%	\$2,195	\$445	\$1.28	\$0.02	8	-1	0.3%	0.3%
16. 85746	6	-33.3...	\$10,785	-32.8%	\$1,785	\$40	\$1.19	\$0.04	43	17	0.0%	1.0%
17. 85719	6	-33.3...	\$9,415	-51.6%	\$1,625	-\$475	\$1.32	-\$0.20	33	12	0.0%	0.0%
18. 85748	5	150.0...	\$9,385	120.8%	\$1,840	\$90	\$1.11	-\$0.22	43	25	-1.7%	-1.7%
19. 85739	5	150.0...	\$12,100	171.9%	\$2,350	\$500	\$1.15	-\$0.16	29	11	0.0%	0.0%
20. 85742	5	-58.3...	\$10,389	-60.1%	\$1,895	-\$300	\$1.28	\$0.01	36	15	0.0%	1.1%
21. 85710	5	-66.7...	\$8,335	-65.6%	\$1,645	-\$55	\$1.19	-\$0.02	28	10	0.0%	0.2%
22. 85745	4	-71.4%	\$7,250	-69.2%	\$1,700	\$50	\$1.46	\$0.24	16	-20	0.0%	0.4%
23. 85749	4	300.0...	\$14,725	584.9%	\$2,500	\$350	\$1.35	-\$0.47	53	44	-0.4%	-0.4%

1 - 37 / 37

Median Lease by Zip Code

