

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: Aug 5, 2025



Region

City

Zip Code

County

Type

Beds

Price Range

Between

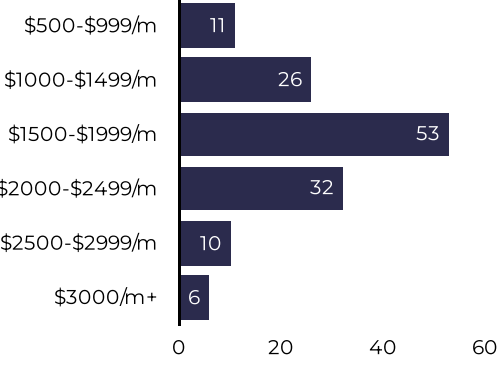
Enter a value

and

Enter a value

Download

July



of Leases

138

-45.5% from previous year

Median Lease (\$/month)

\$1,800

-5.0% from previous year

Total Monthly Rental Volume

\$254,737

-49.2% from previous year

Median Days on Market

32

9 from previous year

\$/sqft

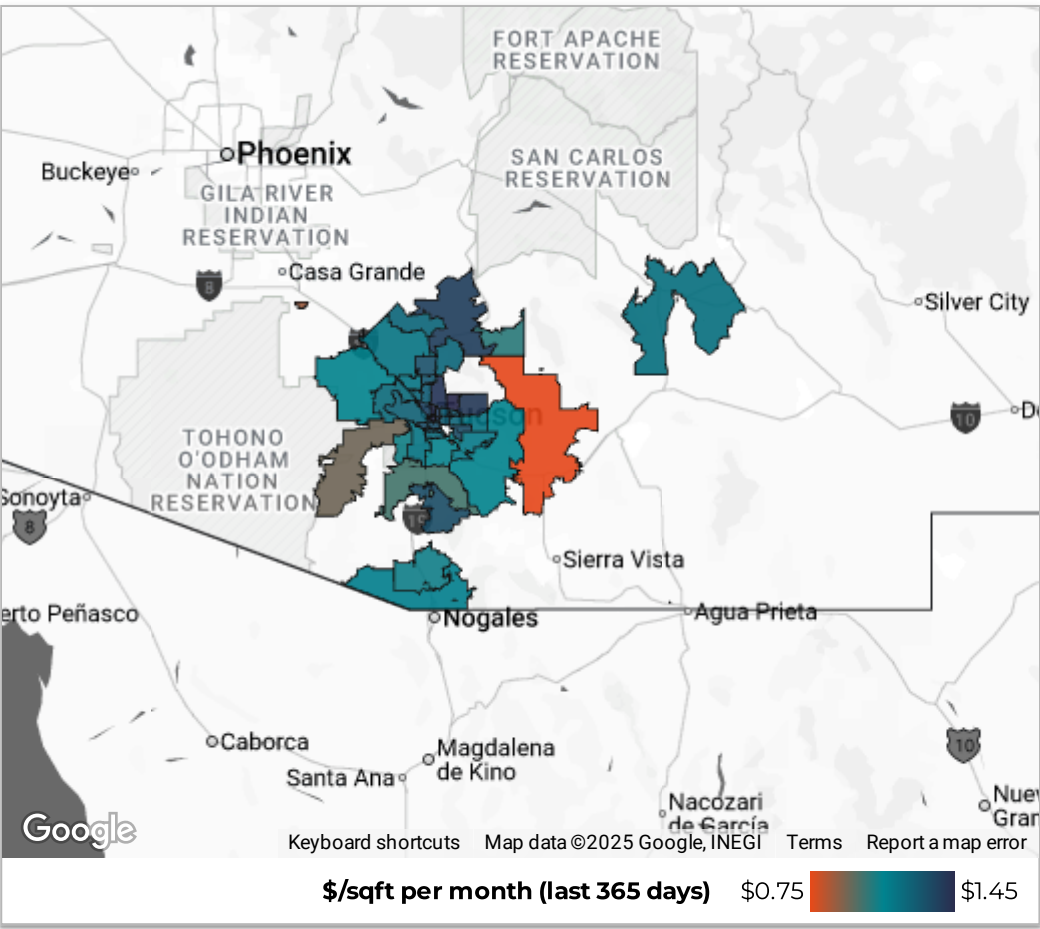
\$1.33

\$0.02 from previous year

Average % Over Asking

-0.40%

-0.27% from previous year

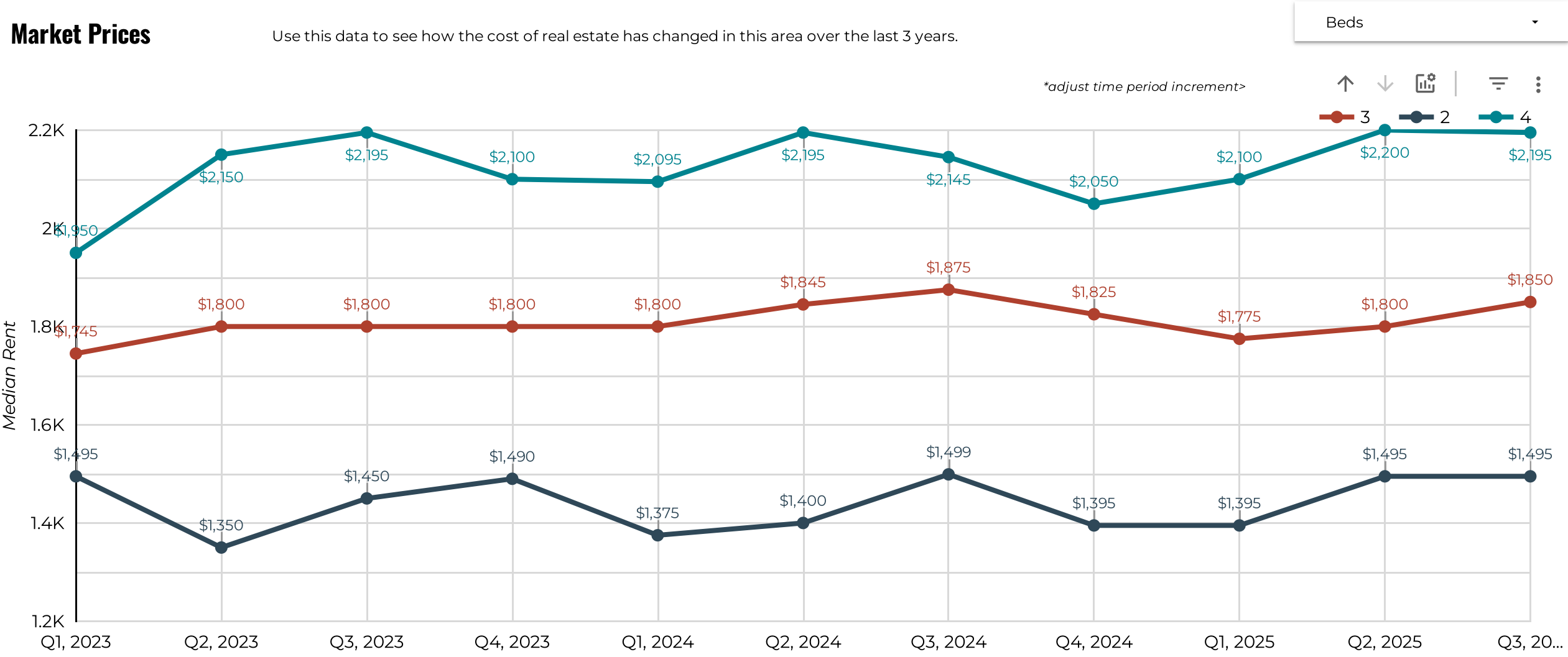


Leases



Market Prices

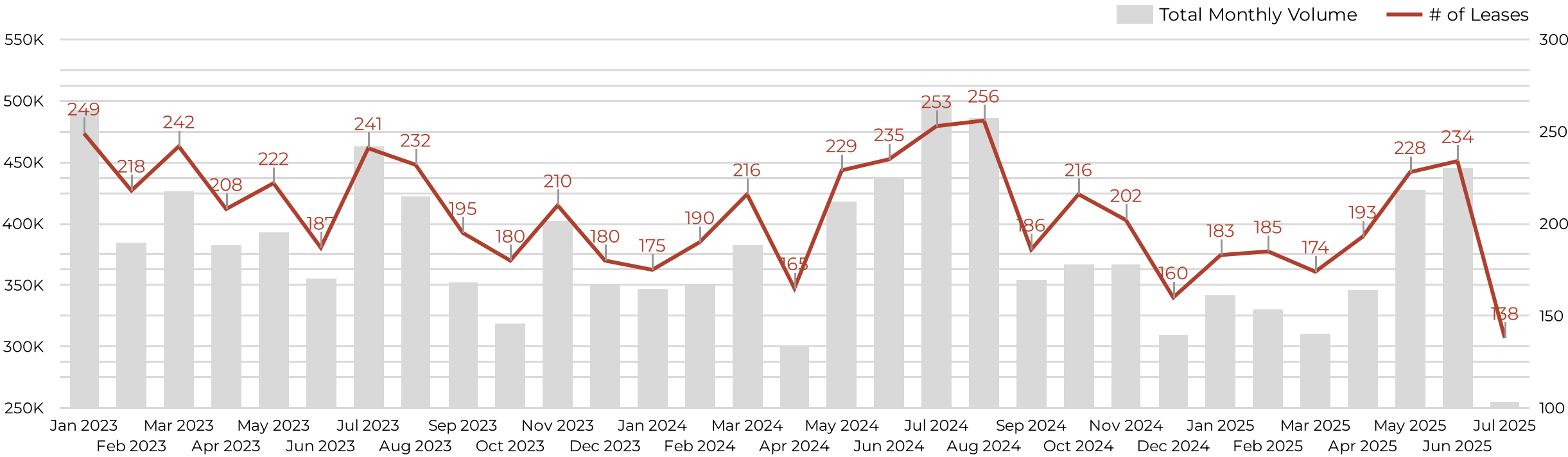
Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2025	1,355	\$1,785	\$1,850	\$1.29
2024	2,483	\$1,800	\$1,861	\$1.29
2023	2,564	\$1,795	\$1,852	\$1.26
2022	2,280	\$1,745	\$1,800	\$1.71
2021	2,159	\$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.



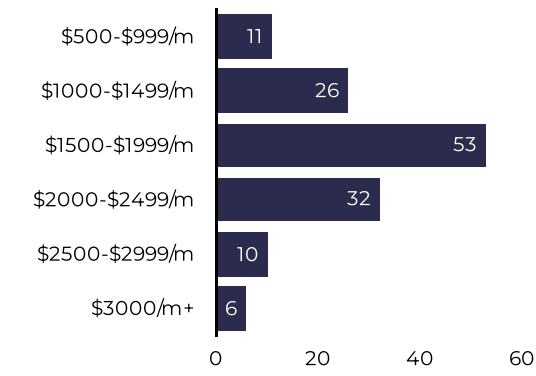
MONTHLY Renter Demand
MLSSAZ® Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Aug 5, 2025

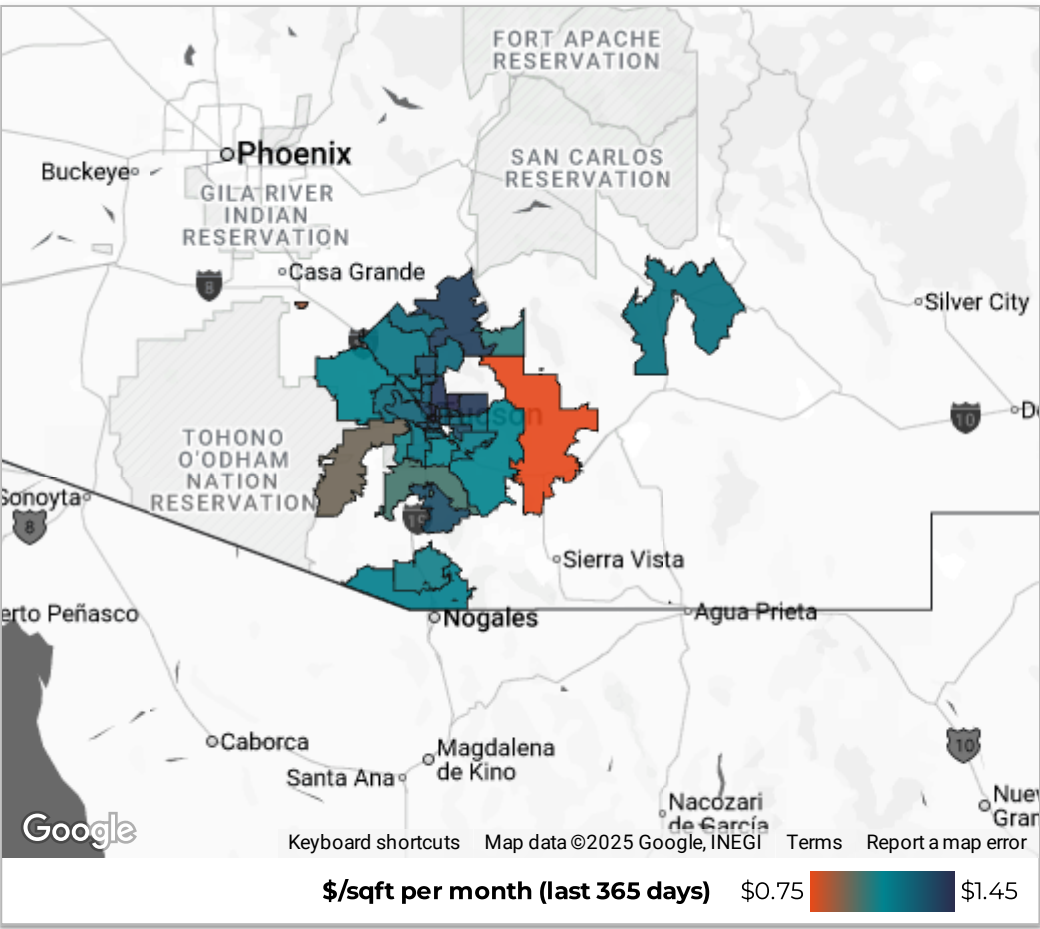


Region City Zip Code
County Type Beds
Price Range Between Enter a value and Enter a value
Download

July

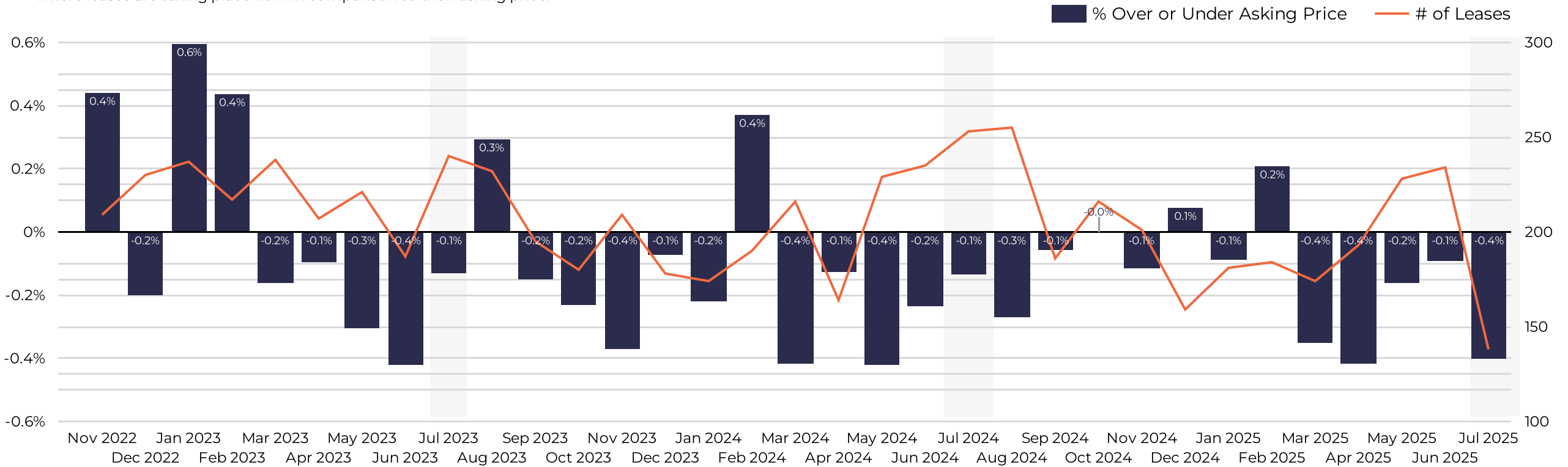


of Leases: 138 (-45.5% from previous year)
Median Lease (\$/month): \$1,800 (-5.0% from previous year)
Total Monthly Rental Volume: \$254,737 (-49.2% from previous year)
Median Days on Market: 32 (9 from previous year)
\$/sqft: \$1.33 (\$0.02 from previous year)
Average % Over Asking: -0.40% (-0.27% from previous year)



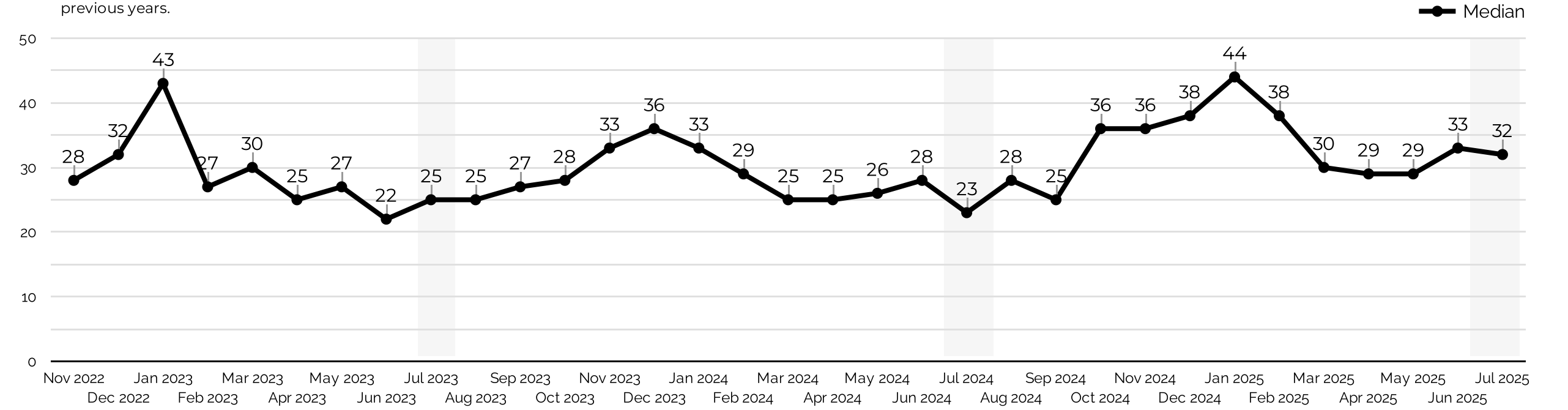
Renter Demand

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



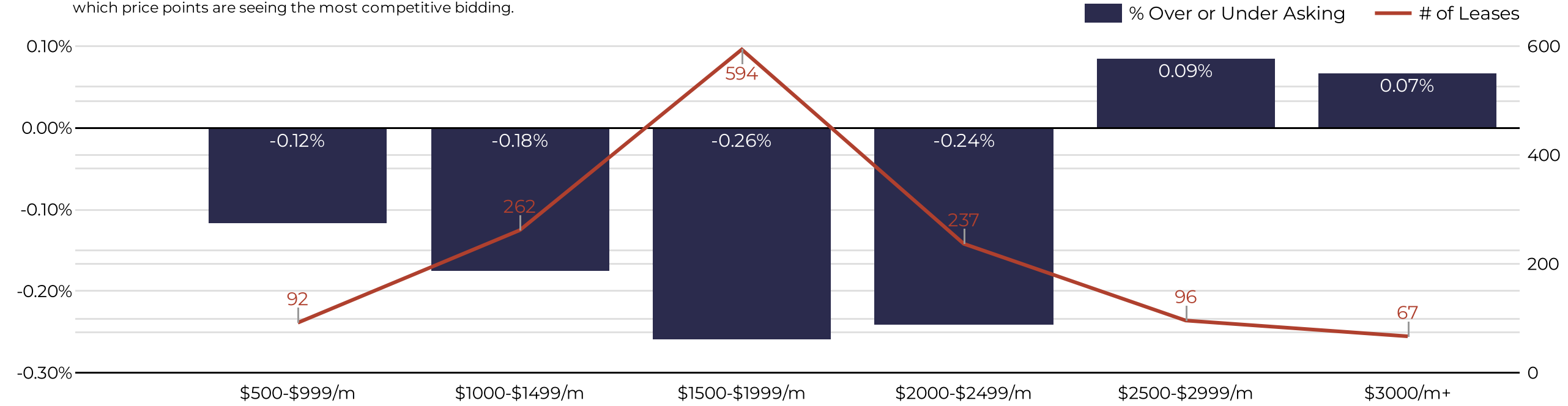
Days on Market

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



Renter Demand 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

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: Aug 5, 2025

Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

Enter a value

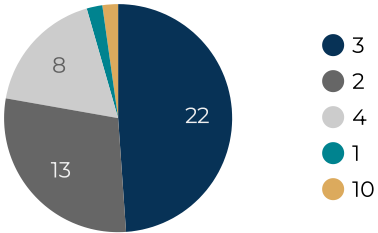
Download

July

of New Listings (Supply)
45
-295 from previous year

of New Pendings (Demand)
23
-73 from previous year

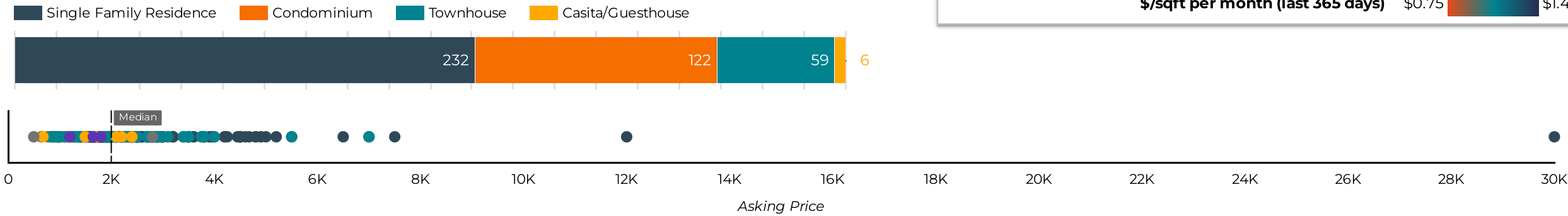
of Bedrooms Delivered



Months of Supply Now
3.07

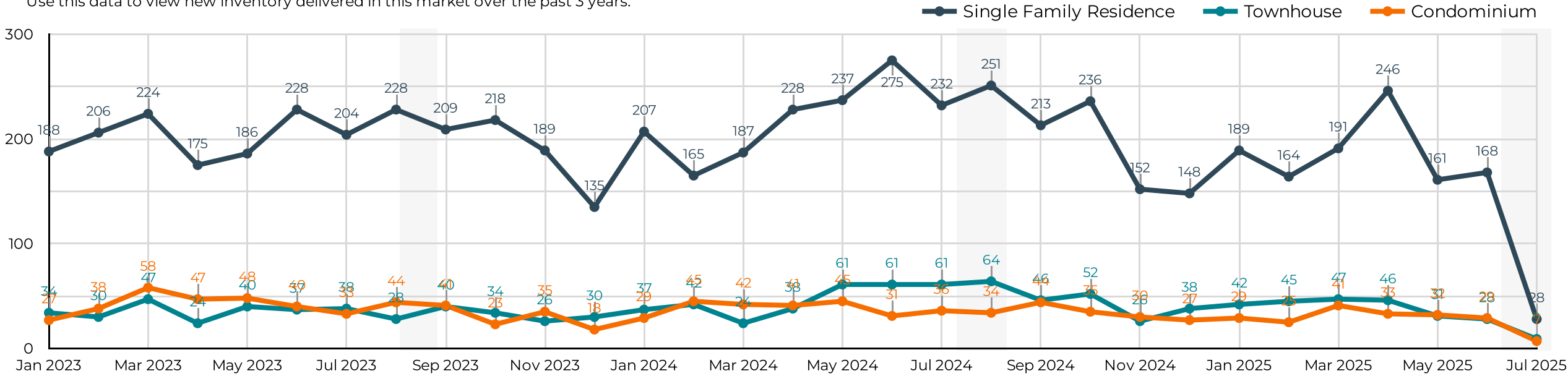
Active Listings Now
424

Active Now



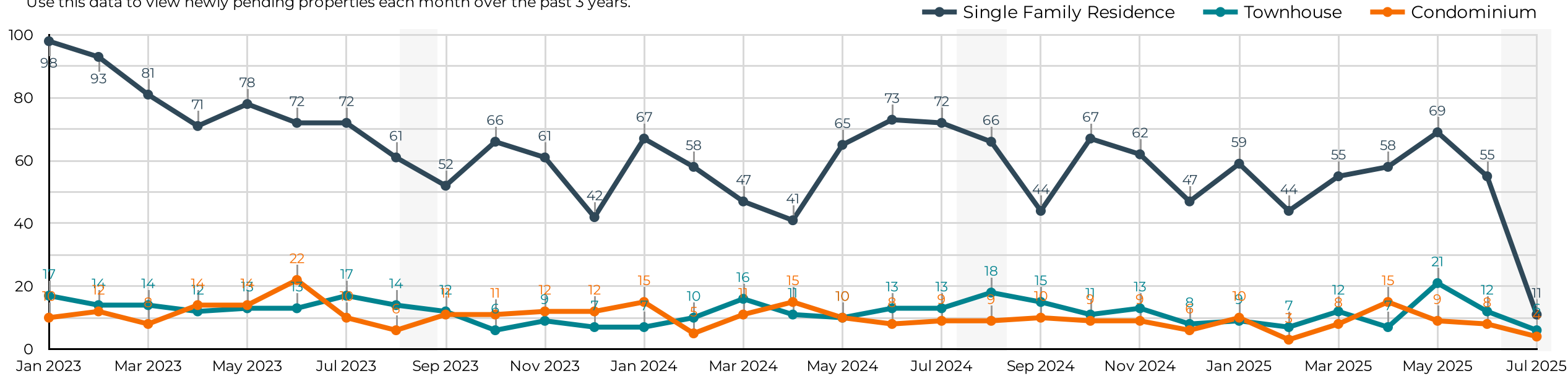
New Rental Listings

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



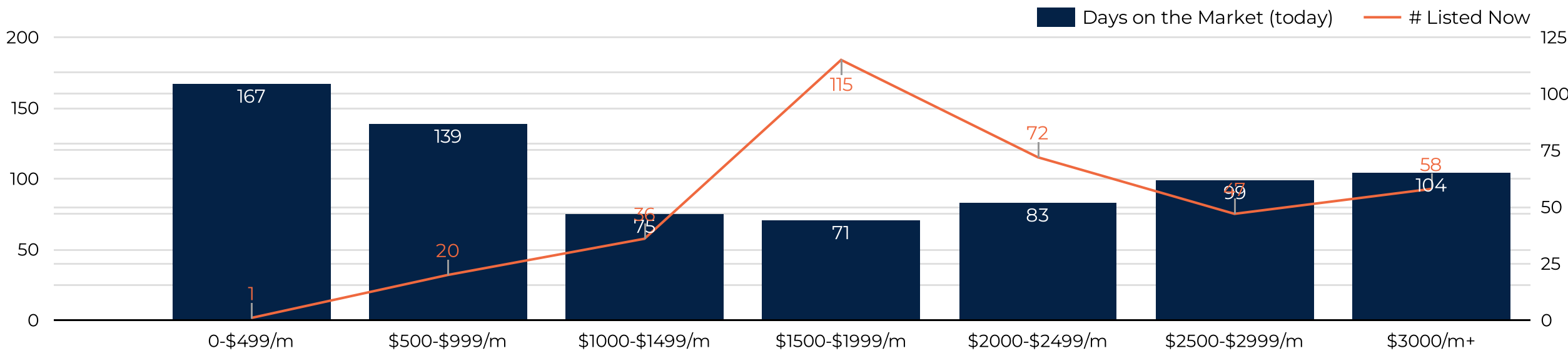
New Pending Leases

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.



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: Aug 5, 2025

Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

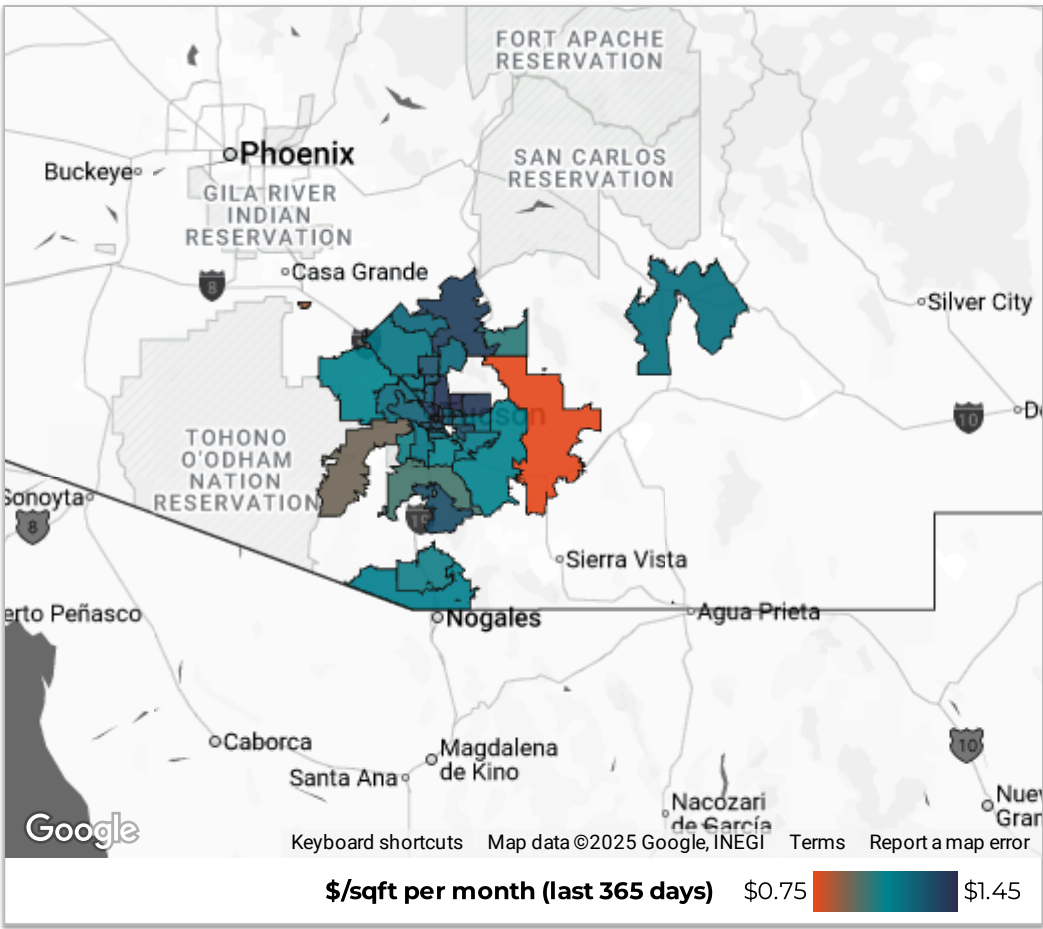
and

Enter a value

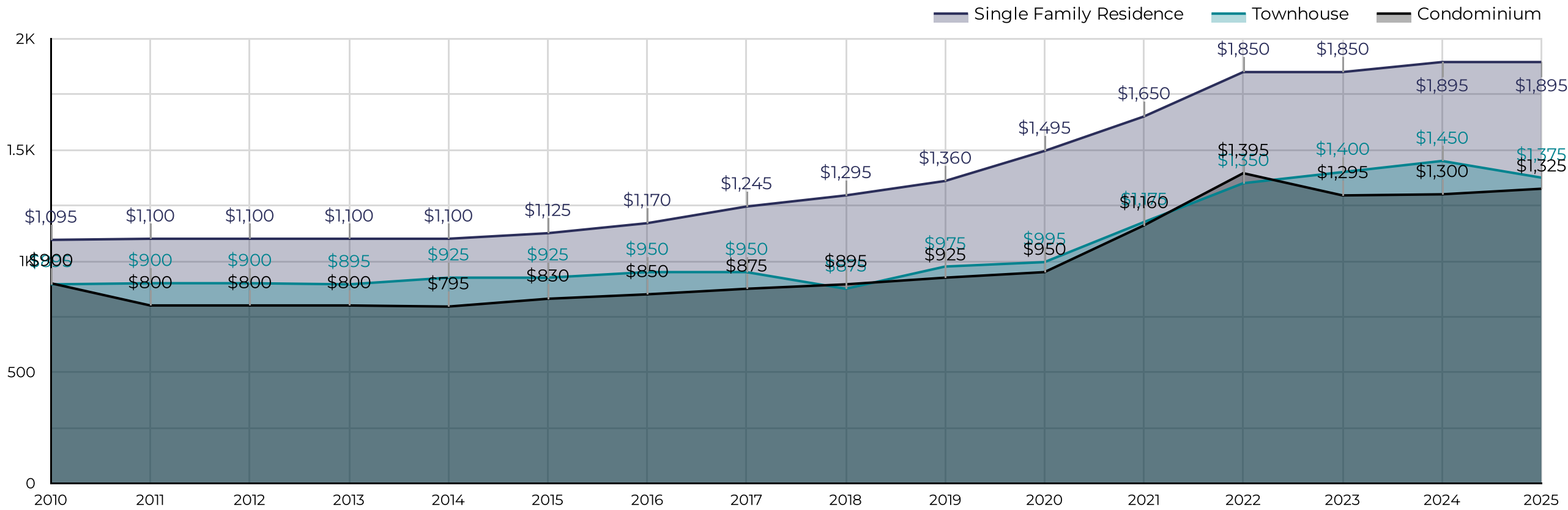
Download

Year-to-Date Statistics 2025

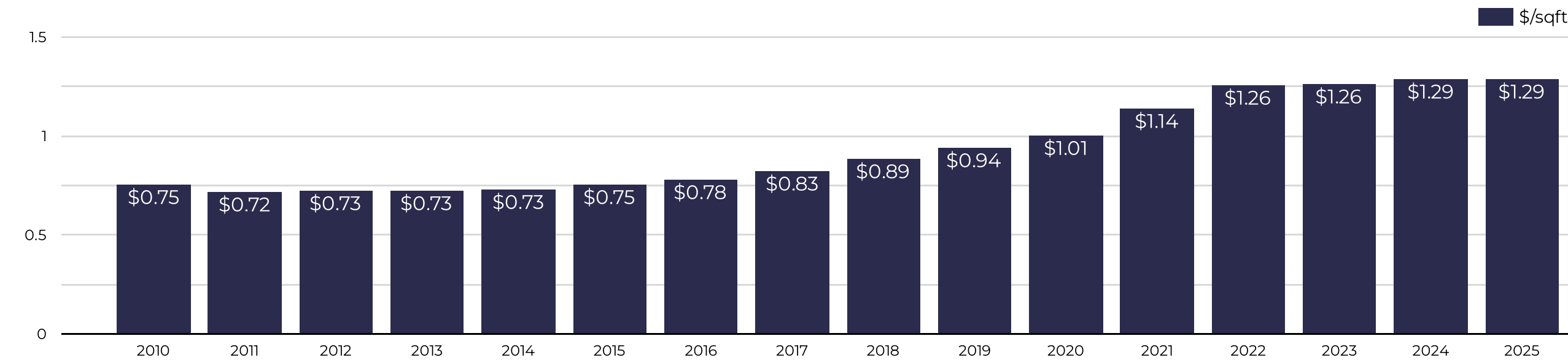
# of Leases	Total Monthly Volume	Median Lease (\$/month)
1,355	\$2.51M	\$1,785
↓ -12.5% from previous year YTD	↓ -13.7% from previous year YTD	↓ -0.8% from previous year YTD
New Listings	Median Days on Market	% Over or Under Asking
1,636	34	+0.0%
↓ -26.2% from previous year YTD	↑ 7 from previous year YTD	↑ 0.2% from previous year YTD



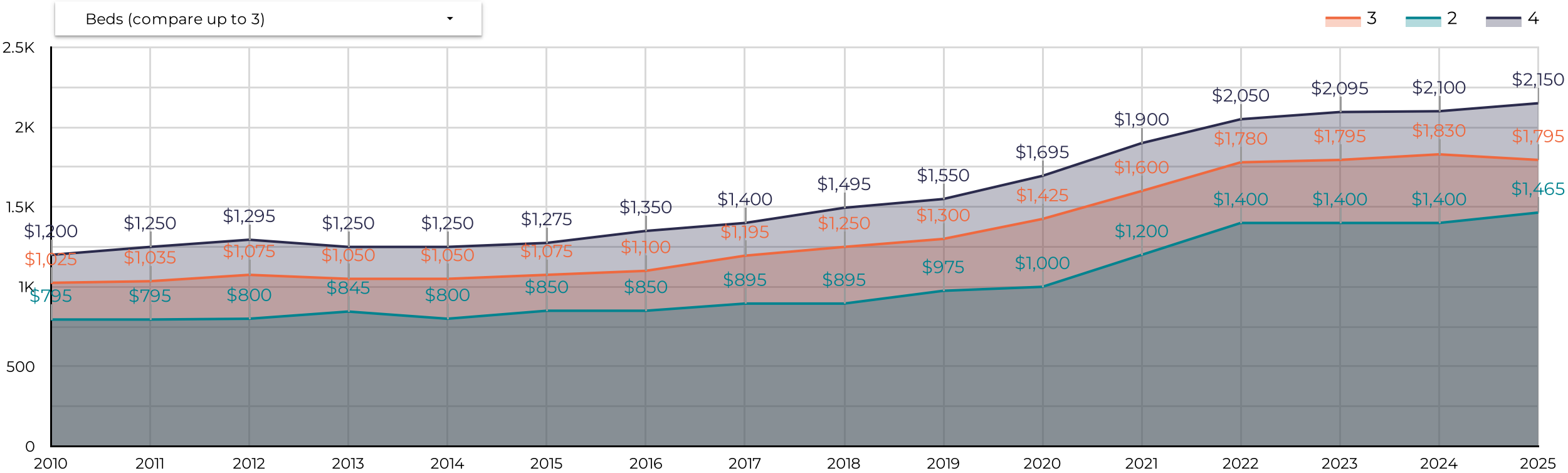
Median Rental Price/Month



\$/Square Foot per Month



Median Lease By Bedrooms



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: Aug 5, 2025

Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

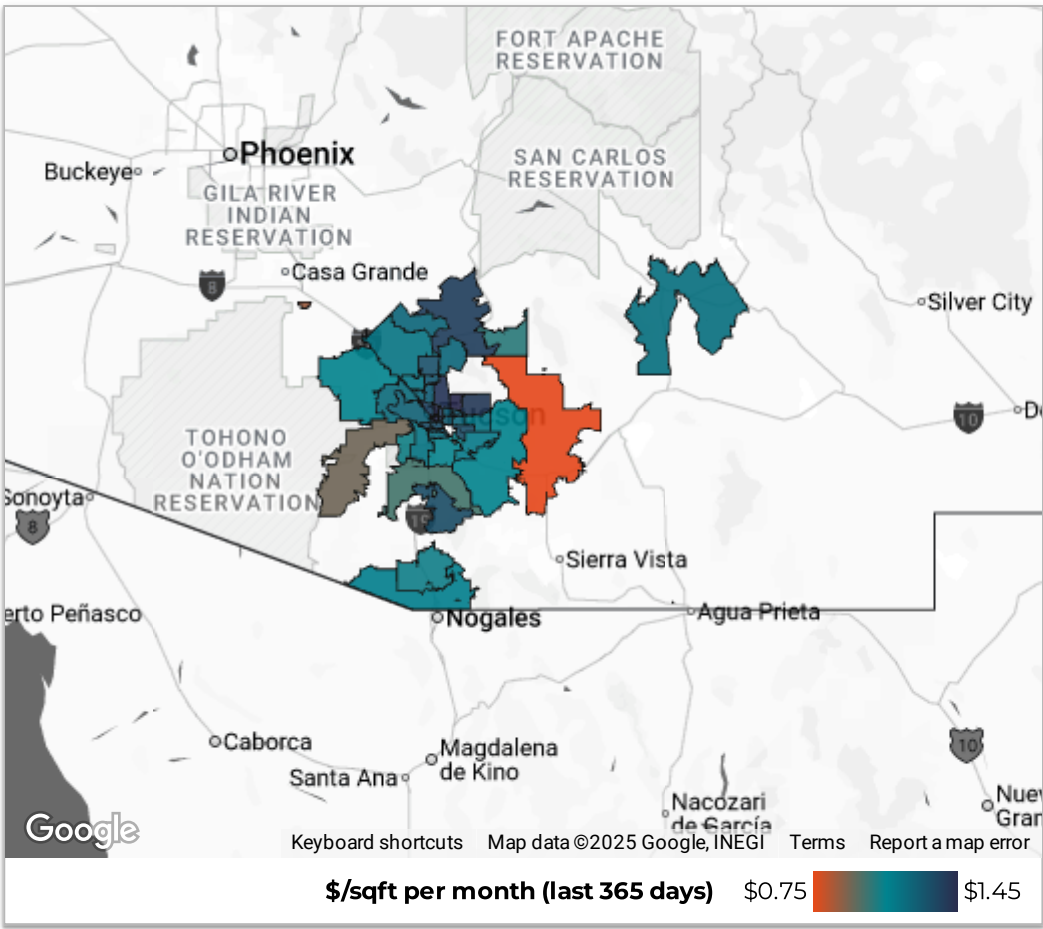
Enter a value

Download

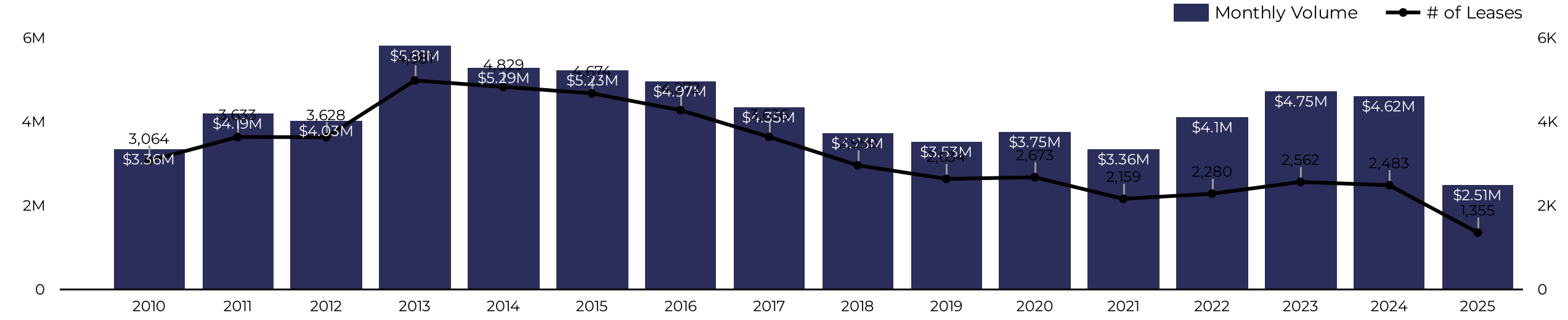
Year-to-Date Statistics

2025

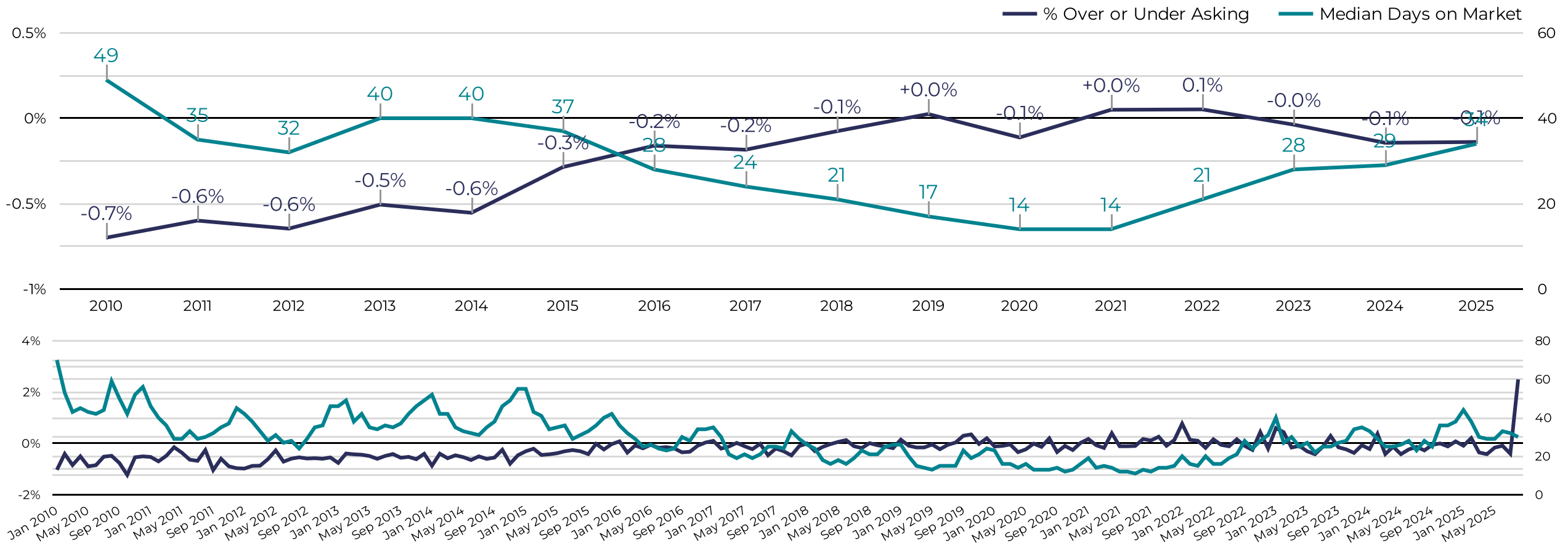
# of Leases	Total Monthly Volume	Median Lease (\$/month)
1,355	\$2.51M	\$1,785
↓ -12.5% from previous year YTD	↓ -13.7% from previous year YTD	↓ -0.8% from previous year YTD
New Listings	Median Days on Market	% Over or Under Asking
1,636	34	+0.0%
↓ -26.2% from previous year YTD	↑ 7 from previous year YTD	↑ 0.2% from previous year YTD



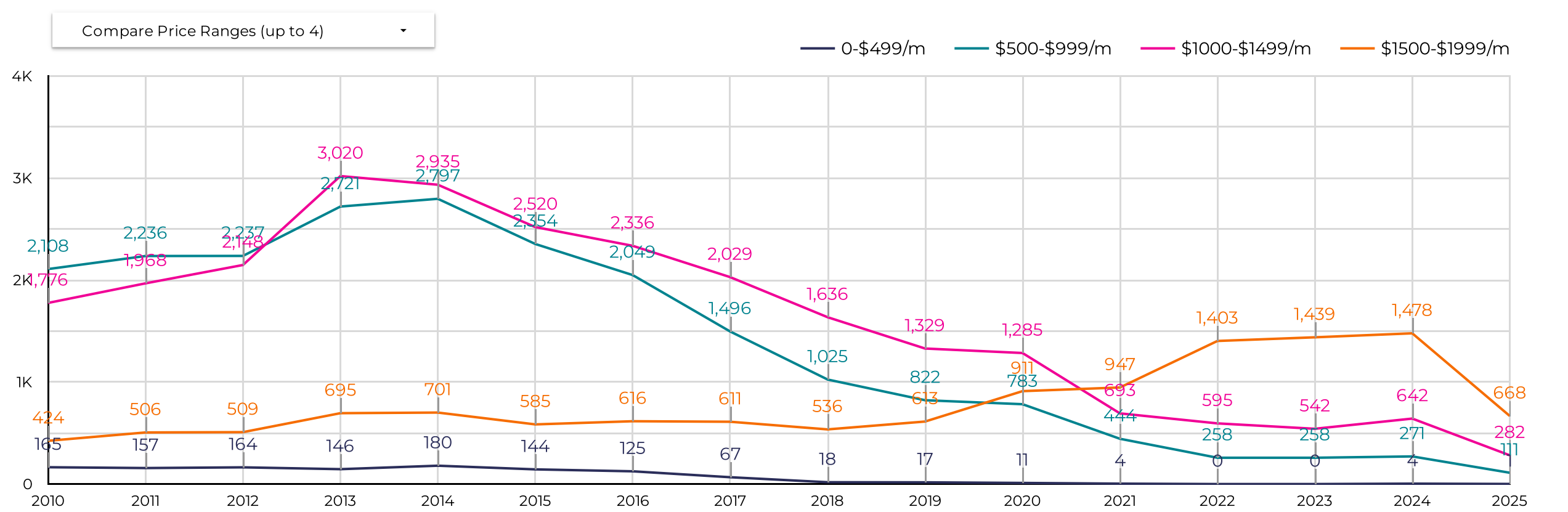
Total Leases



Renter Demand



New Rental Listings Delivered



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: Aug 5, 2025

Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

Enter a value

Download

July

of Leases

138

-45.5% from previous year

Total Monthly Rental Volume

\$254.74K

-49.2% from previous year

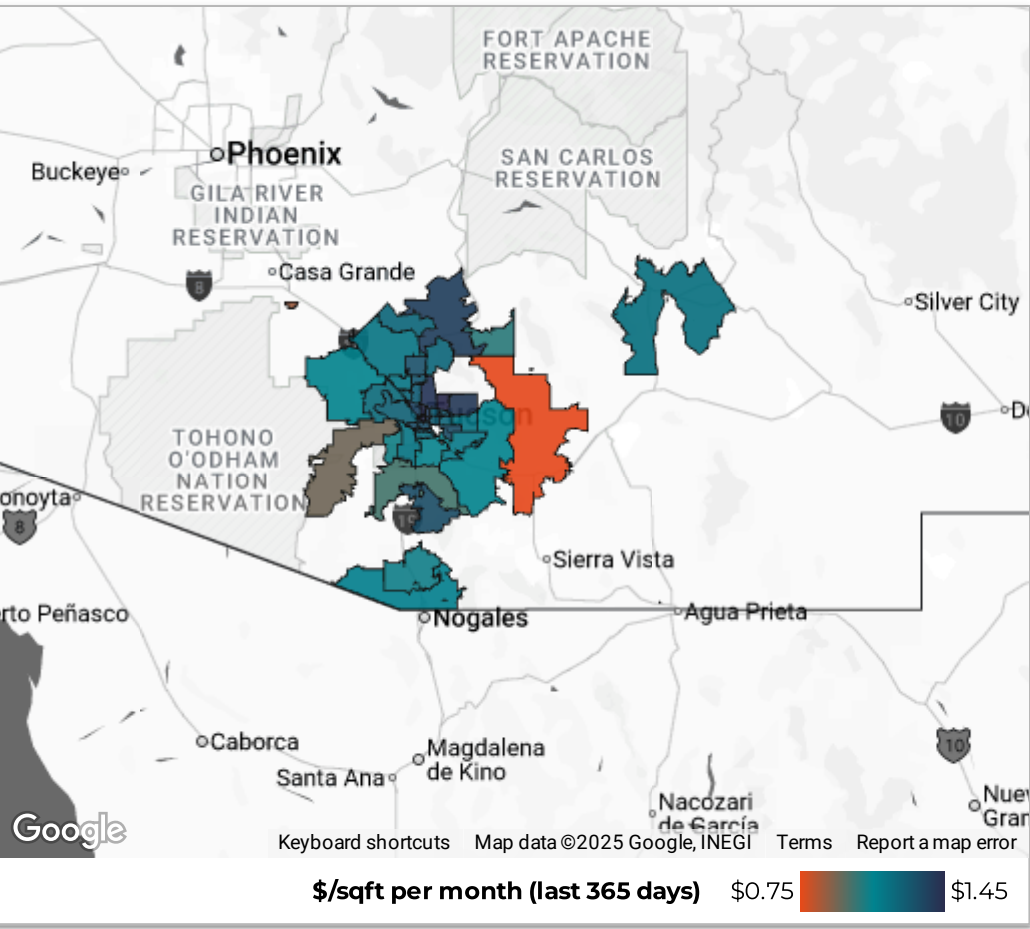
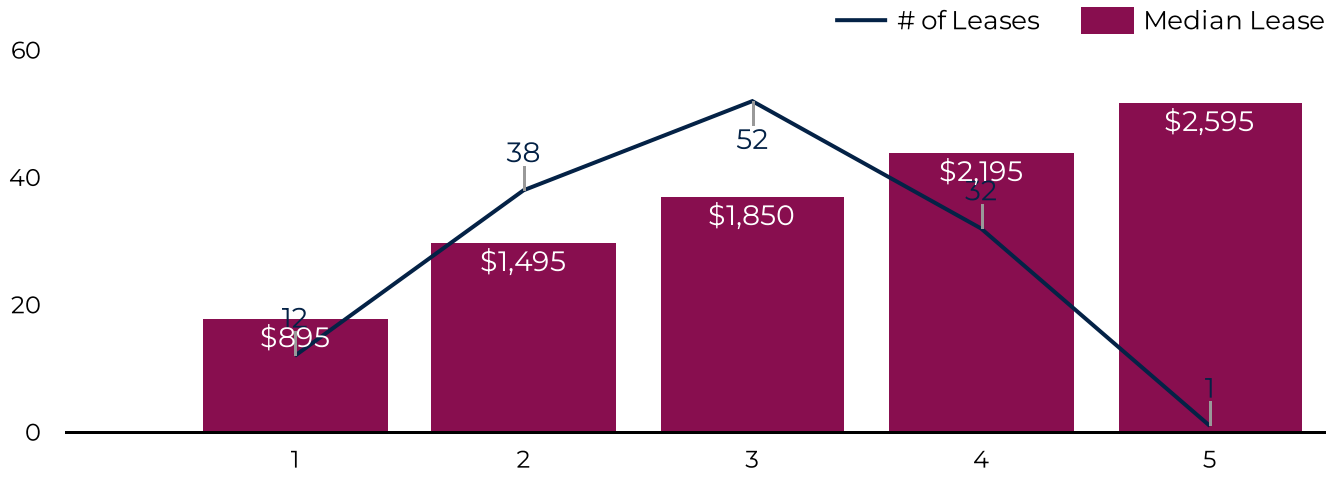
Average SqFt

1,465

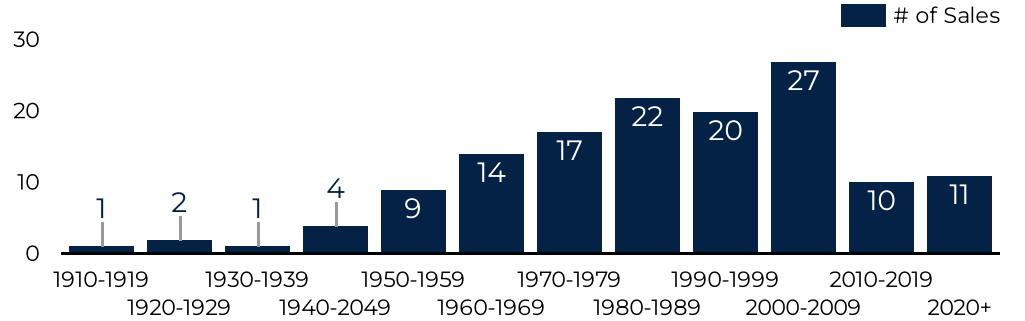
Median Year Built

1,988

Median Lease Price By Bedrooms



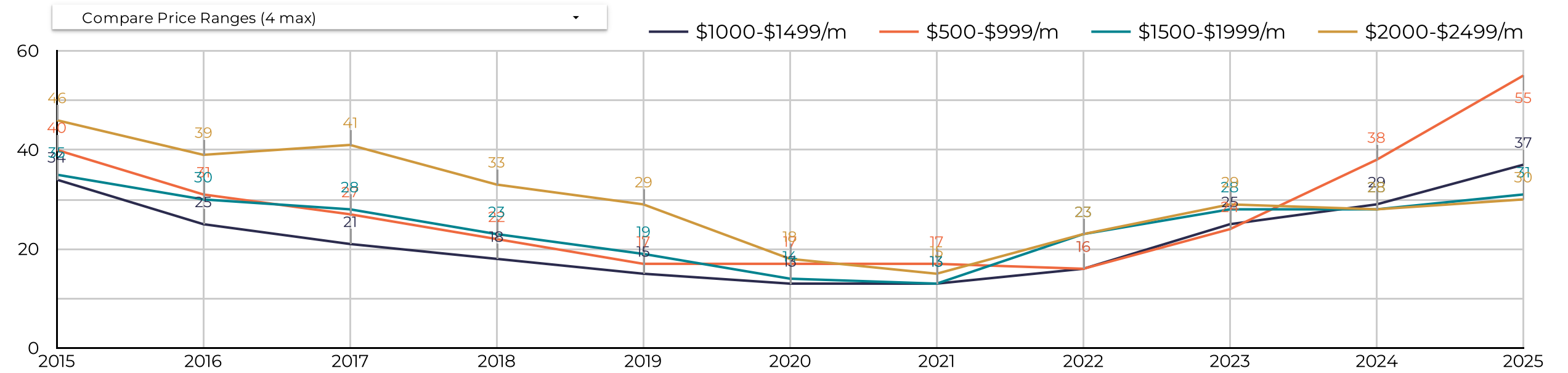
Leases By Property Age



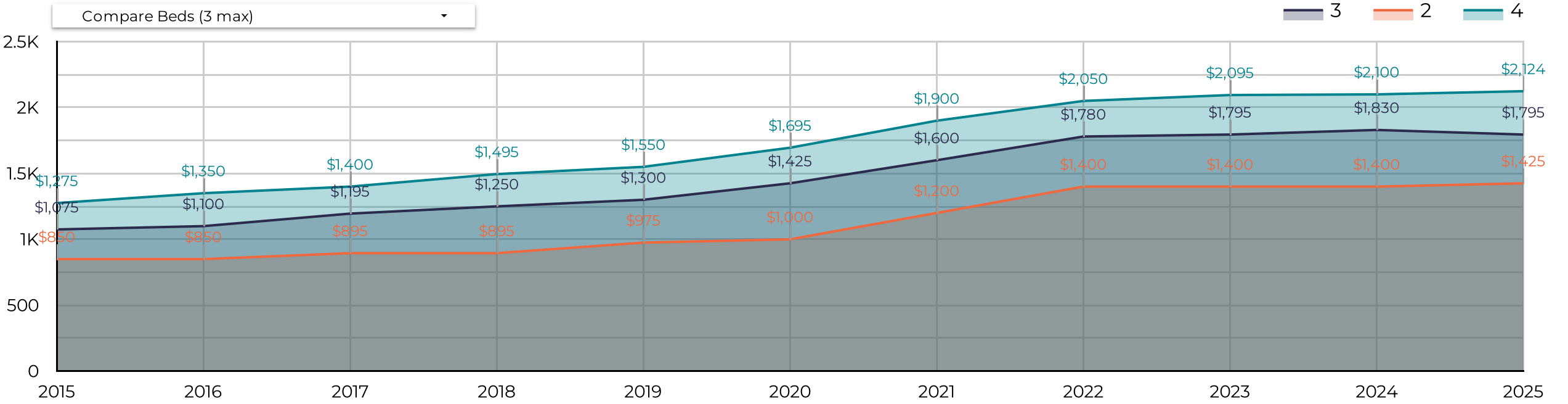
Data By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	11	11	0	0	45	0%
\$1000-\$1499/m	26	22	3	1	29	-0.41%
\$1500-\$1999/m	53	11	34	8	35	-0.41%
\$2000-\$2499/m	32	4	10	18	27	-0.81%
\$2500-\$2999/m	10	4	2	4	47	0%
\$3000/m+	6	0	3	2	40	0.45%
Grand total	138	52	52	33	32	-0.4%

Median Days on Market



Median Rental Price/Month



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: Aug 5, 2025

Region

City

Zip Code

County

Type

Beds

Price Range

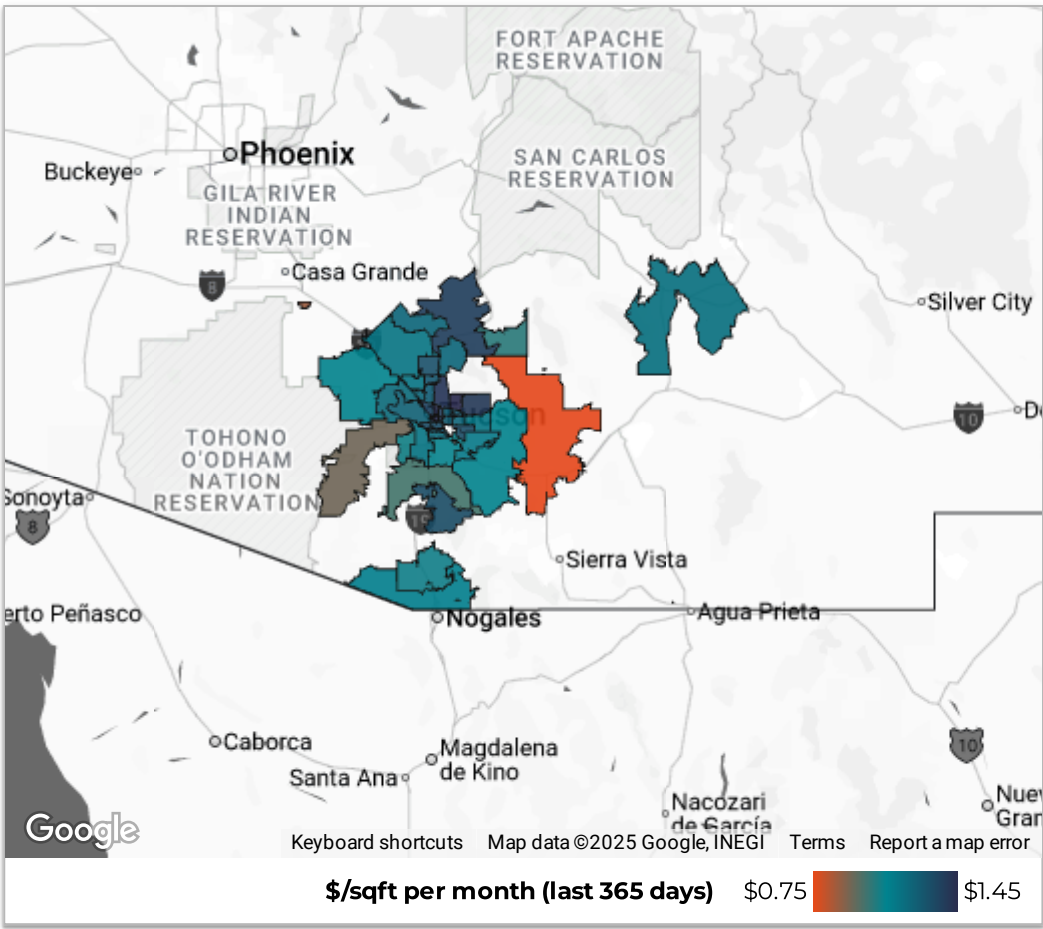
Between

Enter a value

and

Enter a value

Download

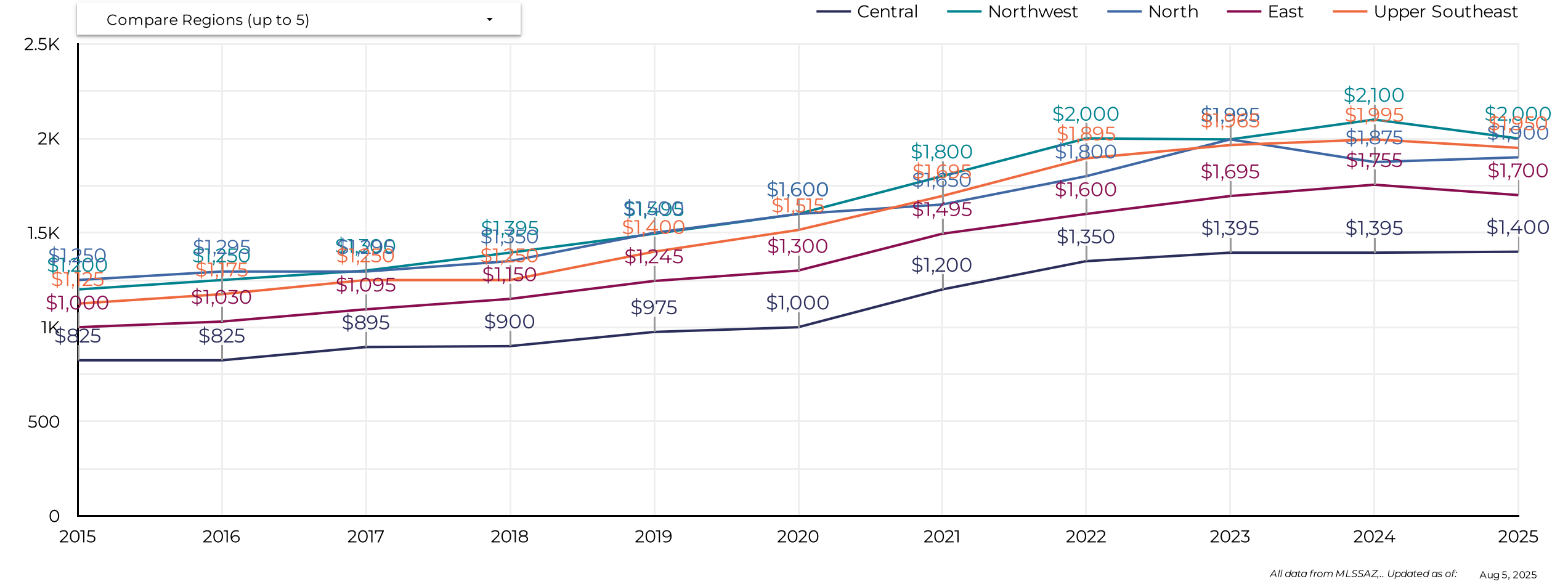


Jul 2025
vs. last year

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	-31.3%	\$73.14K	-31.3%	\$1,450	\$-45	\$1.50	\$-0.00	48	19	-0.3%	-1.4%
2. Northwest	15	-57.1%	\$31.11K	-64.3%	\$2,000	\$-200	\$1.24	\$0.03	26	9	0.0%	0.4%
3. North	13	-53.6%	\$31.2K	-49.2%	\$2,275	\$475	\$1.39	\$-0.12	34	0	-0.1%	1.4%
4. East	11	-21.4%	\$19.17K	-27.1%	\$1,850	\$55	\$1.22	\$-0.05	21	-9	-1.3%	-0.8%
5. West	11	-15.4%	\$21.18K	-21.4%	\$2,100	\$105	\$1.26	\$-0.02	14	-7	-1.1%	-0.9%
6. Upper Southeast	9	-66.7%	\$17.93K	-69.4%	\$1,950	\$-200	\$1.11	\$-0.00	13	-25	0.3%	0.6%
7. South	7	-53.3%	\$11.07K	-52.9%	\$1,685	\$-60	\$1.17	\$-0.11	15	-7	0.0%	0.0%
8. Southwest	5	-37.5%	\$9.09K	-42.1%	\$1,795	\$-100	\$1.06	\$-0.10	58	52	-0.6%	0.2%
9. Upper Northwest	5	-16.7%	\$13.02K	-20.1%	\$2,675	\$-25	\$1.47	\$0.08	60	41	-2.2%	-2.5%
10. Southeast	4	-33.3%	\$7.08K	-40.1%	\$1,700	\$-195	\$1.30	\$0.25	50	27	0.0%	0.9%
11. Extended West	3	0.0%	\$5.94K	-11.3%	\$1,895	\$-355	\$1.15	\$0.20	52	35	0.0%	1.5%
12. Benson/St. David	2	0.0%	\$3.1K	59.0%	\$800	\$-50	\$1.00	\$0.23	28	-1	0.0%	0.0%
13. Northeast	2	-83.3%	\$3.32K	-87.8%	\$727	\$-1,473	\$1.48	\$0.16	6	-28	0.0%	0.7%
14. Pinal	1	-	\$1.75K	-	\$1,750	-	\$1.00	-	44	-	0.0%	-
15. Cochise	1	-	\$1.25K	-	\$1,250	-	\$1.39	-	29	-	0.0%	-
16. Green Valley North	1	-87.5%	\$2.6K	-83.2%	\$2,595	\$696	\$0.85	\$-0.26	176	164	0.0%	0.3%
17. Green Valley North...	1	-50.0%	\$1.8K	-44.6%	\$1,800	\$400	\$1.23	\$-0.01	21	7	0.0%	0.0%
18. Green Valley North...	1	-	\$1K	-	\$1,000	-	\$1.70	-	26	-	0.0%	-

Median Lease by Region



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: Aug 5, 2025

Region

City

Zip Code

County

Type

Beds

Price Range

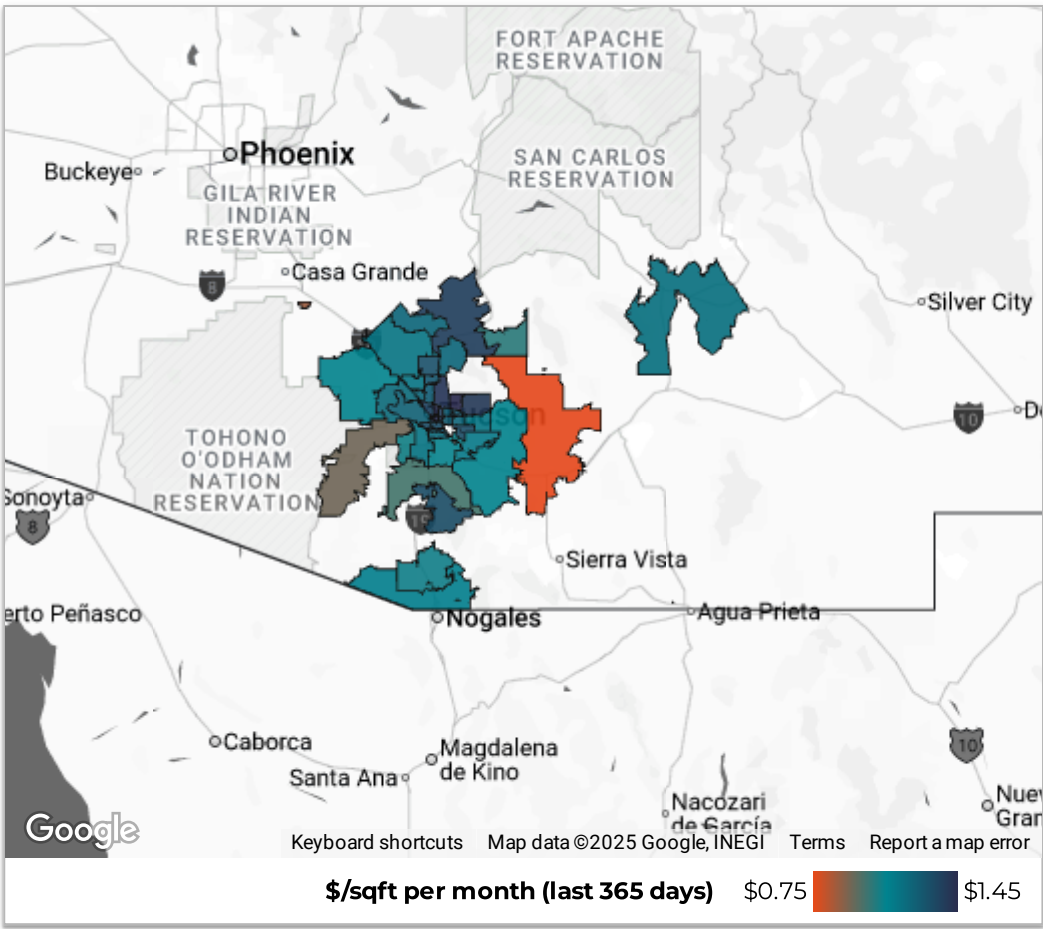
Between

Enter a value

and

Enter a value

Download



Jul 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. 85719	20	33.3%	\$34,409	58.1%	\$1,550	\$100	\$1.57	-\$0.06	68	25	-0.6%	-0.0%
2. 85756	10	11.1%	\$18,535	-2.6%	\$1,795	-\$355	\$1.20	\$0.09	20	-3	0.0%	0.6%
3. 85705	8	-11.1%	\$12,324	-14.5%	\$1,295	-\$355	\$1.59	\$0.24	21	-5	0.0%	0.0%
4. 85716	8	-60.0%	\$9,080	-70.2%	\$950	-\$445	\$1.31	-\$0.26	25	-4	0.0%	-3.8%
5. 85745	7	16.7%	\$12,895	4.9%	\$2,100	\$105	\$1.37	-\$0.03	14	-7	-1.8%	-1.8%
6. 85710	5	0.0%	\$9,612	6.0%	\$2,000	\$300	\$1.08	-\$0.05	29	-1	-1.8%	-1.8%
7. 85711	5	-61.5%	\$9,715	-51.4%	\$1,500	-\$150	\$1.53	\$0.12	23	-13	-0.8%	-0.8%
8. 85750	5	-61.5%	\$15,100	-38.4%	\$3,500	\$1,700	\$1.43	-\$0.14	39	-27	-0.3%	1.5%
9. 85712	5	-37.5%	\$7,067	-37.5%	\$1,595	\$320	\$1.31	-\$0.08	23	10	0.0%	0.0%
10. 85718	4	-66.7%	\$7,435	-76.0%	\$1,495	-\$305	\$1.45	-\$0.06	18	3	0.0%	1.1%
11. 85747	4	-66.7%	\$7,995	-69.5%	\$1,850	-\$150	\$1.21	\$0.09	12	-27	0.6%	0.9%
12. 85743	4	-42.9%	\$8,280	-43.4%	\$1,895	-\$50	\$1.08	-\$0.11	14	-3	0.0%	0.3%
13. 85641	4	-69.2%	\$7,590	-71.8%	\$1,795	-\$155	\$1.09	\$0.01	13	-4	0.0%	0.4%
14. 85623	4	100.0%	\$9,900	83.3%	\$2,400	-\$300	\$1.40	-\$0.14	60	48	-2.8%	-2.8%
15. 85741	4	33.3%	\$7,990	41.5%	\$1,995	\$145	\$1.18	\$0.00	11	-2	0.0%	0.0%
16. 85746	4	0.0%	\$7,390	2.1%	\$1,795	\$0	\$1.09	-\$0.17	44	39	-0.7%	-0.1%
17. 85742	4	-60.0%	\$7,900	-66.9%	\$1,700	-\$500	\$1.22	\$0.08	7	-12	0.0%	0.7%
18. 85748	3	-25.0%	\$5,290	-44.6%	\$1,800	-\$300	\$1.44	\$0.24	20	13	-1.7%	-1.7%
19. 85704	3	-50.0%	\$6,390	-50.6%	\$1,995	\$0	\$1.27	-\$0.04	34	31	0.0%	0.7%
20. 85653	3	0.0%	\$5,940	-11.3%	\$1,895	-\$355	\$1.15	\$0.20	52	35	0.0%	1.5%
21. 85706	3	-50.0%	\$4,230	-63.6%	\$1,685	-\$160	\$1.17	\$0.08	62	37	0.0%	0.0%
22. 85737	3	-50.0%	\$6,275	-61.4%	\$2,150	-\$245	\$1.26	\$0.17	32	19	0.0%	0.7%
23. 85713	2	-50.0%	\$2,970	-39.9%	\$1,275	\$380	\$1.28	-\$0.15	38	26	0.0%	0.0%

1 - 33 / 33

Median Lease by Zip Code

