

# MONTHLY Leasing Activity & Pricing

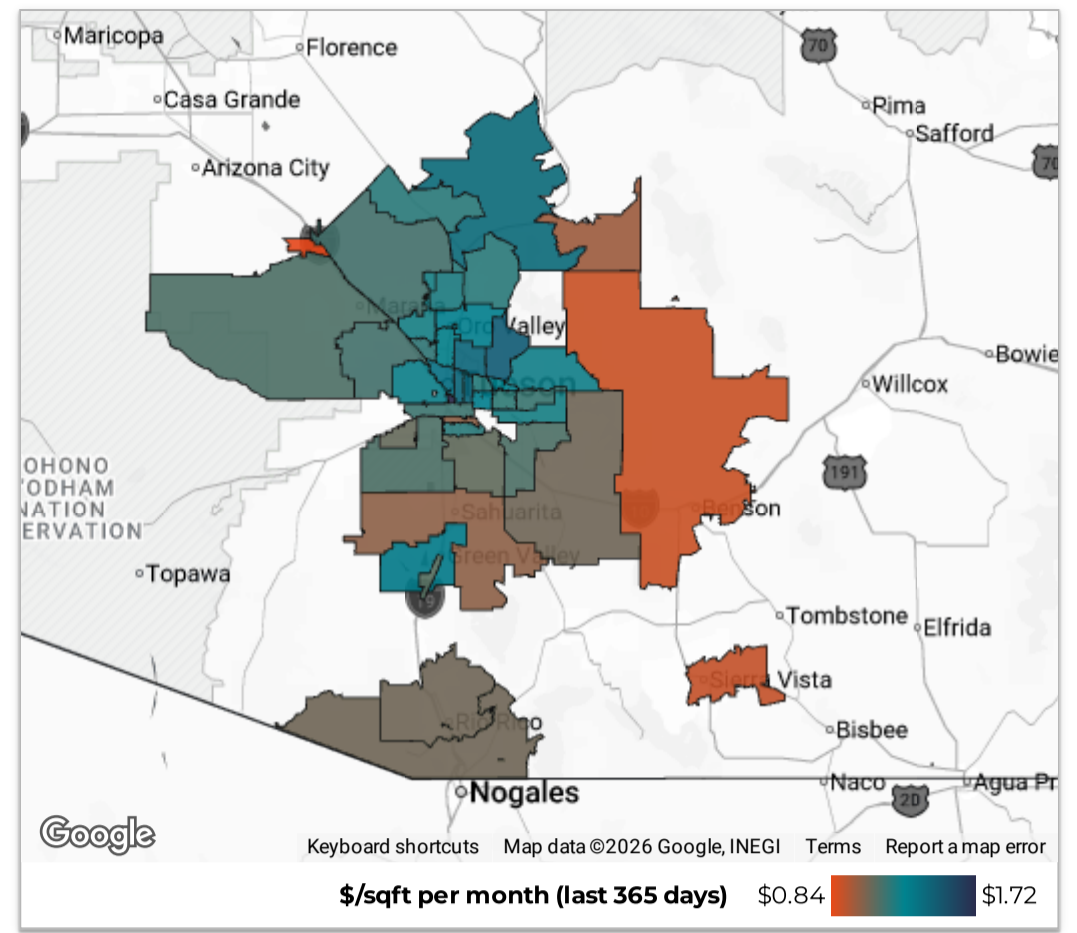
## MLSSAZ® Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: May 5, 2026

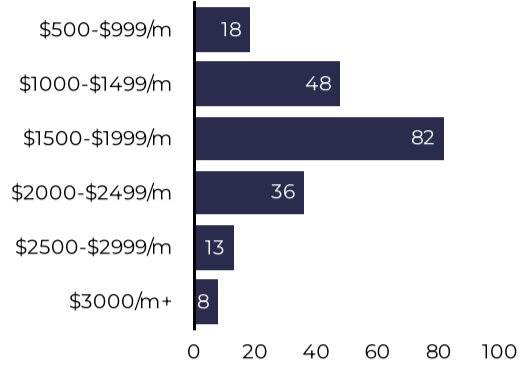
Region  City  Zip Code

County  Type  Beds

Price Range Between  and



### April



# of Leases: **205**  
 ↑ 5.1% from previous year

Median Lease (\$/month): **\$1,795**  
 ↑ 2.6% from previous year

Total Monthly Rental Volume: **\$371,594**  
 ↑ 6.7% from previous year

Median Days on Market: **37**  
 ↑ 7 from previous year

\$/sqft: **\$1.29**  
 ↑ \$0.02 from previous year

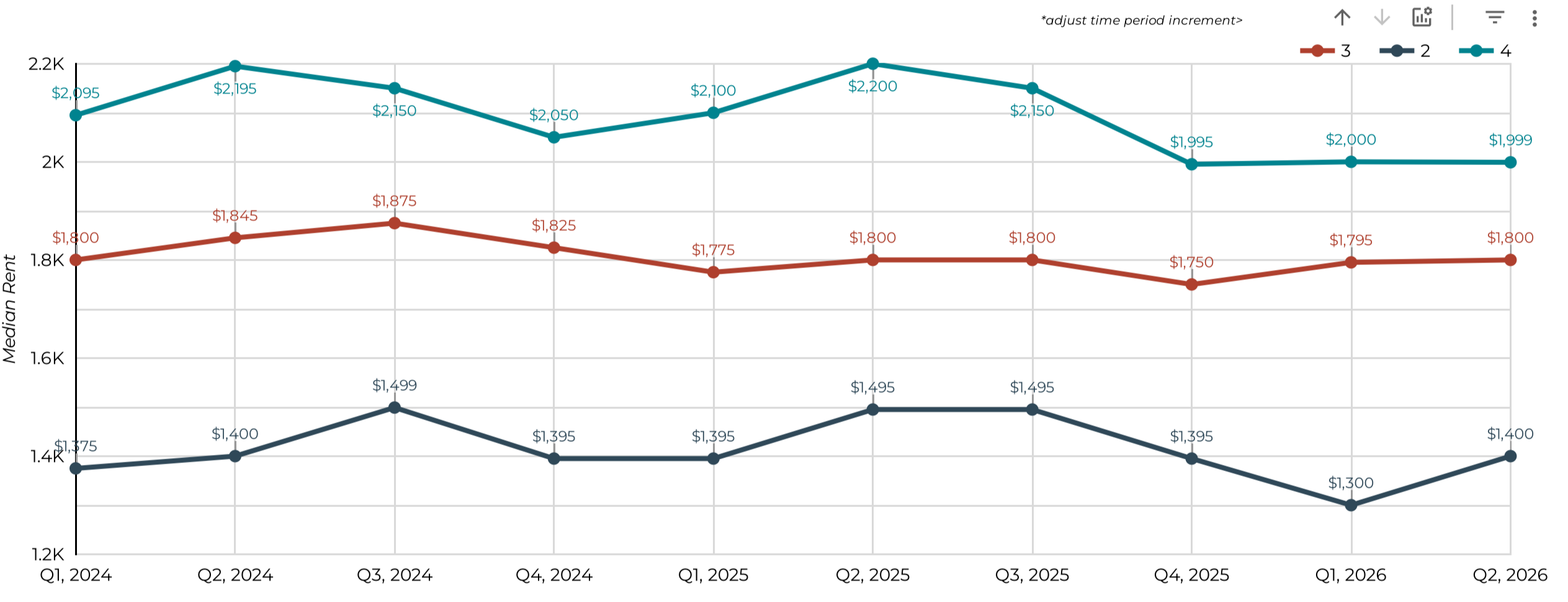
Average % Over Asking: **-0.13%**  
 ↑ 0.30% from previous year

### Leases



### Market Prices

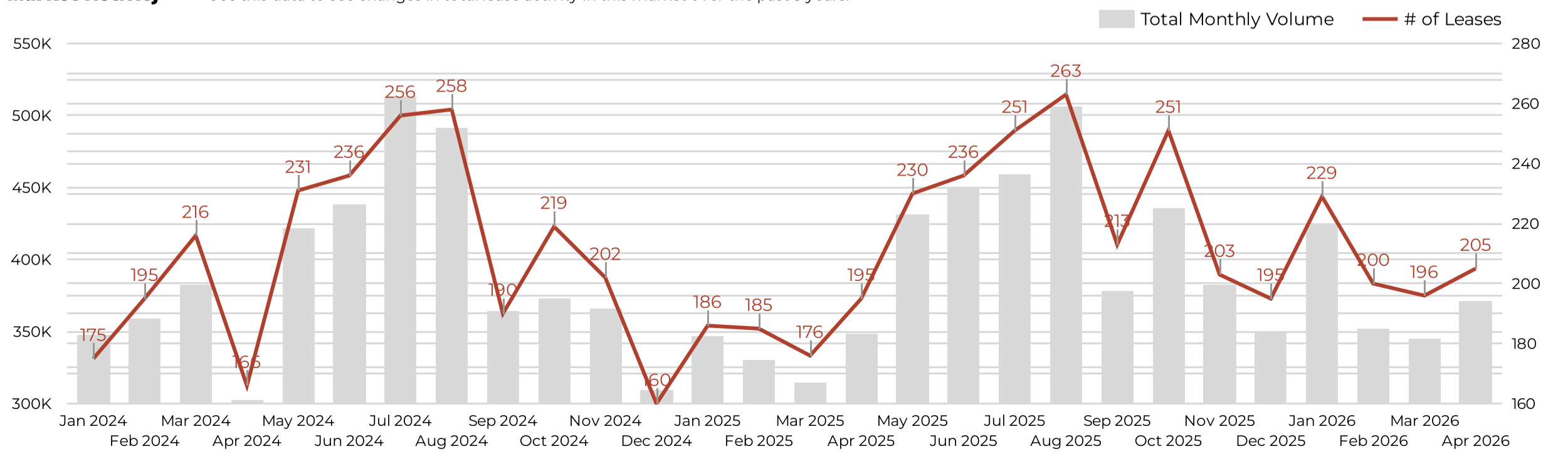
Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2026	871	\$1,745	\$1,790	\$1.29
2025	2,584	\$1,750	\$1,833	\$1.79
2024	2,504	\$1,800	\$1,866	\$1.29
2023	2,570	\$1,795	\$1,854	\$1.26
2022	2,293	\$1,750	\$1,803	\$1.70

### Market Activity

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



# MONTHLY Renter Demand

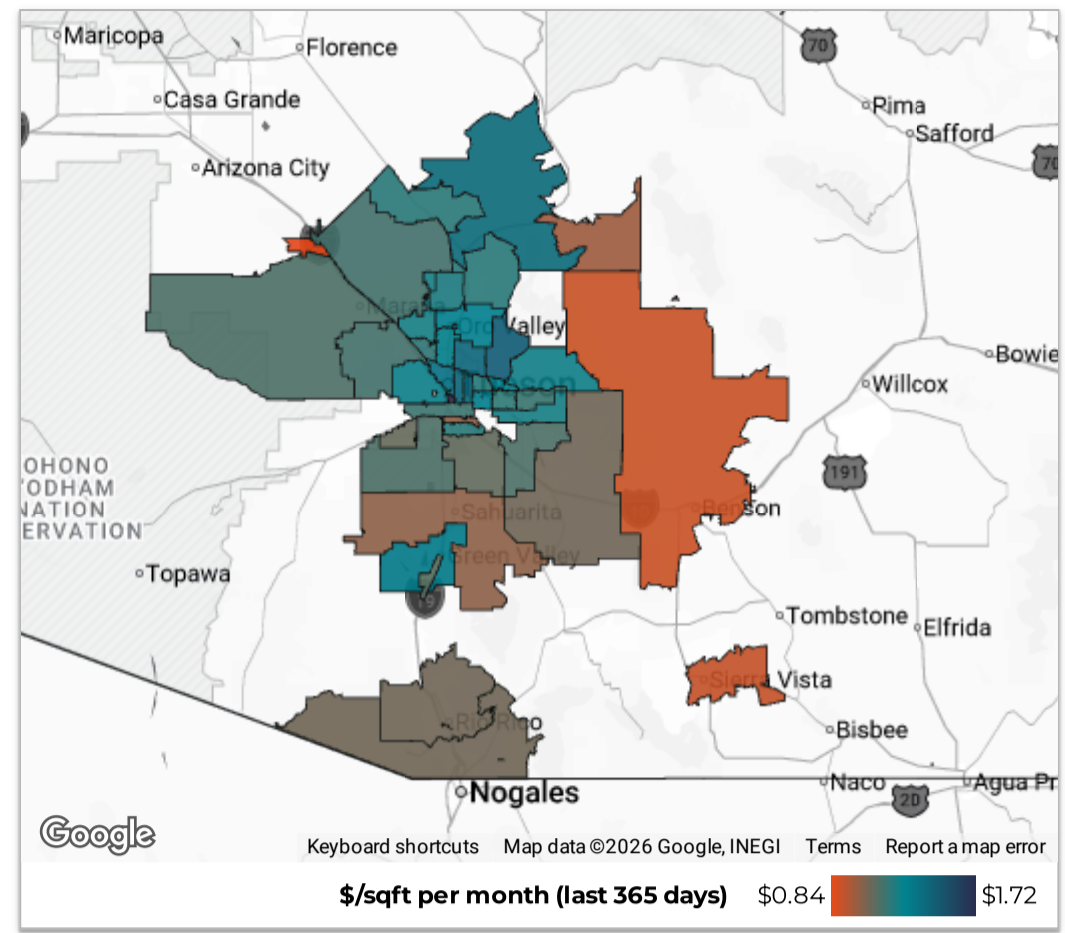
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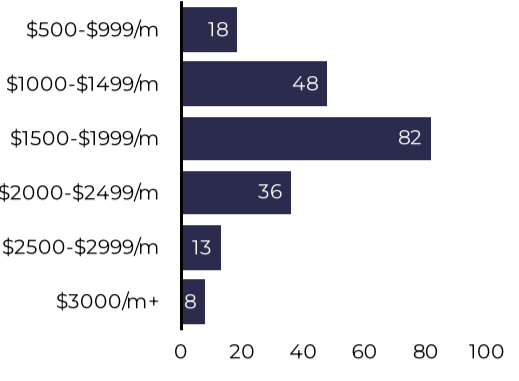
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### April



# of Leases  
**205**  
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Total Monthly Rental Volume  
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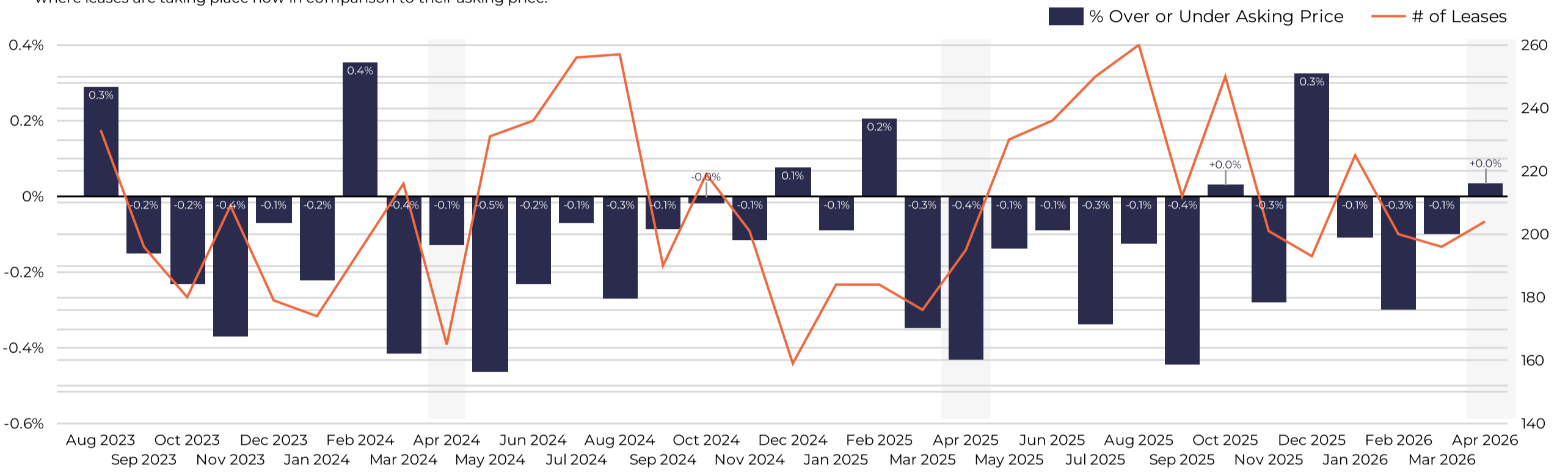
Median Lease (\$/month)  
**\$1,795**  
↑ 2.6% from previous year

Median Days on Market  
**37**  
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Average % Over Asking  
**-0.13%**  
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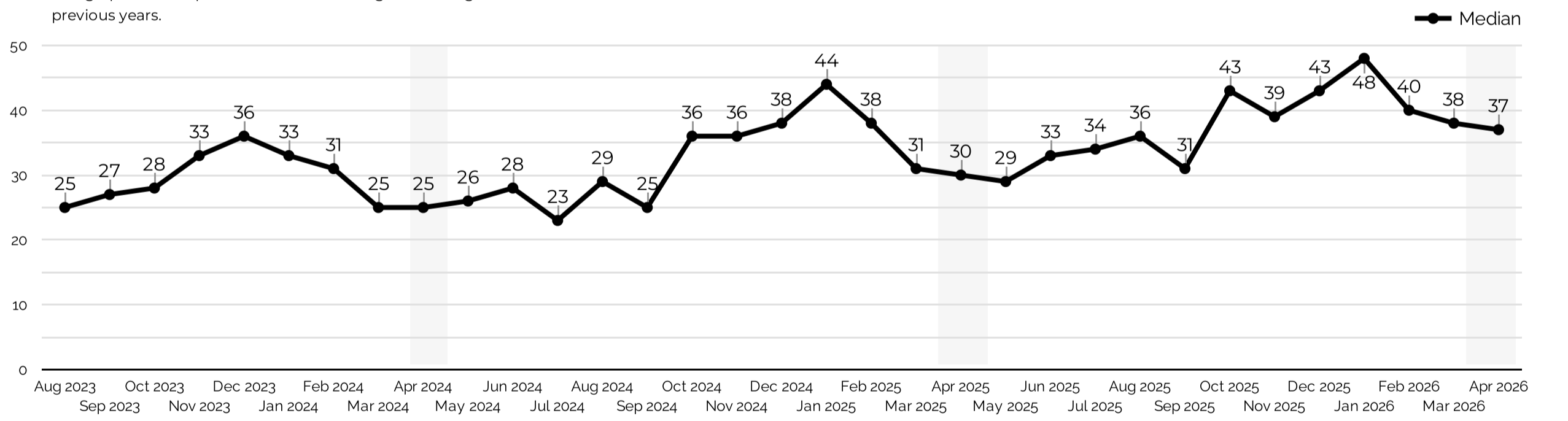
### Renter Demand

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



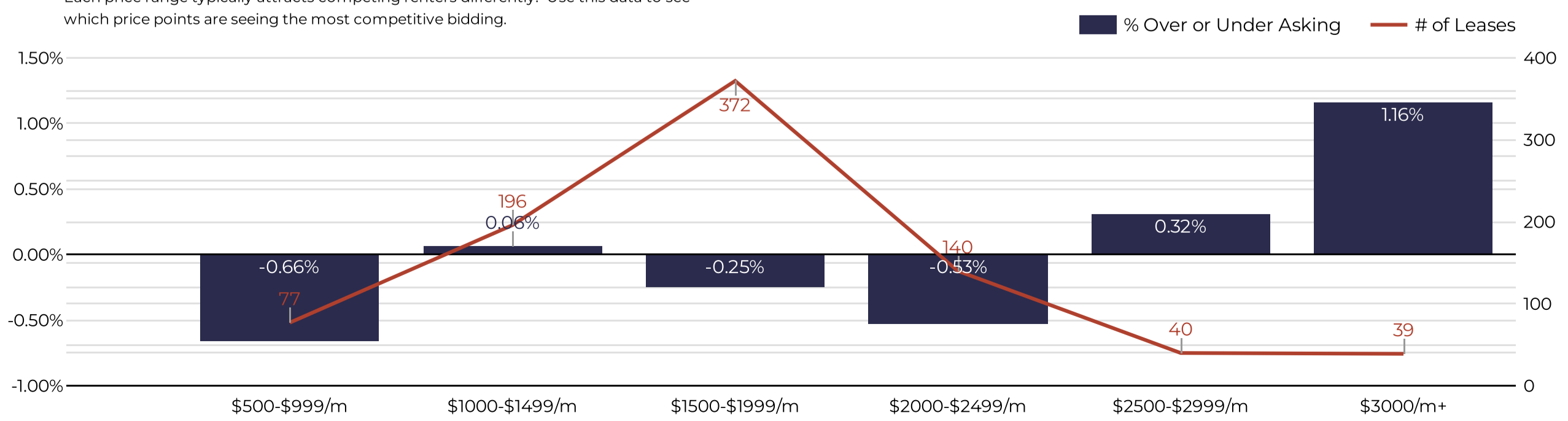
### Days on Market

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

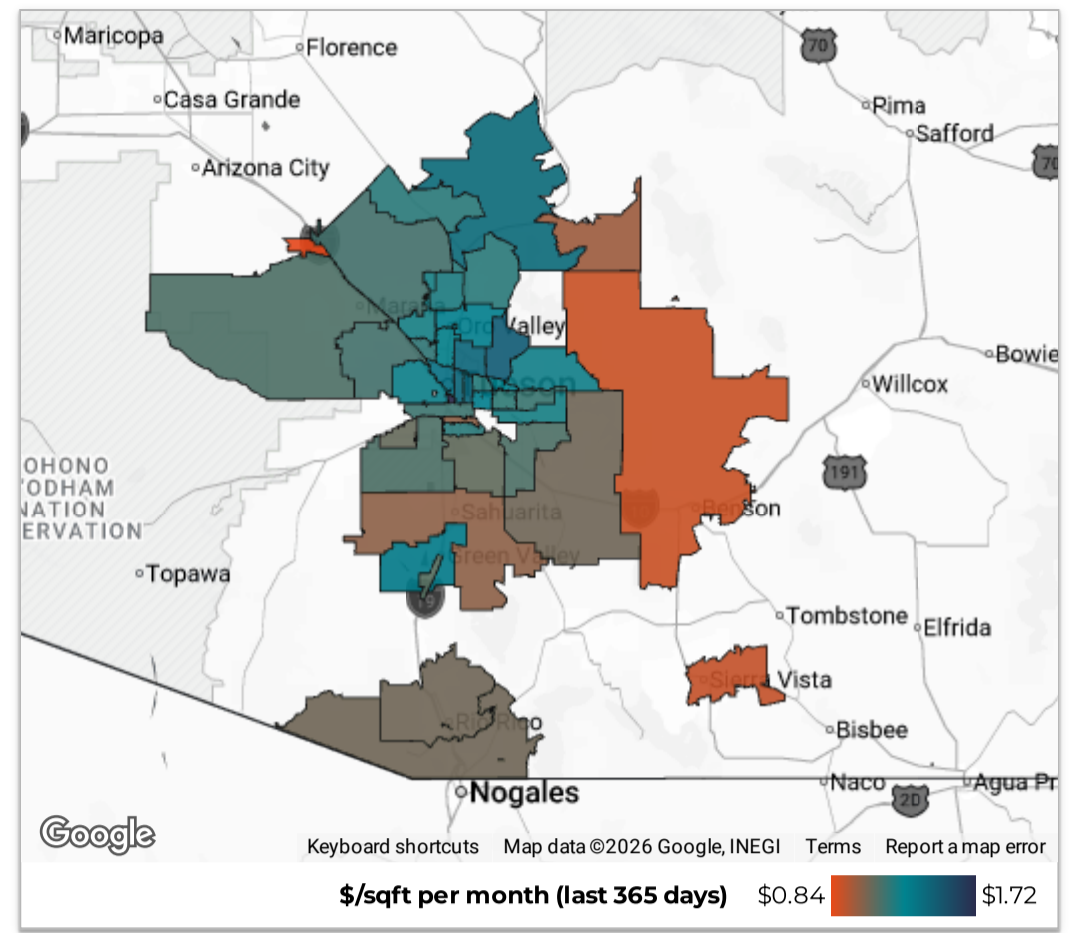
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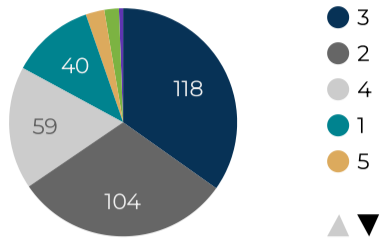


### April

# of New Listings (Supply)  
**339**  
-34 from previous year

# of New Pendings (Demand)  
**85**  
+4 from previous year

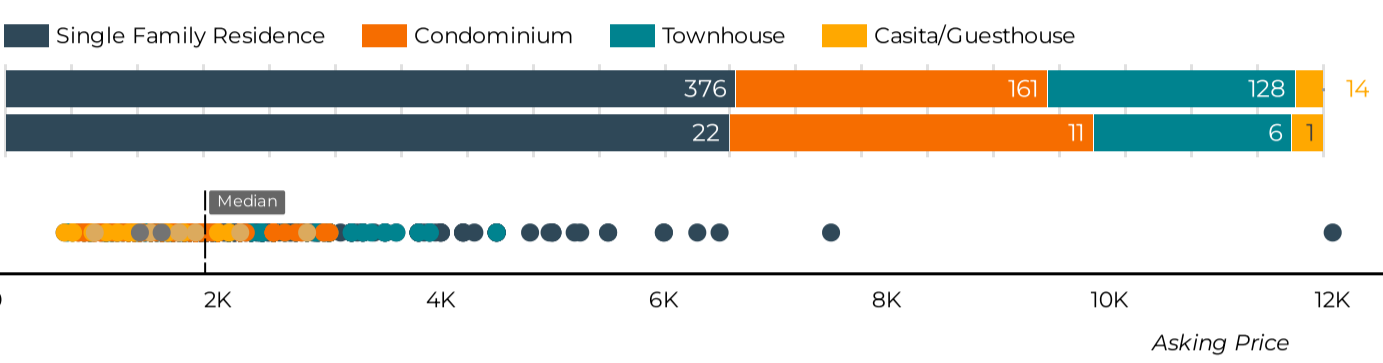
#### # of Bedrooms Delivered



Months of Supply Now  
**3.55**

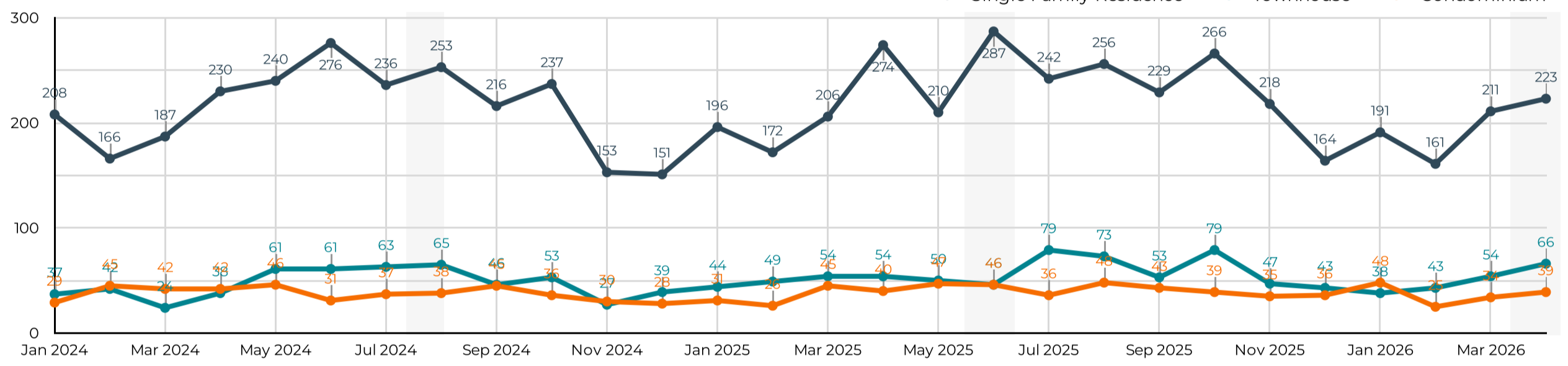
Active Listings Now  
**727**

### Active Now



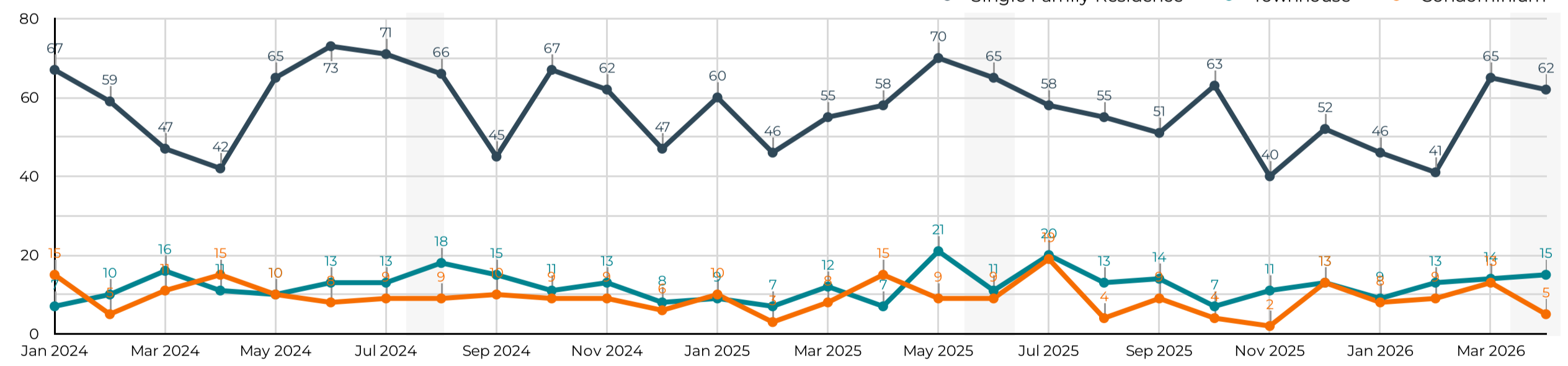
### New Rental Listings

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



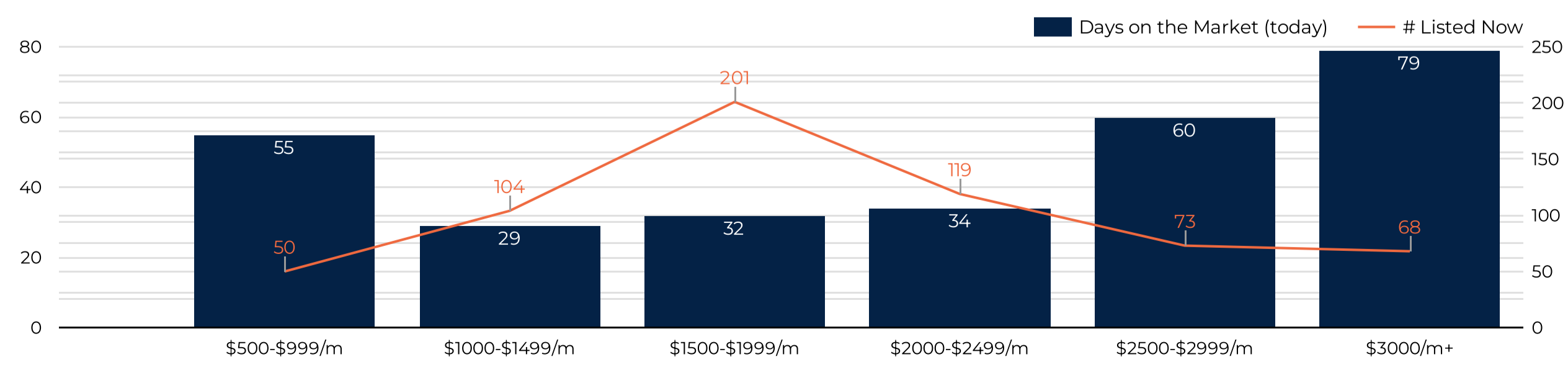
### New Pending Leases

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.



# YEARLY Sales & Pricing

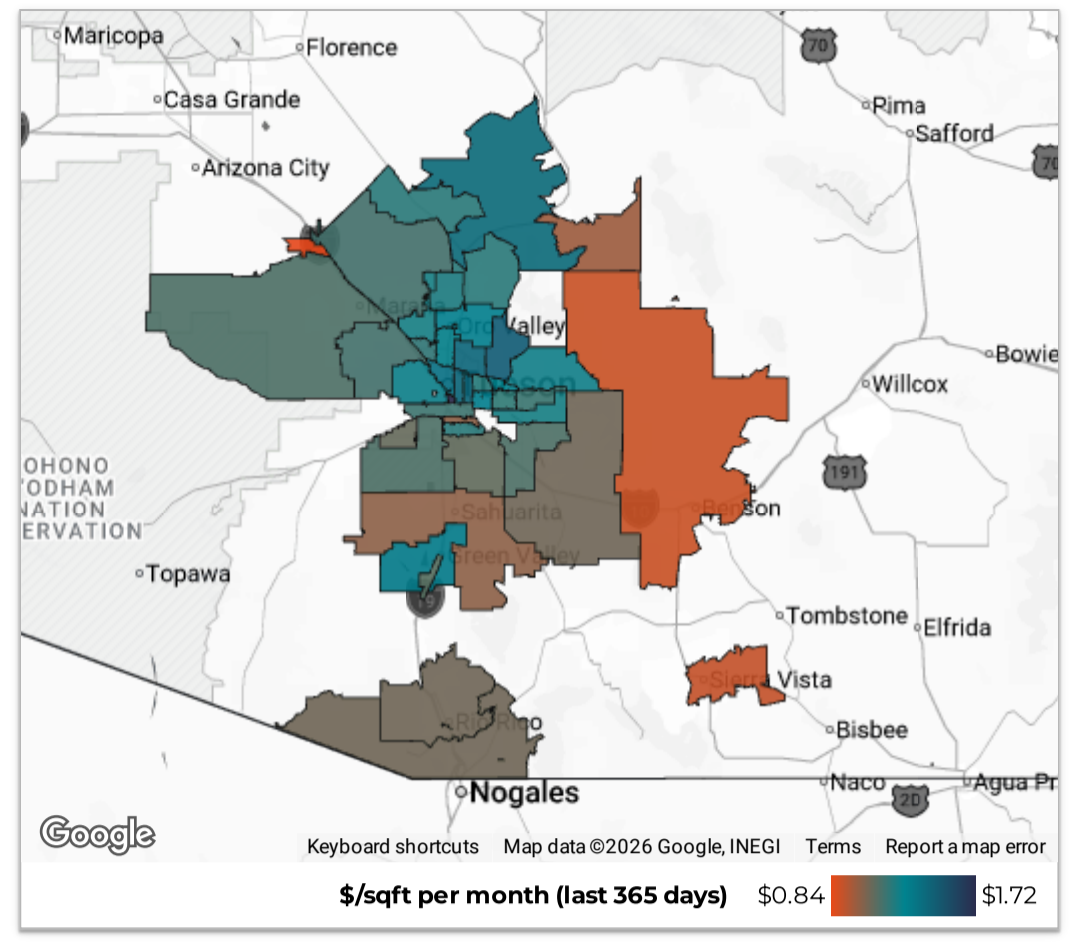
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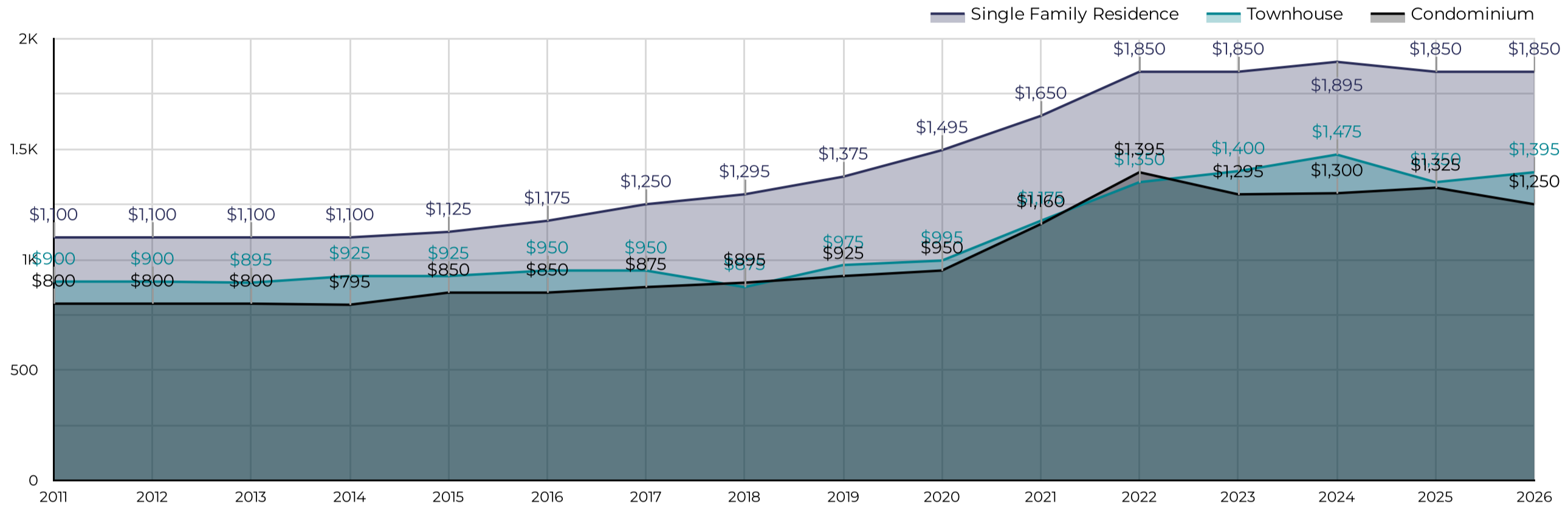
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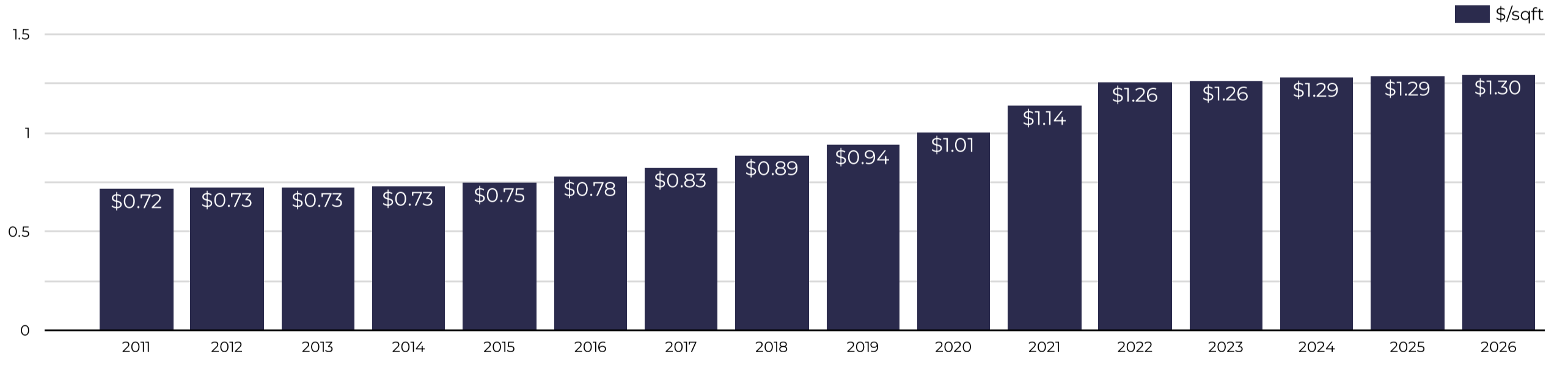
### Year-to-Date Statistics 2026

# of Leases <b>871</b> ↑ 7.5% from previous year YTD	Total Monthly Volume <b>\$1.56M</b> ↑ 6.1% from previous year YTD	Median Lease (\$/month) <b>\$1,745</b> ↓ -0.3% from previous year YTD
New Listings <b>1,213</b> ↓ -6.6% from previous year YTD	Median Days on Market <b>41</b> ↑ 6 from previous year YTD	% Over or Under Asking <b>0.1%</b> ↑ 0.2% from previous year YTD

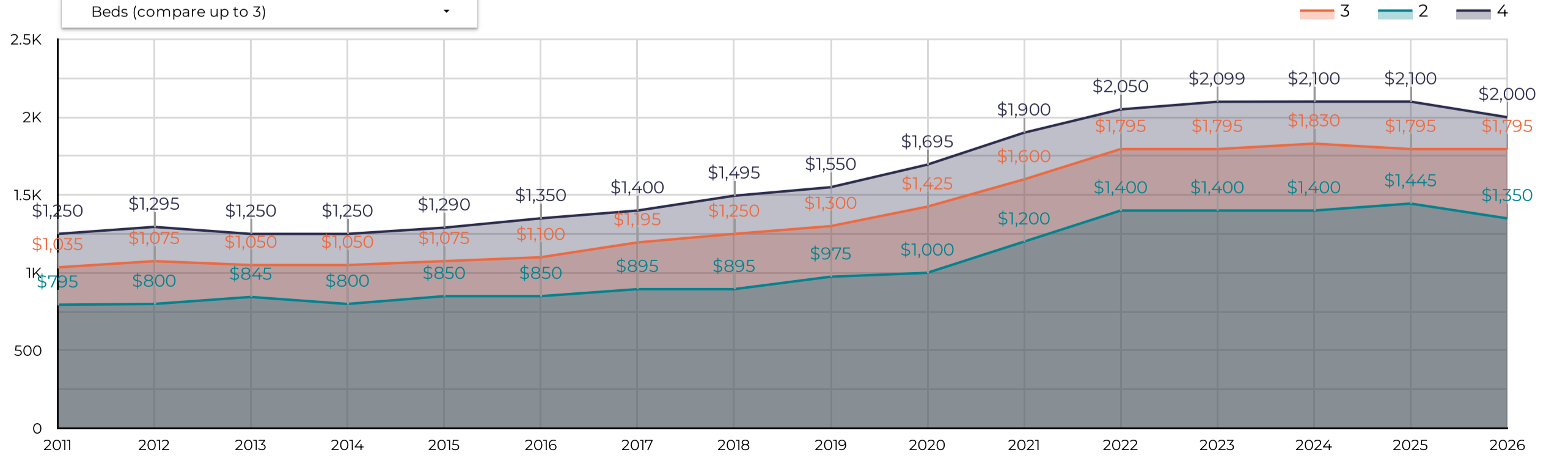
### Median Rental Price/Month



### \$/Sqft



### Median Lease By Bedrooms



# YEARLY Inventory & Demand

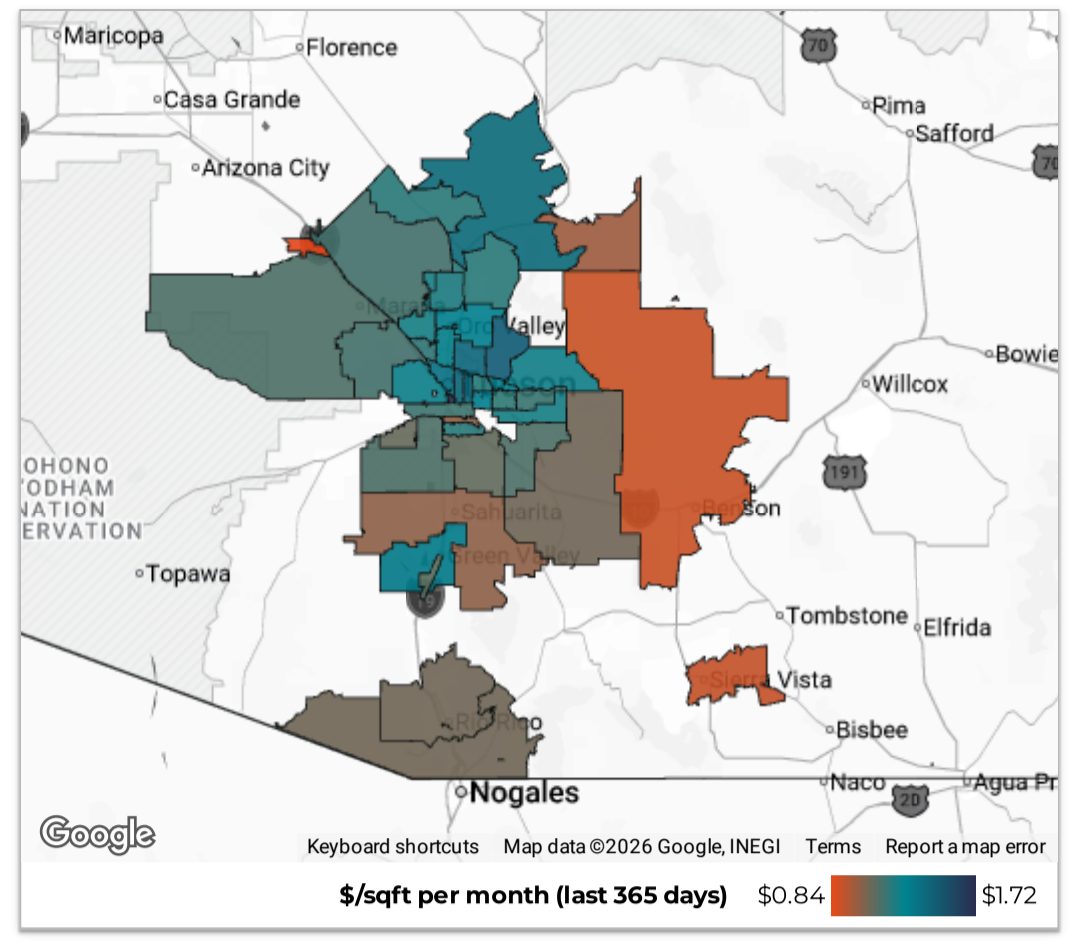
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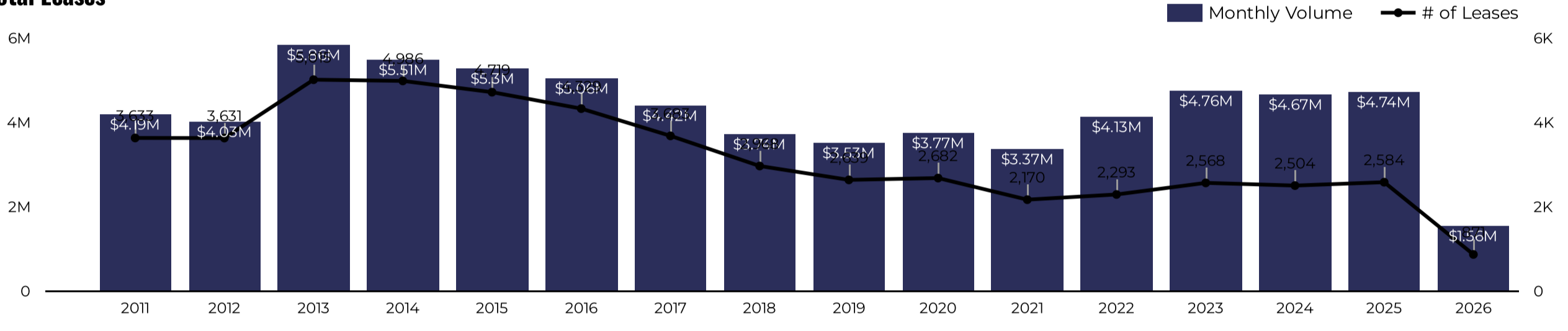
Price Range Between  and



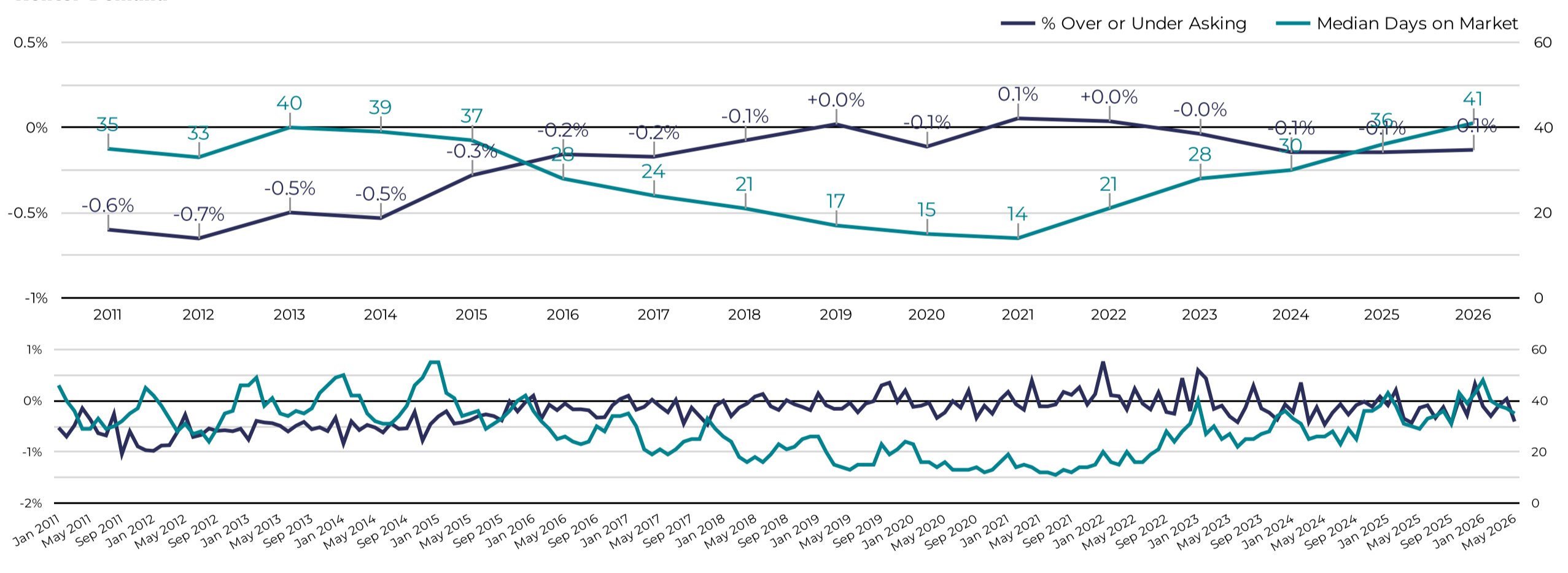
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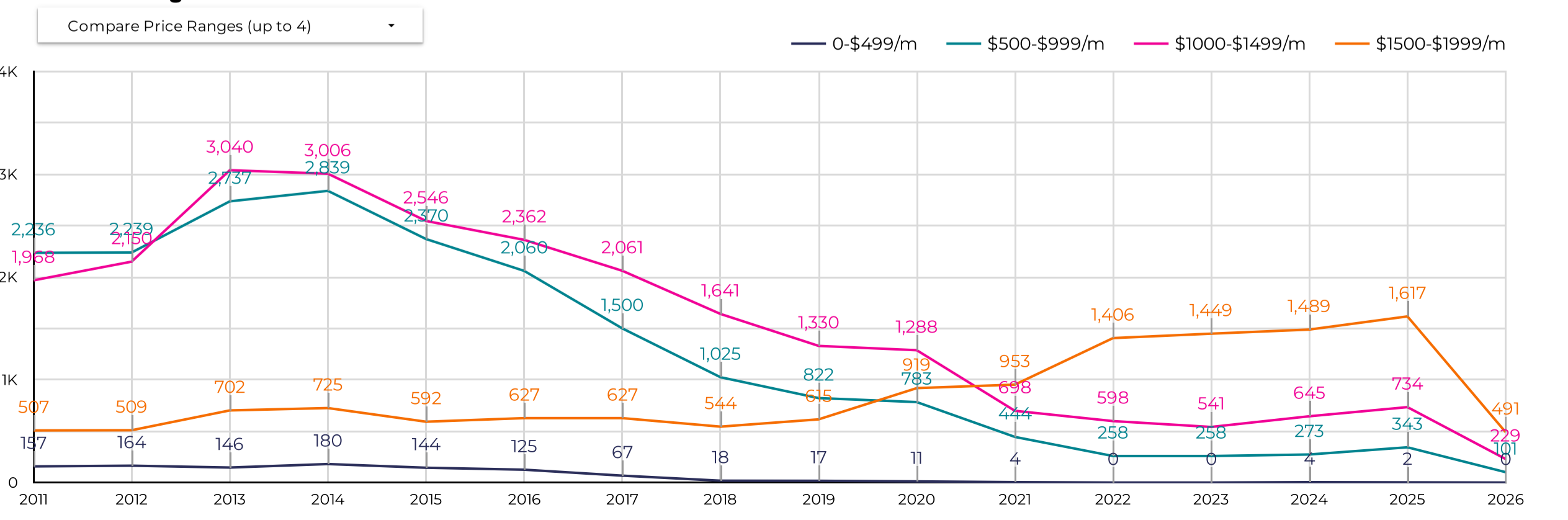
### Total Leases



### Renter Demand



### New Rental Listings Delivered



# HOUSING BREAKDOWN By Beds & Price Range

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County  Type  Beds

Price Range Between  and

April

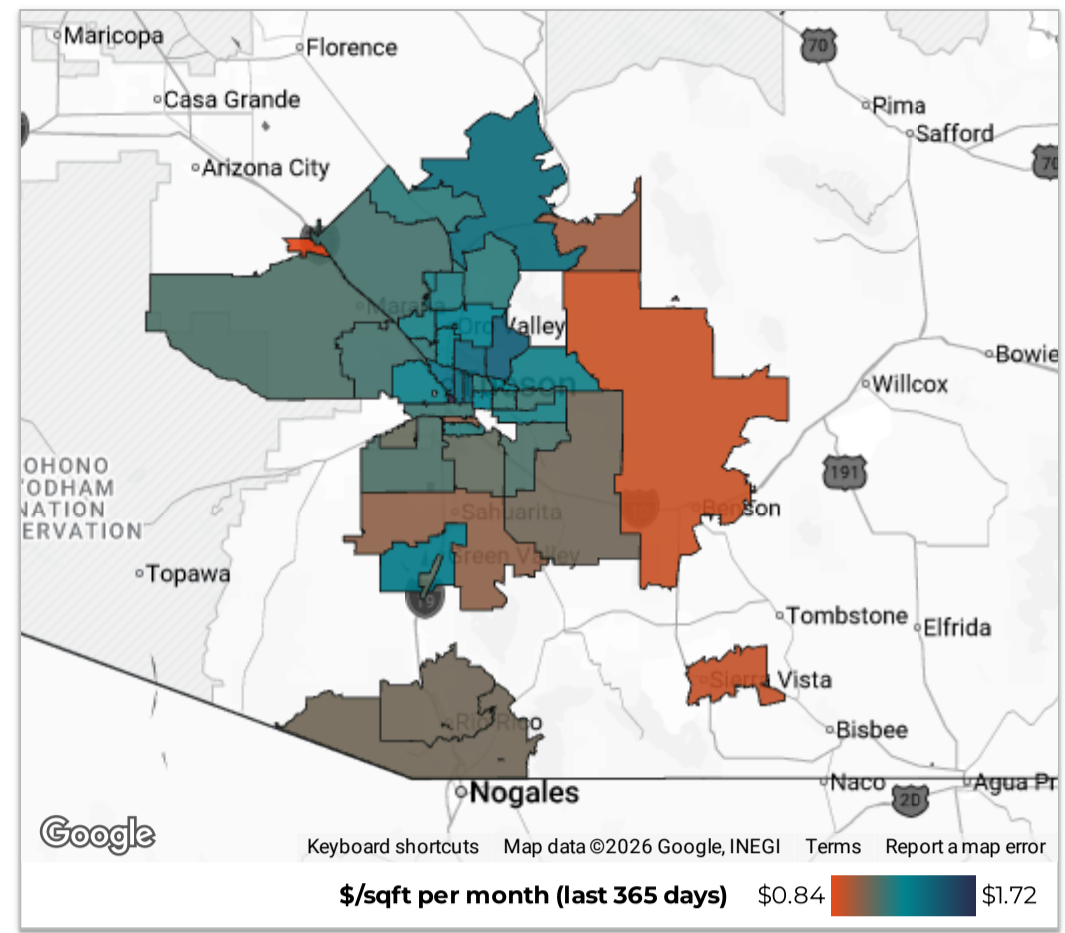
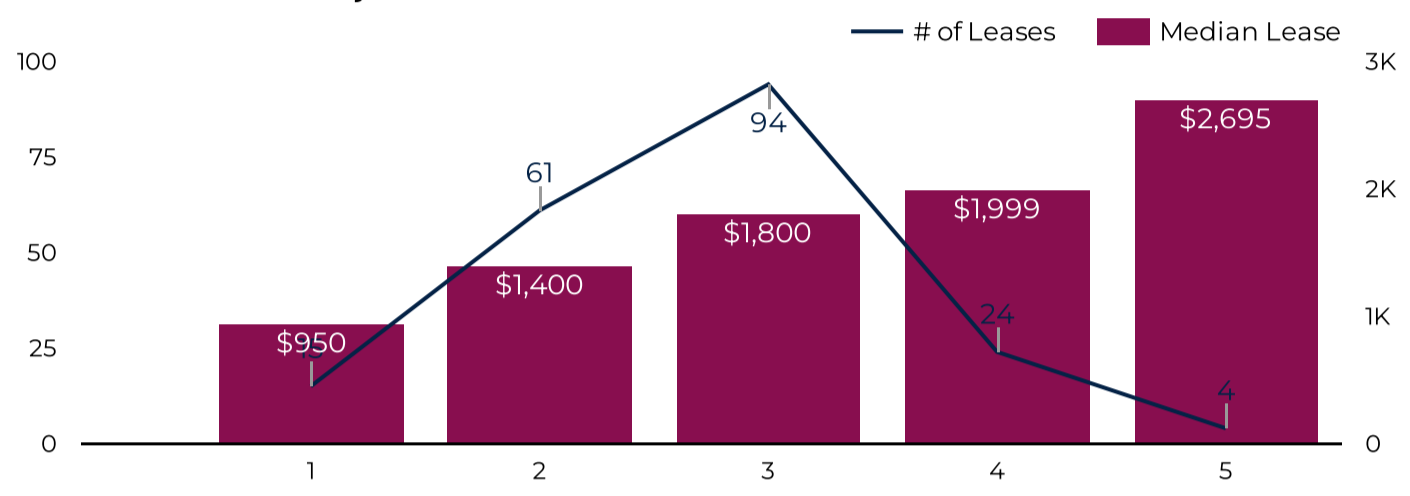
# of Leases: **205** (↑ 5.1% from previous year)

Total Monthly Rental Volume: **\$371.59K** (↑ 6.7% from previous year)

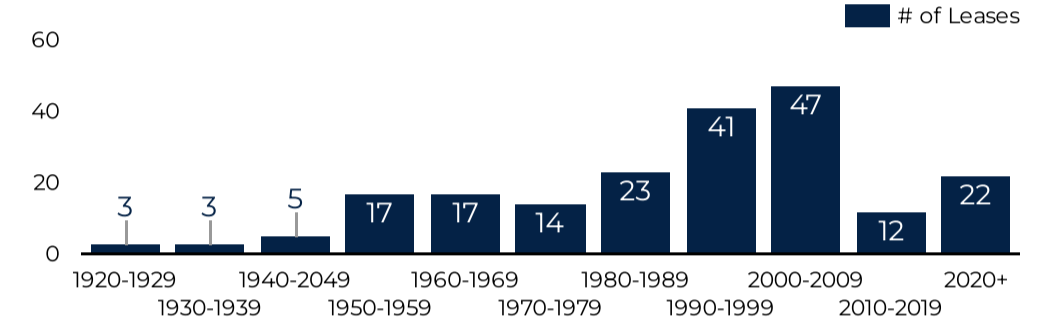
Average SqFt: **1,566**

Median Year Built: **1,996**

### Median Lease Price By Bedrooms



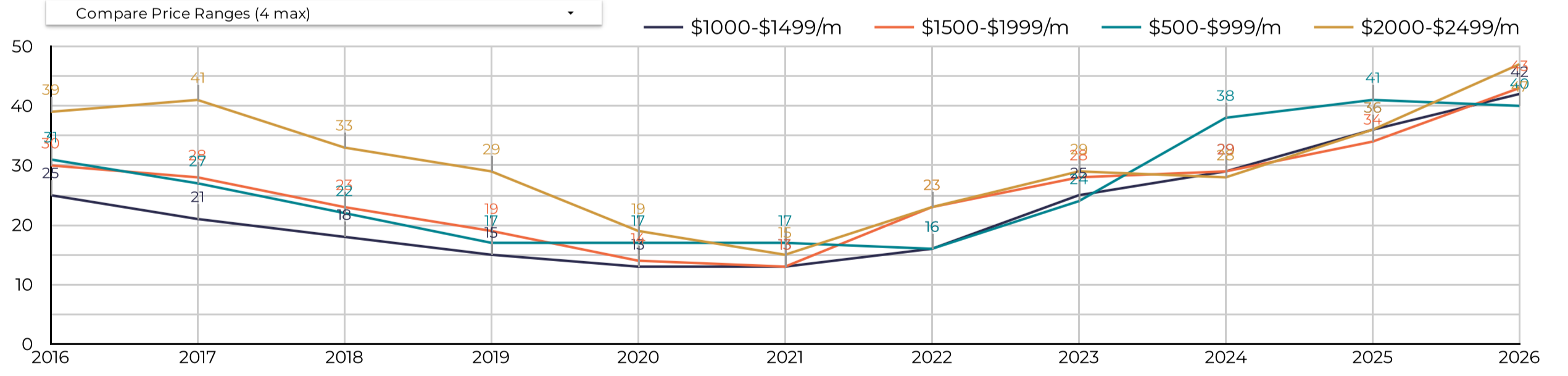
### Leases By Property Age



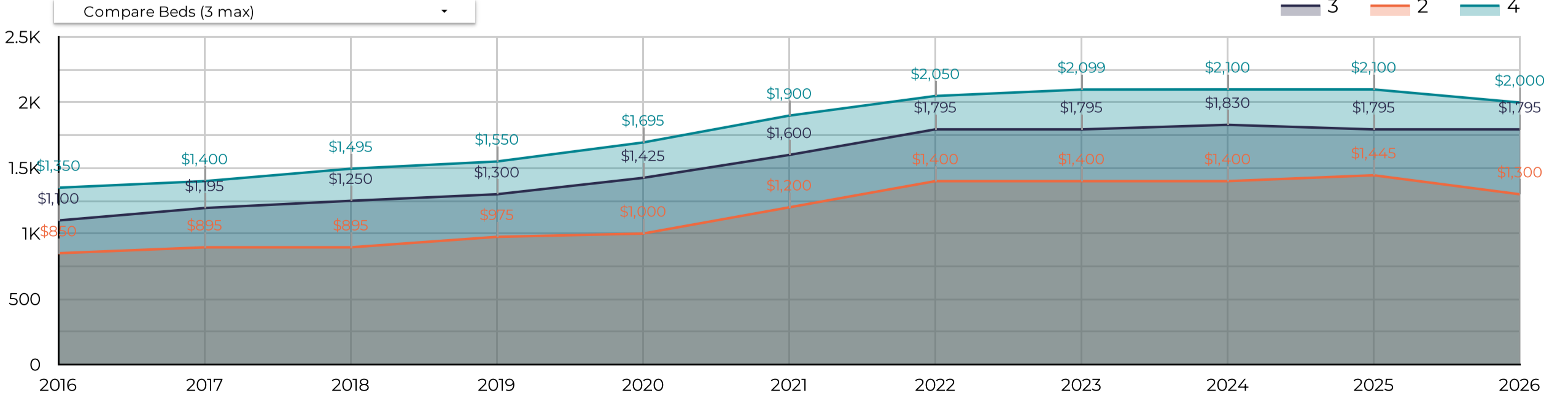
### Renter Demand By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	18	18	0	0	52	-0.15%
\$1000-\$1499/m	48	37	11	0	32	-0.29%
\$1500-\$1999/m	82	15	55	12	38	-0.11%
\$2000-\$2499/m	36	7	20	9	26	0.21%
\$2500-\$2999/m	13	3	5	5	43	-1.49%
\$3000/m+	8	3	3	2	49	1.39%
<b>Grand total</b>	<b>205</b>	<b>83</b>	<b>94</b>	<b>28</b>	<b>37</b>	<b>-0.13%</b>

### Median Days on Market



### Median Rental Price/Month



# COMPARISONS By Region

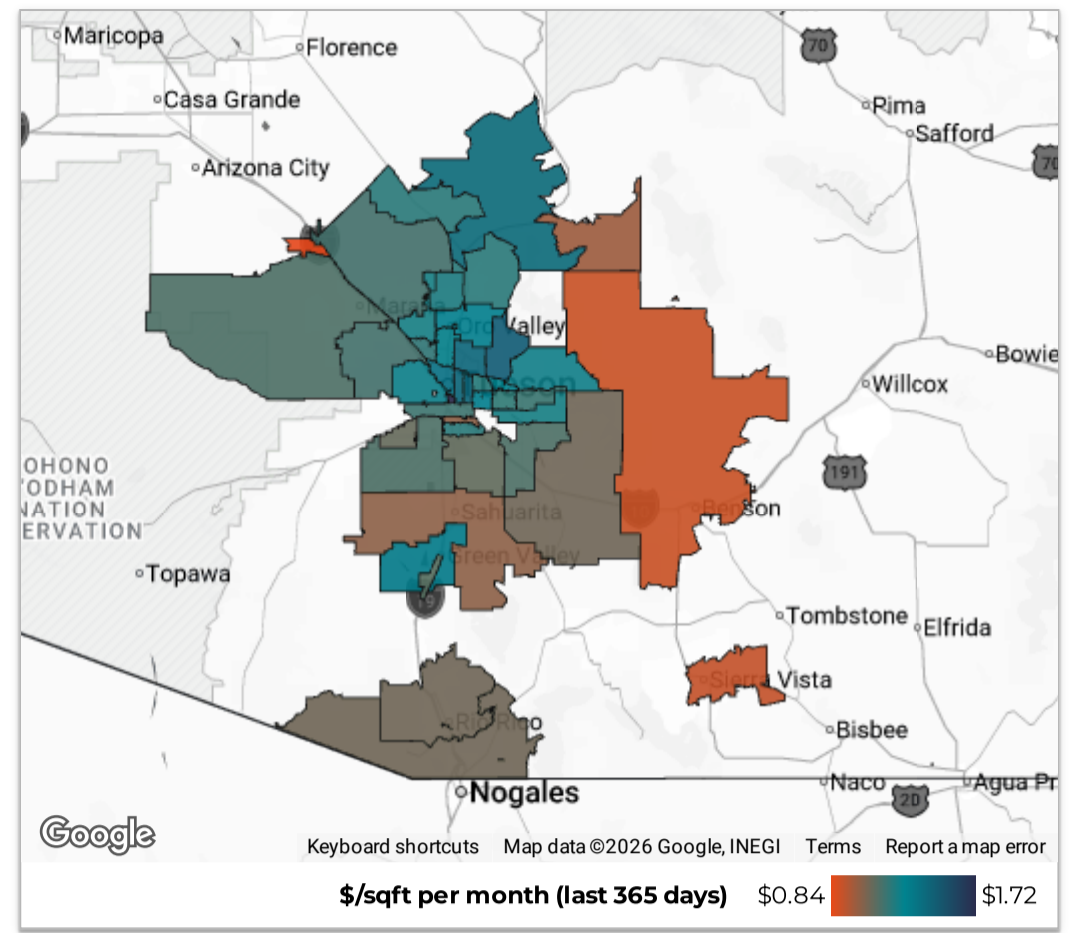
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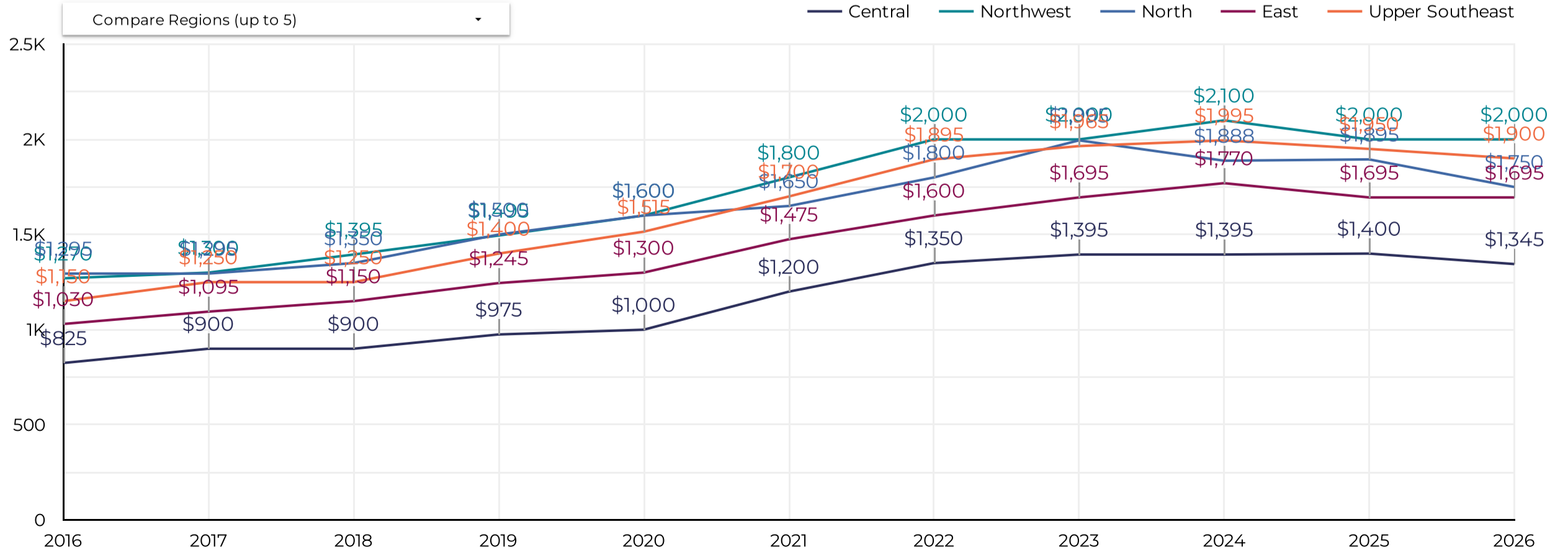


### Apr 2026 vs. last year

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	69	40.8% ↑	\$104.41K	41.5% ↑	\$1,400	-\$95 ↓	\$1.41	-\$0.06 ↓	43	1 ↑	0.2%	0.6% ↑
2. Northwest	26	-3.7% ↓	\$61.71K	11.2% ↑	\$2,000	\$150 ↑	\$1.37	\$0.11 ↑	27	-3 ↓	0.0%	0.3% ↑
3. North	20	53.8% ↑	\$39.03K	48.5% ↑	\$1,600	-\$245 ↓	\$1.49	\$0.10 ↑	38	0	0.2%	1.2% ↑
4. Upper Southeast	17	0.0%	\$34.47K	0.9% ↑	\$1,995	\$45 ↑	\$1.14	\$0.02 ↑	33	8 ↑	0.3%	0.7% ↑
5. East	13	-23.5% ↓	\$20.49K	-29.1% ↓	\$1,558	-\$119 ↓	\$1.24	-\$0.04 ↓	37	17 ↑	-0.8%	-0.9% ↓
6. South	11	37.5% ↑	\$17.48K	41.0% ↑	\$1,750	\$180 ↑	\$1.11	-\$0.10 ↓	32	-4 ↓	-0.4%	-0.4% ↓
7. West	10	-28.6% ↓	\$21.22K	-26.0% ↓	\$1,875	-\$220 ↓	\$1.22	-\$0.01 ↓	11	-11 ↓	0.0%	0.1% ↑
8. Southwest	8	0.0%	\$14.49K	1.6% ↑	\$1,665	\$20 ↑	\$0.98	-\$0.15 ↓	58	40 ↑	0.0%	1.4% ↑
9. Upper Northwest	7	600.0% ↑	\$15.42K	894.8% ↑	\$2,300	\$750 ↑	\$1.07	-\$0.48 ↓	51	-10 ↓	1.4%	1.4% ↑
10. Green Valley North	5	66.7% ↑	\$9.84K	70.0% ↑	\$1,900	-\$95 ↓	\$1.03	-\$0.01 ↓	88	18 ↑	0.0%	0.0%
11. Southeast	4	-42.9% ↓	\$7.35K	-44.7% ↓	\$1,795	\$0	\$1.18	\$0.08 ↑	24	5 ↑	0.0%	0.0%
12. Extended West	3	-66.7% ↓	\$5.9K	-72.5% ↓	\$1,999	-\$376 ↓	\$1.24	\$0.15 ↑	23	0	0.0%	0.7% ↑
13. Benson/St. David	2	100.0% ↑	\$3.45K	213.6% ↑	\$1,600	\$500 ↑	\$1.19	\$0.58 ↑	28	-7 ↓	0.0%	0.0%
14. SCC-Nogales West	2	-	\$3K	-	\$1,100	-	\$1.07	-	8	-	-4.8%	-
15. Pinal	2	-66.7% ↓	\$1.7K	-79.0% ↓	\$850	-\$350 ↓	\$0.98	-\$0.06 ↓	25	1 ↑	0.0%	1.9% ↑
16. Northeast	2	-75.0% ↓	\$3.89K	-67.4% ↓	\$1,695	\$95 ↑	\$1.21	-\$0.06 ↓	13	-38 ↓	0.0%	0.7% ↑
17. SCC-Nogales East	1	-	\$1.1K	-	\$1,100	-	\$1.18	-	26	-	0.0%	-
18. Extended North...	1	-	\$2.25K	-	\$2,250	-	\$0.80	-	26	-	0.0%	-
19. SCC-Rio Rico East	1	-50.0% ↓	\$1.8K	-47.1% ↓	\$1,800	\$200 ↑	\$1.05	-\$0.09 ↓	77	58 ↑	0.0%	0.8% ↑

### Median Lease by Region



# COMPARISONS By Zip Code

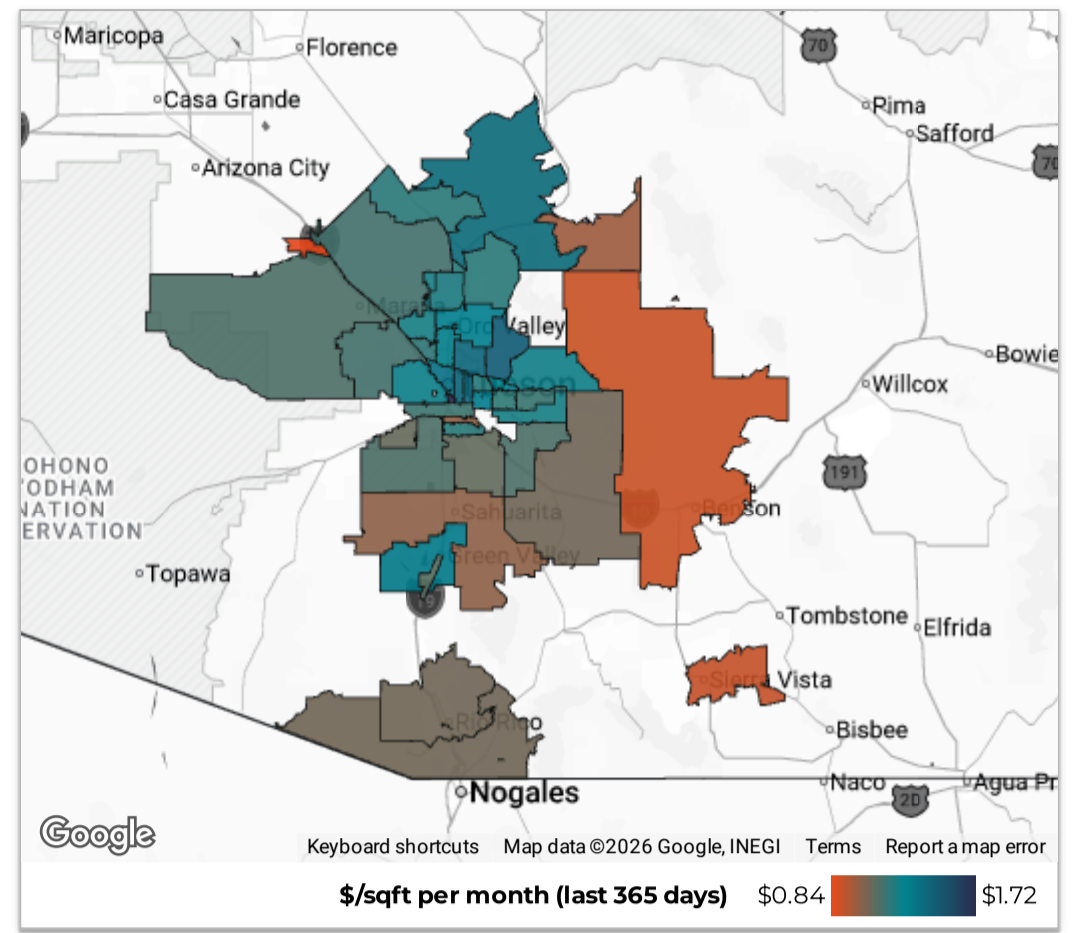
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1. 85719	19	26.7%	\$28,450	34.7%	\$1,350	-\$100	\$1.62	\$0.15	59	4	-0.1%	0.7%
2. 85712	15	114.3%	\$21,000	113.4%	\$1,400	-\$95	\$1.30	-\$0.08	32	-23	0.7%	0.7%
3. 85716	15	36.4%	\$24,814	37.4%	\$1,349	-\$251	\$1.35	-\$0.24	64	23	1.0%	0.3%
4. 85747	13	116.7%	\$25,360	125.4%	\$1,850	\$0	\$1.11	\$0.02	50	21	0.3%	1.5%
5. 85705	10	0.0%	\$14,419	7.5%	\$1,449	\$174	\$1.45	\$0.03	35	7	-1.2%	-1.7%
6. 85718	9	28.6%	\$19,553	51.0%	\$2,150	\$355	\$1.63	\$0.24	60	23	0.8%	2.7%
7. 85742	9	50.0%	\$17,794	49.8%	\$1,995	\$200	\$1.30	\$0.21	39	6	0.0%	0.0%
8. 85743	8	0.0%	\$17,075	-1.2%	\$1,875	-\$125	\$1.22	-\$0.02	12	-8	0.0%	-0.6%
9. 85750	8	166.7%	\$13,480	140.7%	\$1,400	-\$250	\$1.42	\$0.14	29	10	-0.4%	-0.4%
10. 85756	8	33.3%	\$14,325	35.4%	\$1,795	\$100	\$1.20	\$0.12	19	-15	0.7%	0.7%
11. 85739	7	600.0%	\$15,420	894.8%	\$2,300	\$750	\$1.07	-\$0.48	51	-10	1.4%	1.4%
12. 85711	7	16.7%	\$11,929	9.1%	\$1,699	\$54	\$1.12	-\$0.20	15	-24	0.0%	2.6%
13. 85730	7	133.3%	\$12,074	150.7%	\$1,695	\$50	\$1.23	-\$0.29	37	-6	0.0%	-0.5%
14. 85757	5	66.7%	\$9,130	67.9%	\$1,995	\$196	\$0.99	-\$0.05	69	40	0.0%	0.0%
15. 85755	5	150.0%	\$12,025	183.3%	\$2,000	\$150	\$1.19	-\$0.08	25	13	0.0%	0.0%
16. 85710	5	-54.5%	\$6,620	-62.8%	\$1,275	-\$375	\$1.26	\$0.00	18	-2	-2.0%	-2.0%
17. 85641	5	-68.8%	\$9,810	-69.7%	\$1,995	\$45	\$1.23	\$0.11	36	17	0.0%	0.0%
18. 85629	5	25.0%	\$9,844	24.8%	\$1,900	-\$95	\$1.03	\$0.03	88	39	0.0%	0.0%
19. 85704	5	25.0%	\$14,695	59.9%	\$2,350	\$505	\$1.85	\$0.40	49	7	0.0%	0.0%
20. 85737	5	-16.7%	\$13,275	-13.7%	\$2,200	-\$295	\$1.22	-\$0.05	20	-10	0.0%	1.0%
21. 85653	4	-50.0%	\$7,648	-61.5%	\$1,800	-\$575	\$1.21	\$0.14	7	-16	0.0%	0.0%
22. 85746	3	-25.0%	\$5,360	-19.0%	\$1,665	\$85	\$0.97	-\$0.28	53	46	0.0%	2.7%
23. 85706	3	50.0%	\$4,695	43.6%	\$1,700	\$130	\$1.10	-\$0.35	20	14	-3.1%	-3.1%

1 - 37 / 37

### Median Lease By Zip Code

