

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, 2026

Region

City

Zip Code

County

Type

Beds

Price Range

Between

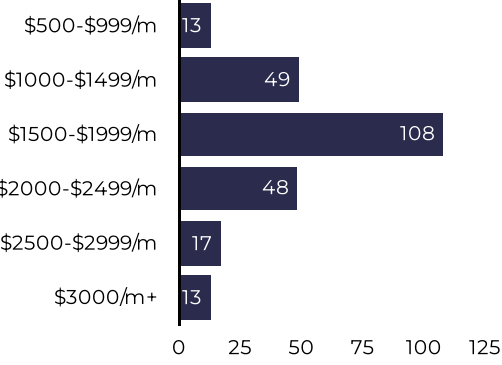
Enter a value

and

Enter a value

Download

July



of Leases
248
-1.2% from previous year

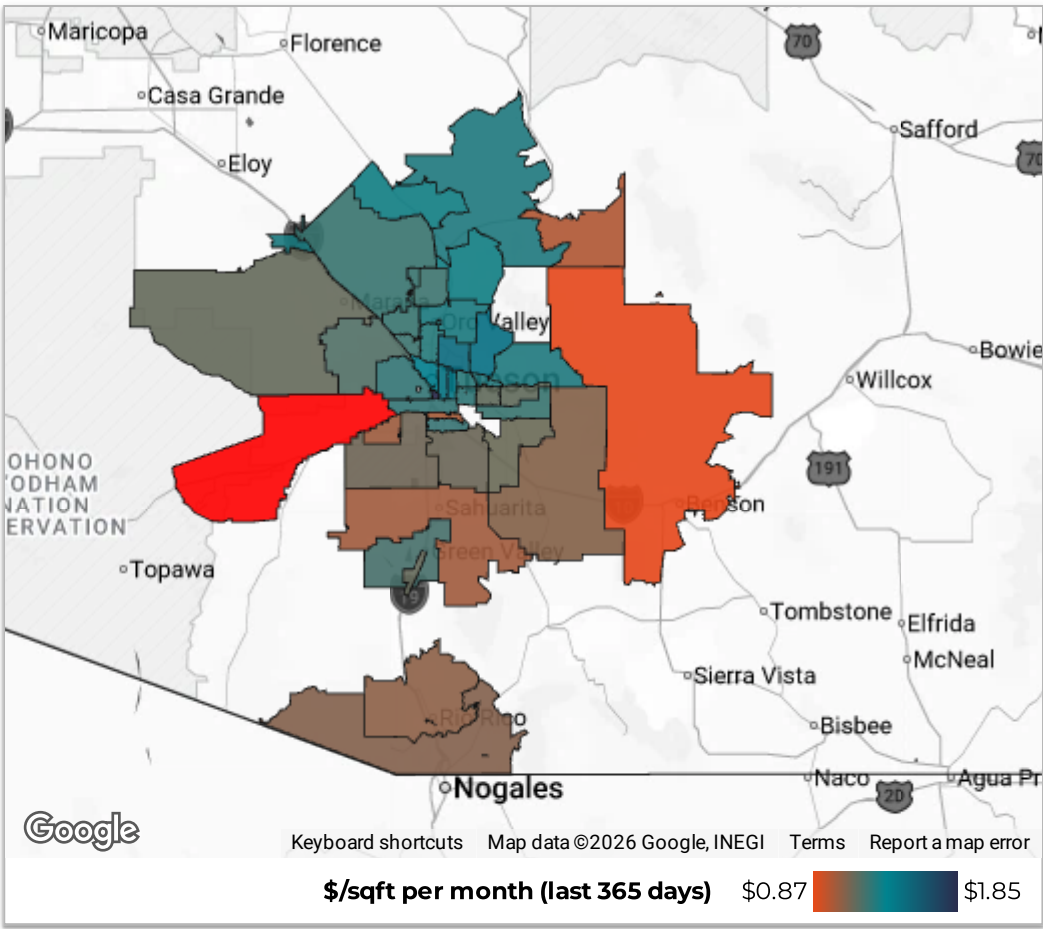
Total Monthly Rental Volume
\$462,124
0.6% from previous year

\$/sqft
\$1.32
\$0.02 from previous year

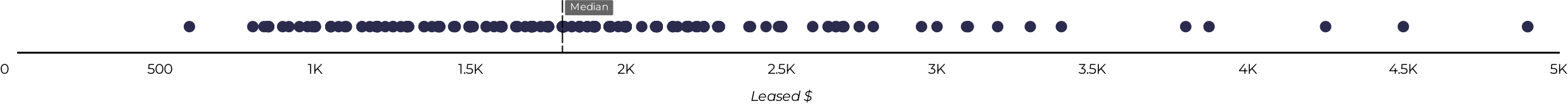
Median Lease (\$/month)
\$1,795
0.0% from previous year

Median Days on Market
30
-4 from previous year

Average % Over Asking
-0.25%
-0.08% from previous year



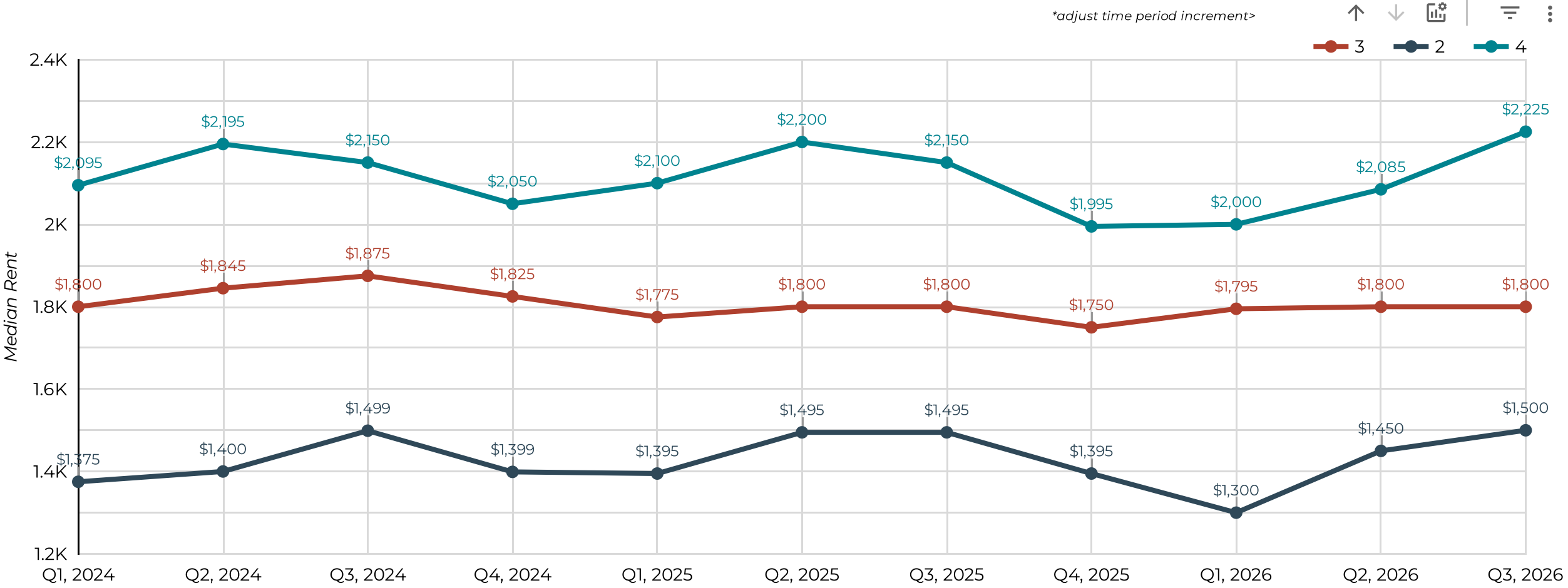
Leases



Market Prices

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

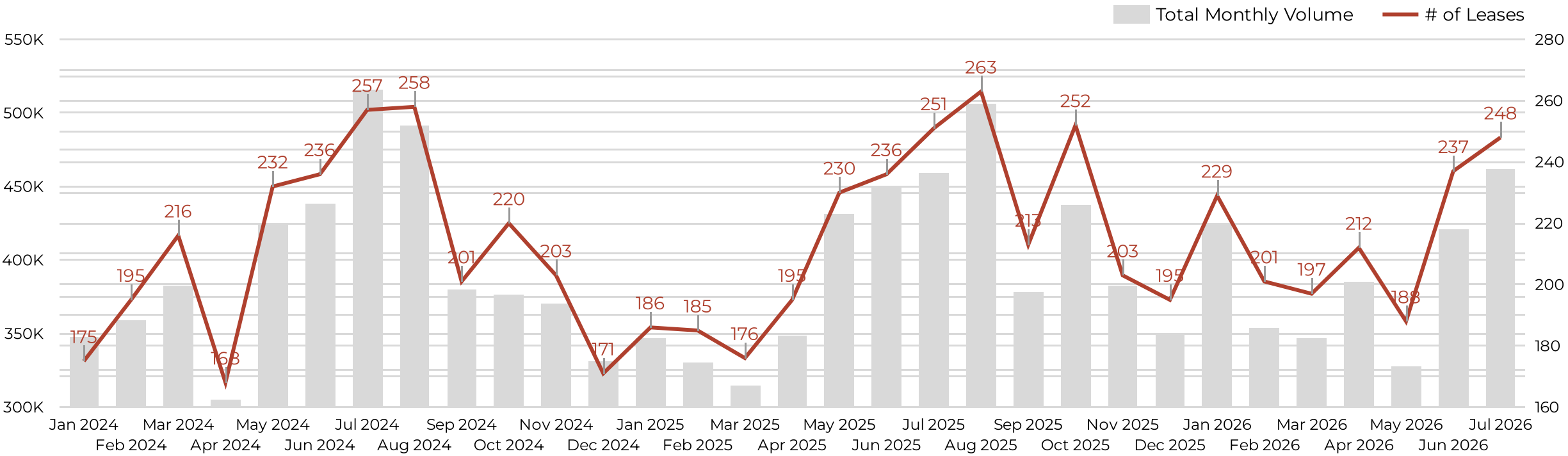
Beds



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2026	1,595	\$1,770	\$1,812	\$1.31
2025	2,585	\$1,750	\$1,833	\$1.79
2024	2,532	\$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.



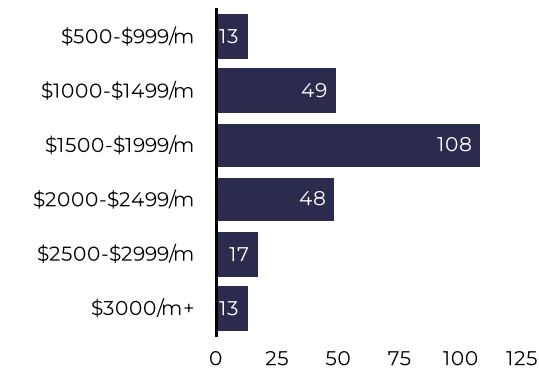
MONTHLY Renter Demand
MLSSAZ® Rental Housing Market

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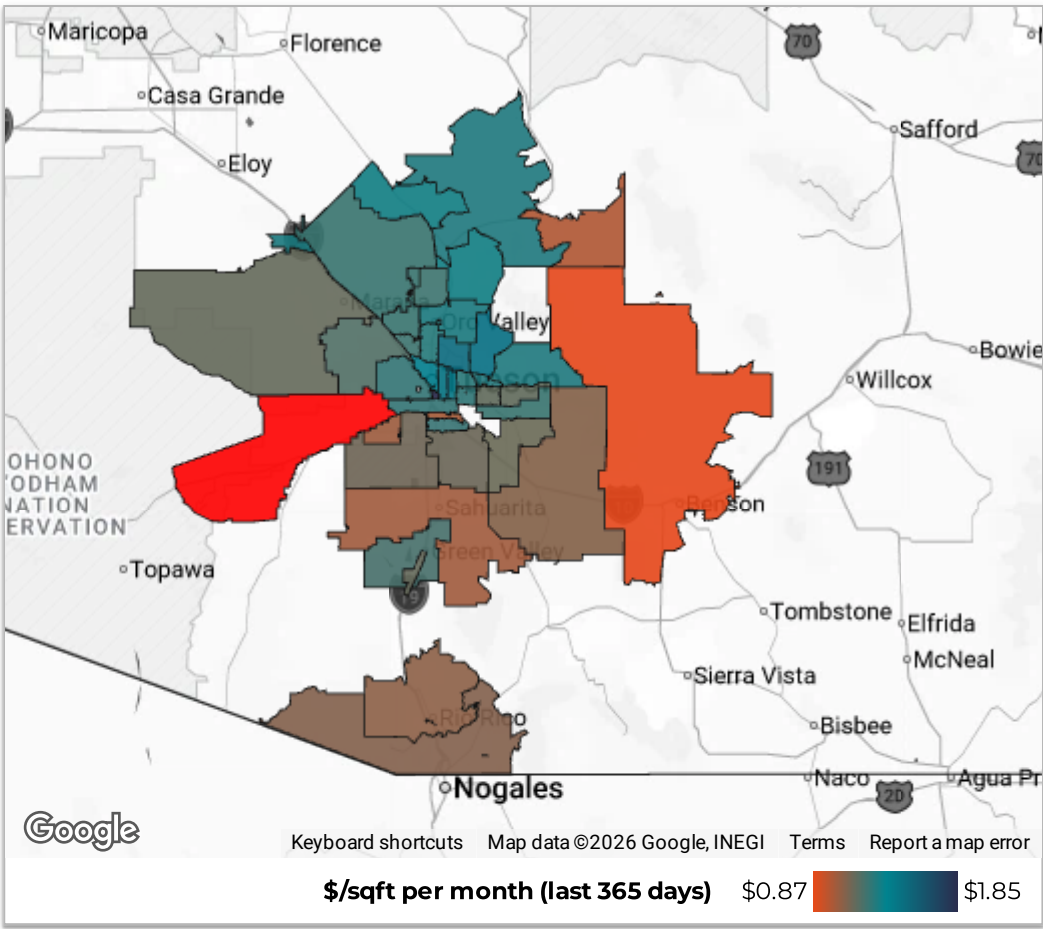


Region City Zip Code
County Type Beds
Price Range Between Enter a value and Enter a value
Download

July

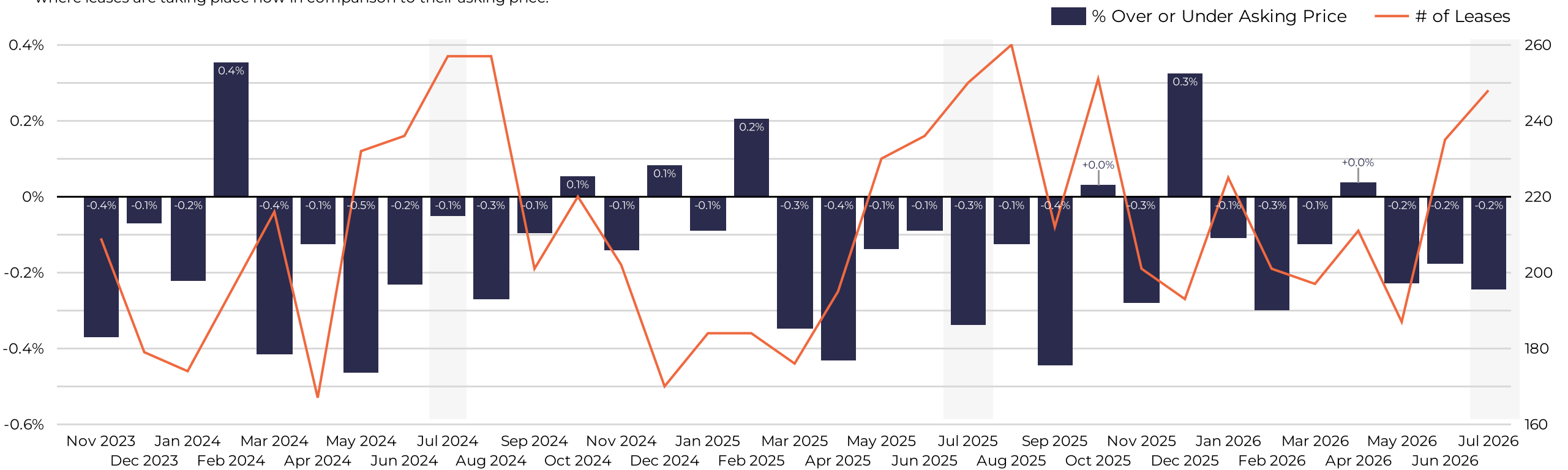


of Leases: 248 (-1.2% from previous year)
Median Lease (\$/month): \$1,795 (0.0% from previous year)
Total Monthly Rental Volume: \$462,124 (0.6% from previous year)
Median Days on Market: 30 (-4 from previous year)
\$/sqft: \$1.32 (\$0.02 from previous year)
Average % Over Asking: -0.25% (-0.08% from previous year)



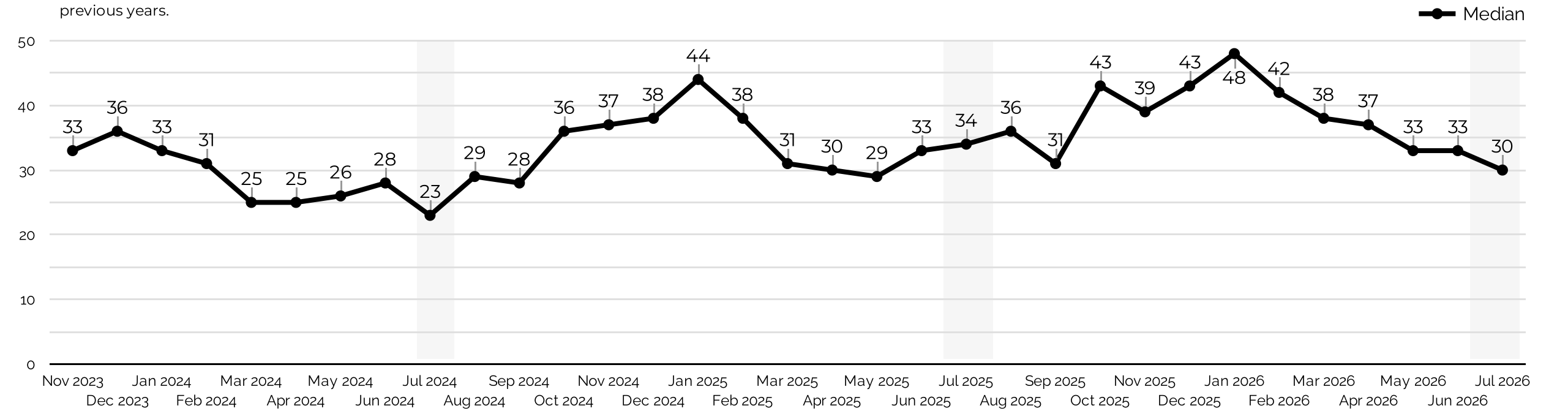
Renter Demand

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



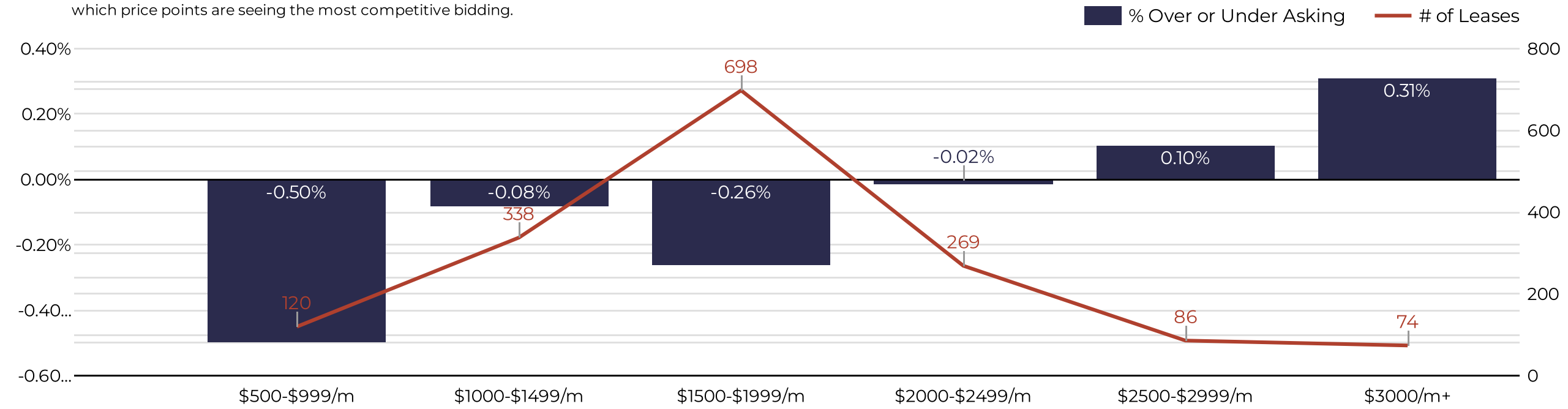
Days on Market

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

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Beds

Price Range

Between

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and

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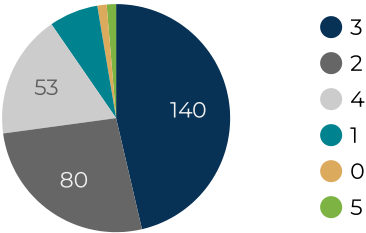
Download

July

of New Listings (Supply)
302
-61 from previous year

of New Pendings (Demand)
113
13 from previous year

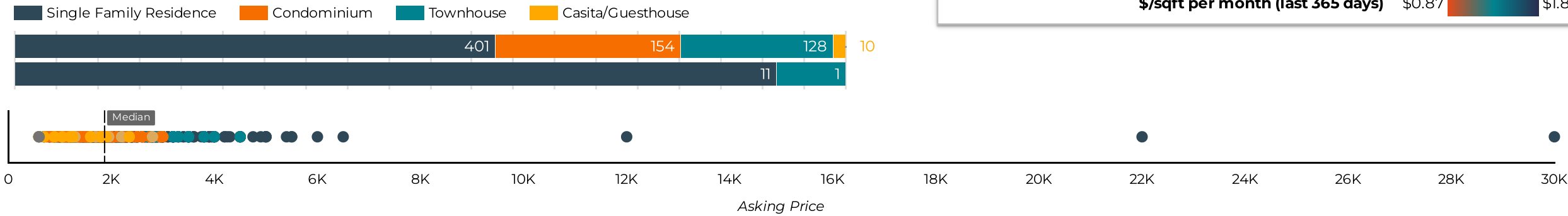
of Bedrooms Delivered



Months of Supply Now
2.88

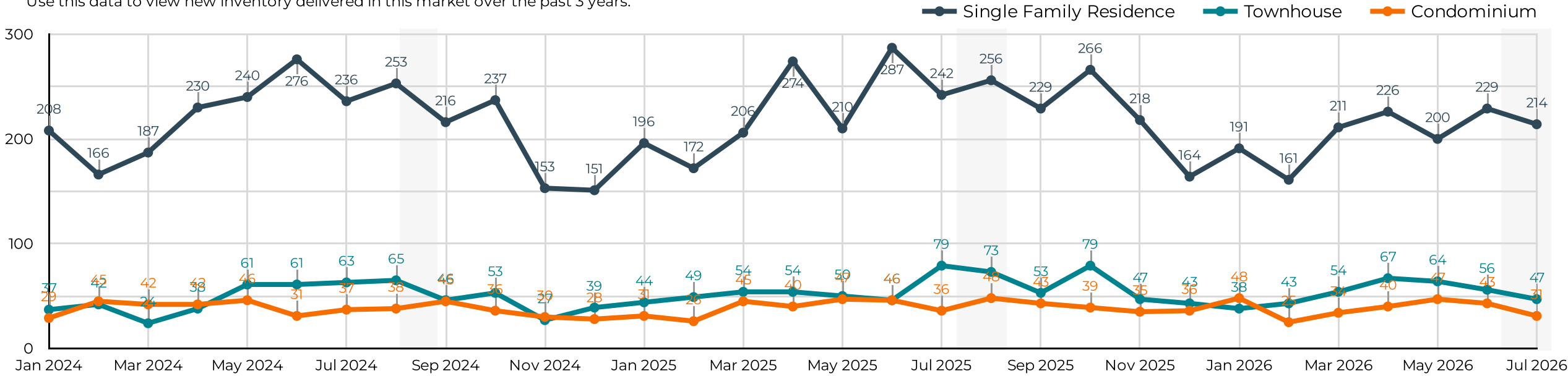
Active Listings Now
714

Active Now



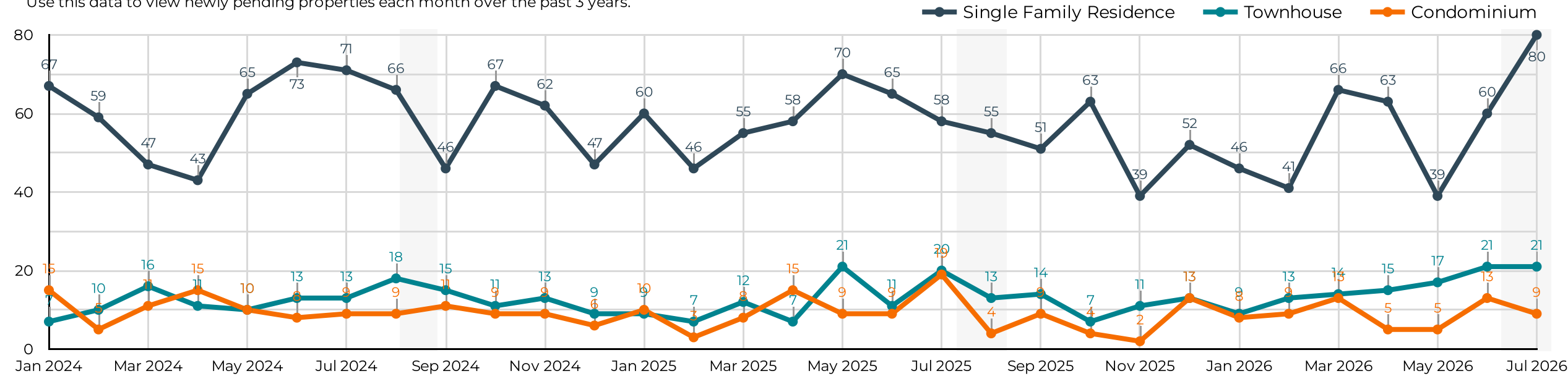
New Rental Listings

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



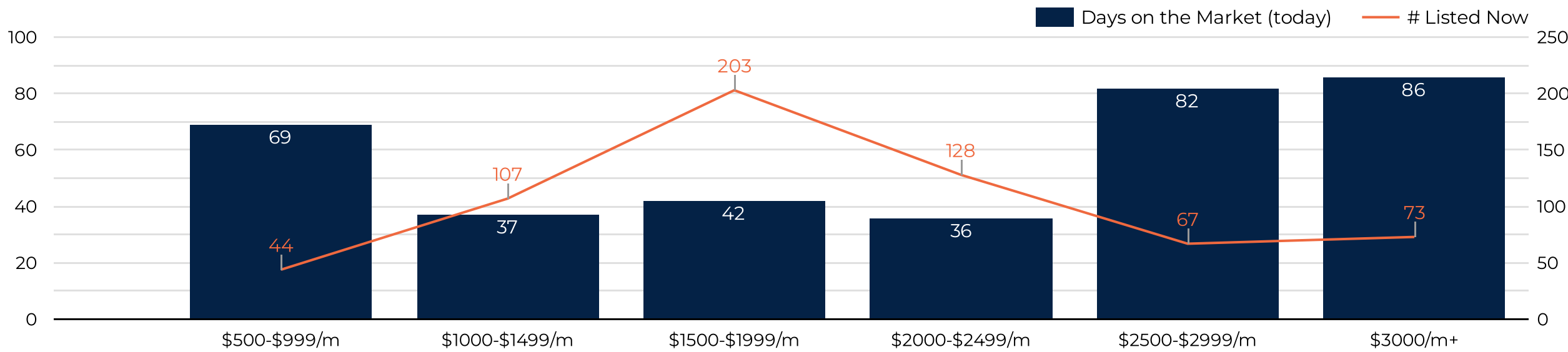
New Pending Leases

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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Between

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and

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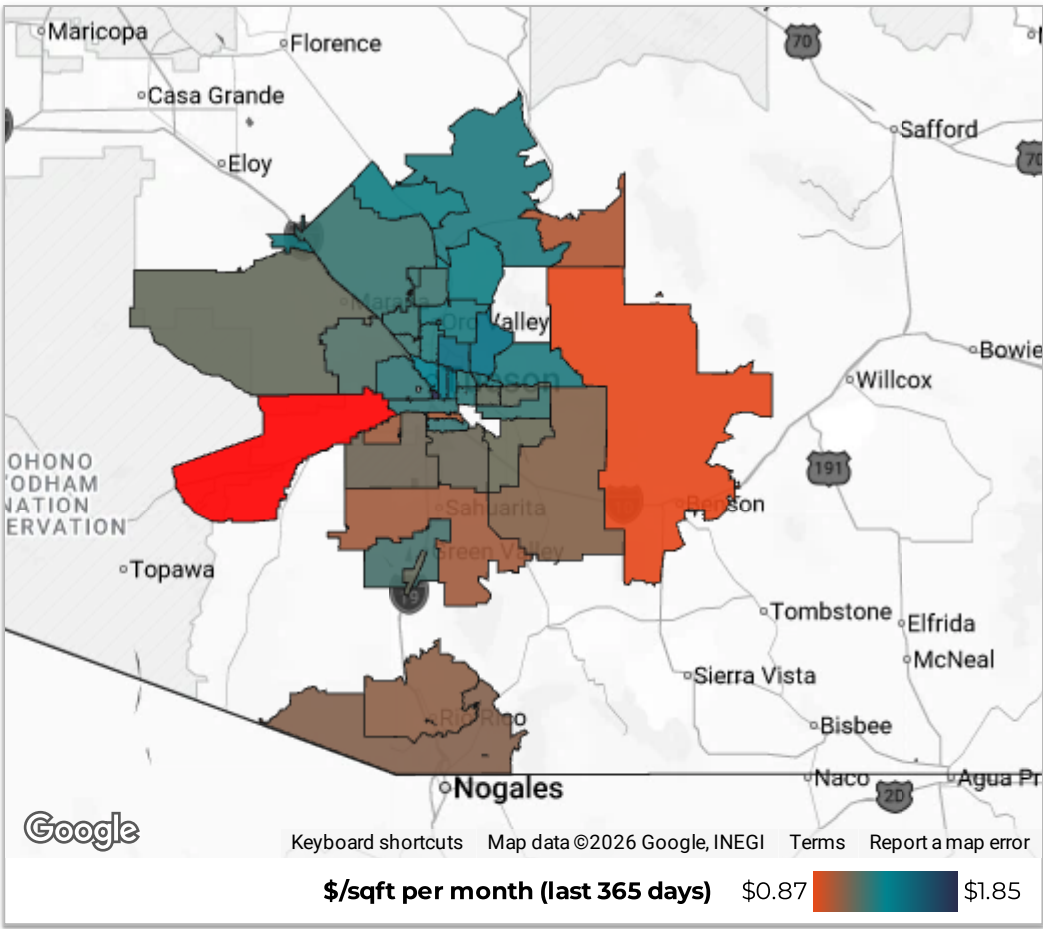
Download

Year-to-Date Statistics

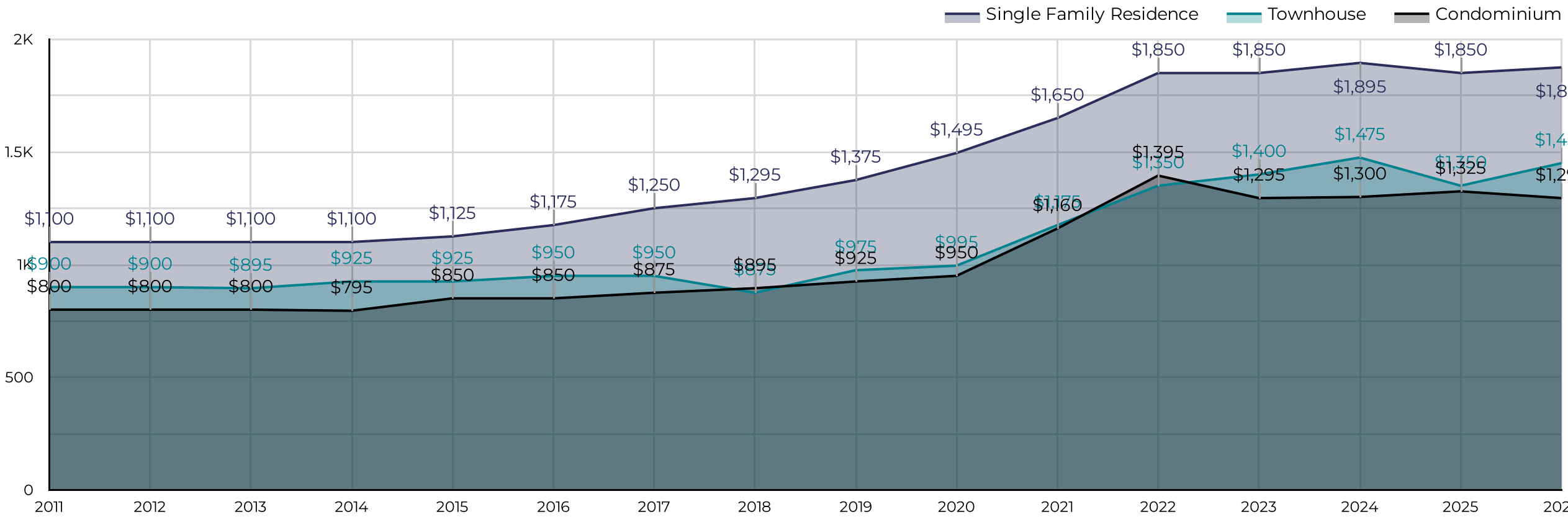
2026



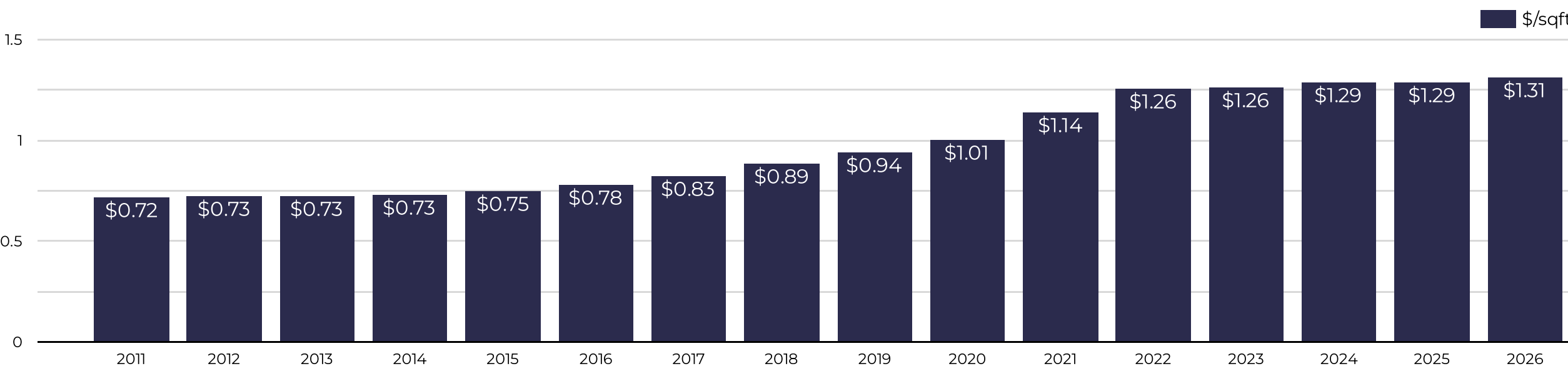
# of Leases 1,595 ↑ 2.7% from previous year YTD	Total Monthly Volume \$2.89M ↑ 0.7% from previous year YTD	Median Lease (\$/month) \$1,770 ↓ -1.4% from previous year YTD
New Listings 2,159 ↓ -8.3% from previous year YTD	Median Days on Market 36 ↑ 2 from previous year YTD	% Over or Under Asking -0.1% ↓ -0.1% from previous year YTD



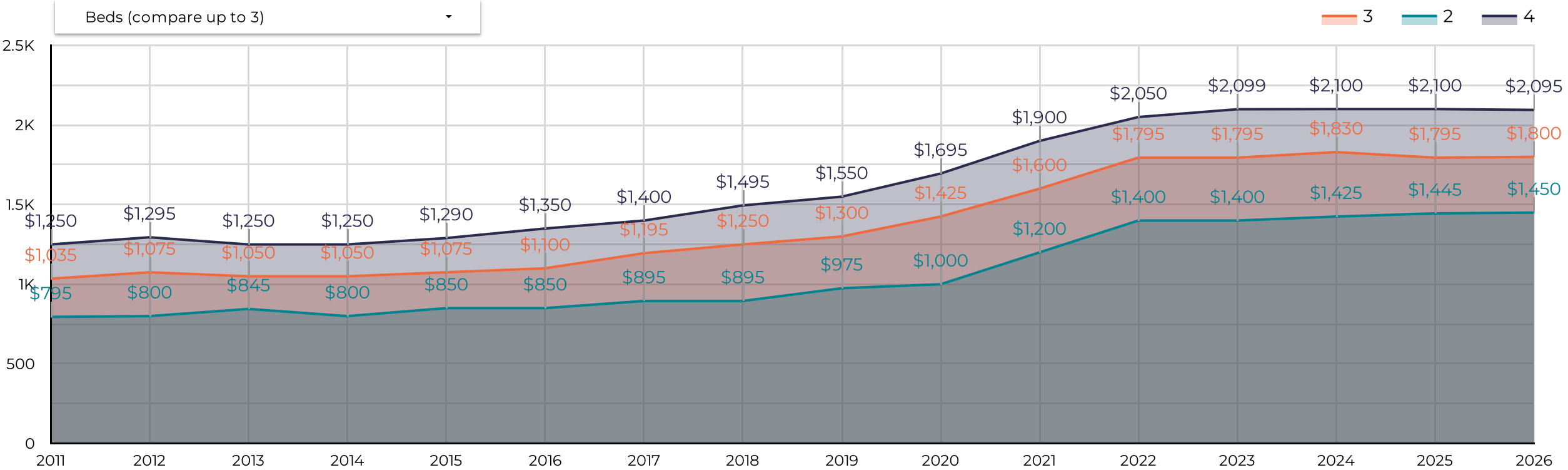
Median Rental Price/Month



\$/Sqft



Median Lease By Bedrooms



YEARLY Inventory & Demand
MLSSAZ® Rental Housing Market

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Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

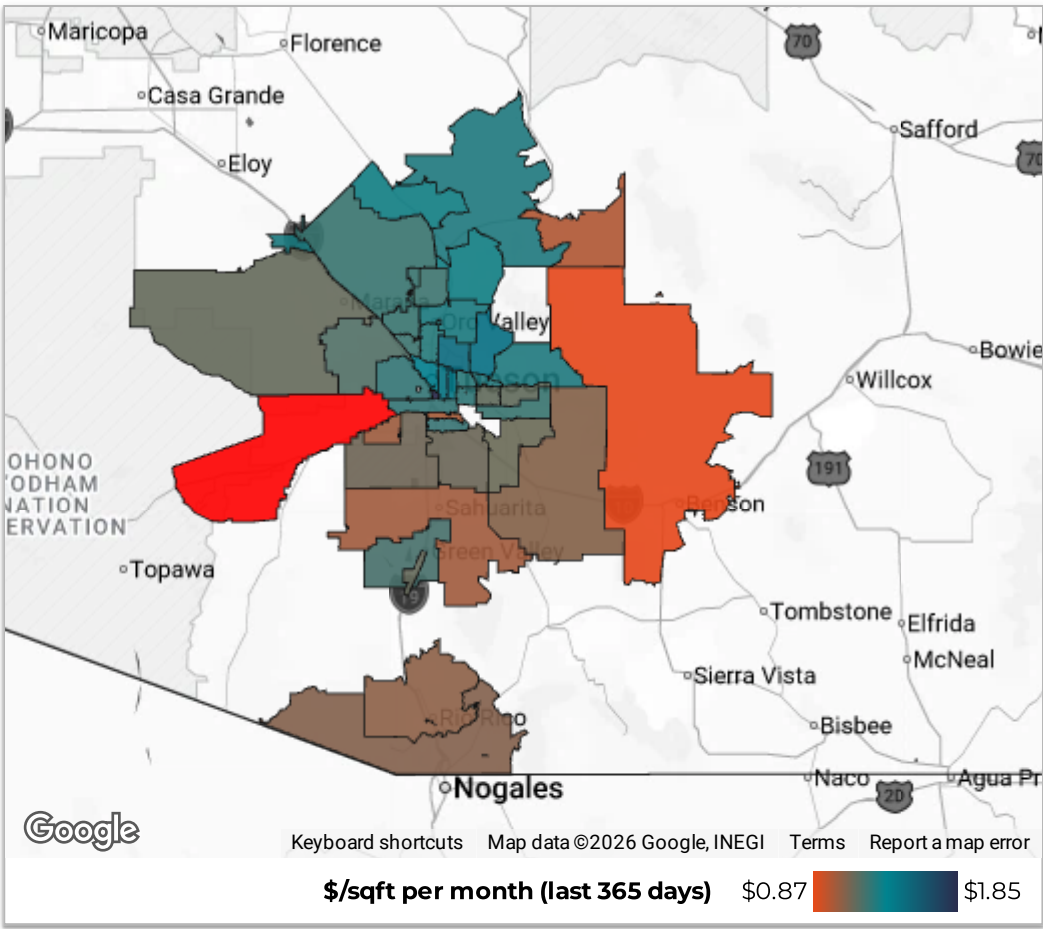
and

Enter a value

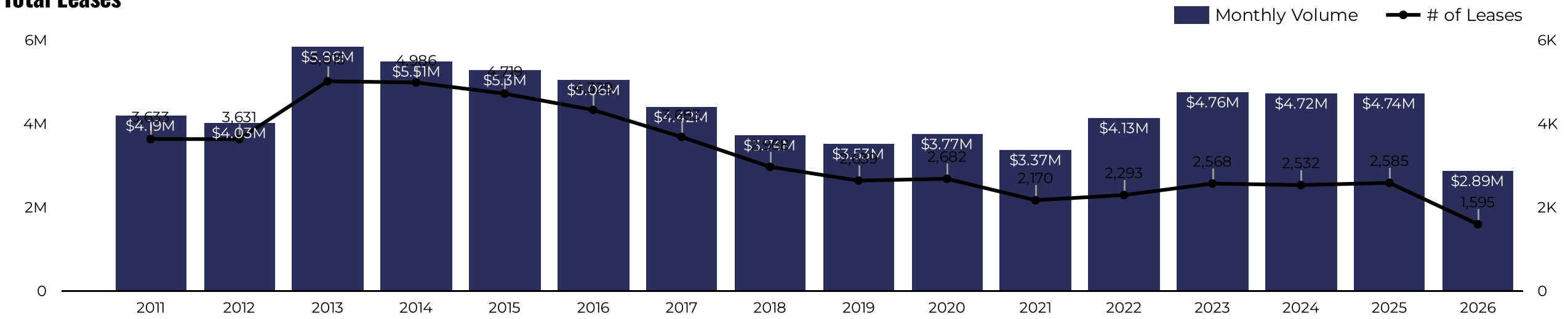
Download

Year-to-Date Statistics
2026

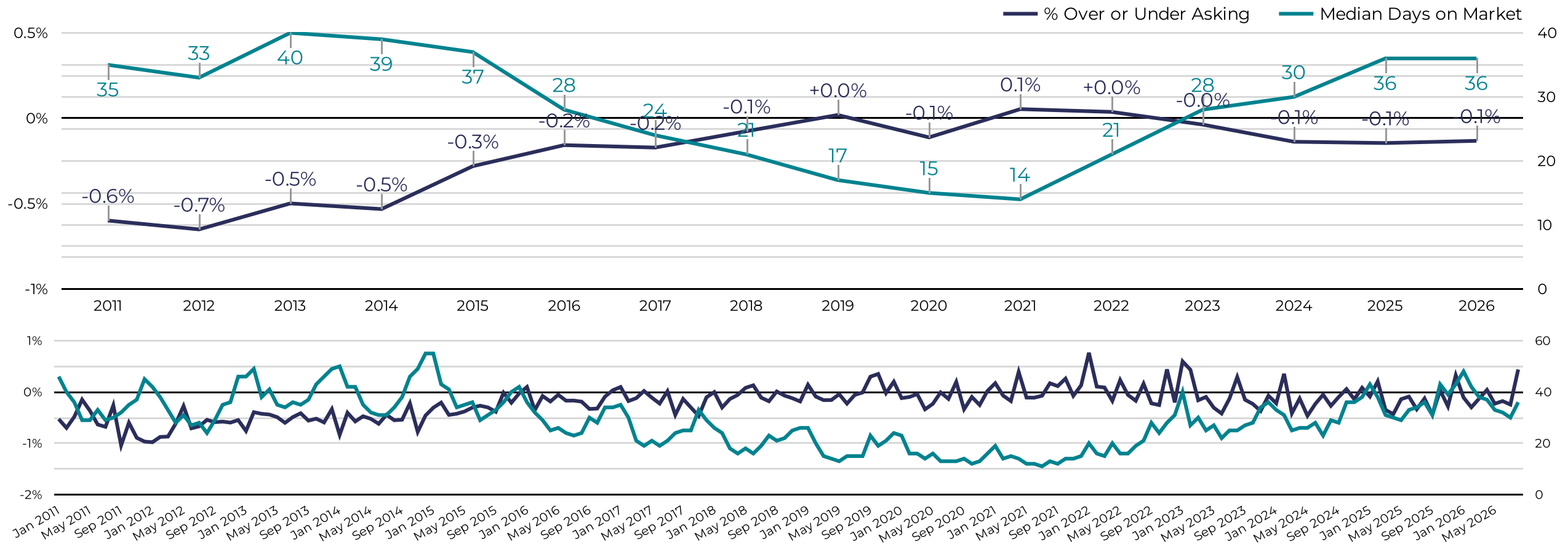
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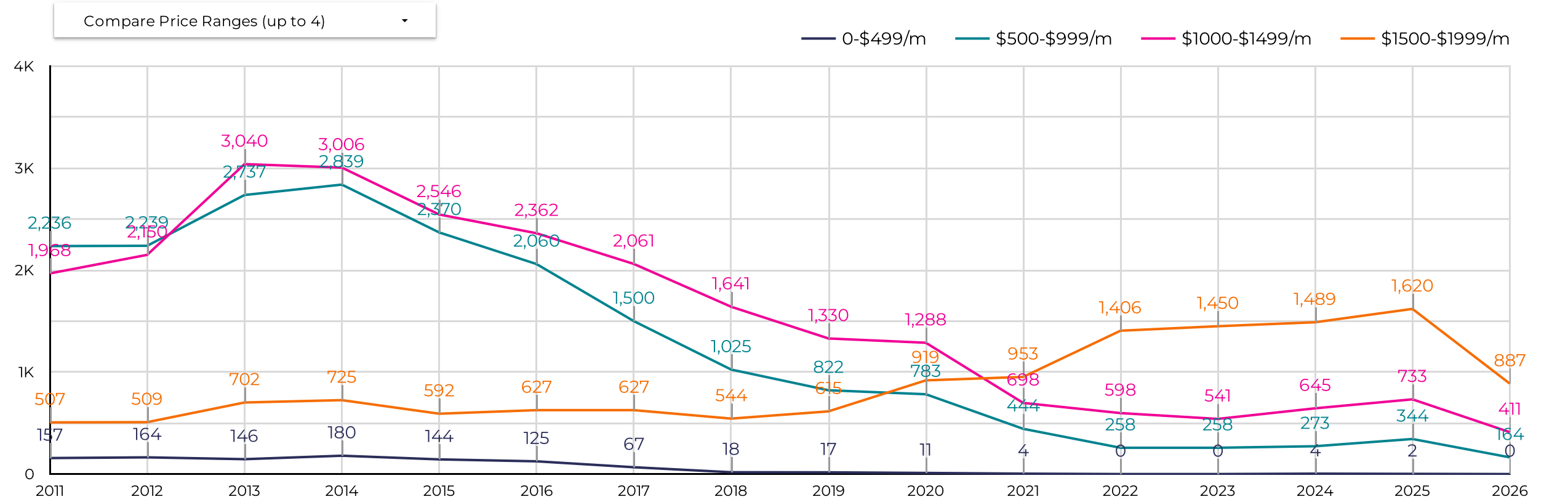
Total Leases



Renter Demand



New Rental Listings Delivered



HOUSING BREAKDOWN By Beds & Price Range

MLSSAZ® Rental Housing Market

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Region

City

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Beds

Price Range

Between

Enter a value

and

Enter a value

Download

July

of Leases

248

-1.2% from previous year

Total Monthly Rental Volume

\$462.12K

0.6% from previous year

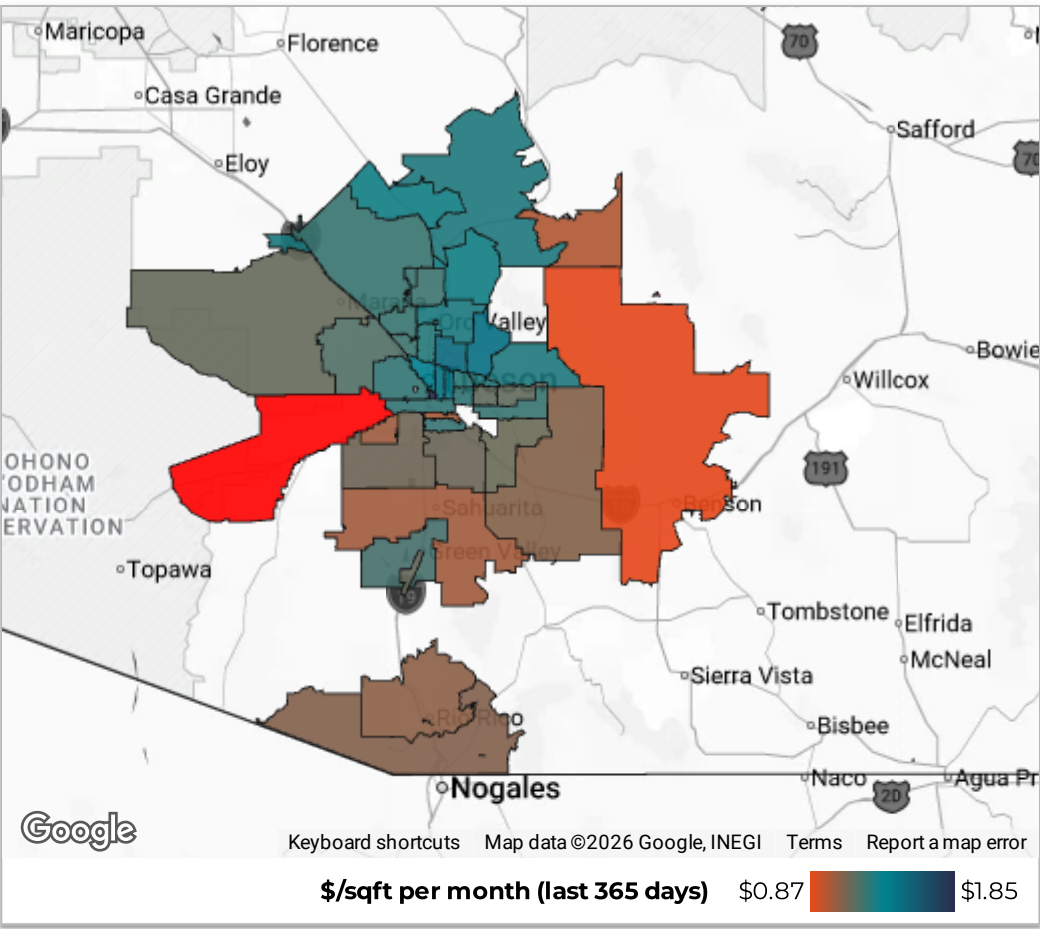
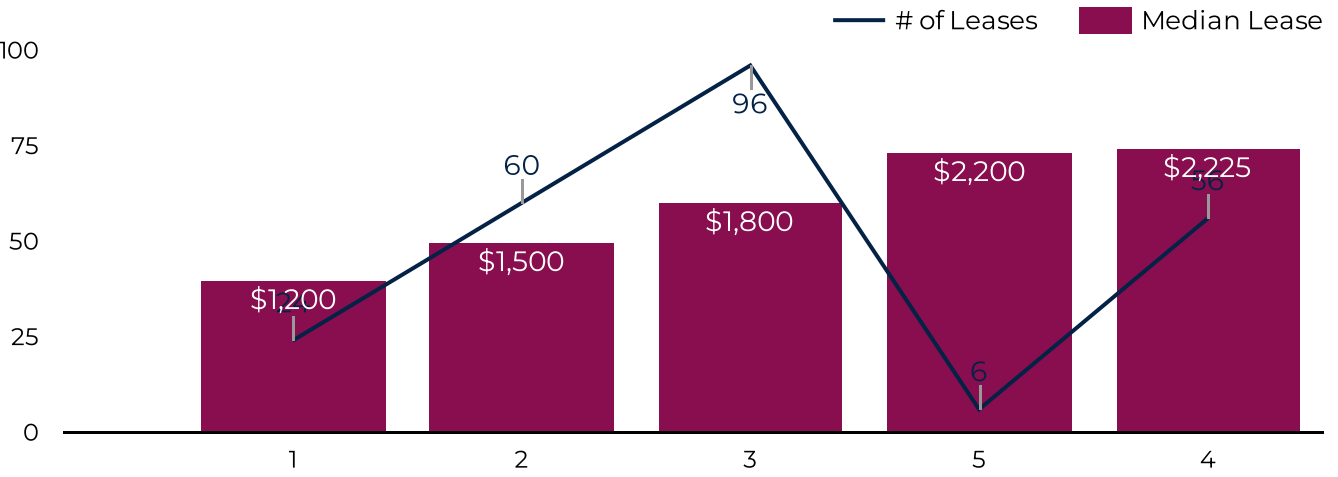
Average SqFt

1,538

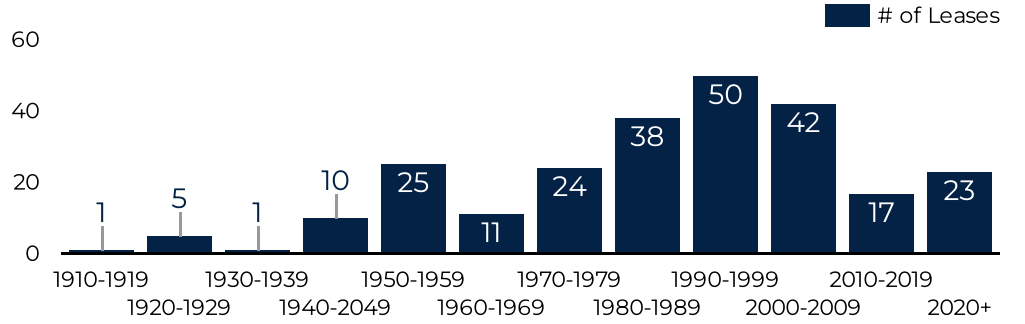
Median Year Built

1,993

Median Lease Price By Bedrooms



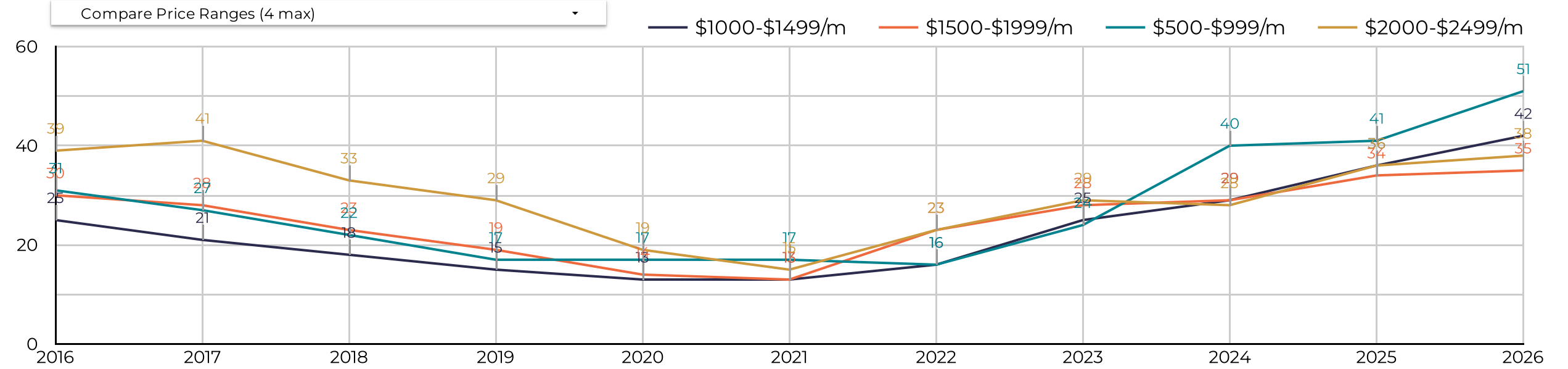
Leases By Property Age



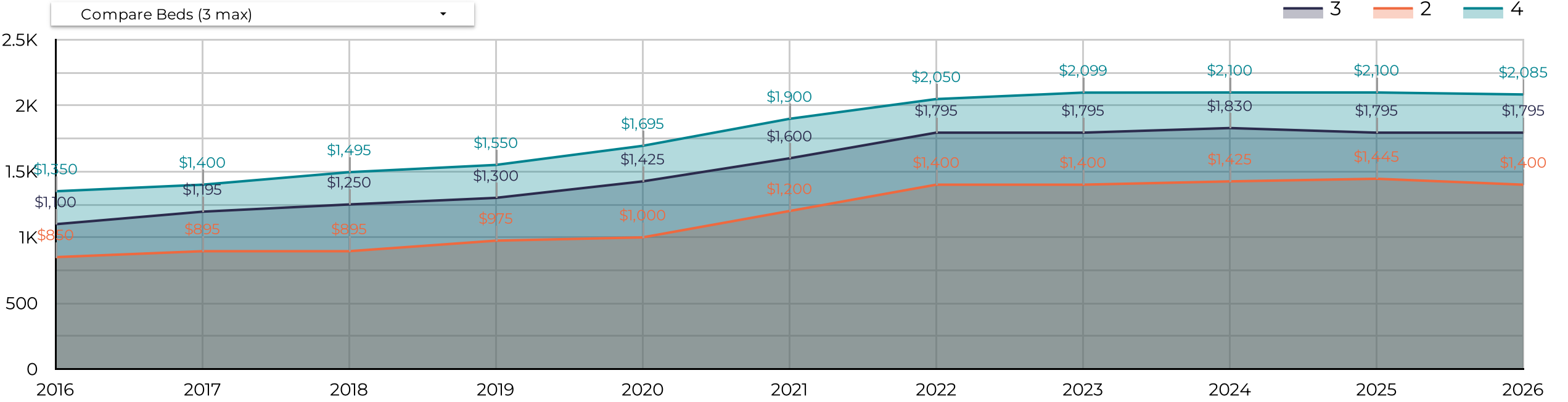
Renter Demand By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking	
\$500-\$999/m	13	13	0	0	68	-0.43%	
\$1000-\$1499/m	49	38	9	2	34	-0.34%	
\$1500-\$1999/m	108	31	60	17	31	-0.51%	
\$2000-\$2499/m	48	4	22	22	22	0.41%	
\$2500-\$2999/m	17	2	2	13	29	-0.11%	
\$3000/m+	13	2	3	8	21	-0.11%	
Grand total	248	90	96	62	30	-0.25%	

Median Days on Market



Median Rental Price/Month



COMPARISONS By Region

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Region

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Beds

Price Range

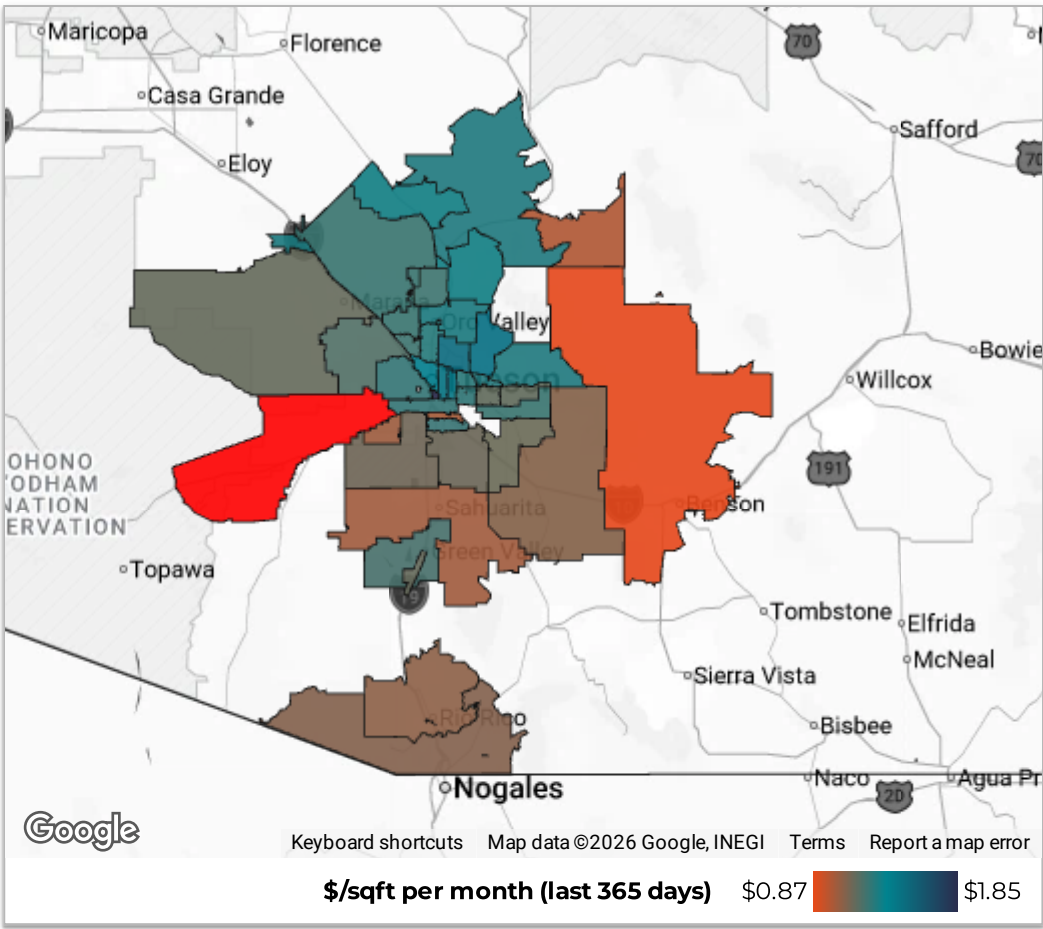
Between

Enter a value

and

Enter a value

Download



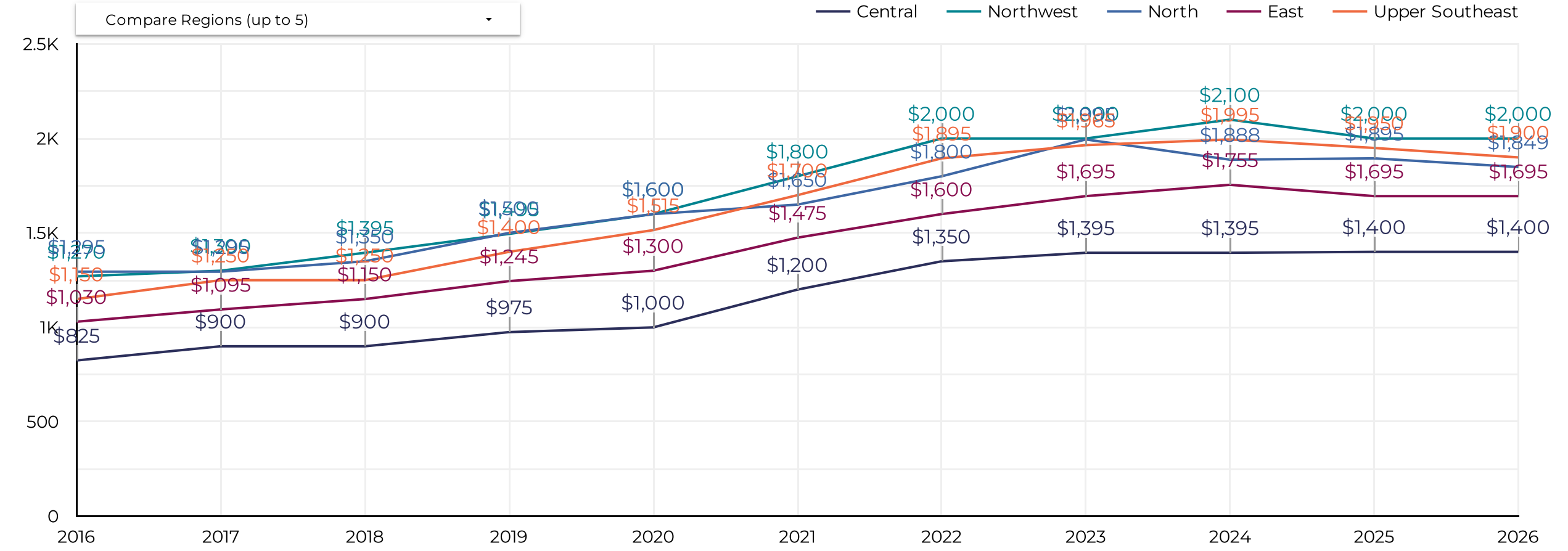
Jul 2026

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	66	-15.4%	\$101K	-16.5%	\$1,500	\$50	\$1.56	\$0.12	35	-13	+0.0%	0.3%
2. Northwest	45	40.6%	\$102.88K	60.2%	\$2,100	\$150	\$1.25	\$-0.01	26	-4	0.1%	0.2%
3. North	25	31.6%	\$53.36K	25.4%	\$1,850	\$-145	\$1.45	\$-0.03	28	-6	-1.2%	-1.3%
4. East	24	0.0%	\$39.77K	-6.5%	\$1,695	\$0	\$1.21	\$-0.02	31	9	-0.3%	0.4%
5. Upper Southeast	14	-44.0%	\$28.7K	-45.1%	\$1,995	\$0	\$1.14	\$0.03	27	-4	-0.3%	-0.1%
6. South	13	30.0%	\$18.46K	15.4%	\$1,450	\$-200	\$1.24	\$0.07	29	14	-0.2%	-0.2%
7. West	13	-31.6%	\$26.35K	-27.5%	\$1,945	\$50	\$1.19	\$-0.04	19	-1	0.0%	0.8%
8. Southwest	11	22.2%	\$18.23K	14.5%	\$1,650	\$-50	\$1.03	\$-0.05	52	-9	0.0%	0.3%
9. Extended West	11	120.0%	\$23.73K	138.8%	\$2,195	\$300	\$1.15	\$0.01	19	-16	-0.4%	0.7%
10. Southeast	8	33.3%	\$15.46K	39.0%	\$1,795	\$95	\$1.20	\$-0.01	26	-24	0.0%	0.0%
11. Pinal	6	500.0%	\$7.61K	334.9%	\$1,175	\$-575	\$1.02	\$0.02	45	1	-1.3%	-1.3%
12. Northeast	6	100.0%	\$14.49K	213.5%	\$2,000	\$700	\$1.33	\$-0.01	29	21	-1.5%	-1.5%
13. Green Valley North	3	-40.0%	\$6.6K	-34.7%	\$2,100	\$150	\$1.14	\$0.20	23	-78	0.0%	0.0%
14. Upper Northwest	1	-85.7%	\$1.73K	-90.0%	\$1,725	\$-675	\$1.73	\$0.27	62	2	0.0%	1.6%
15. SCC-Rio Rico East	1	0.0%	\$1.8K	5.9%	\$1,800	\$100	\$0.97	\$-0.22	86	55	0.0%	0.0%
16. Green Valley Sout...	1	-	\$1.98K	-	\$1,975	-	\$1.14	-	40	-	0.0%	-

Median Lease by Region



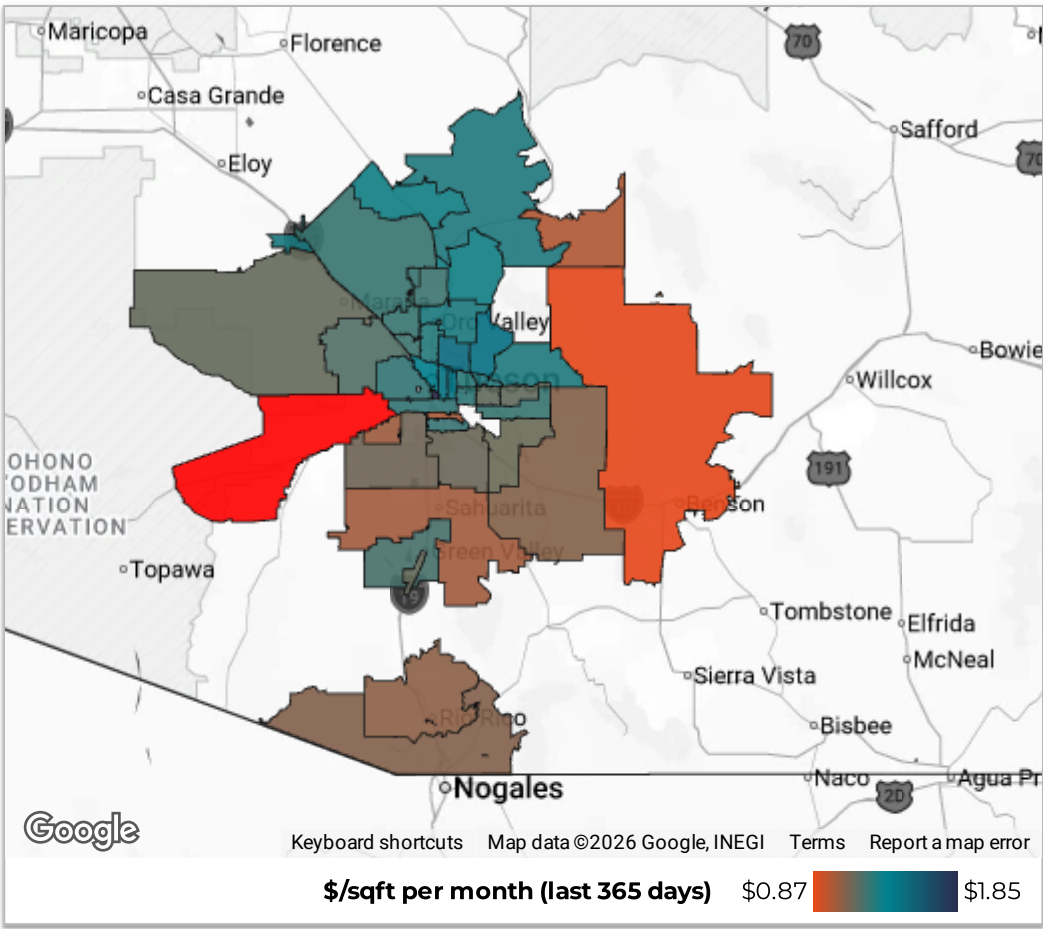
COMPARISONS By Zip Code
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Jul 2026
vs. last year

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Zip Code	# of Leases	% Δ	Volume	% Δ	Median Lease	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
1. 85719	25	-7.4%	\$39,235	-17.9%	\$1,595	-\$105	\$1.62	\$0.16	64	-4	0.7%	1.3%
2. 85742	17	70.0%	\$36,385	92.2%	\$2,100	\$300	\$1.16	\$-0.00	39	24	0.3%	0.8%
3. 85750	16	60.0%	\$36,755	49.0%	\$1,850	-\$315	\$1.45	\$-0.10	25	-8	-1.7%	-1.9%
4. 85710	15	36.4%	\$24,105	15.2%	\$1,695	-\$50	\$1.23	\$0.05	35	4	-0.5%	1.0%
5. 85641	11	10.0%	\$21,529	0.5%	\$1,875	-\$120	\$1.12	\$0.03	34	9	-0.4%	+0.0%
6. 85705	11	-26.7%	\$18,255	-23.2%	\$1,445	-\$50	\$1.54	\$-0.01	50	25	-0.5%	-0.5%
7. 85716	11	-35.3%	\$14,640	-23.3%	\$1,275	\$225	\$1.43	\$0.02	35	-13	1.0%	1.0%
8. 85712	10	0.0%	\$15,885	7.6%	\$1,550	-\$45	\$1.52	\$0.32	30	10	-1.6%	-1.4%
9. 85747	9	-18.2%	\$18,780	-15.1%	\$1,800	-\$195	\$1.20	\$0.04	21	-21	0.0%	0.1%
10. 85653	9	80.0%	\$20,125	102.6%	\$2,200	\$305	\$0.99	\$-0.15	19	-16	-0.5%	0.6%
11. 85713	8	100.0%	\$11,709	80.4%	\$1,395	-\$250	\$1.35	\$0.15	29	-9	0.0%	0.9%
12. 85658	8	60.0%	\$20,295	84.6%	\$2,000	-\$200	\$1.34	\$0.13	26	-46	0.6%	0.6%
13. 85737	8	60.0%	\$19,655	106.5%	\$2,395	\$445	\$1.42	\$0.06	26	-31	0.0%	0.0%
14. 85743	7	0.0%	\$14,680	2.2%	\$1,895	-\$205	\$1.35	\$0.17	18	-2	0.0%	0.3%
15. 85757	7	250.0%	\$12,328	274.7%	\$1,745	\$150	\$1.03	\$-0.16	52	11	0.0%	0.0%
16. 85718	7	40.0%	\$12,260	32.8%	\$1,695	\$200	\$1.52	\$0.04	28	-9	0.6%	0.6%
17. 85730	6	-25.0%	\$9,065	-32.8%	\$1,575	-\$70	\$1.17	\$-0.08	20	-1	0.0%	-0.6%
18. 85741	6	-14.3%	\$10,750	-14.3%	\$1,800	-\$95	\$1.21	\$0.03	12	-11	-0.8%	-1.3%
19. 85755	5	25.0%	\$12,595	32.6%	\$2,675	\$725	\$1.11	\$-0.48	4	-23	0.2%	0.2%
20. 85745	5	-54.5%	\$9,640	-52.5%	\$2,000	\$105	\$1.19	\$-0.09	22	8	0.0%	0.8%
21. 85756	5	-68.8%	\$8,445	-72.4%	\$1,700	-\$95	\$1.02	\$-0.12	38	19	0.0%	0.0%
22. 85746	5	-16.7%	\$6,900	-36.9%	\$1,300	-\$495	\$1.02	\$-0.04	19	-39	0.0%	0.5%
23. 85711	5	-37.5%	\$7,540	-43.1%	\$1,600	\$450	\$1.28	\$-0.18	29	1	-1.2%	-0.7%

Median Lease By Zip Code

