

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: Oct 5, 2026

Region

City

Zip Code

County

Type

Beds

Price Range

Between

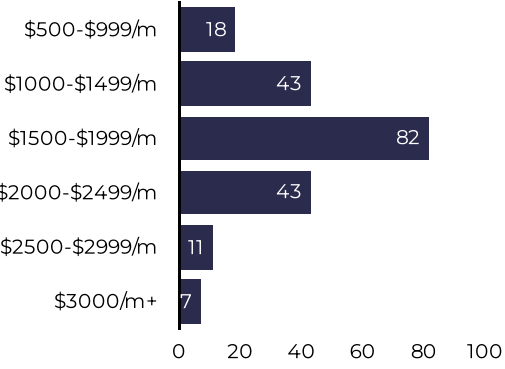
Enter a value

and

Enter a value

Download

September



of Leases

204

-4.2% from previous year

Median Lease (\$/month)

\$1,760

2.0% from previous year

Total Monthly Rental Volume

\$364,640

-3.7% from previous year

Median Days on Market

35

4 from previous year

\$/sqft

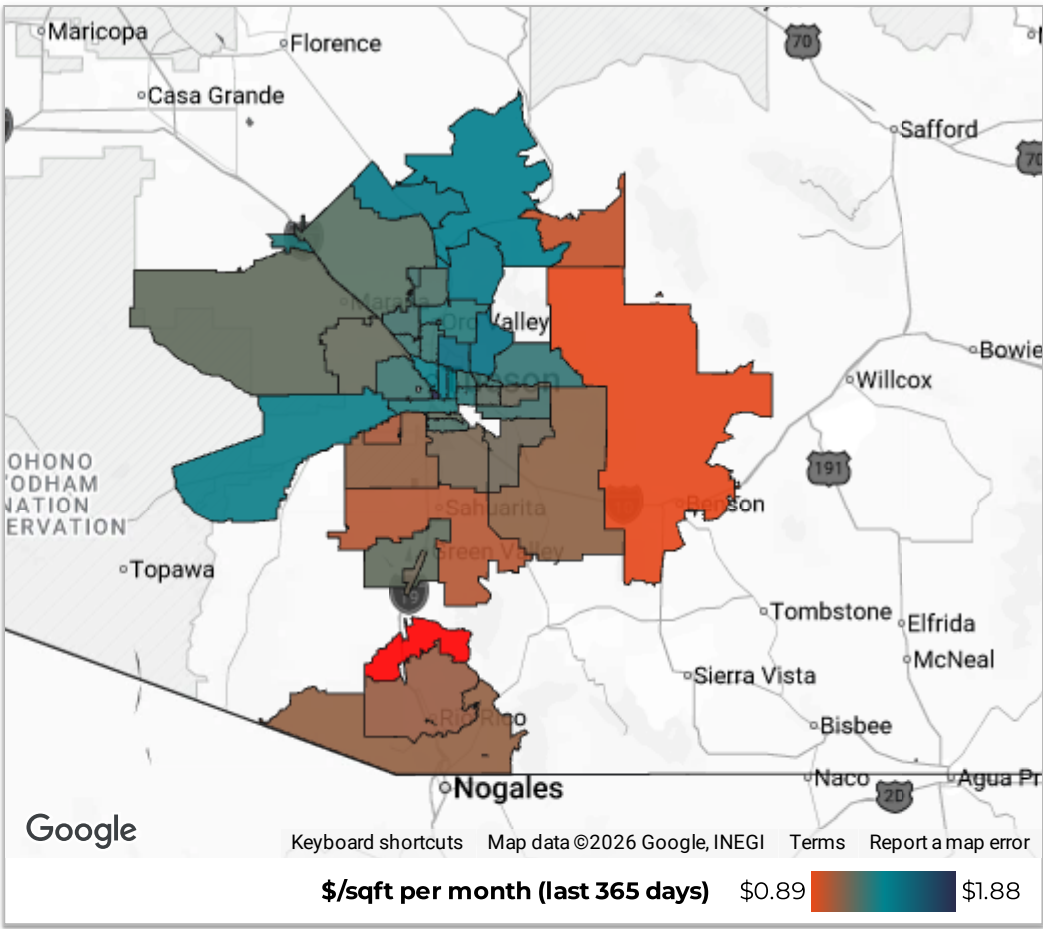
\$1.31

-\$0.00 from previous year

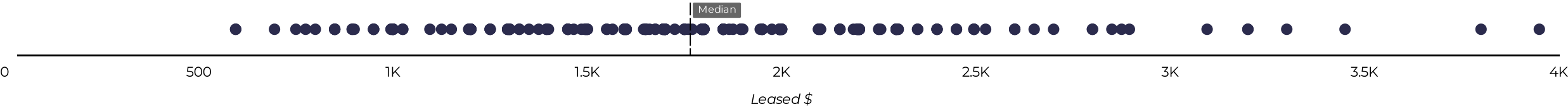
Average % Over Asking

0.07%

0.25% from previous year



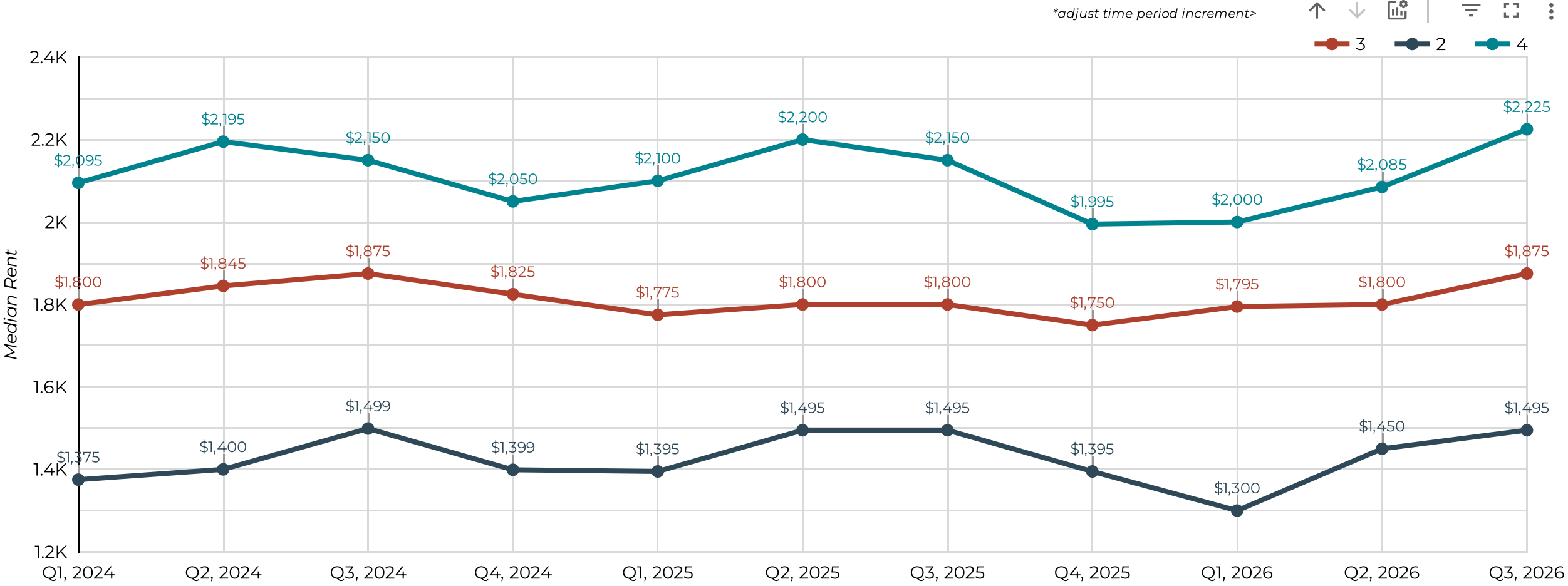
Leases



Market Prices

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

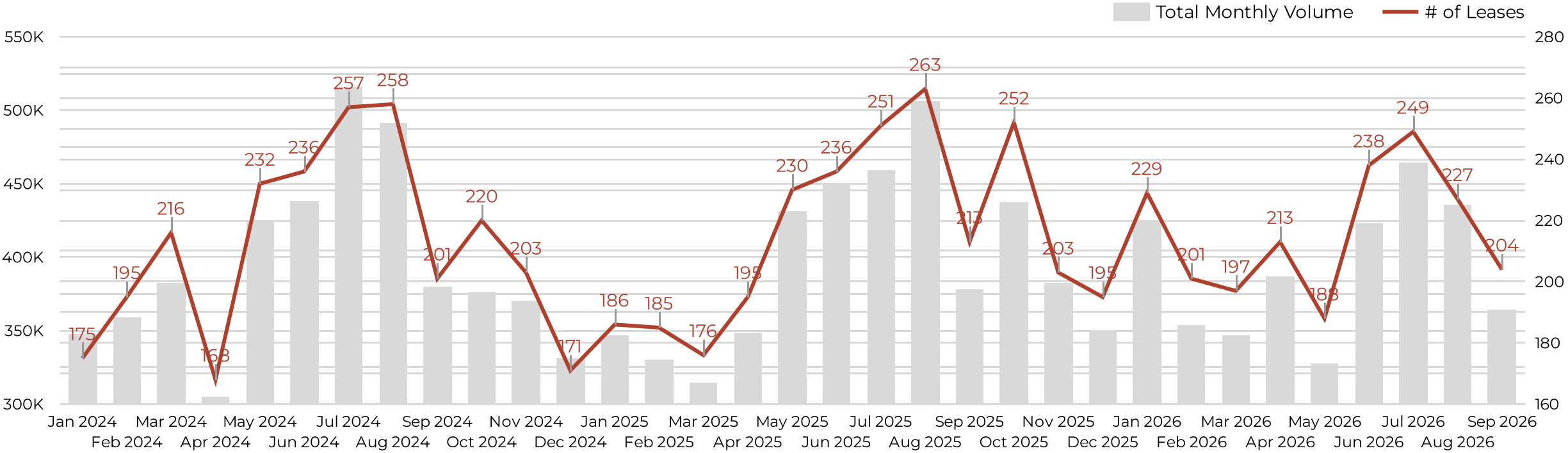
Beds



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2026	2,003	\$1,795	\$1,821	\$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.



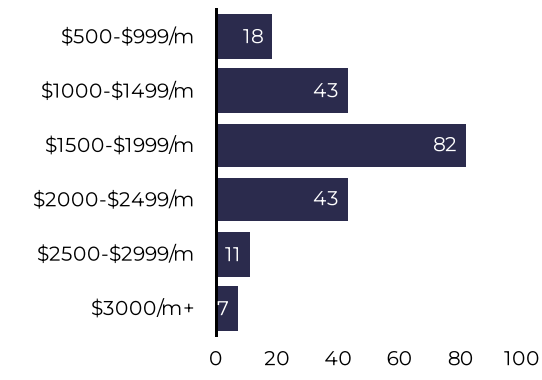
MONTHLY Renter Demand
MLSSAZ® Rental Housing Market

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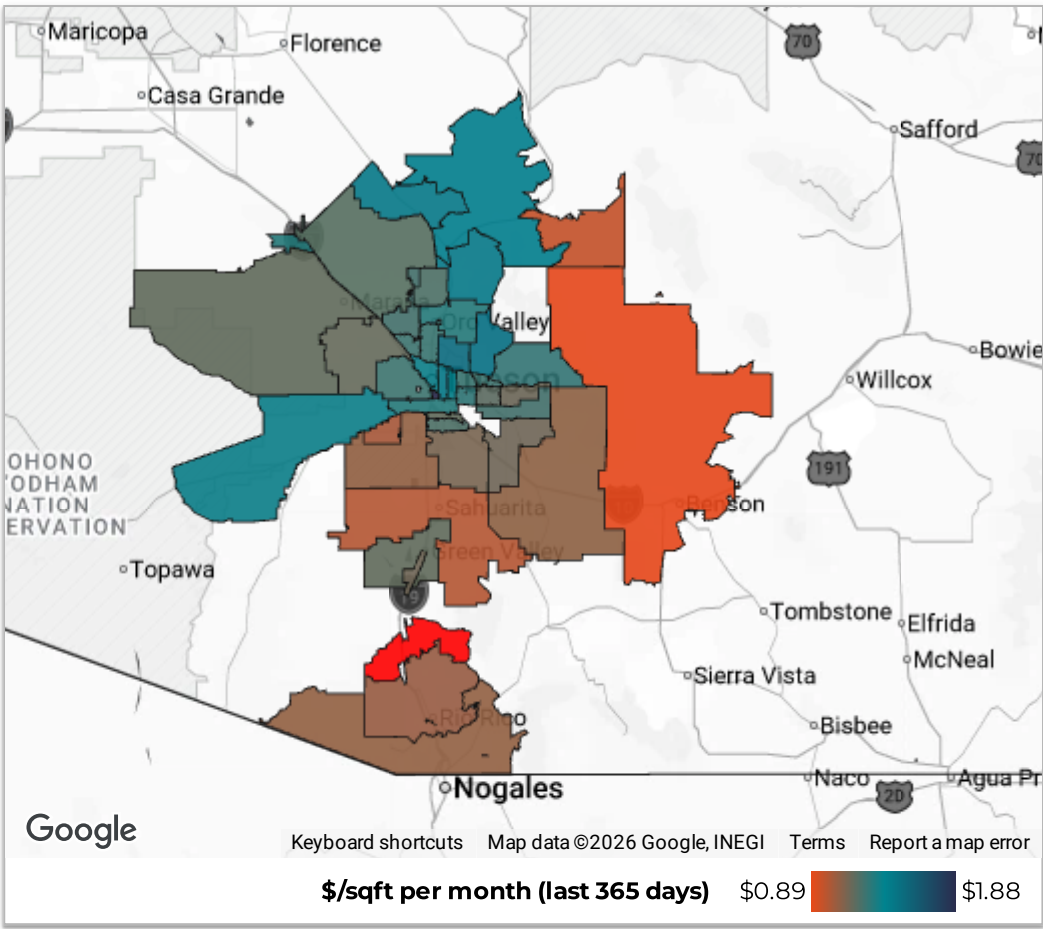


Region City Zip Code
County Type Beds
Price Range Between Enter a value and Enter a value
Download

September

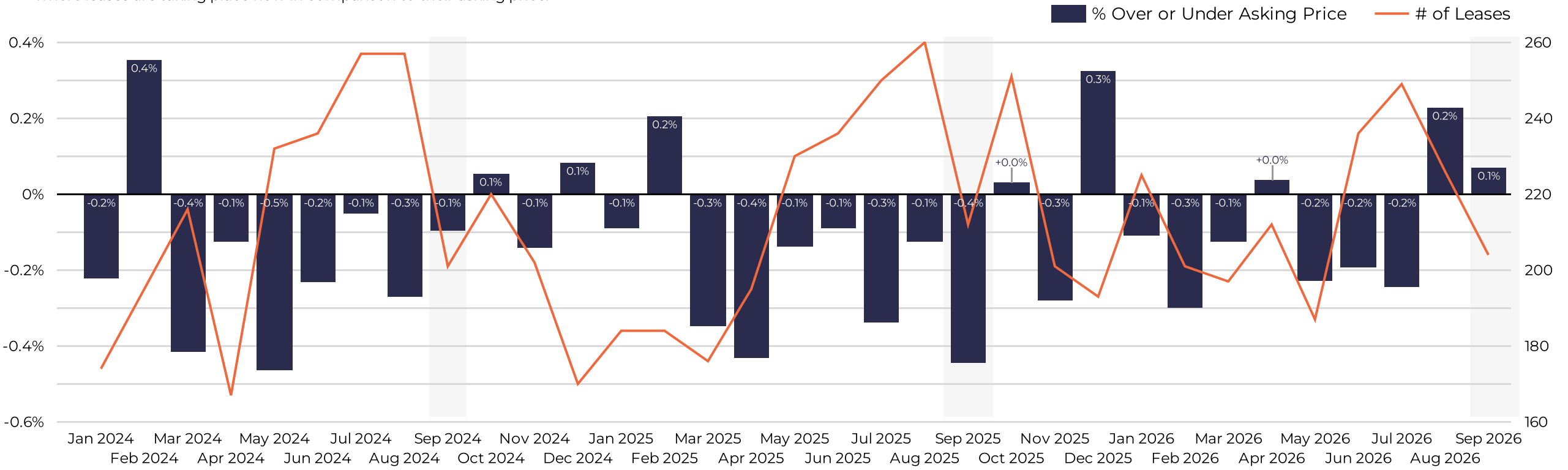


of Leases: 204 (-4.2% from previous year)
Median Lease (\$/month): \$1,760 (2.0% from previous year)
Total Monthly Rental Volume: \$364,640 (-3.7% from previous year)
Median Days on Market: 35 (4 from previous year)
\$/sqft: \$1.31 (-\$0.00 from previous year)
Average % Over Asking: 0.07% (0.25% from previous year)



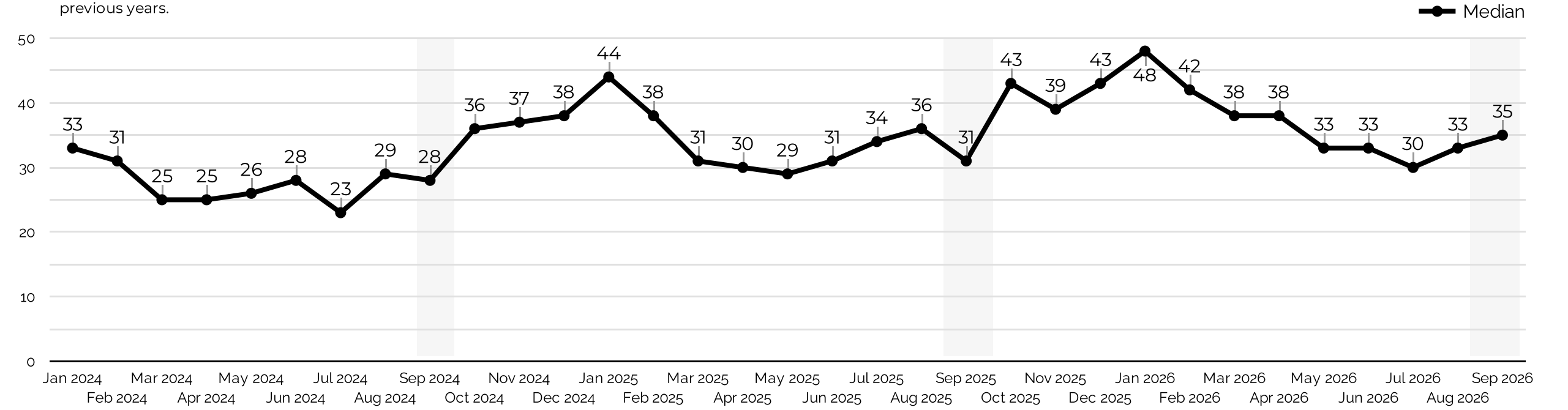
Renter Demand

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



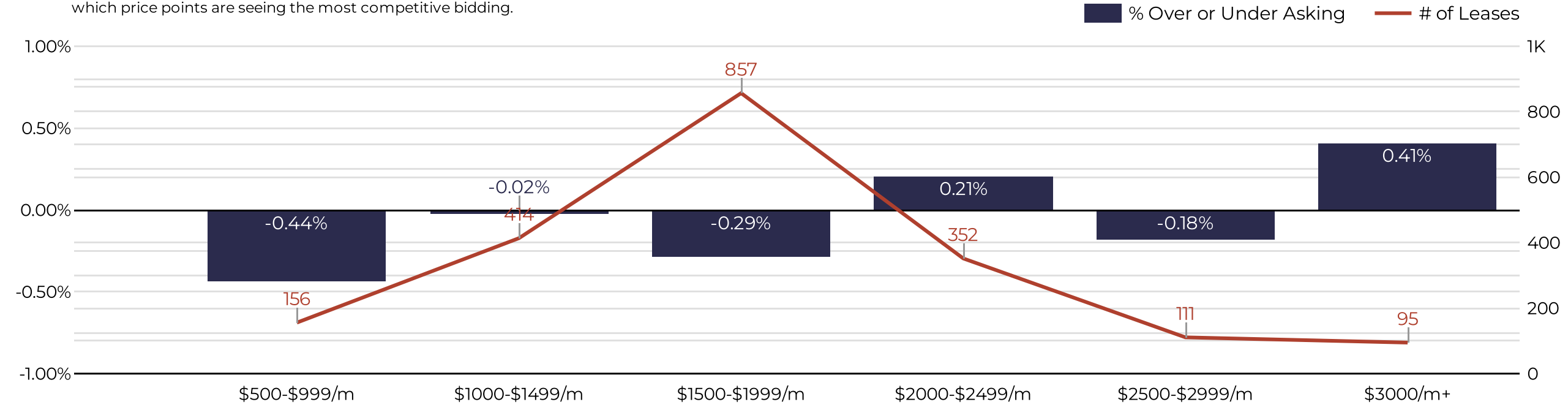
Days on Market

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

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County

Type

Beds

Price Range

Between

Enter a value

and

Enter a value

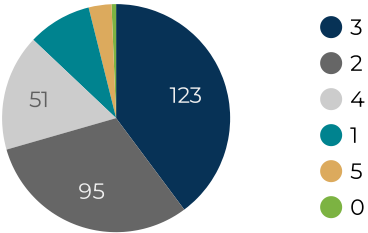
Download

September

of New Listings (Supply)
309
-29 from previous year

of New Pendings (Demand)
78
2 from previous year

of Bedrooms Delivered

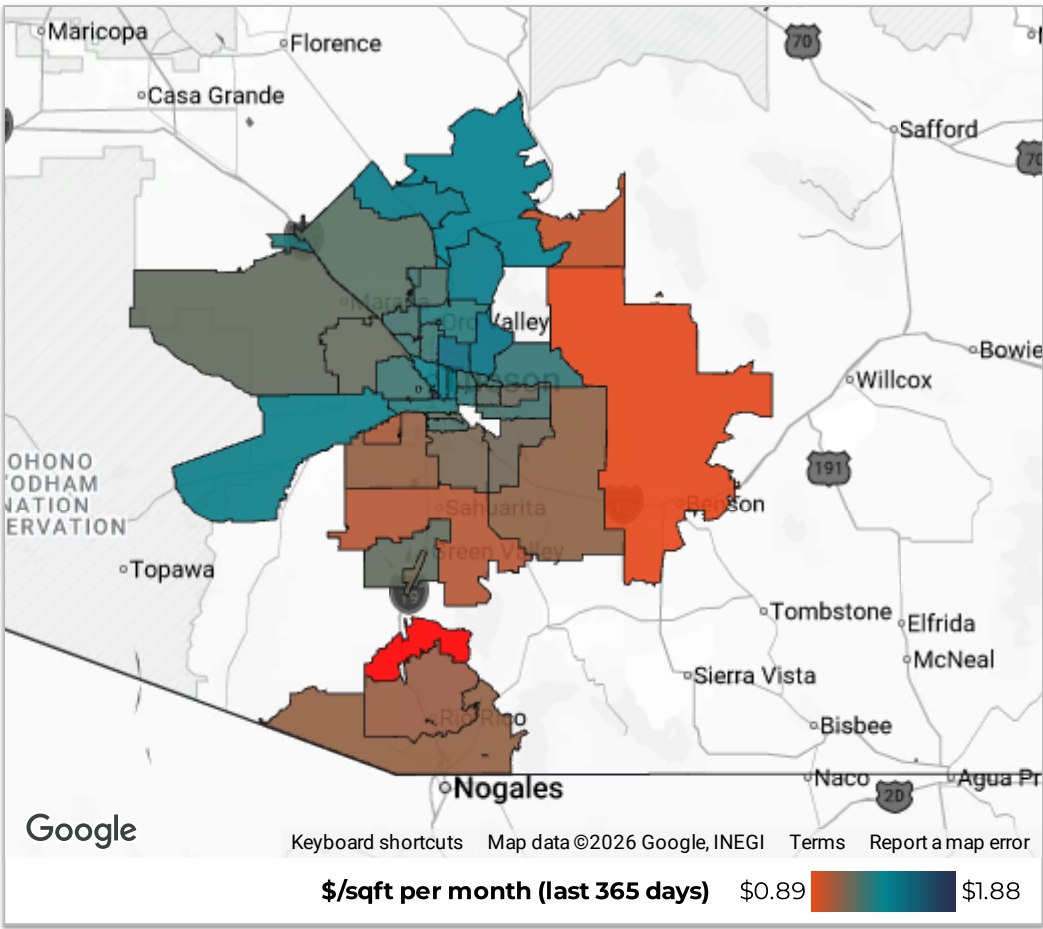


Months of Supply Now

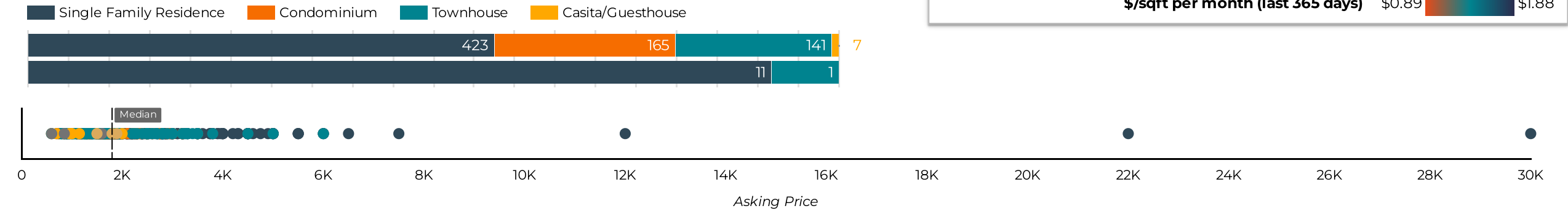
3.7

Active Listings Now

754

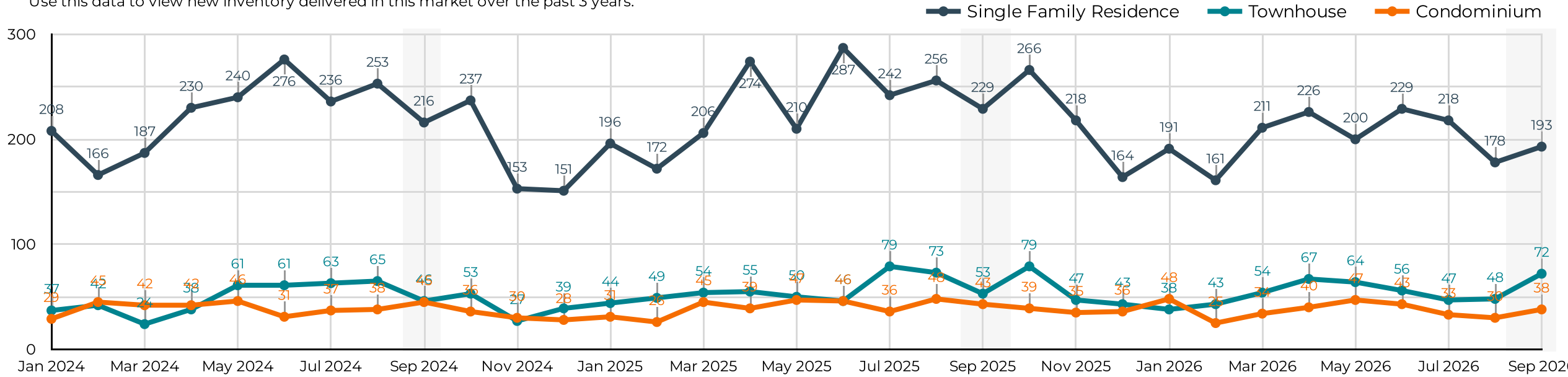


Active Now



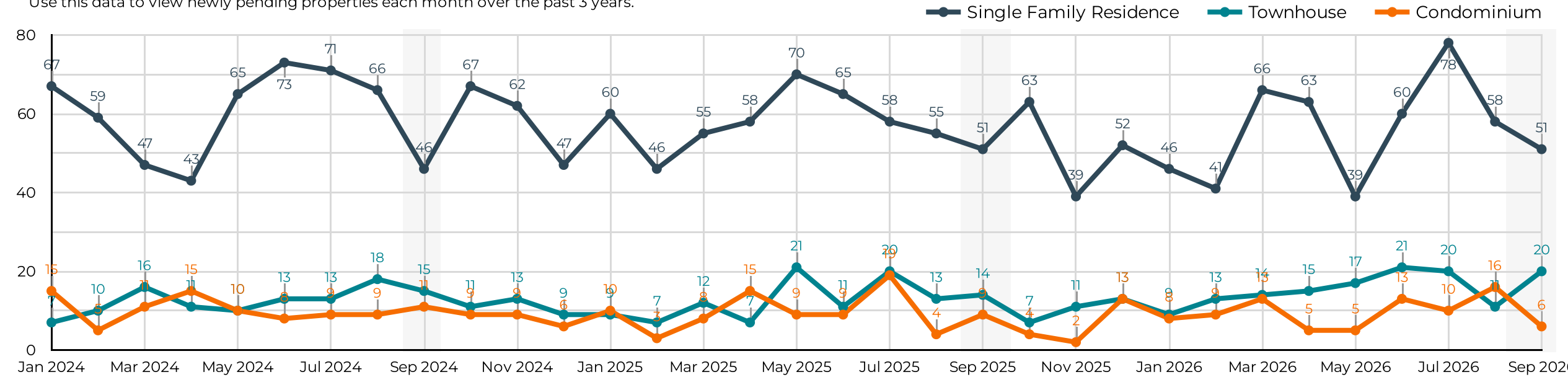
New Rental Listings

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



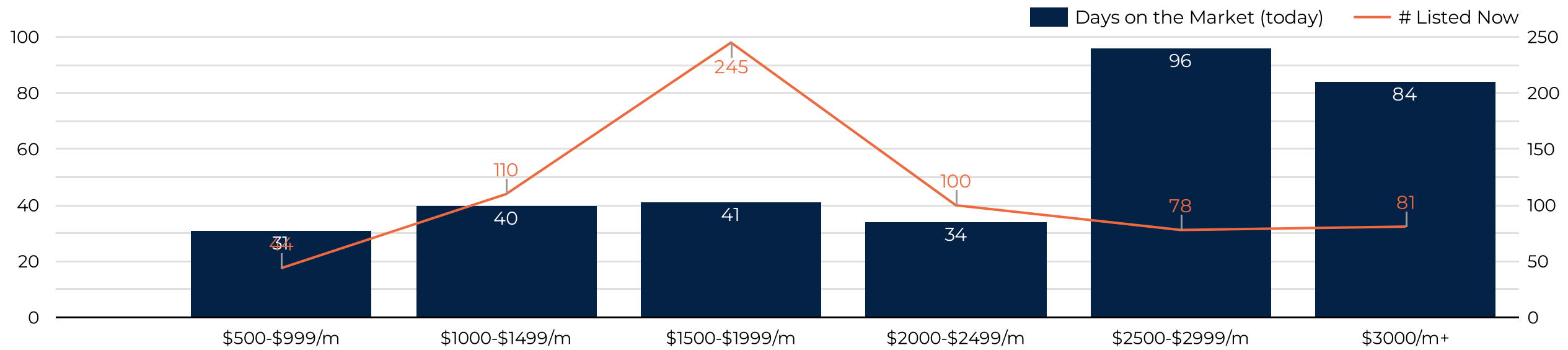
New Pending Leases

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

MLSSAZ® Rental Housing Market

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Region

City

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County

Type

Beds

Price Range

Between

Enter a value

and

Enter a value

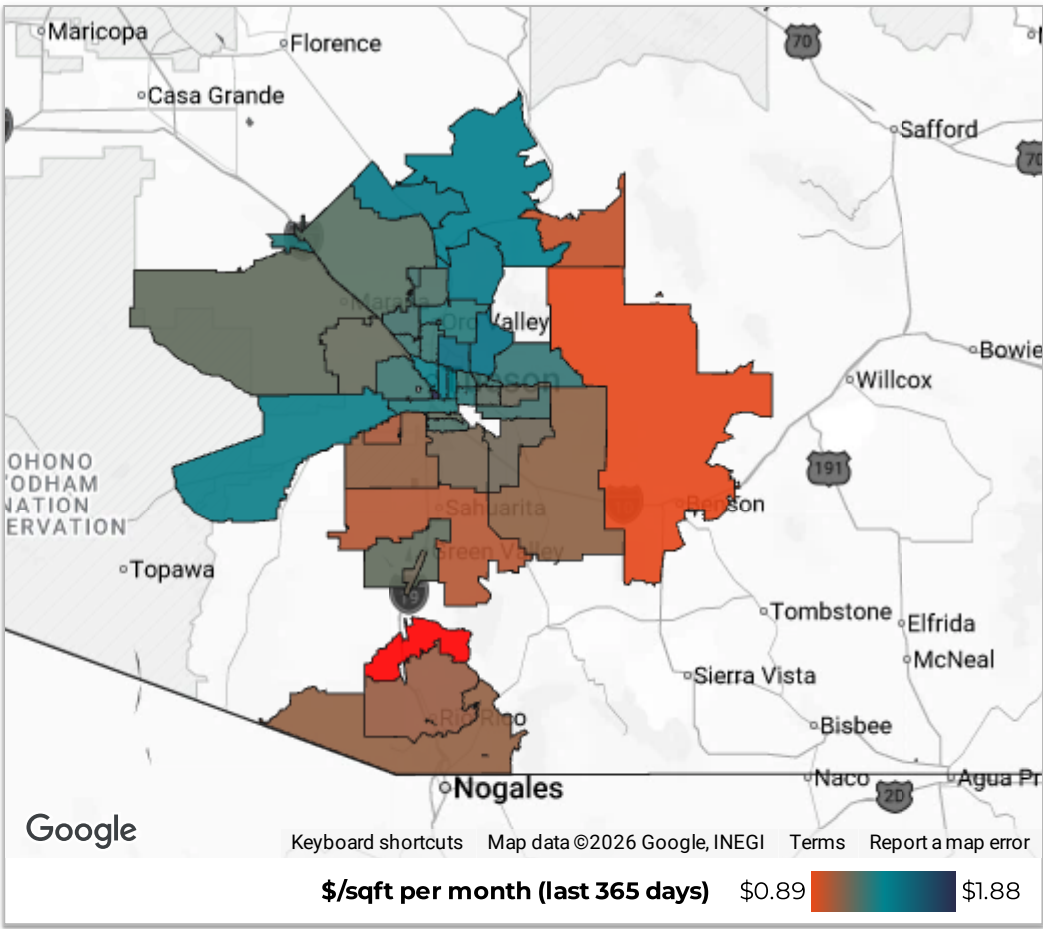
Download

Year-to-Date Statistics

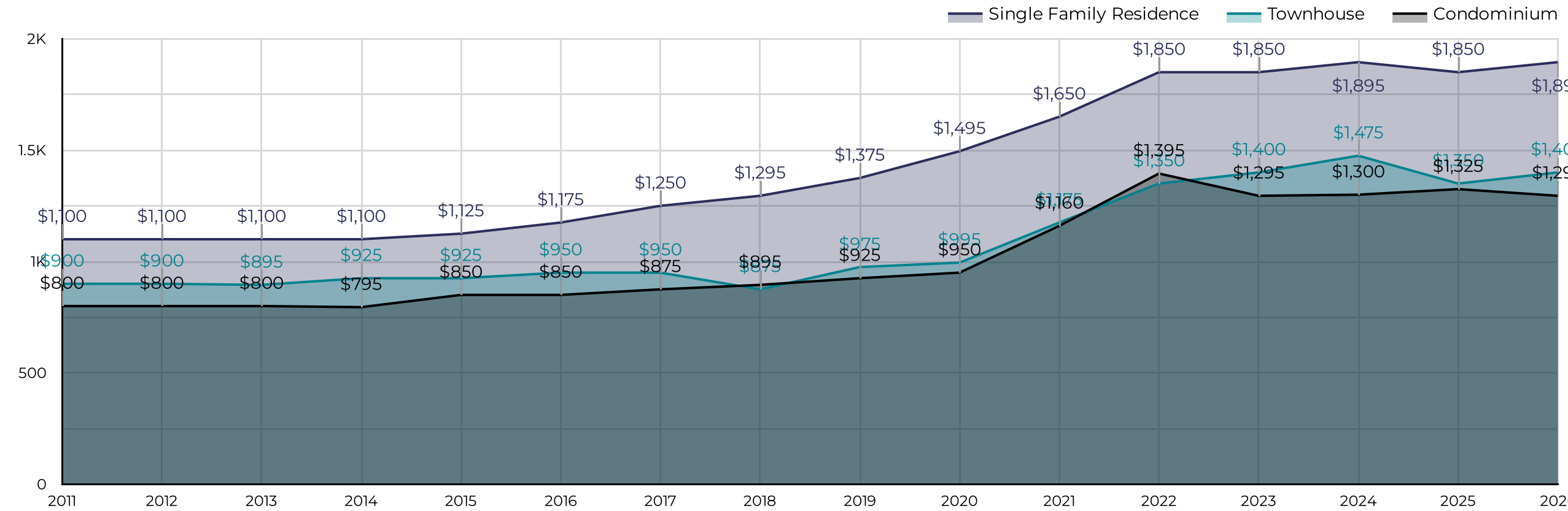
2026



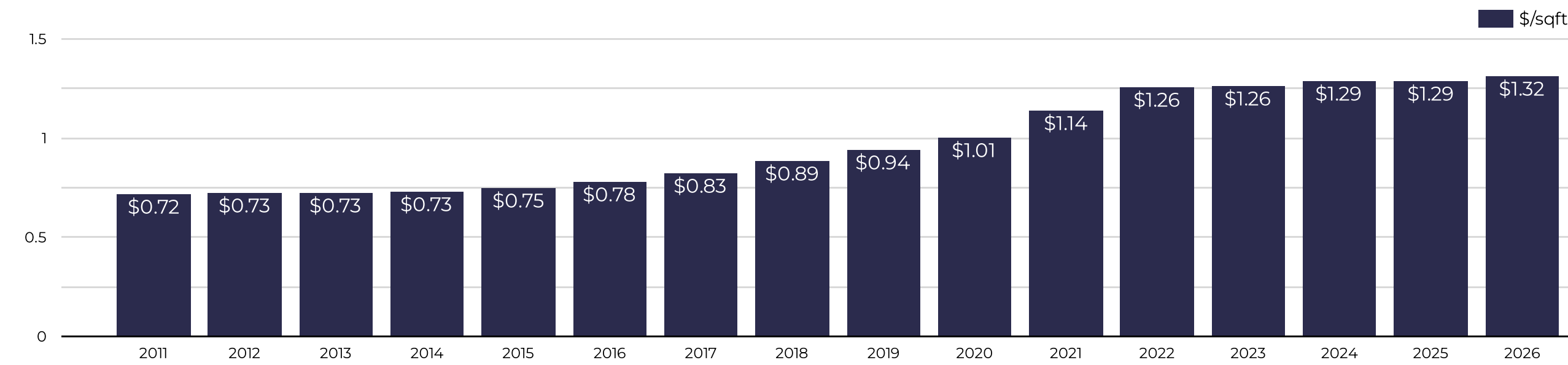
# of Leases 2,003 -0.5% from previous year YTD	Total Monthly Volume \$3.65M -1.4% from previous year YTD	Median Lease (\$/month) \$1,795 1.1% from previous year YTD
New Listings 2,743 -10.4% from previous year YTD	Median Days on Market 36 2 from previous year YTD	% Over or Under Asking -0.0% -0.0% from previous year YTD



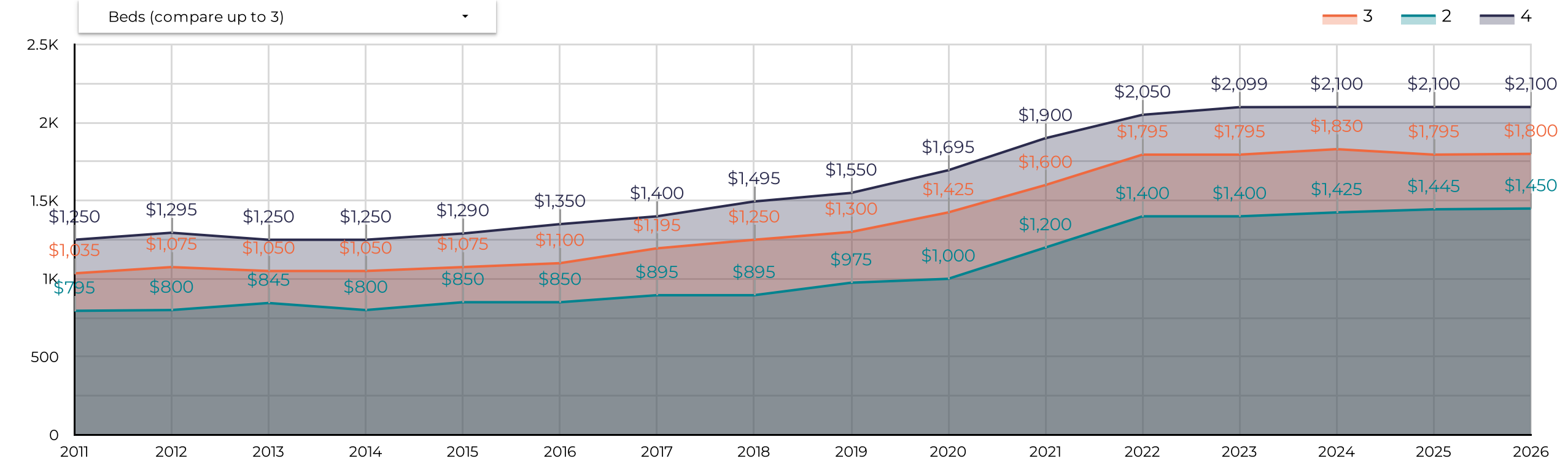
Median Rental Price/Month



\$/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

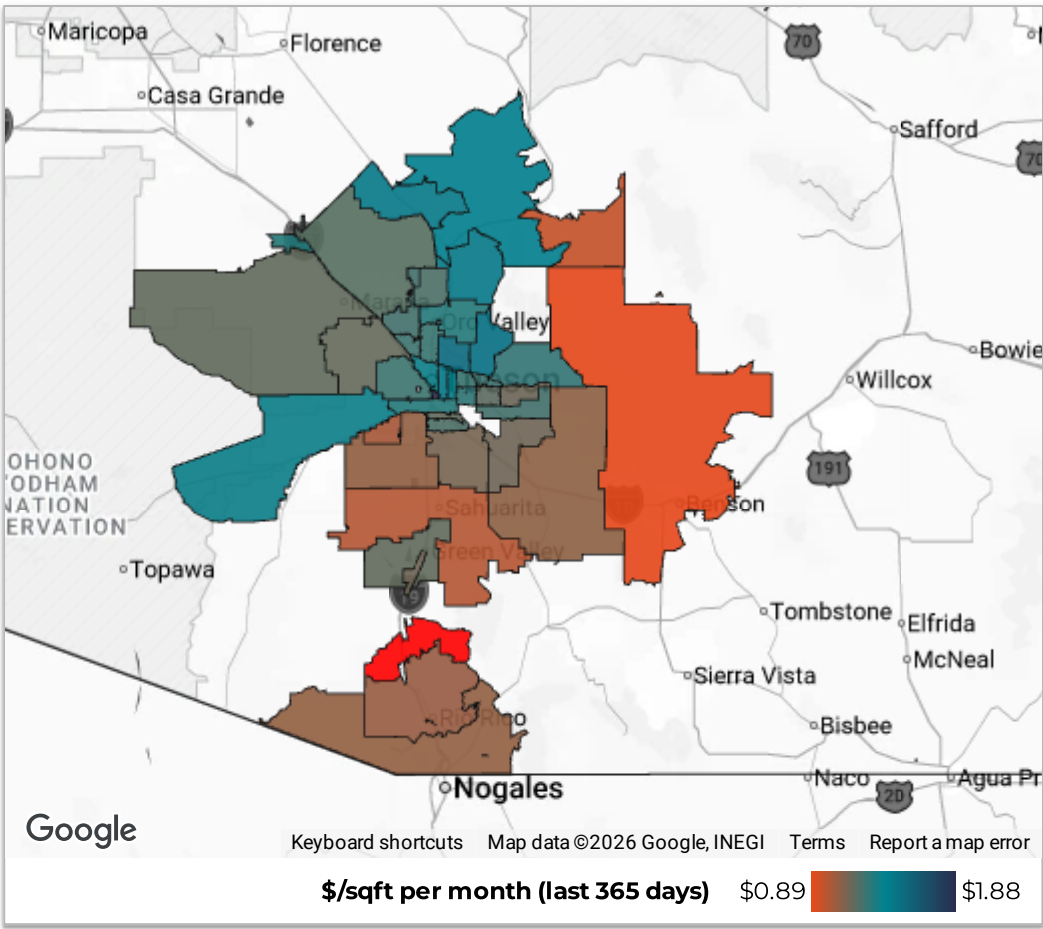
and

Enter a value

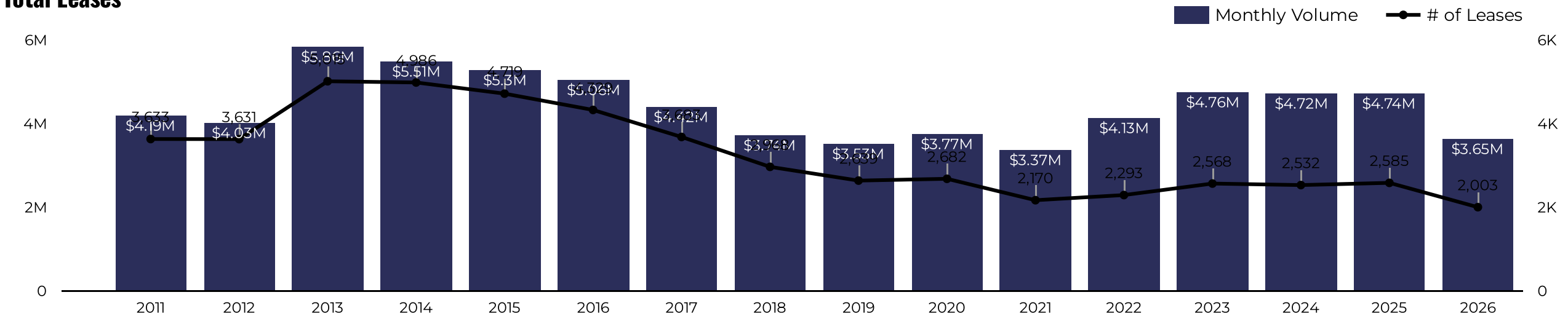
Download

Year-to-Date Statistics
2026

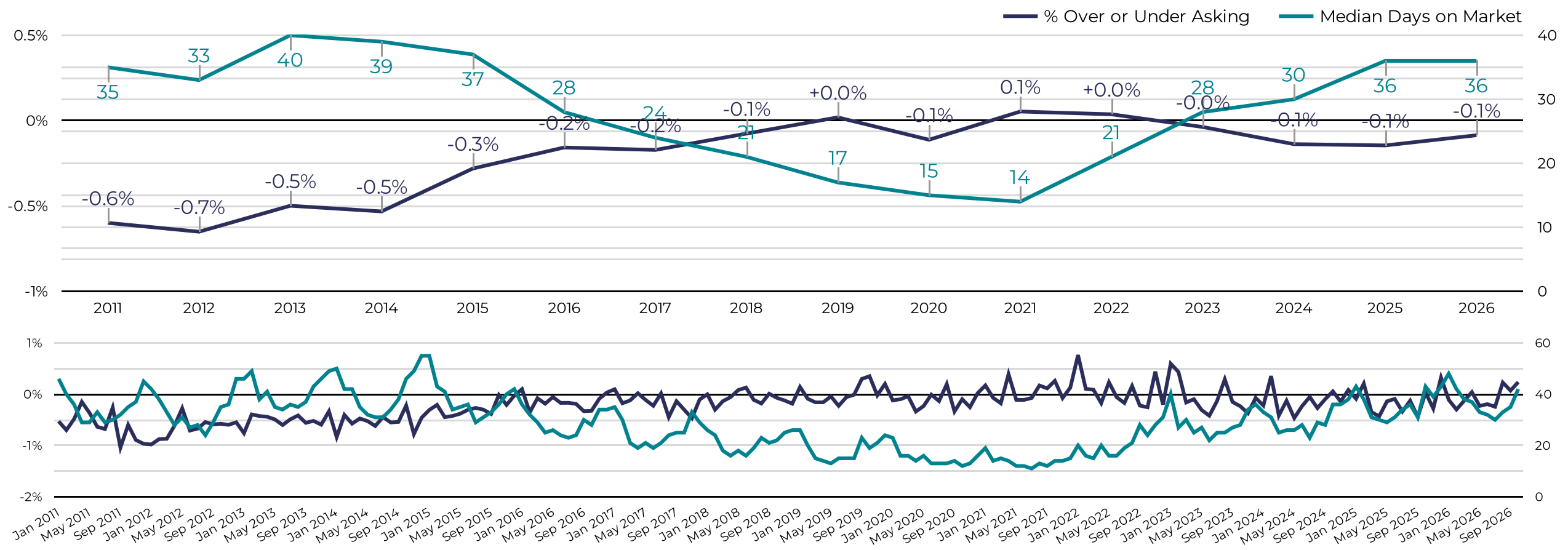
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New Listings 2,743 -10.4% from previous year YTD	Median Days on Market 36 2 from previous year YTD	% Over or Under Asking -0.0% -0.0% from previous year YTD



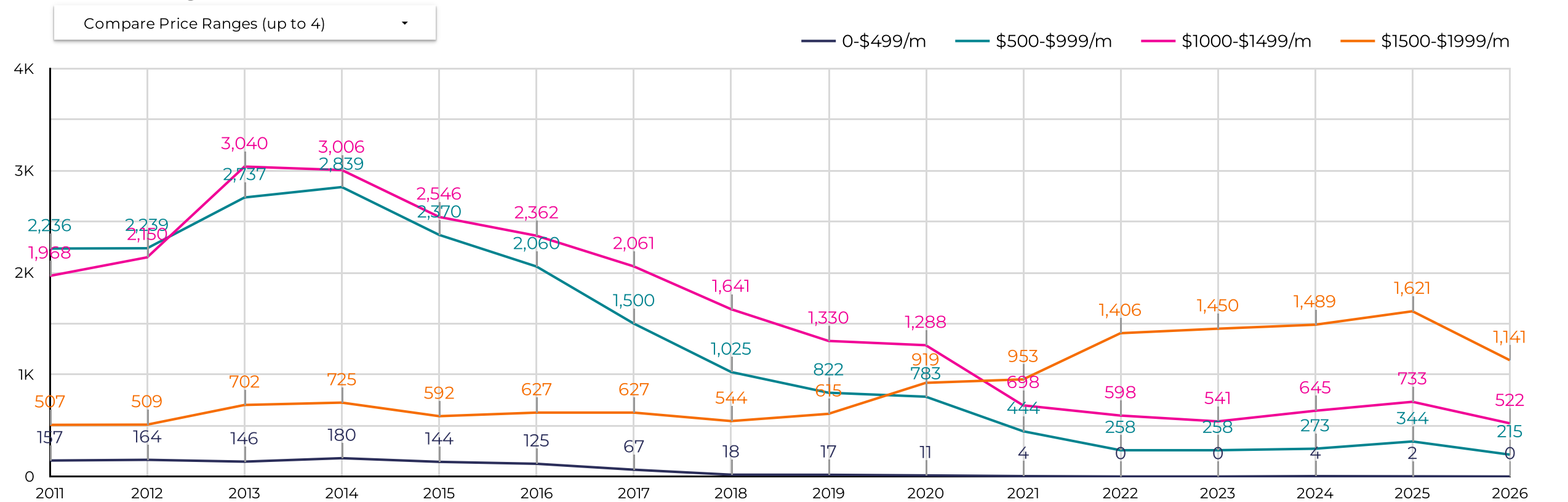
Total Leases



Renter Demand



New Rental Listings Delivered



HOUSING BREAKDOWN By Beds & Price Range

MLSSAZ® Rental Housing Market

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Region

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Beds

Price Range

Between

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and

Enter a value

Download

September

of Leases

204

-4.2% from previous year

Total Monthly Rental Volume

\$364.64K

-3.7% from previous year

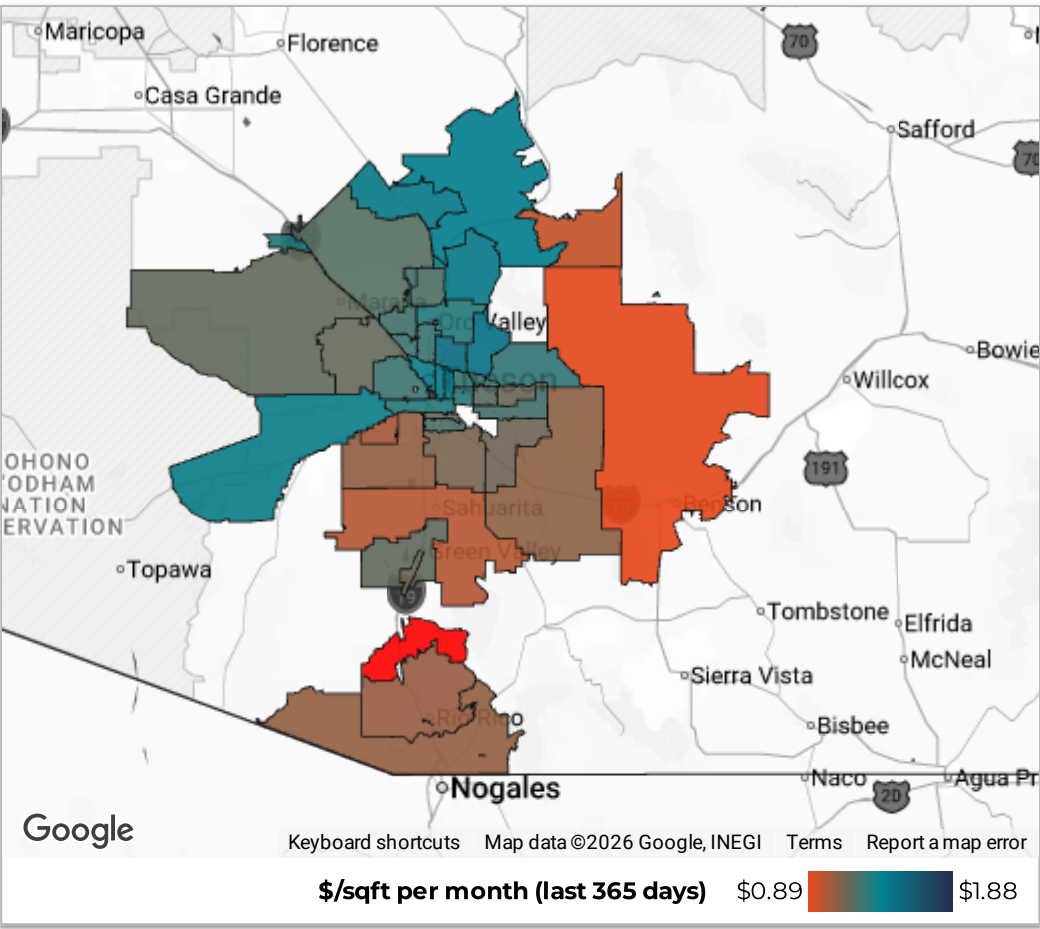
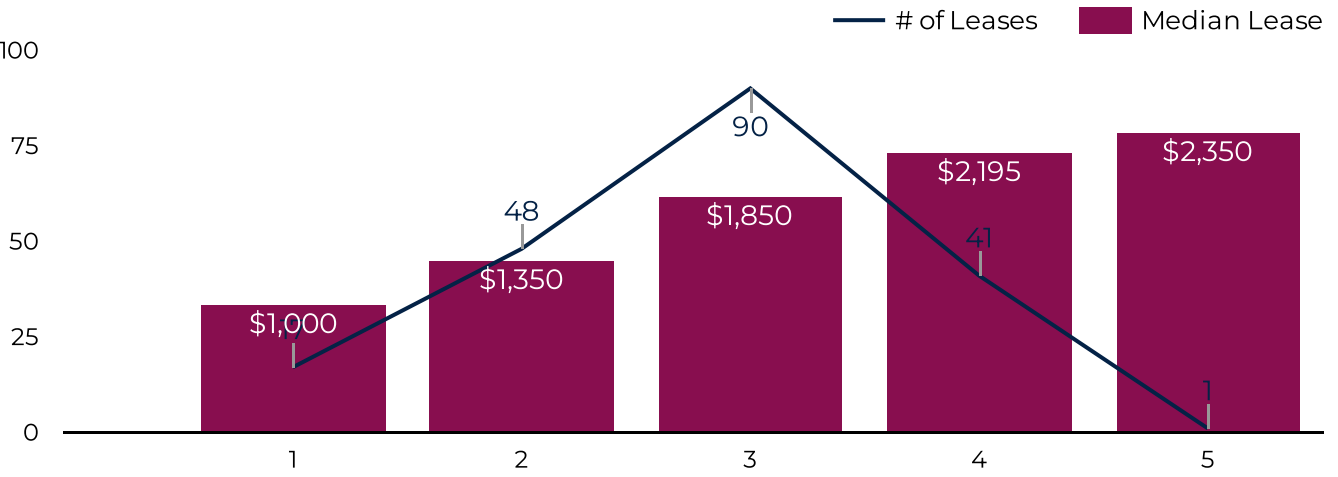
Average SqFt

1,498

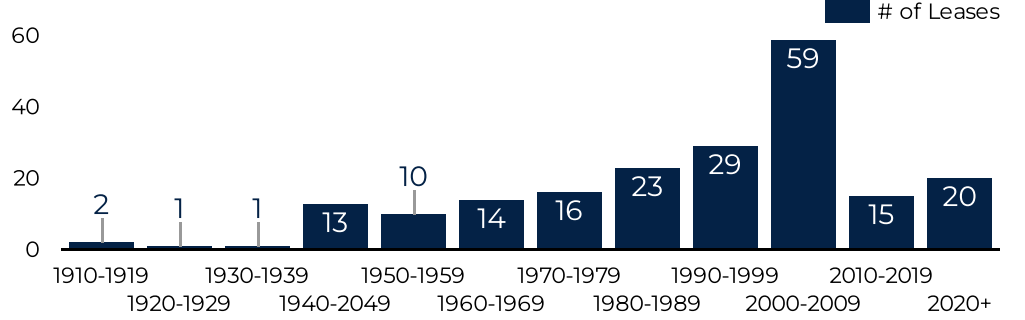
Median Year Built

1,998

Median Lease Price By Bedrooms



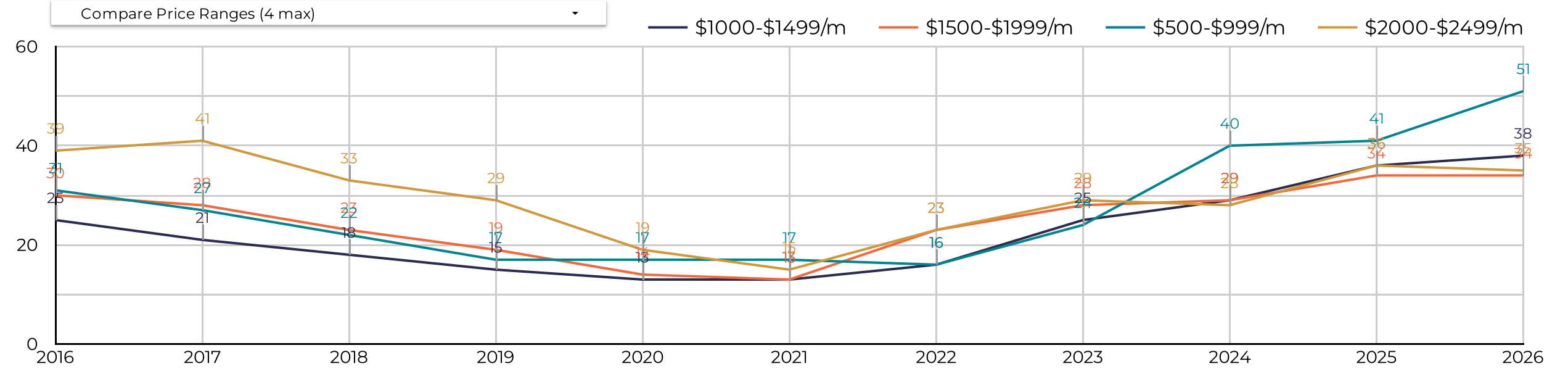
Leases By Property Age



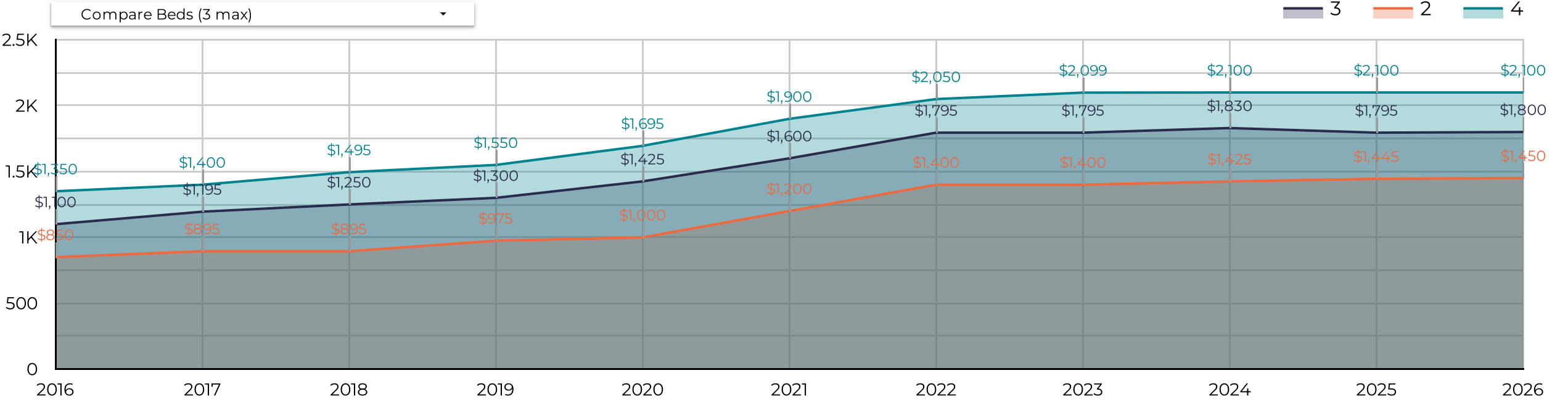
Renter Demand By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	18	18	0	0	35	-0.17%
\$1000-\$1499/m	43	38	5	0	43	0.06%
\$1500-\$1999/m	82	10	54	18	31	-0.72%
\$2000-\$2499/m	43	5	21	17	35	1.11%
\$2500-\$2999/m	11	0	7	4	32	-0.55%
\$3000/m+	7	1	3	3	66	4.6%
Grand total	204	72	90	42	35	0.07%

Median Days on Market



Median Rental Price/Month



COMPARISONS By Region

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Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

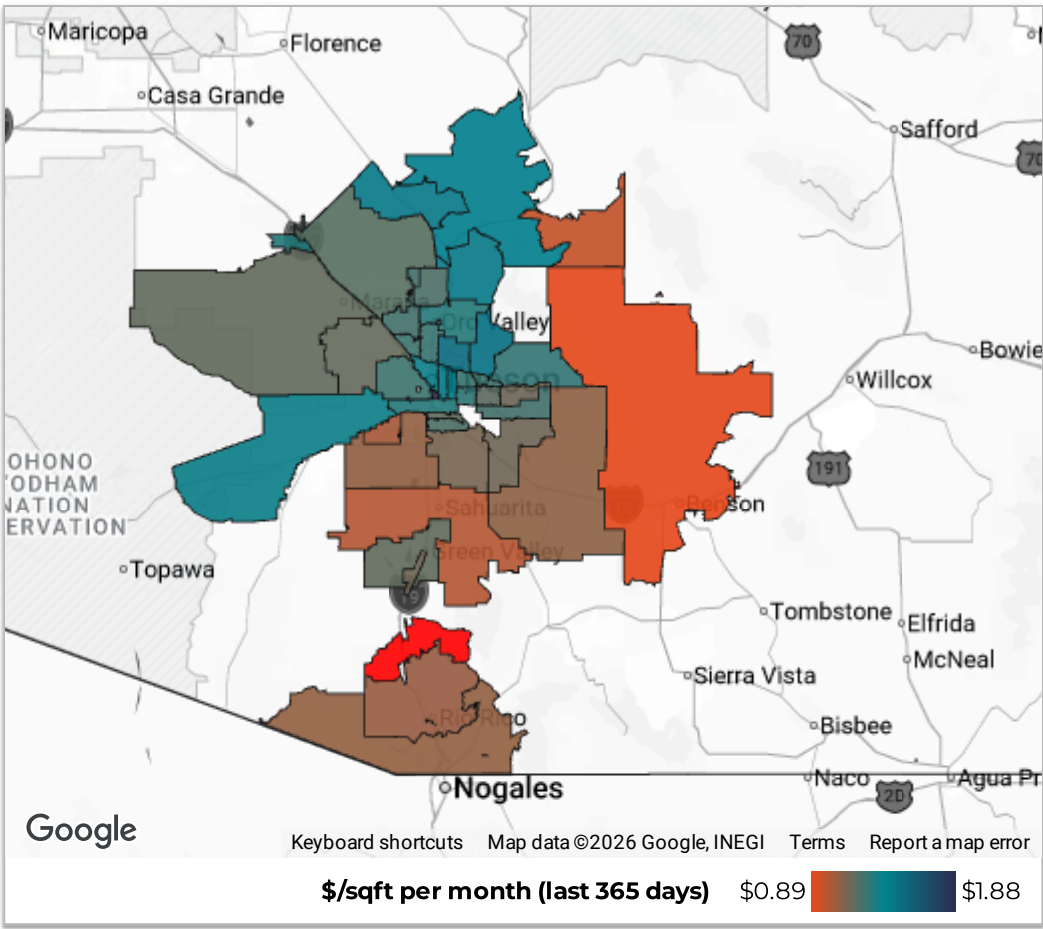
and

Enter a value

Download

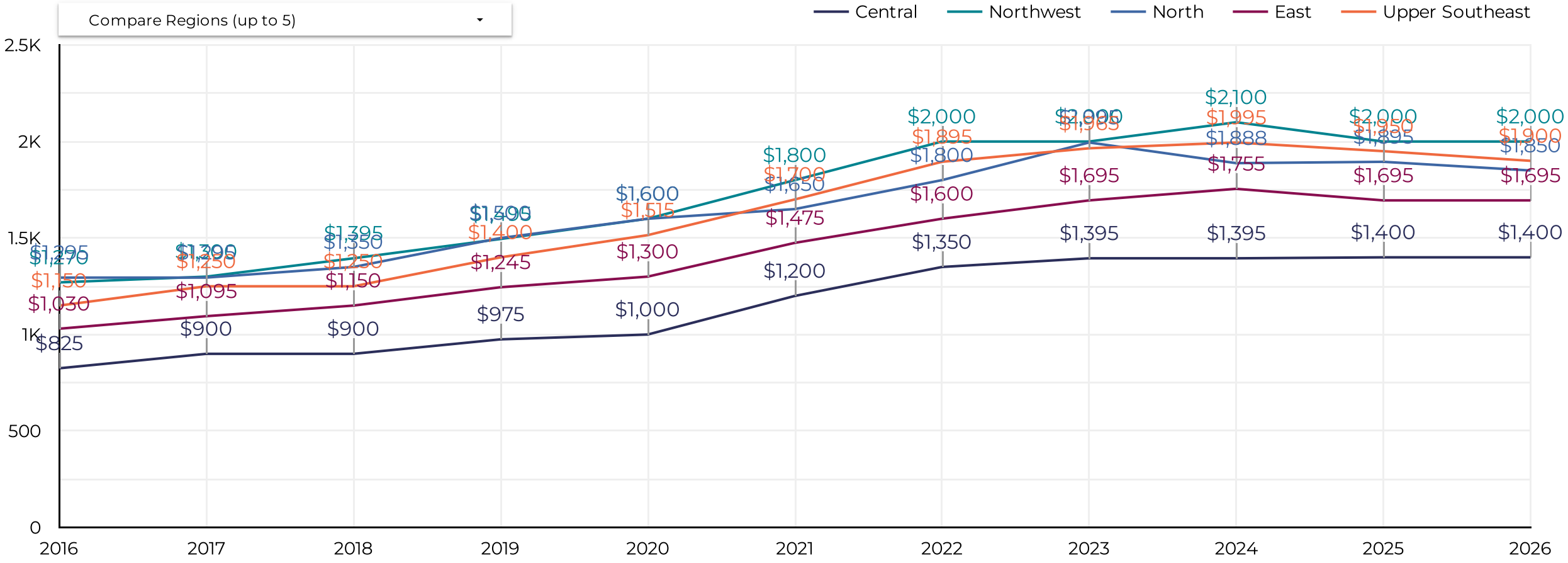
Sep 2026
vs. last year

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	61	10.9% ▲	\$81.8K	5.2% ▲	\$1,300	\$-95 ▼	\$1.51	\$0.09 ▲	38	11 ▲	0.6%	0.5% ▲
2.	Northwest	30	-9.1% ▼	\$67.11K	-13.9% ▼	\$2,185	\$85 ▲	\$1.21	\$-0.09 ▼	28	-5 ▼	-0.4%	0.2% ▲
3.	North	25	25.0% ▲	\$53.63K	26.2% ▲	\$2,150	\$350 ▲	\$1.39	\$-0.15 ▼	35	0	1.6%	1.3% ▲
4.	Upper Southeast	18	12.5% ▲	\$36.67K	17.4% ▲	\$1,950	\$100 ▲	\$1.20	\$0.05 ▲	31	8 ▲	-1.0%	-0.9% ▼
5.	East	15	-28.6%...	\$24.2K	-30.3% ▼	\$1,650	\$-35 ▼	\$1.25	\$-0.01 ▼	34	-2 ▼	-0.6%	+0.0%...
6.	South	13	-35.0%...	\$21.88K	-24.3% ▼	\$1,800	\$200 ▲	\$1.10	\$-0.19 ▼	29	-1 ▼	-1.3%	-0.3% ▼
7.	West	10	-23.1% ▼	\$18.68K	-20.6% ▼	\$1,850	\$50 ▲	\$1.20	\$0.06 ▲	19	-13 ▼	0.1%	0.8% ▲
8.	Southwest	9	-25.0%...	\$15.18K	-28.6% ▼	\$1,660	\$-85 ▼	\$1.10	\$-0.02 ▼	48	22 ▲	-0.2%	2.4% ▲
9.	Southeast	6	200.0%...	\$12.06K	190.5% ▲	\$1,950	\$100 ▲	\$1.14	\$-0.05 ▼	10	3 ▲	0.0%	1.3% ▲
10.	Green Valley North	5	400.0%...	\$8.81K	364.6% ▲	\$1,795	\$-100 ▼	\$0.95	\$-0.10 ▼	20	-14 ▼	-5.4%	-5.4% ▼
11.	Northeast	3	0.0%	\$5.25K	16.9% ▲	\$2,000	\$1,000 ▲	\$1.20	\$-0.24 ▼	57	-27 ▼	-2.8%	-2.8% ▼
12.	Upper Northwest	3	-25.0%...	\$8.8K	-9.3% ▼	\$2,700	\$200 ▲	\$1.48	\$0.05 ▲	42	-138 ▼	9.8%	9.8% ▲
13.	Extended West	2	-50.0%...	\$3.95K	-49.4% ▼	\$1,750	\$-200 ▼	\$1.16	\$0.07 ▲	9	-11 ▼	0.0%	1.5% ▲
14.	Pinal	1	-50.0%...	\$2K	-16.3% ▼	\$2,000	\$900 ▲	\$1.54	\$0.43 ▲	51	38 ▲	0.0%	3.2% ▲
15.	Green Valley Nort...	1	0.0%	\$1K	-28.6% ▼	\$1,000	\$-400 ▼	\$1.70	\$0.60 ▲	72	51 ▲	0.0%	0.0%
16.	Green Valley Nort...	1	0.0%	\$1.85K	8.8% ▲	\$1,850	\$150 ▲	\$1.17	\$0.02 ▲	12	-15 ▼	0.0%	0.0%
17.	SCC-Rio Rico East	1	-	\$1.8K	-	\$1,800	-	\$1.16	-	77	-	0.0%	-

Median Lease by Region



COMPARISONS By Zip Code

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Between

Enter a value

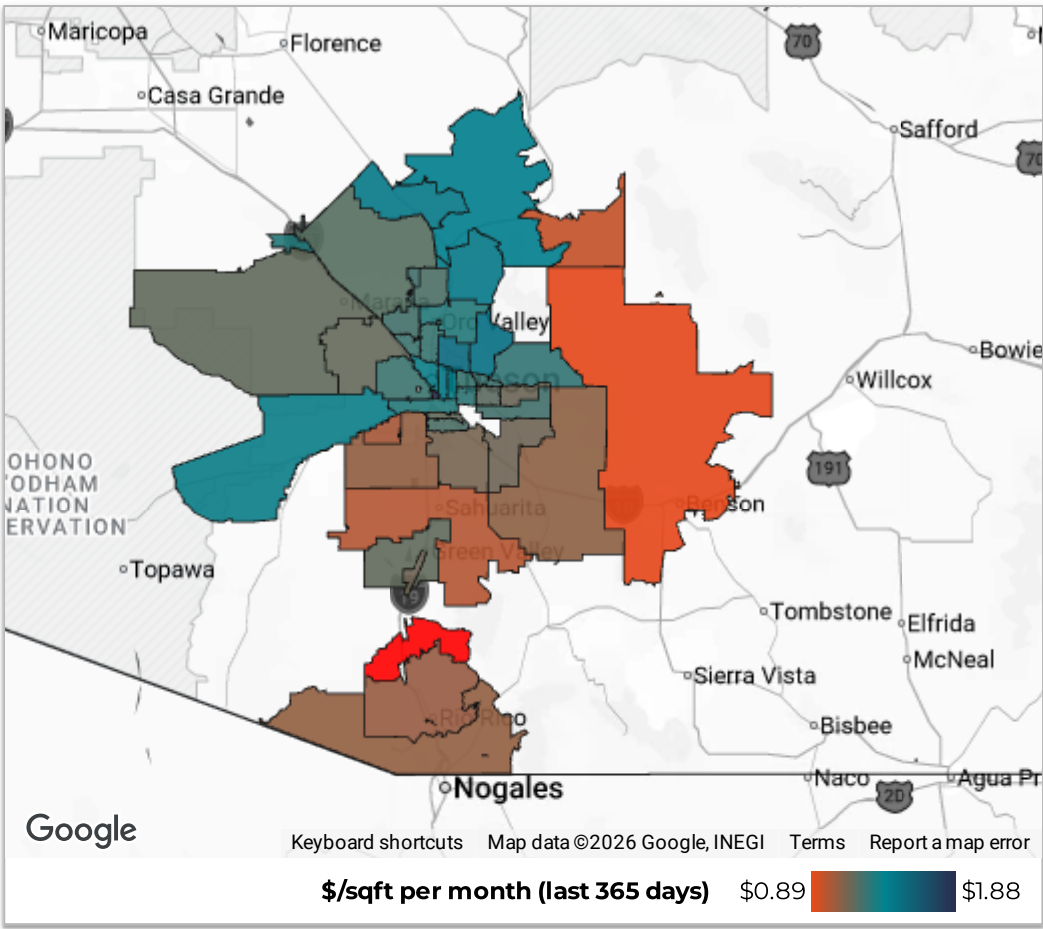
and

Enter a value

Download

Sep 2026
vs. last year

Use this table to compare zip codes year-over-year in your selected area on a range of metrics.



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Zip Code		# of Leases ▾	% Δ	Volume	% Δ	Median Lease	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
1.	85719	21	162.5...	\$28,210	116.3%	\$1,295	\$-100	\$1.60	\$0.01	53	32	0.6%	-0.1%
2.	85716	11	22.2%...	\$16,670	41.3%	\$1,550	\$450	\$1.41	\$0.03	35	14	1.3%	1.3%
3.	85750	11	-21.4%...	\$22,245	-23.5%	\$1,700	\$-100	\$1.43	\$-0.15	33	-11	1.8%	0.9%
4.	85747	11	22.2%...	\$21,135	23.7%	\$1,850	\$5	\$1.29	\$0.10	32	11	-1.5%	-1.5%
5.	85711	10	25.0%...	\$13,695	17.6%	\$1,295	\$-105	\$1.58	\$0.11	35	13	-0.1%	-0.1%
6.	85712	10	-33.3...	\$12,135	-45.6%	\$1,000	\$-450	\$1.31	\$0.05	28	1	0.6%	0.6%
7.	85756	10	-16.7%...	\$21,390	7.0%	\$1,995	\$300	\$1.06	\$-0.06	16	-23	0.0%	1.0%
8.	85705	10	-23.1%...	\$12,860	-21.1%	\$1,395	\$145	\$1.19	\$-0.12	38	0	0.4%	0.3%
9.	85742	10	-16.7%...	\$22,700	-18.6%	\$2,185	\$-65	\$1.19	\$-0.13	34	4	-0.8%	-0.5%
10.	85710	9	-10.0...	\$14,755	-8.3%	\$1,600	\$0	\$1.21	\$-0.00	22	-24	-0.6%	0.6%
11.	85741	8	14.3%	\$15,230	16.3%	\$1,795	\$-5	\$1.10	\$-0.10	15	-33	0.0%	0.4%
12.	85641	7	-12.5%...	\$14,880	-5.9%	\$2,195	\$345	\$1.10	\$-0.04	31	8	-0.2%	0.4%
13.	85704	7	75.0%...	\$14,395	10.3%	\$2,150	\$290	\$1.41	\$-0.04	56	42	0.0%	0.0%
14.	85718	7	75.0%...	\$17,875	97.2%	\$2,525	\$900	\$1.37	\$-0.07	77	55	2.8%	4.6%
15.	85743	6	0.0%	\$12,440	12.9%	\$1,995	\$195	\$1.14	\$0.10	15	-18	-0.6%	-0.2%
16.	85746	5	-54.5...	\$8,060	-59.0%	\$1,595	\$-200	\$1.06	\$-0.05	48	22	0.0%	2.7%
17.	85706	5	-37.5...	\$7,745	-27.2%	\$1,650	\$325	\$1.05	\$-0.30	26	1	0.0%	0.8%
18.	85629	4	100.0...	\$7,205	100.4%	\$1,795	\$95	\$0.97	\$-0.13	17	-10	-1.8%	-1.8%
19.	85755	4	0.0%	\$10,275	30.7%	\$2,600	\$805	\$1.31	\$-0.03	25	4	-0.8%	-0.8%...
20.	85713	4	0.0%	\$7,050	41.3%	\$1,500	\$525	\$1.28	\$-0.50	15	-12	0.0%	1.8%
21.	85730	3	-25.0...	\$5,545	-8.2%	\$1,795	\$495	\$1.31	\$-0.06	84	77	0.0%	0.4%
22.	85658	3	0.0%	\$6,845	-14.9%	\$2,295	\$-400	\$1.02	\$-0.06	48	15	0.0%	3.8%
23.	85715	3	50.0%...	\$5,250	50.4%	\$2,000	\$1,005	\$1.20	\$-0.22	57	42	-2.8%	-2.8%

Median Lease By Zip Code

