

MONTHLY Leasing Activity & Pricing

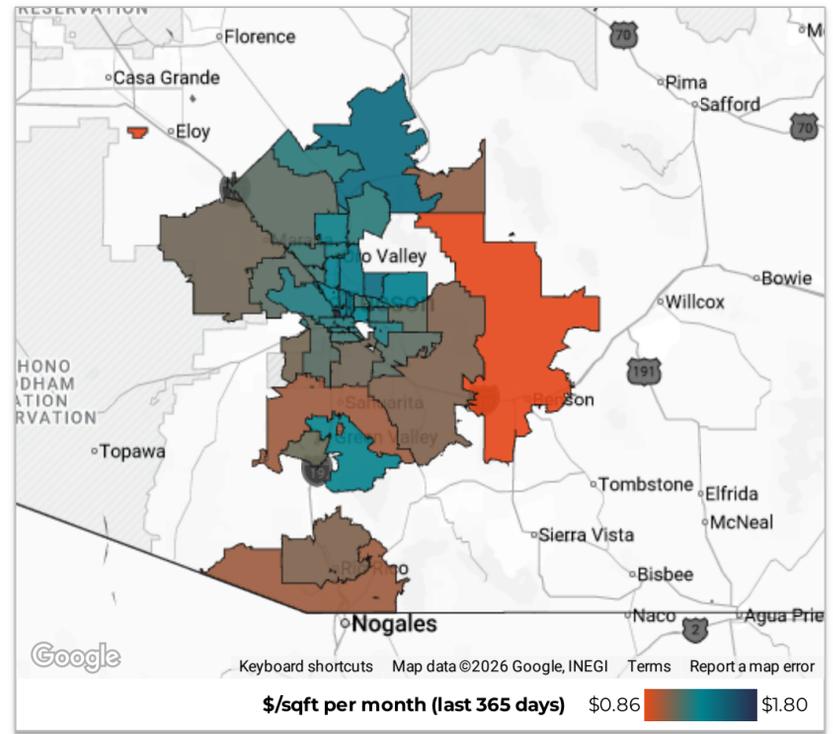
MLSSAZ® Rental Housing Market

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

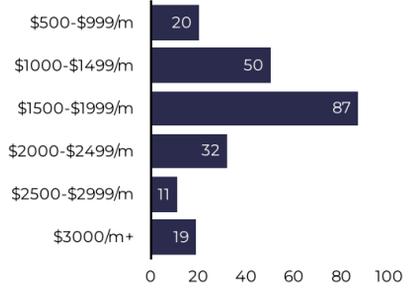
Region City Zip Code

County Type Beds

Price Range Between and



January



of Leases: **219**
 ↑ 17.7% from previous year

Median Lease (\$/month): **\$1,750**
 ↑ 3.2% from previous year

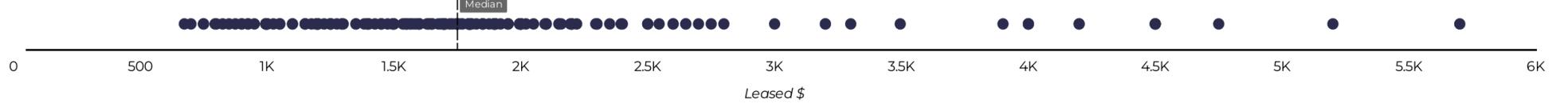
Total Monthly Rental Volume: **\$408,154**
 ↑ 17.6% from previous year

Median Days on Market: **48**
 ↑ 4 from previous year

\$/sqft: **\$1.36**
 ↑ \$0.04 from previous year

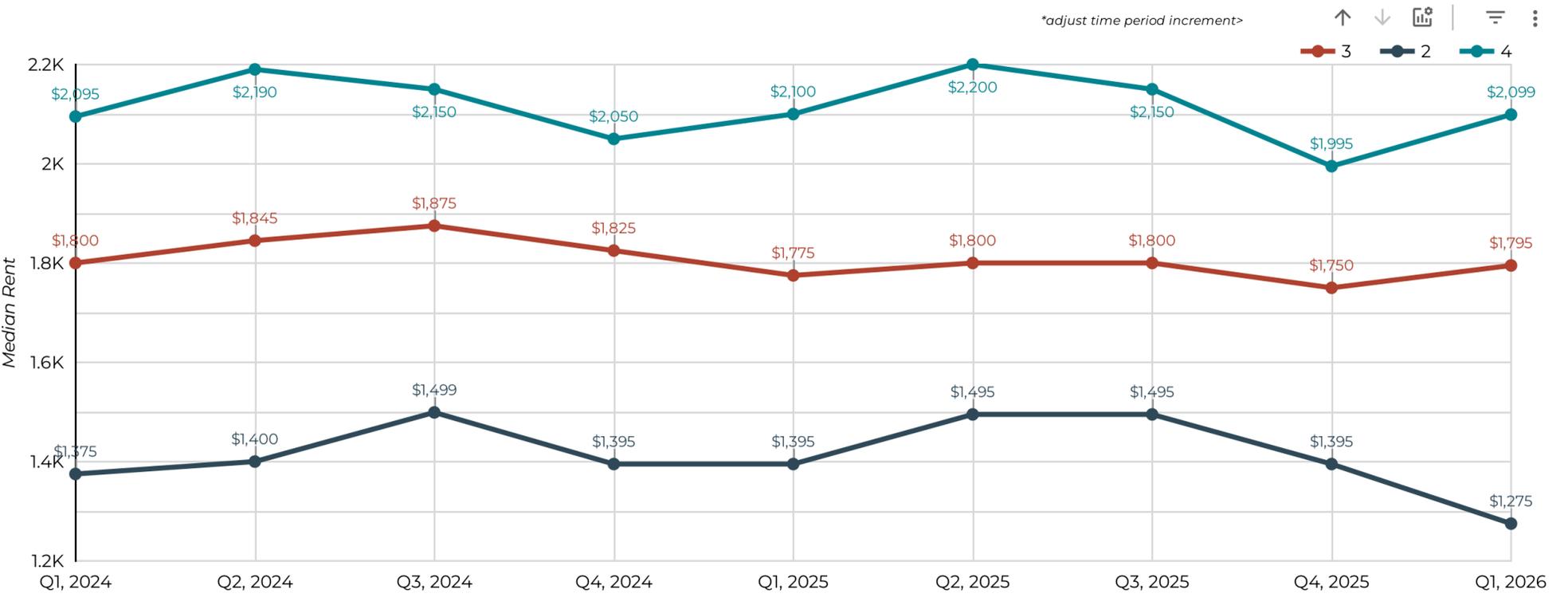
Average % Over Asking: **1.21%**
 ↑ 0.31% from previous year

Leases



Market Prices

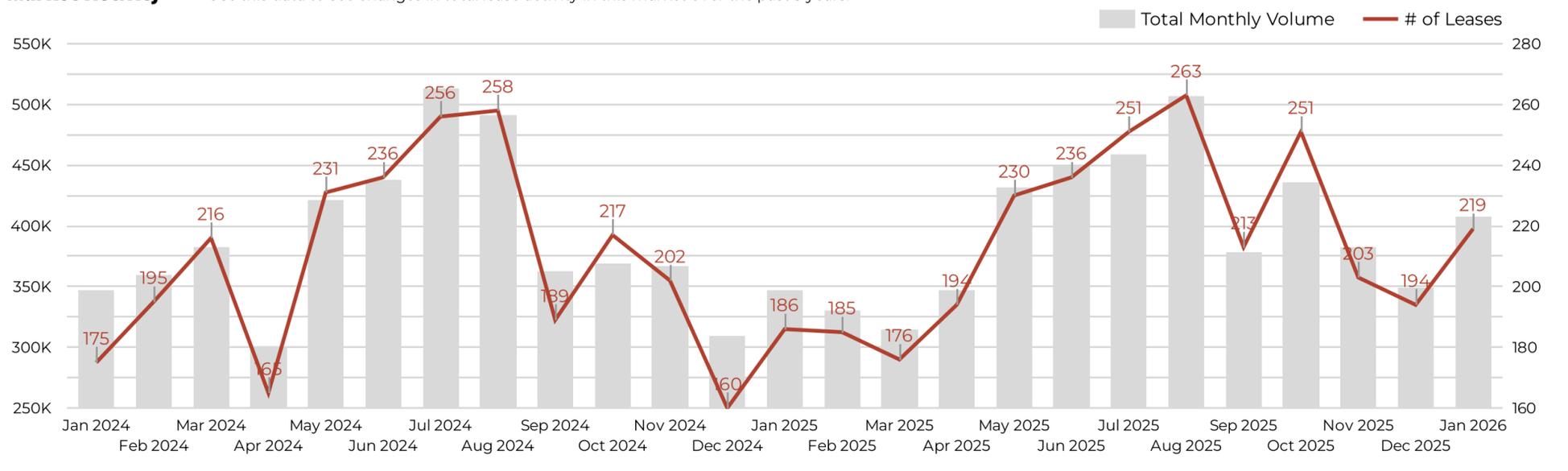
Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2026	266	\$1,750	\$1,854	\$1.34
2025	2,582	\$1,750	\$1,834	\$1.79
2024	2,500	\$1,800	\$1,865	\$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

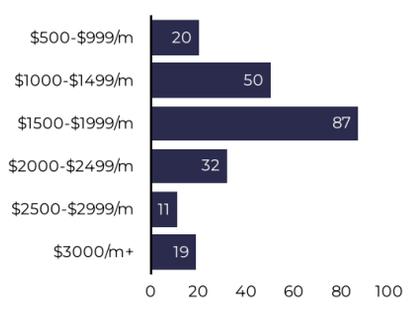
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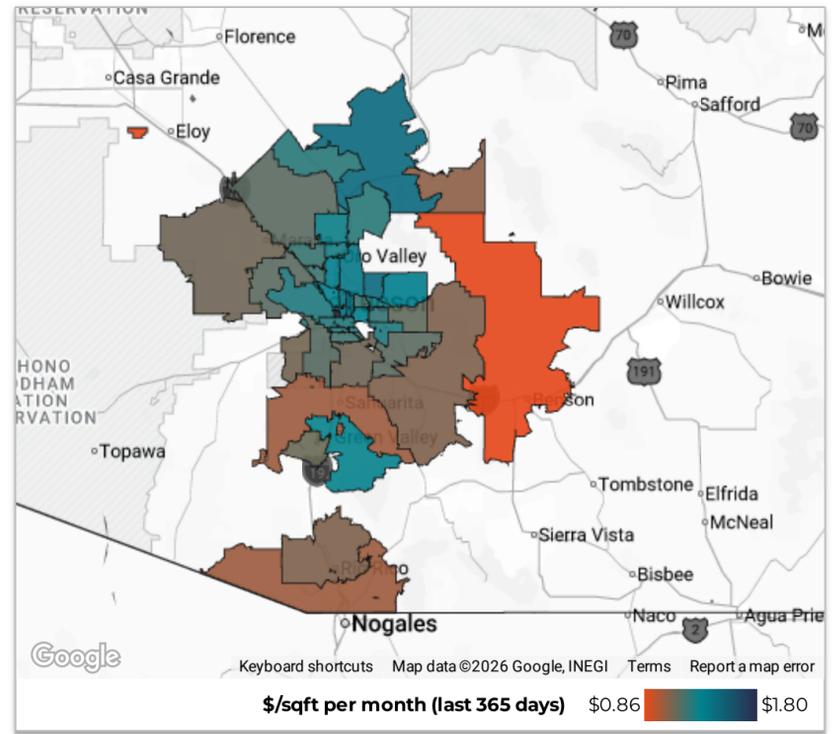
County Type Beds

Price Range Between and

January

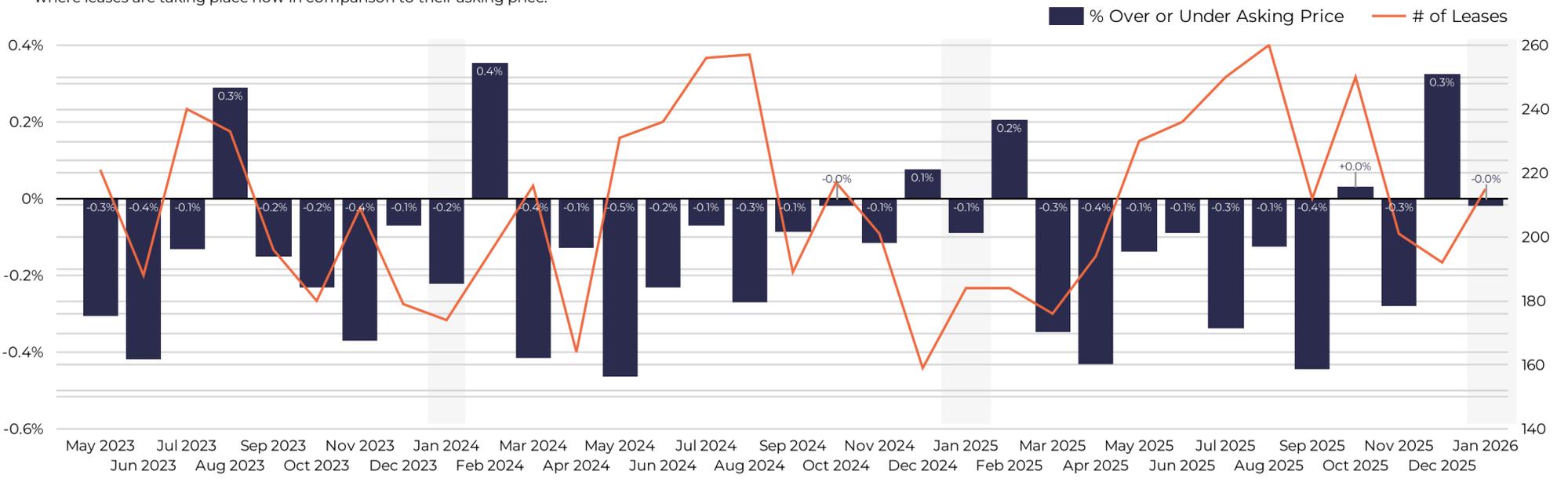


# of Leases	219	Median Lease (\$/month)	\$1,750
	↑ 17.7% from previous year		↑ 3.2% from previous year
Total Monthly Rental Volume	\$408,154	Median Days on Market	48
	↑ 17.6% from previous year		↑ 4 from previous year
\$/sqft	\$1.36	Average % Over Asking	1.21%
	↑ \$0.04 from previous year		↑ 0.31% from previous year



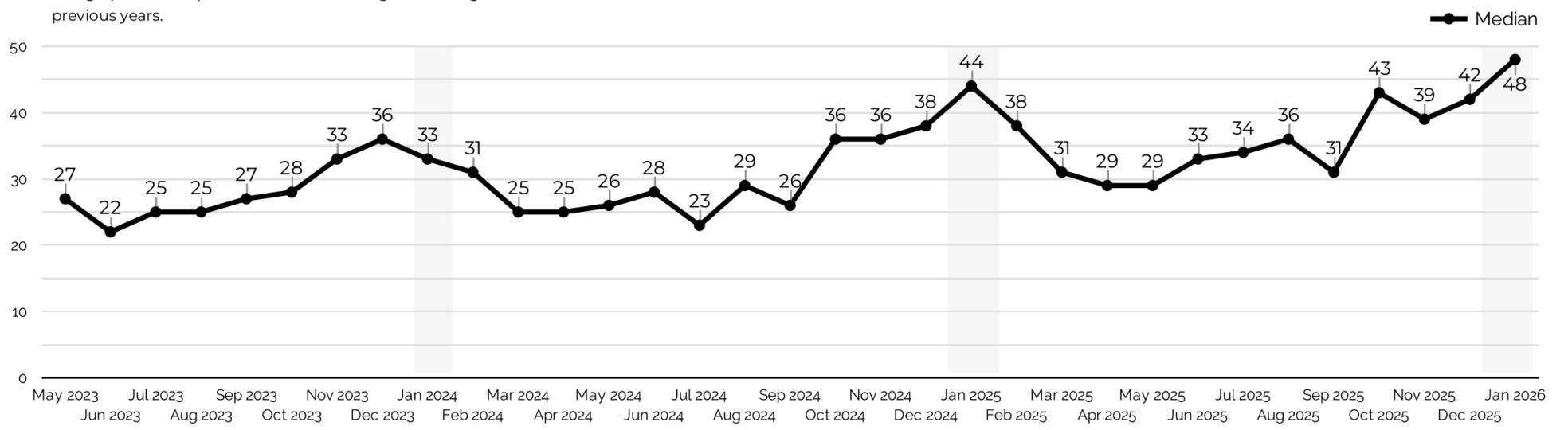
Renter Demand

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

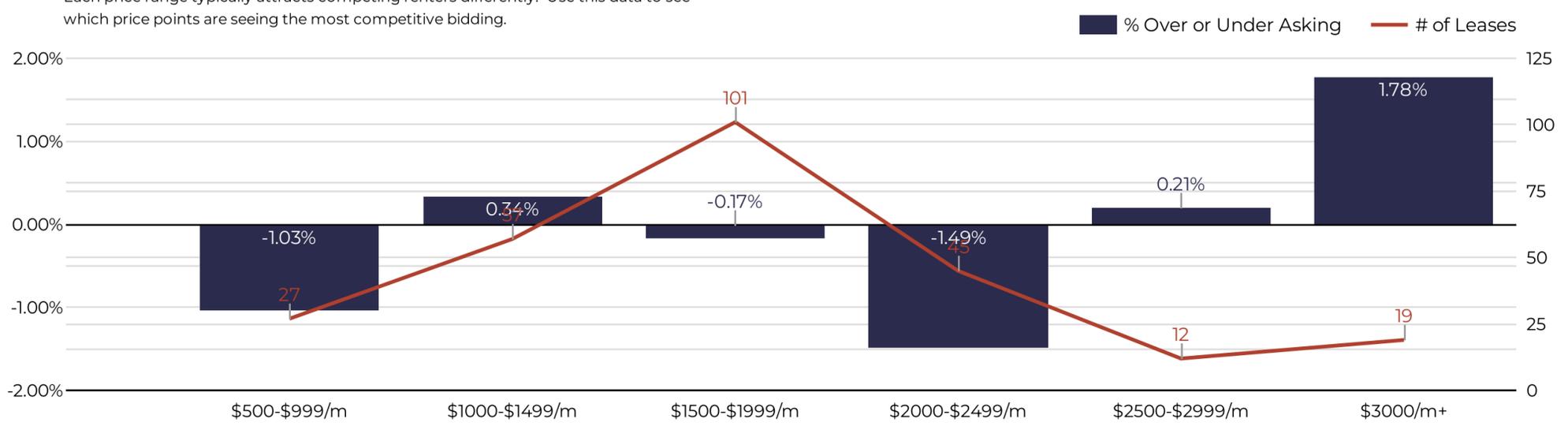
This graphic will help to show how fast listings are leasing vs. in previous years.



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.

Jan 1, 2026 - Feb 4, 2026



MONTHLY Inventory

MLSSAZ® Rental Housing Market

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Region City Zip Code

County Type Beds

Price Range Between and

January

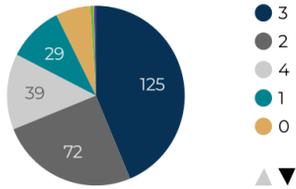
of New Listings (Supply)
286

↑ 7 from previous year

of New Pendings (Demand)
67

↓ -14 from previous year

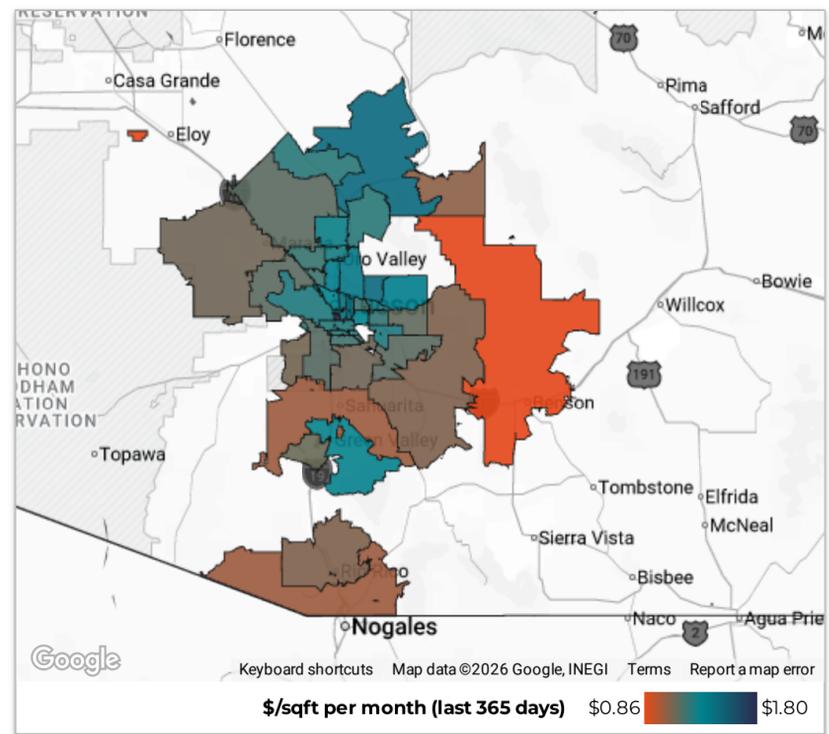
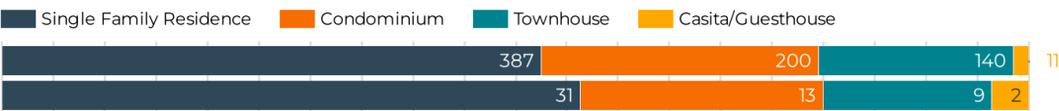
of Bedrooms Delivered



Months of Supply Now
3.64

Active Listings Now
798

Active Now



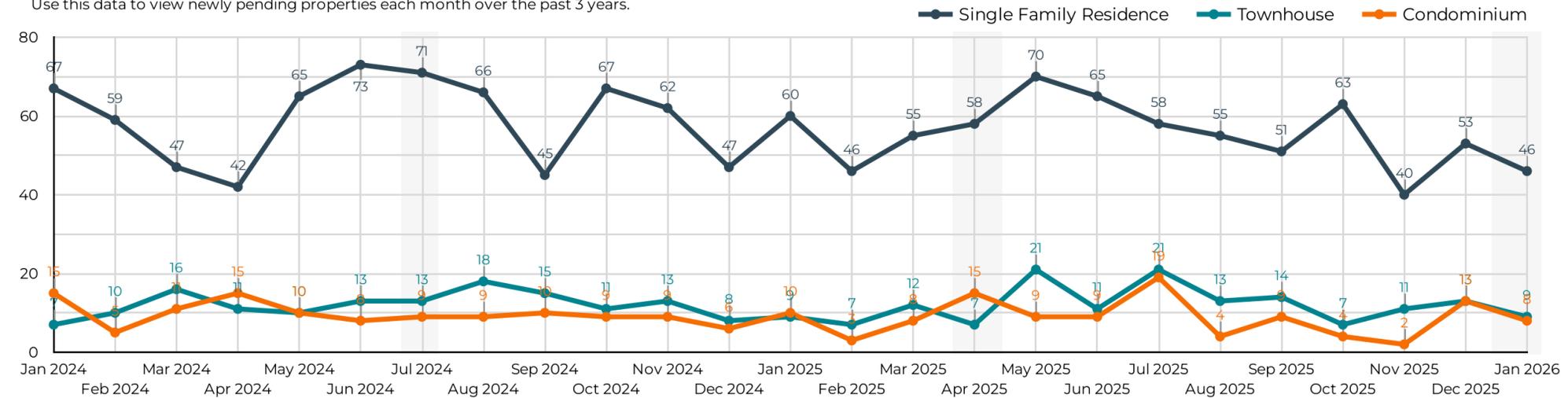
New Rental Listings

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



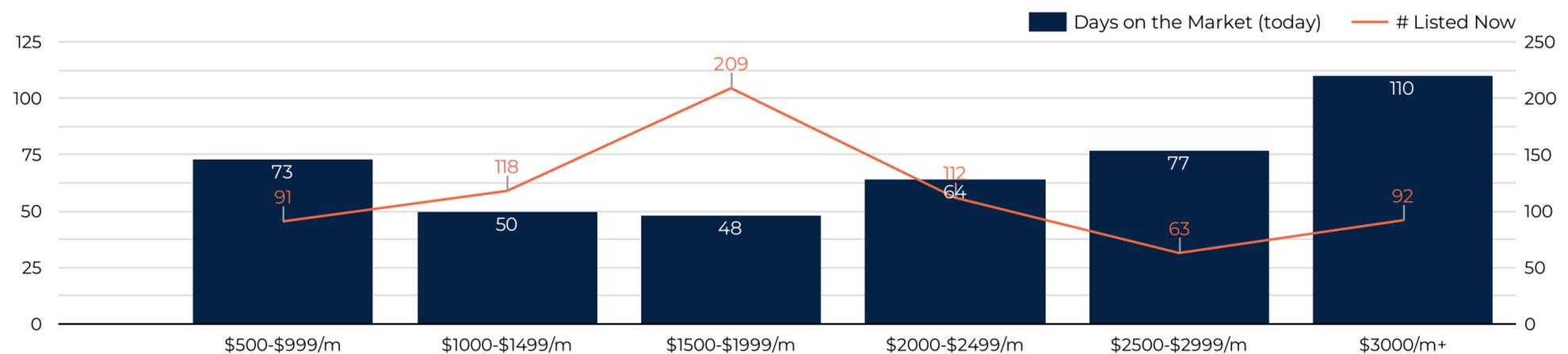
New Pending Leases

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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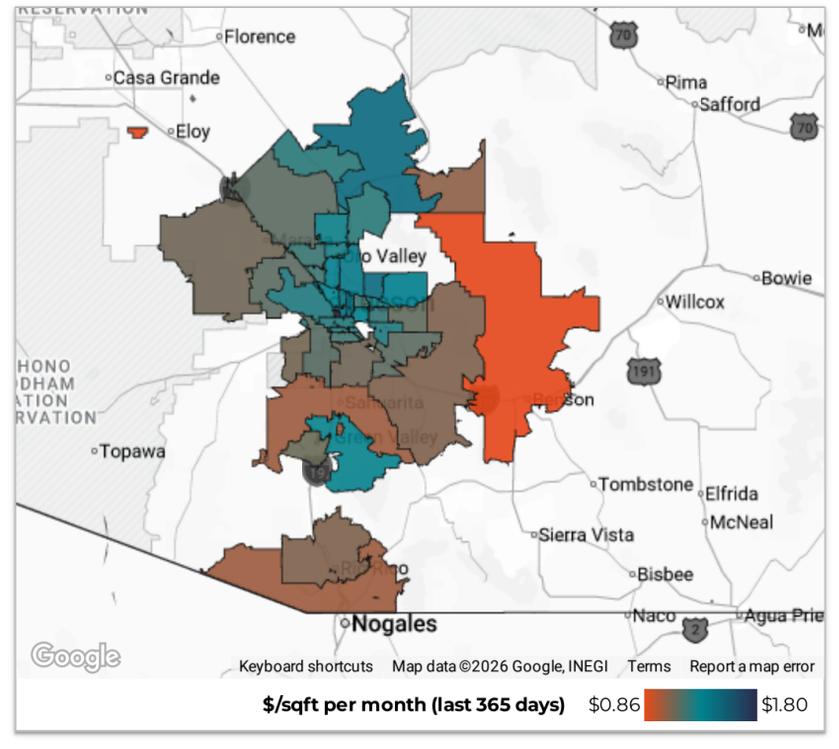
Region City Zip Code

County Type Beds

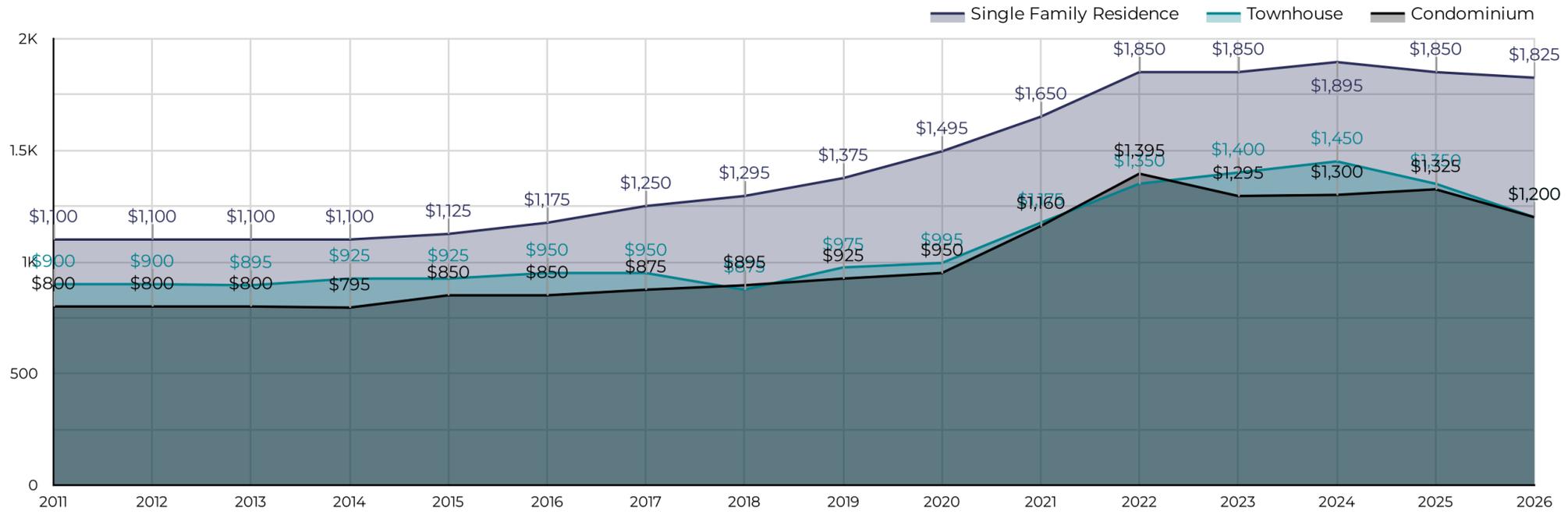
Price Range Between and

Year-to-Date Statistics 2026

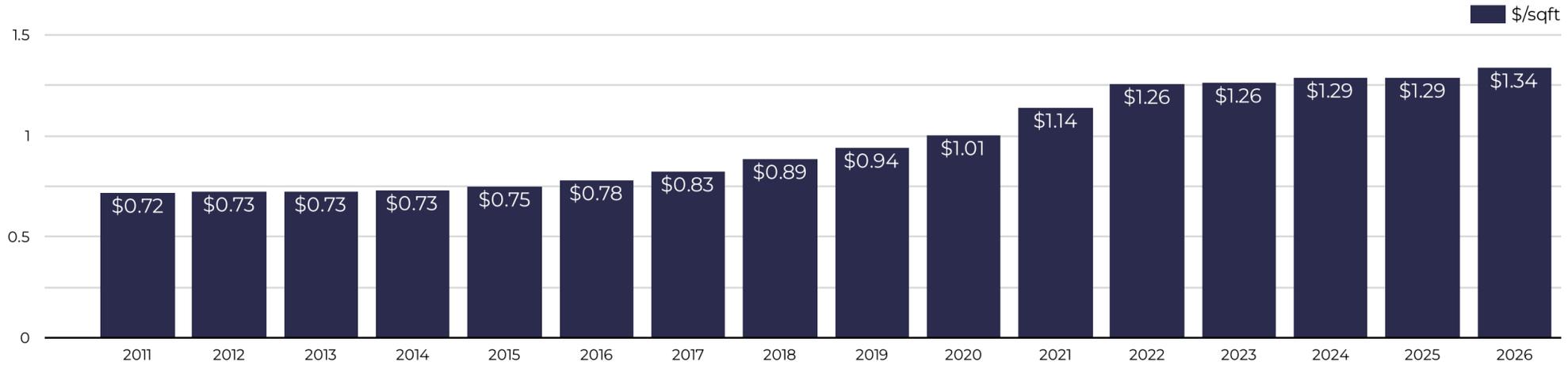
# of Leases 266 ↑ 14.7% from previous year YTD	Total Monthly Volume \$493.21K ↑ 14.2% from previous year YTD	Median Lease (\$/month) \$1,750 ↑ 3.2% from previous year YTD
New Listings 336 ↑ 1.2% from previous year YTD	Median Days on Market 47 ↓ 3 from previous year YTD	% Over or Under Asking 0.8% ↑ 0.3% from previous year YTD



Median Rental Price/Month



\$/Sqft



Median Lease By Bedrooms



YEARLY Inventory & Demand

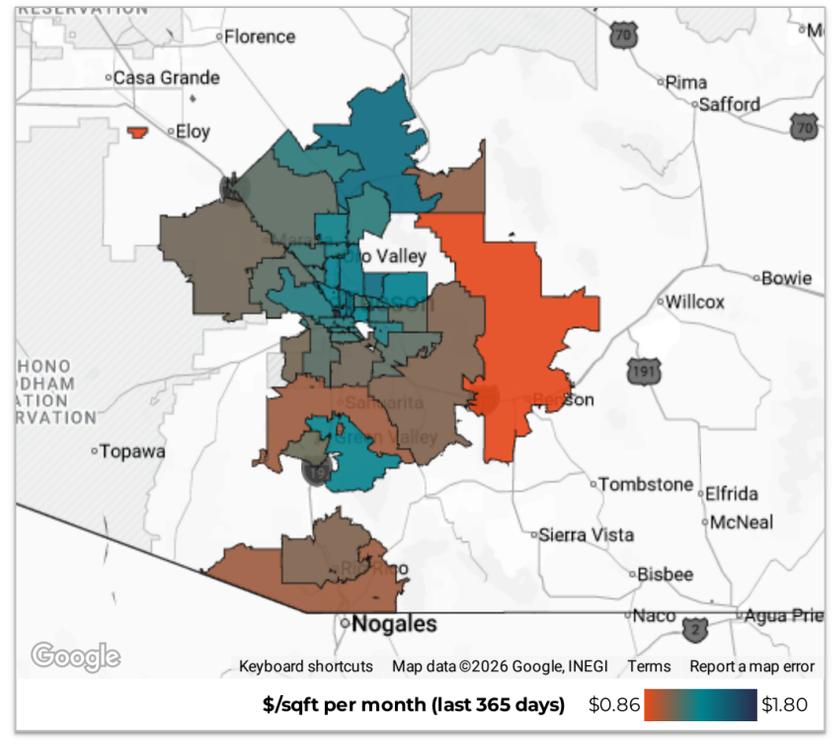
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Region City Zip Code

County Type Beds

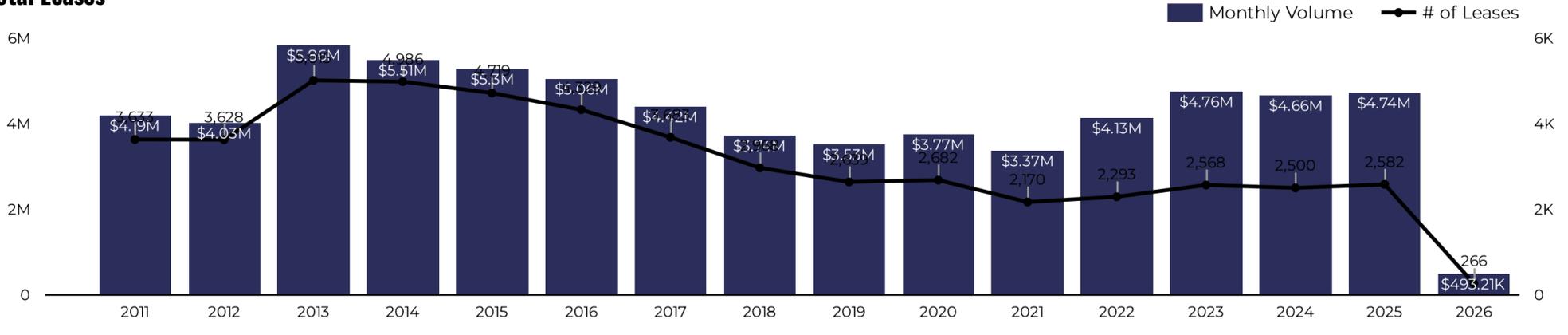
Price Range Between and



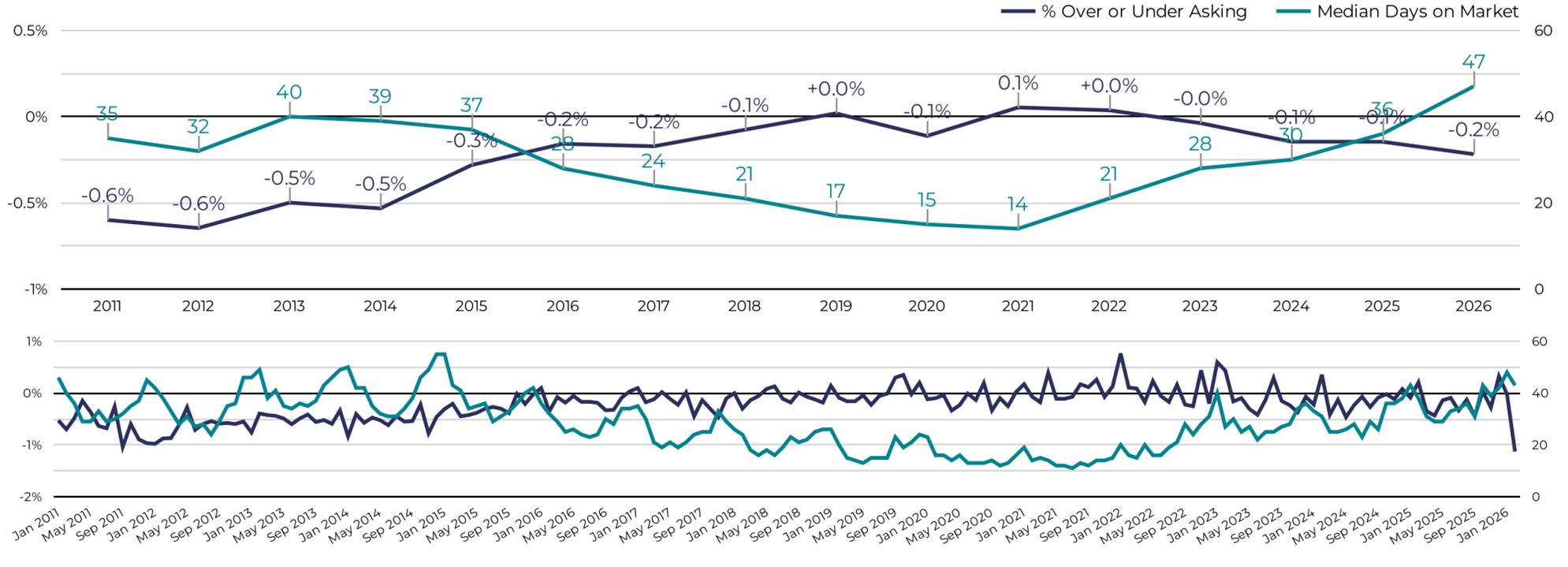
Year-to-Date Statistics 2026

# of Leases 266 ↑ 14.7% from previous year YTD	Total Monthly Volume \$493.21K ↑ 14.2% from previous year YTD	Median Lease (\$/month) \$1,750 ↑ 3.2% from previous year YTD
New Listings 336 ↑ 1.2% from previous year YTD	Median Days on Market 47 ↑ 3 from previous year YTD	% Over or Under Asking 0.8% ↑ 0.3% from previous year YTD

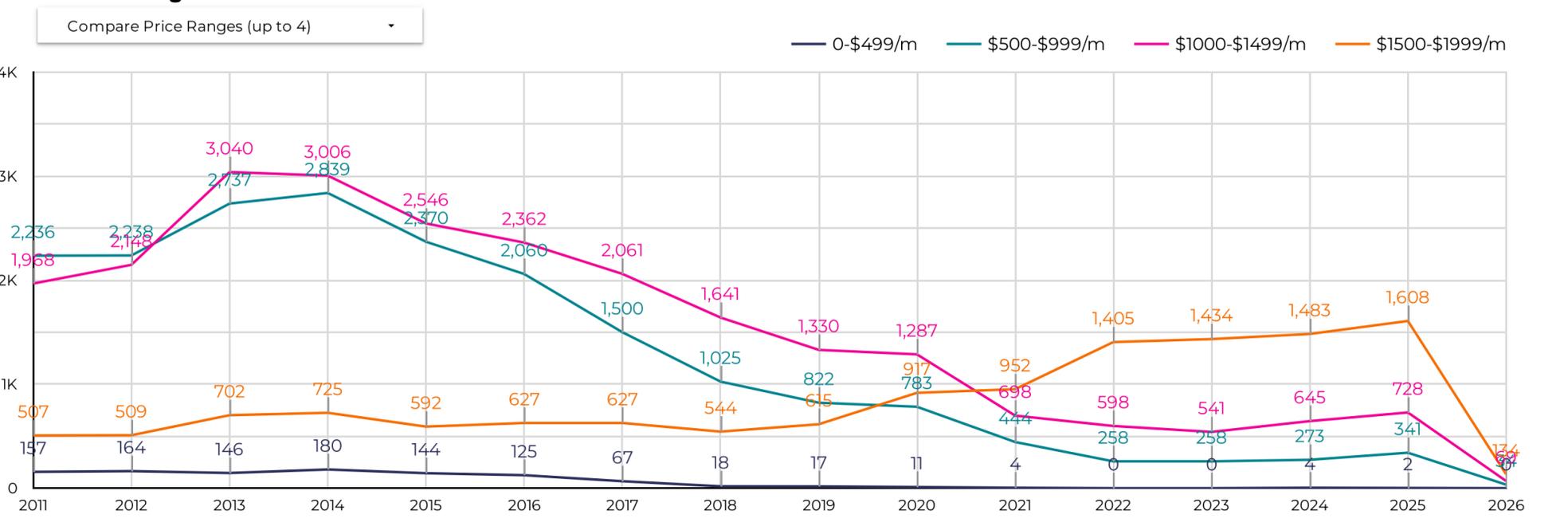
Total Leases



Renter Demand



New Rental Listings Delivered



HOUSING BREAKDOWN By Beds & Price Range

MLSSAZ® Rental Housing Market

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Region City Zip Code

County Type Beds

Price Range Between and

January

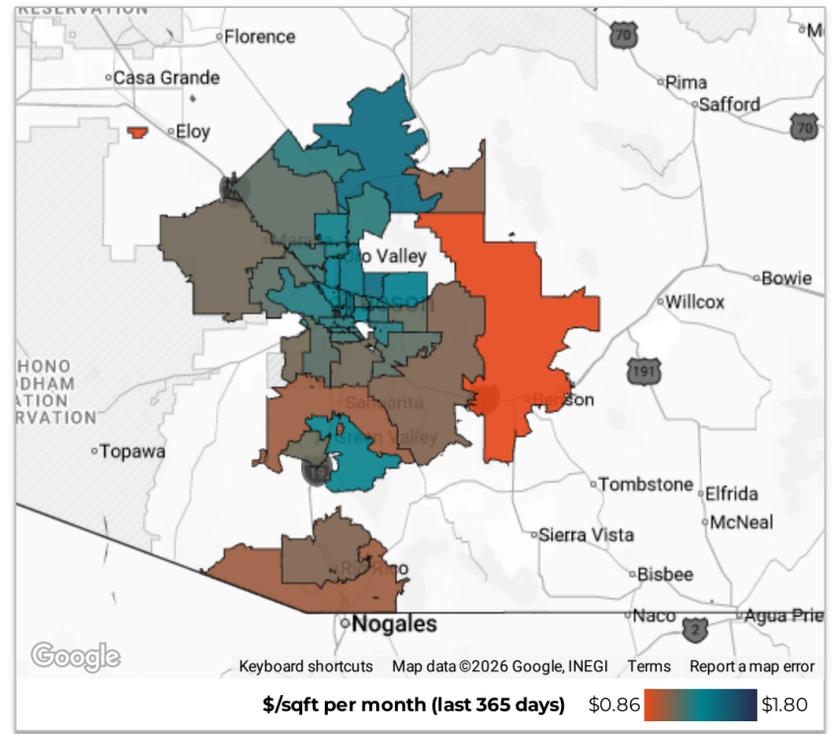
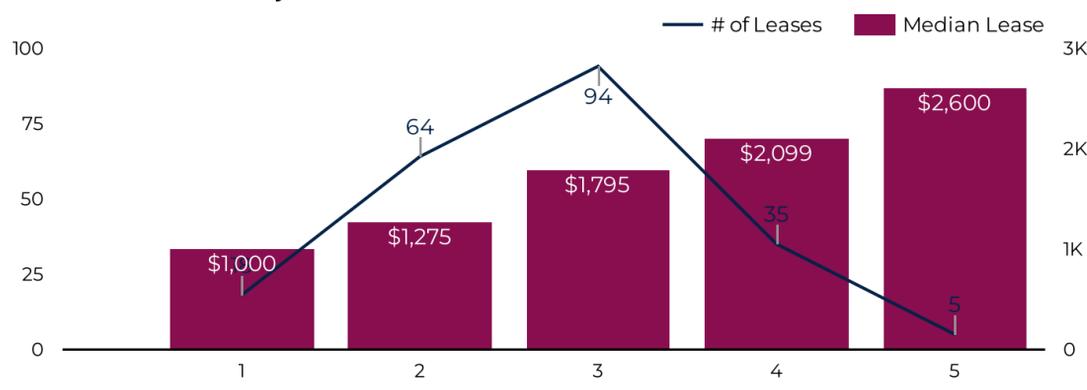
of Leases: **219** (↑ 17.7% from previous year)

Total Monthly Rental Volume: **\$408.15K** (↑ 17.6% from previous year)

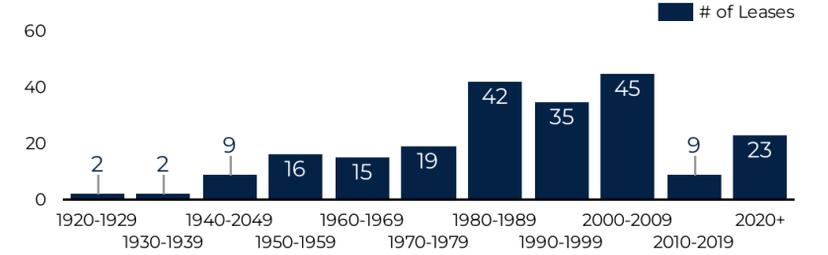
Average SqFt: **1,451**

Median Year Built: **1,993**

Median Lease Price By Bedrooms



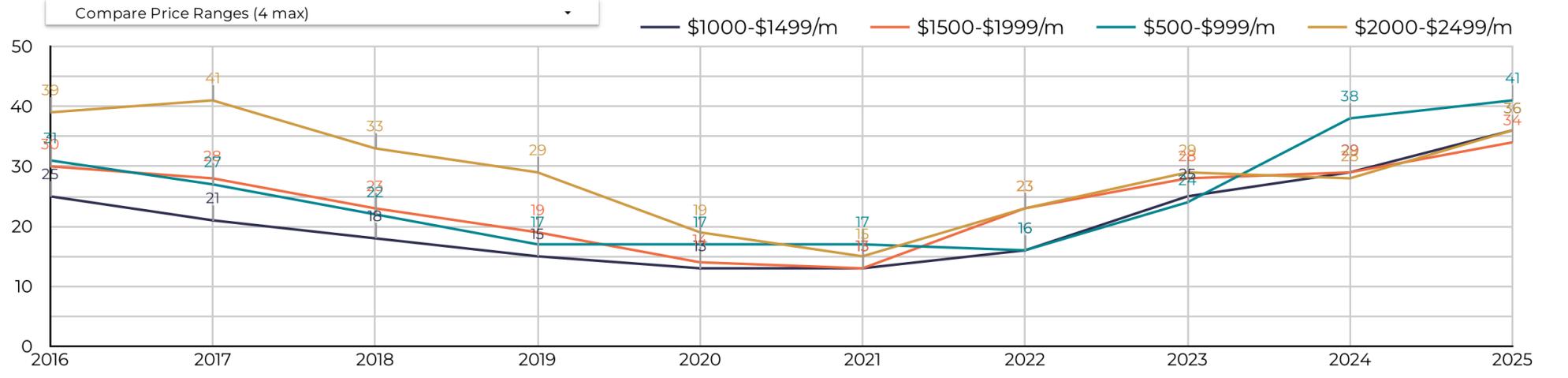
Leases By Property Age



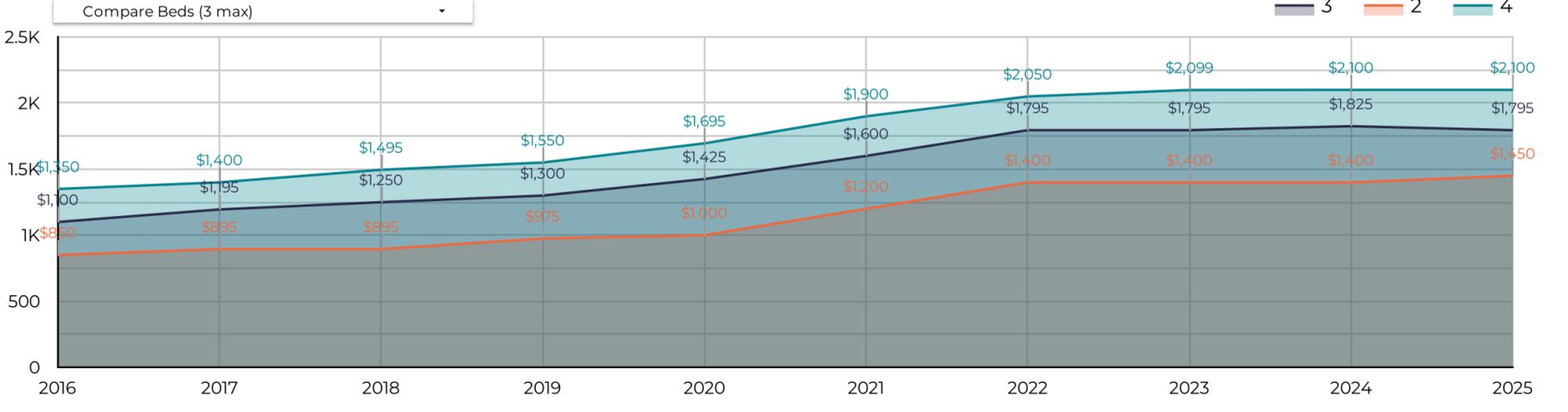
Renter Demand By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	20	19	1	0	64	-1.4%
\$1000-\$1499/m	50	40	10	0	40	0.39%
\$1500-\$1999/m	87	13	57	17	51	-0.74%
\$2000-\$2499/m	32	4	14	14	38	-0.44%
\$2500-\$2999/m	11	1	3	7	56	0.22%
\$3000/m+	19	8	9	2	44	18.36%
Grand total	219	85	94	40	48	1.21%

Median Days on Market



Median Rental Price/Month



COMPARISONS By Region

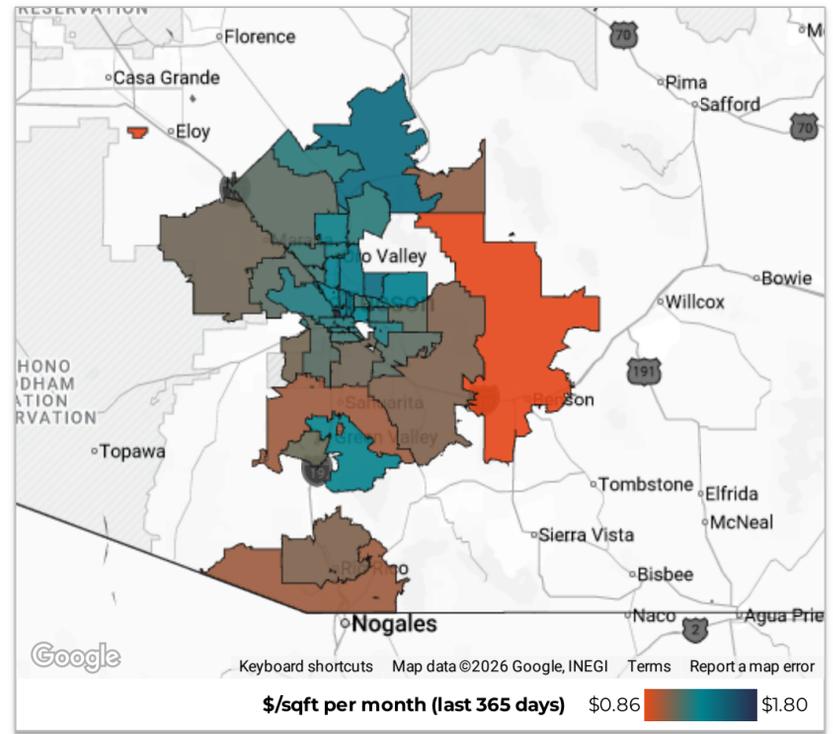
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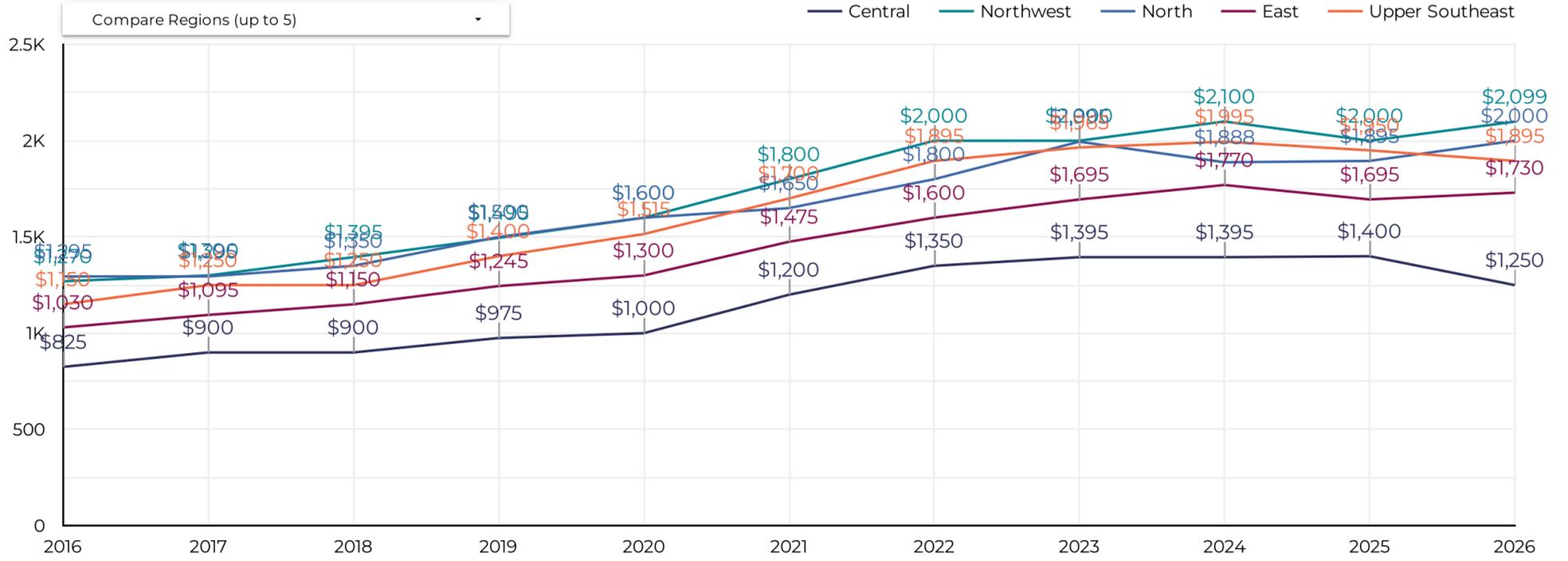


Jan 2026
 vs. last year

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	70	48.9% ↑	\$95.77K	40.7% ↑	\$1,250	-\$175 ↓	\$1.37	-\$0.04 ↓	48	4 ↑	+0.0%	0.1% ↑
2. Northwest	31	40.9% ↑	\$81.49K	75.1% ↑	\$2,100	\$206 ↑	\$1.51	\$0.29 ↑	65	10 ↑	1.1%	1.3% ↑
3. North	23	64.3% ↑	\$52.89K	61.1% ↑	\$1,900	-\$300 ↓	\$1.62	\$0.17 ↑	38	3 ↑	-1.2%	-0.1% ↓
4. East	20	-4.8% ↓	\$35.56K	9.5% ↑	\$1,730	\$135 ↑	\$1.19	-\$0.03 ↓	58	-5 ↓	-0.0%	-0.1% ↓
5. Upper Southeast	19	-13.6% ↓	\$38.5K	-12.2% ↓	\$1,875	-\$70 ↓	\$1.05	-\$0.11 ↓	47	11 ↑	-0.4%	-0.6% ↓
6. West	10	25.0% ↑	\$15.67K	16.6% ↑	\$1,425	-\$370 ↓	\$1.16	-\$0.19 ↓	47	24 ↑	0.0%	0.0%
7. South	9	-10.0% ↓	\$14.39K	-2.5% ↓	\$1,585	\$85 ↑	\$1.16	-\$0.14 ↓	34	10 ↑	0.3%	0.3% ↑
8. Extended West	8	700.0% ↑	\$15.96K	593.8% ↑	\$2,099	-\$201 ↓	\$1.22	\$0.08 ↑	23	-33 ↓	-0.6%	-0.6% ↓
9. Northeast	7	40.0% ↑	\$10.5K	-0.2% ↓	\$1,100	-\$1,000 ↓	\$1.18	-\$0.05 ↓	46	15 ↑	0.0%	-0.3% ↓
10. Southwest	5	-50.0% ↓	\$7.72K	-49.8% ↓	\$1,600	\$5 ↑	\$1.24	\$0.09 ↑	65	19 ↑	0.0%	-0.2% ↓
11. Upper Northwest	3	-62.5% ↓	\$10.02K	-67.6% ↓	\$3,900	\$0	\$1.78	\$0.07 ↑	26	-86 ↓	0.0%	-0.7% ↓
12. Green Valley North	3	-40.0% ↓	\$5.59K	-36.0% ↓	\$1,895	\$150 ↑	\$1.16	\$0.05 ↑	45	-30 ↓	0.0%	1.2% ↑
13. Southeast	3	-50.0% ↓	\$4.59K	-56.9% ↓	\$1,495	-\$200 ↓	\$1.04	-\$0.07 ↓	48	11 ↑	0.0%	0.9% ↑
14. SCC-Nogales West	1	-	\$1K	-	\$1,000	-	\$0.92	-	54	-	0.0%	-
15. SCC-Rio Rico East	1	-	\$2K	-	\$2,000	-	\$1.16	-	82	-	0.0%	-
16. Green Valley Sout...	1	-	\$1.65K	-	\$1,650	-	\$0.95	-	24	-	0.0%	-
17. SCC-Rio Rico West	1	-	\$1.65K	-	\$1,650	-	\$0.90	-	93	-	0.0%	-

Median Lease by Region



COMPARISONS By Zip Code

MLSSAZ® Rental Housing Market

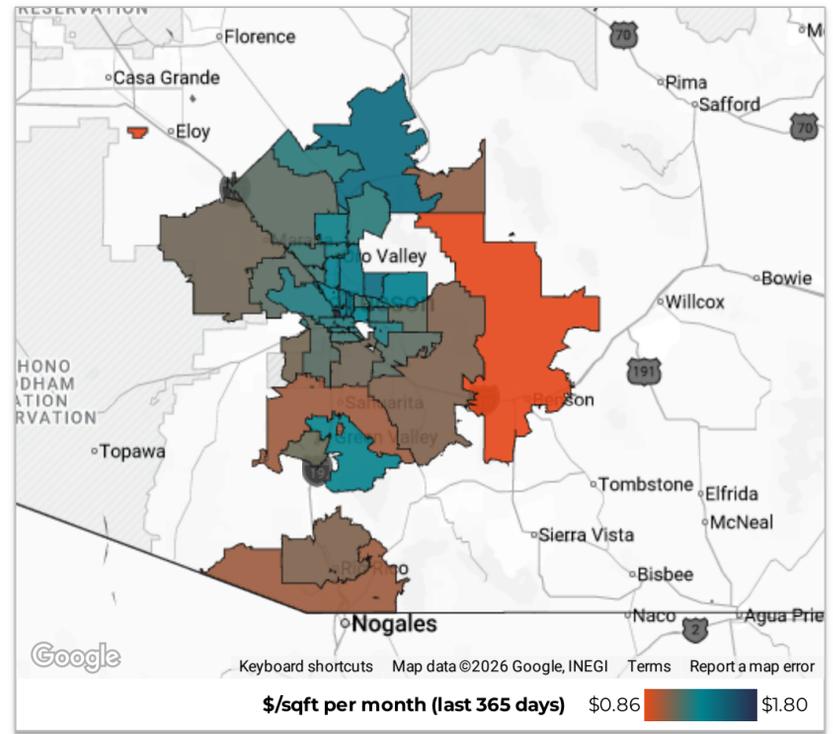
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Jan 2026 vs. last year

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Zip Code	# of Leases	% Δ	Volume	% Δ	Median Lease	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
1. 85719	20	53.8%	\$27,595	58.0%	\$1,275	-\$150	\$1.37	\$0.02	34	-21	-0.2%	0.3%
2. 85712	17	240.0%	\$22,590	247.8%	\$1,100	-\$250	\$1.15	-\$0.11	49	-5	-1.4%	-1.4%
3. 85705	17	88.9%	\$22,254	87.3%	\$1,150	-\$399	\$1.40	\$0.01	104	69	2.8%	2.3%
4. 85641	11	37.5%	\$23,086	34.7%	\$1,895	-\$100	\$1.04	-\$0.10	37	1	-0.3%	0.3%
5. 85742	10	233.3%	\$20,824	311.7%	\$2,020	\$344	\$1.18	\$0.02	58	6	0.4%	0.4%
6. 85704	10	150.0%	\$27,090	305.2%	\$1,850	\$255	\$1.84	\$0.64	41	24	0.7%	0.7%
7. 85730	9	28.6%	\$15,625	38.0%	\$1,700	\$105	\$1.14	-\$0.17	58	22	0.0%	0.0%
8. 85710	9	-10.0%	\$15,439	8.7%	\$1,730	\$330	\$1.27	\$0.06	62	-10	-0.1%	-0.3%
9. 85716	9	-25.0%	\$10,207	-51.0%	\$1,200	-\$100	\$1.54	-\$0.04	44	20	-2.2%	-2.3%
10. 85711	9	12.5%	\$14,178	35.6%	\$1,750	\$625	\$1.46	-\$0.06	32	-18	0.0%	0.3%
11. 85750	8	166.7%	\$20,449	143.4%	\$1,900	\$550	\$1.75	\$0.02	38	1	0.0%	0.0%
12. 85747	8	-46.7%	\$14,610	-45.9%	\$1,795	\$100	\$1.09	-\$0.11	52	8	-0.2%	-0.7%
13. 85718	8	-11.1%	\$20,400	-4.4%	\$2,350	-\$150	\$1.61	\$0.21	40	16	-1.4%	0.3%
14. 85653	8	700.0%	\$15,958	593.8%	\$2,099	-\$201	\$1.22	\$0.08	23	-33	-0.6%	-0.6%
15. 85756	6	-45.5%	\$10,469	-48.7%	\$1,695	-\$55	\$1.03	-\$0.08	34	6	-0.4%	-0.2%
16. 85745	6	200.0%	\$9,405	133.1%	\$1,100	-\$835	\$1.25	\$0.11	62	51	0.0%	0.0%
17. 85746	6	100.0%	\$9,015	103.0%	\$1,495	\$0	\$1.19	-\$0.18	40	5	0.0%	-0.7%
18. 85755	6	500.0%	\$20,850	338.9%	\$2,700	-\$2,050	\$2.06	\$0.34	68	1	0.0%	5.0%
19. 85737	5	25.0%	\$12,099	48.5%	\$2,500	\$705	\$1.24	\$0.10	54	-85	1.2%	1.2%
20. 85706	4	33.3%	\$6,825	62.5%	\$1,575	\$125	\$1.34	\$0.01	33	9	0.7%	0.7%
21. 85741	4	-33.3%	\$6,770	-41.1%	\$1,645	-\$255	\$1.26	\$0.07	76	38	0.0%	0.0%
22. 85629	3	-40.0%	\$5,589	-36.0%	\$1,895	\$150	\$1.16	\$0.05	45	-30	0.0%	1.2%
23. 85715	3	-40.0%	\$5,050	-52.0%	\$1,950	-\$150	\$1.21	-\$0.02	46	15	0.0%	-0.3%

1 - 36 / 36

Median Lease By Zip Code

