

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: Jan 6, 2026



Region

City

Zip Code

County

Type

Beds

Price Range

Between

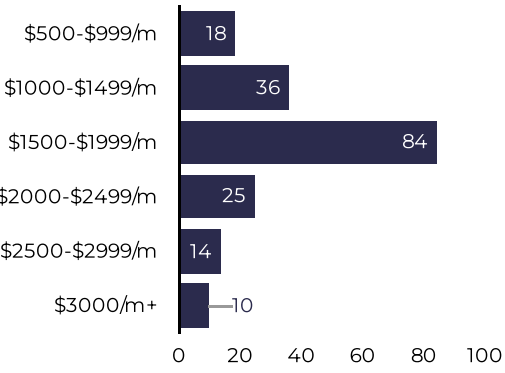
Enter a value

and

Enter a value

Download

December



of Leases

187

16.9% from previous year

Median Lease (\$/month)

\$1,700

-8.1% from previous year

Total Monthly Rental Volume

\$337,643

9.0% from previous year

Median Days on Market

42

4 from previous year

\$/sqft

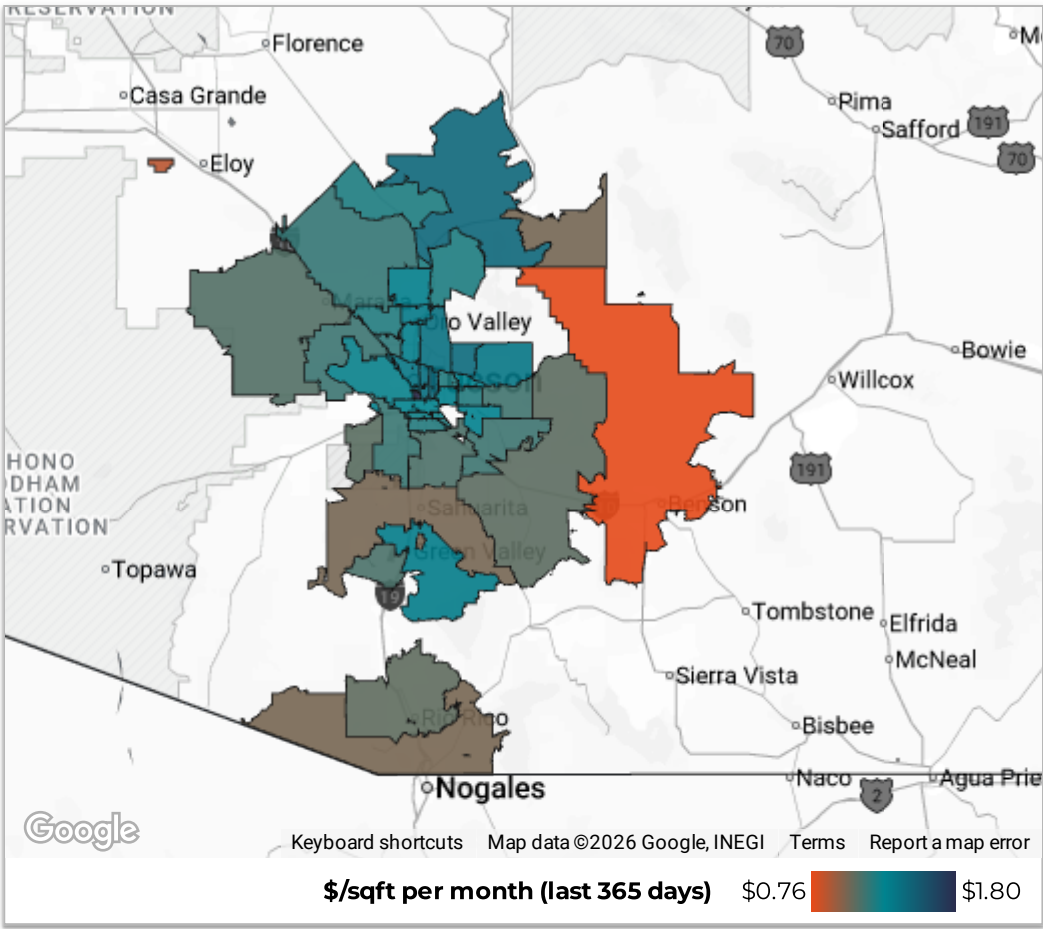
\$8.26

\$6.96 from previous year

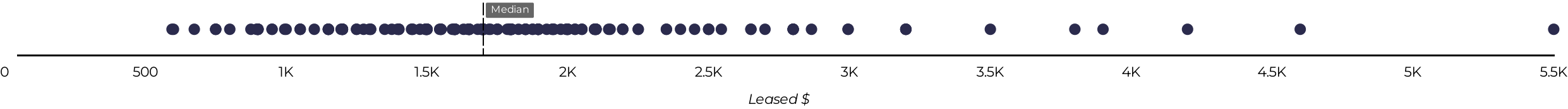
Average % Over Asking

0.27%

-0.09% from previous year



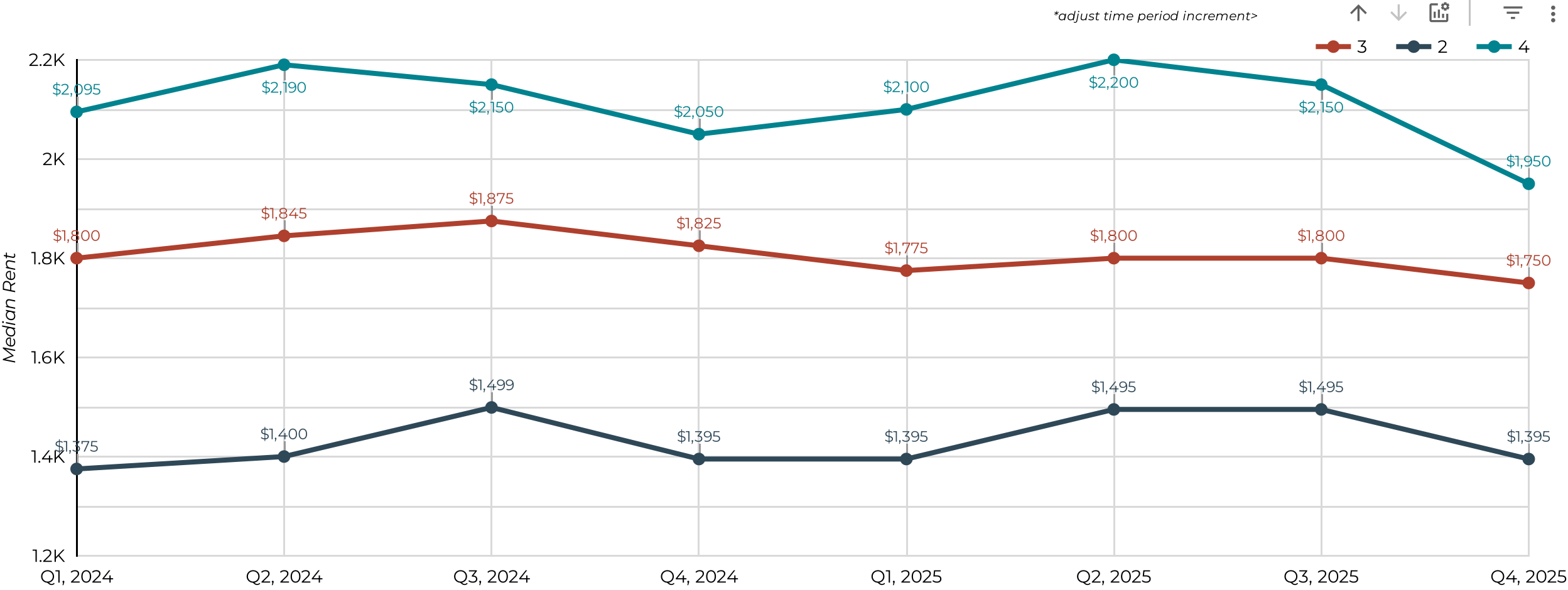
Leases



Market Prices

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

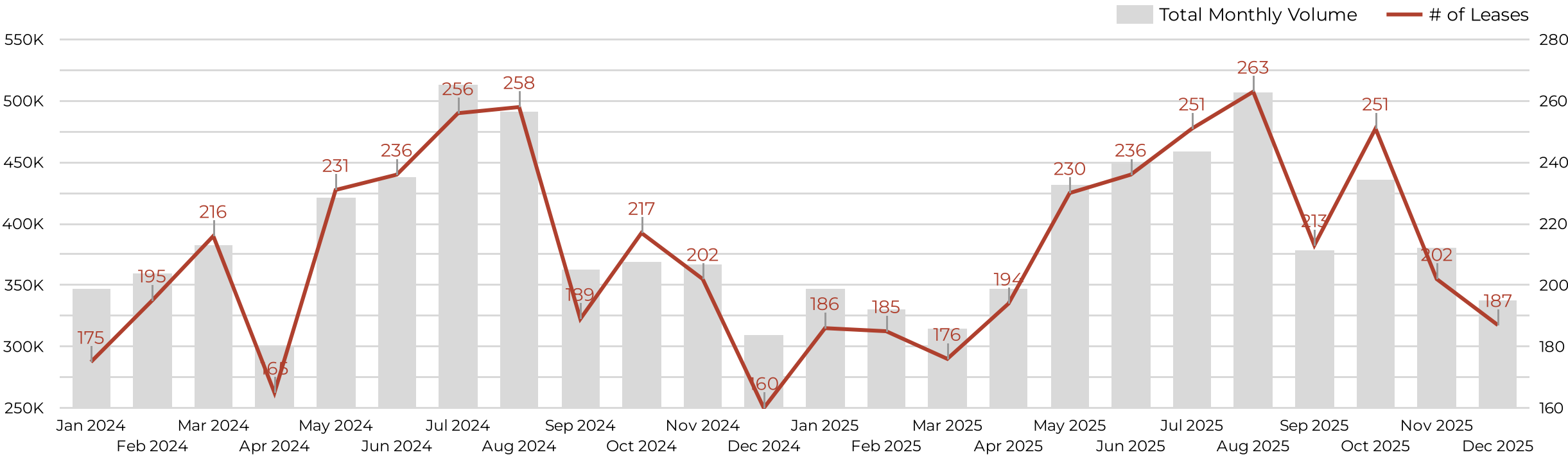
Beds



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2026	55	\$1,695	\$2,042	\$1.49
2025	2,574	\$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.



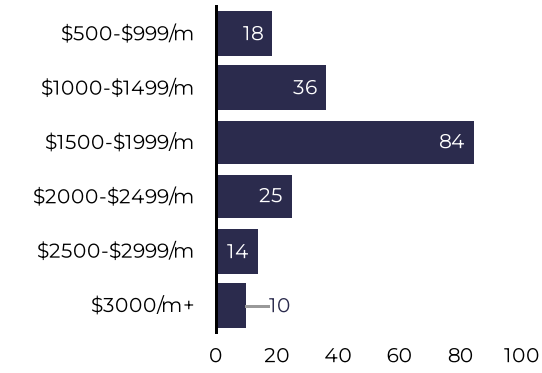
MONTHLY Renter Demand
MLSSAZ® Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jan 6, 2026

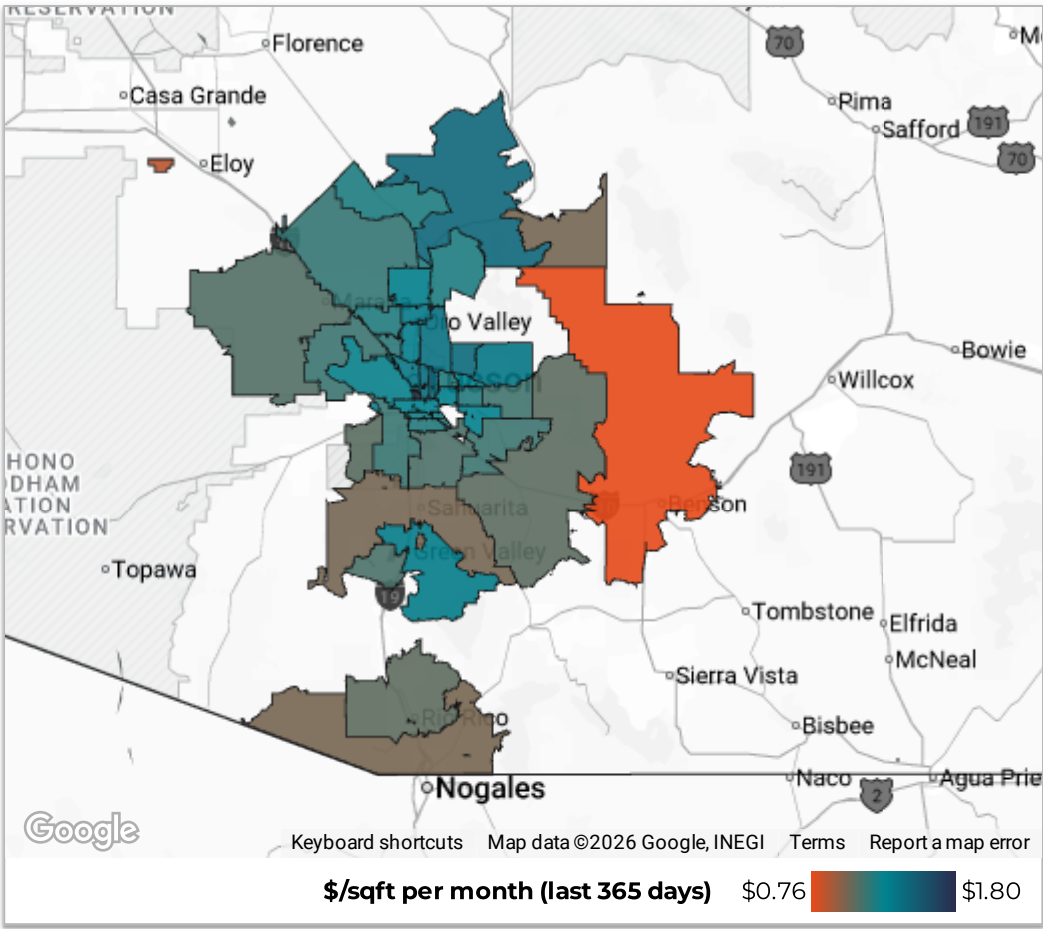


Region City Zip Code
County Type Beds
Price Range Between Enter a value and Enter a value
Download

December

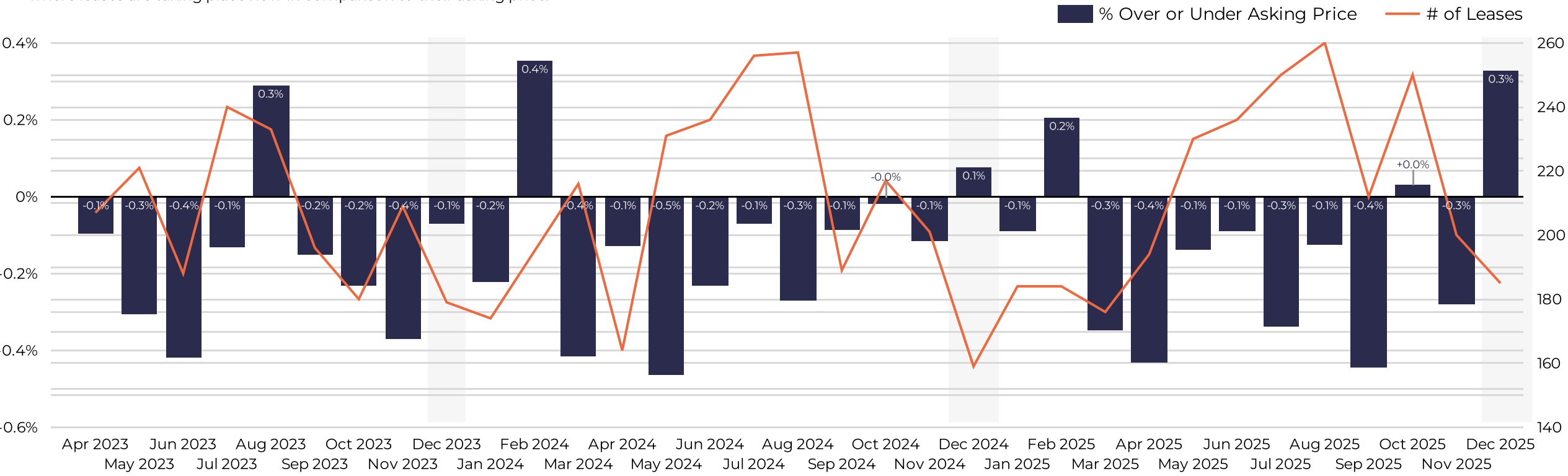


of Leases: 187 (16.9% increase)
Median Lease (\$/month): \$1,700 (-8.1% decrease)
Total Monthly Rental Volume: \$337,643 (9.0% increase)
Median Days on Market: 42 (4 days increase)
\$/sqft: \$8.26 (\$6.96 increase)
Average % Over Asking: 0.27% (-0.09% decrease)



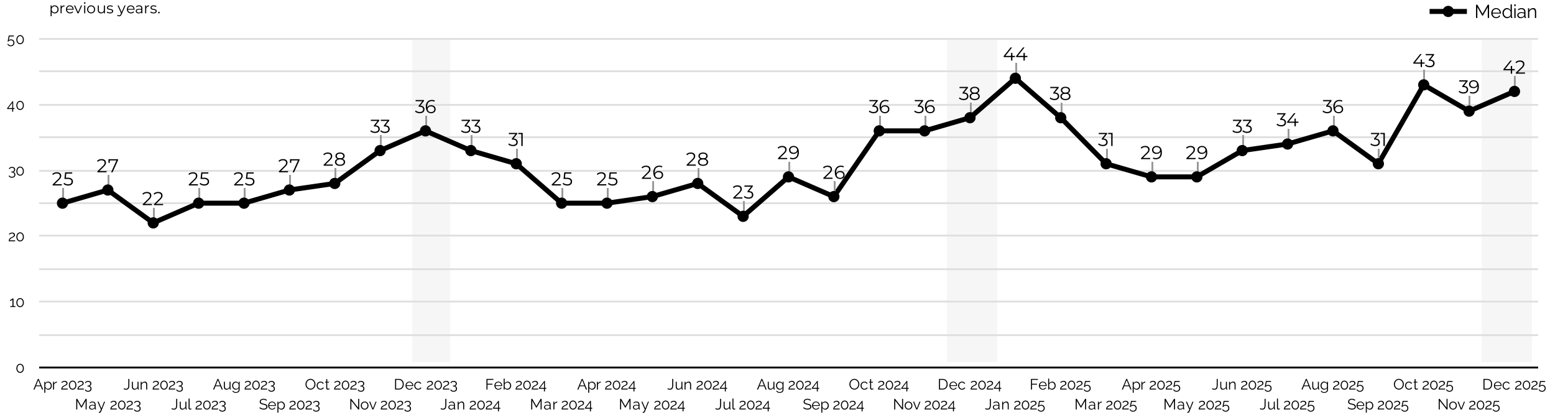
Renter Demand

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



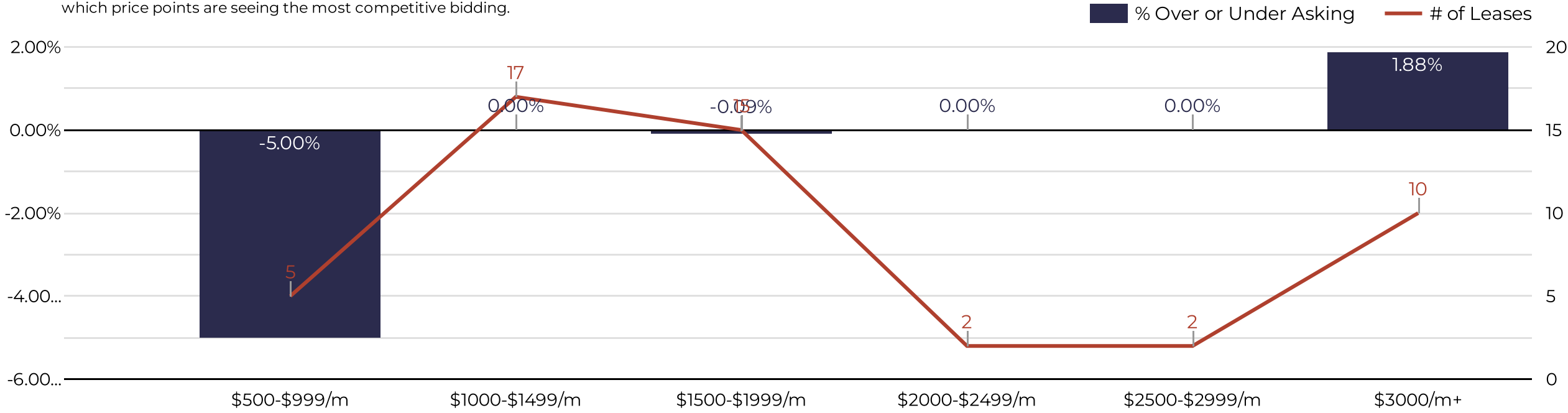
Days on Market

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: Jan 6, 2026

Region

City

Zip Code

County

Type

Beds

Price Range

Between

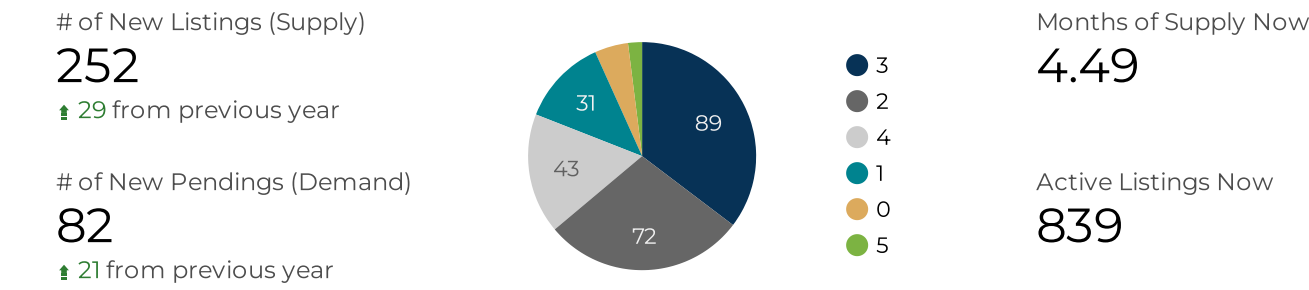
Enter a value

and

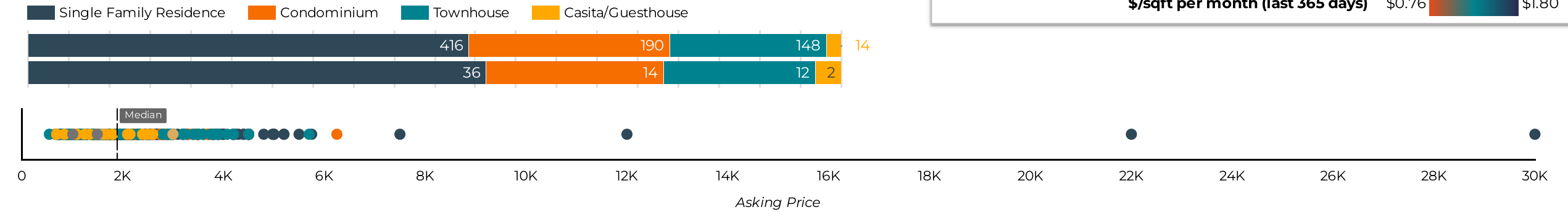
Enter a value

Download

December

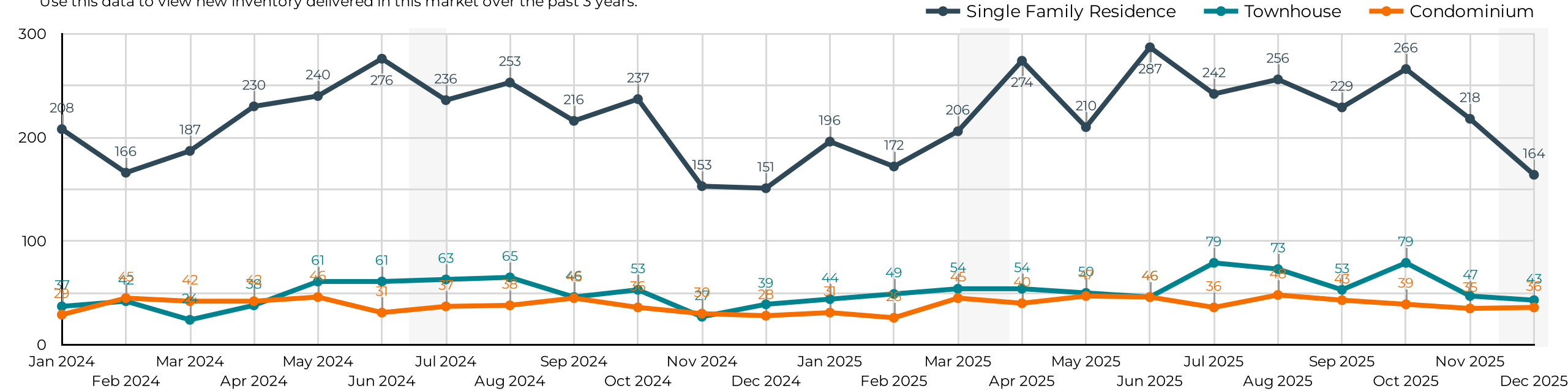


Active Now



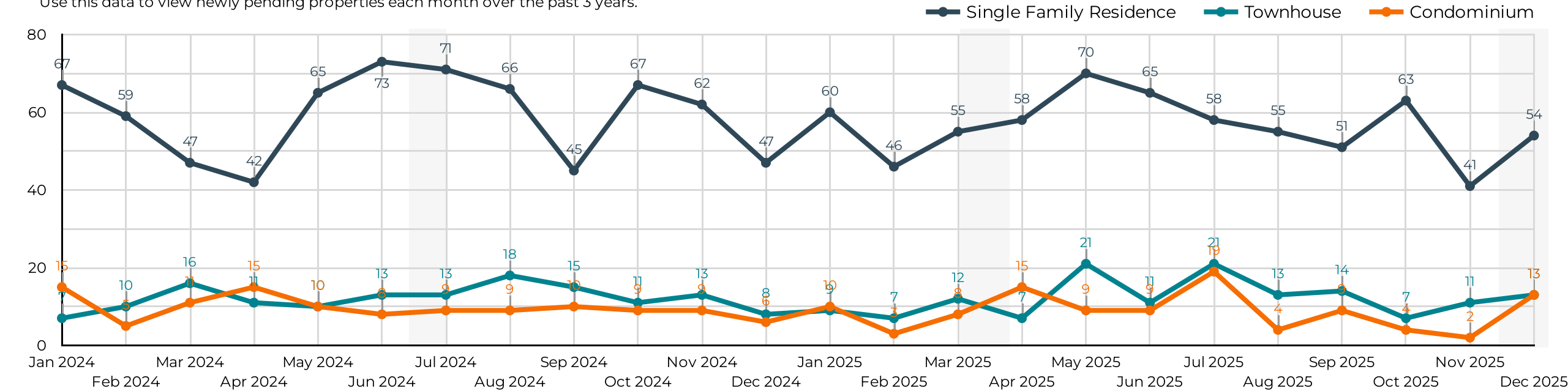
New Rental Listings

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



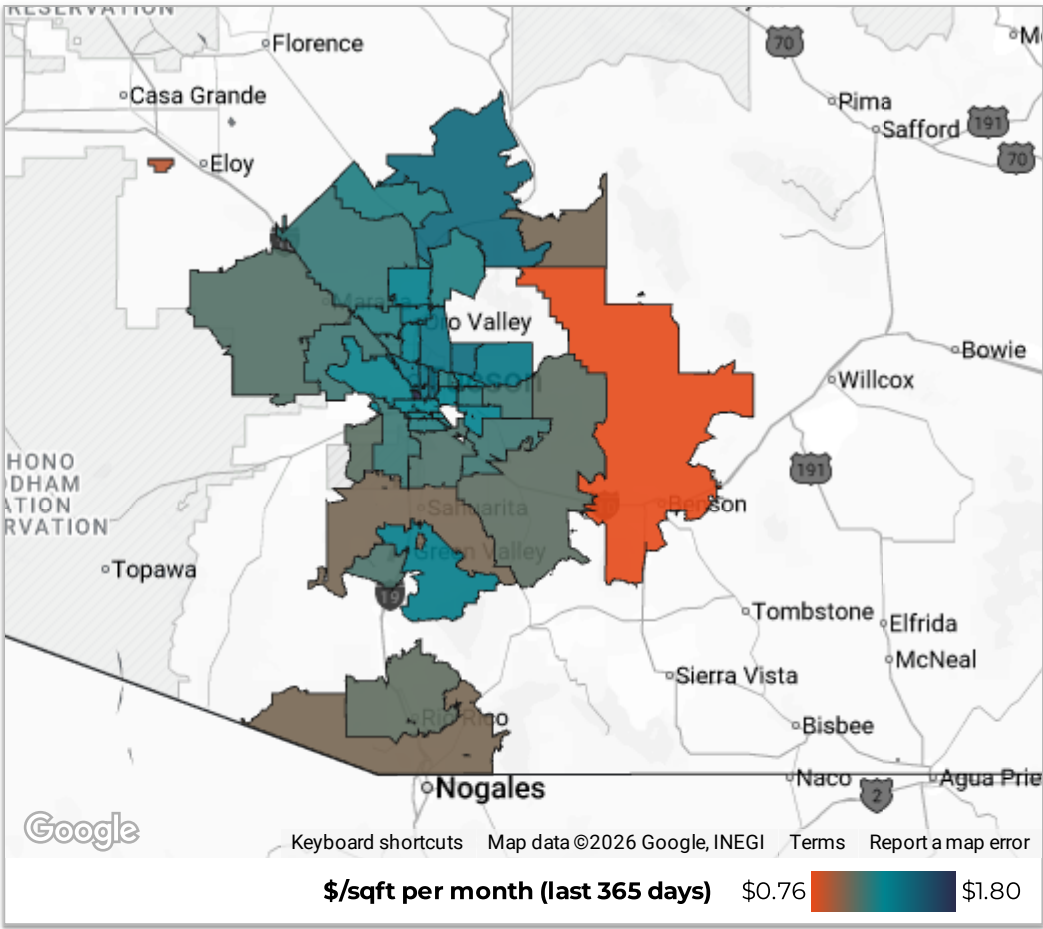
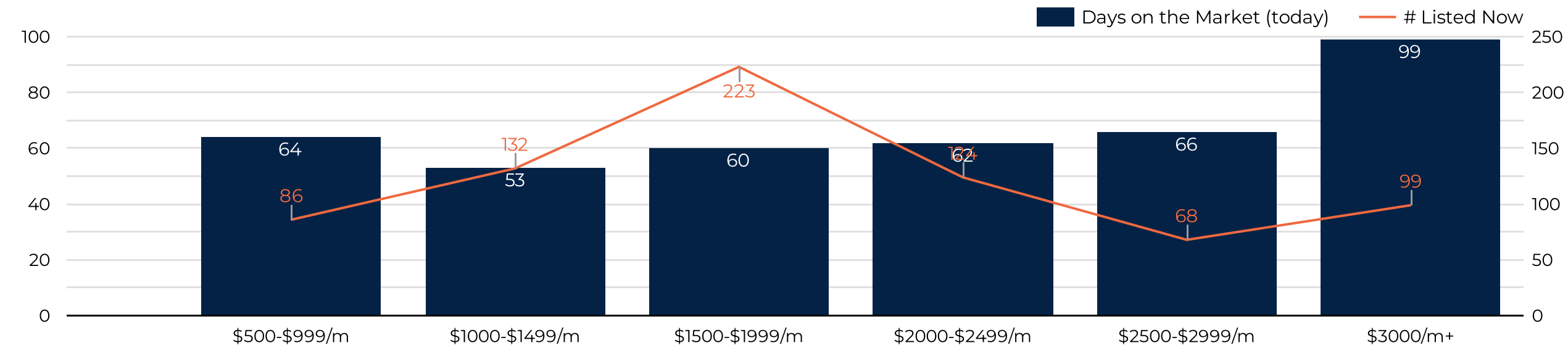
New Pending Leases

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

All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jan 6, 2026



Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

Enter a value

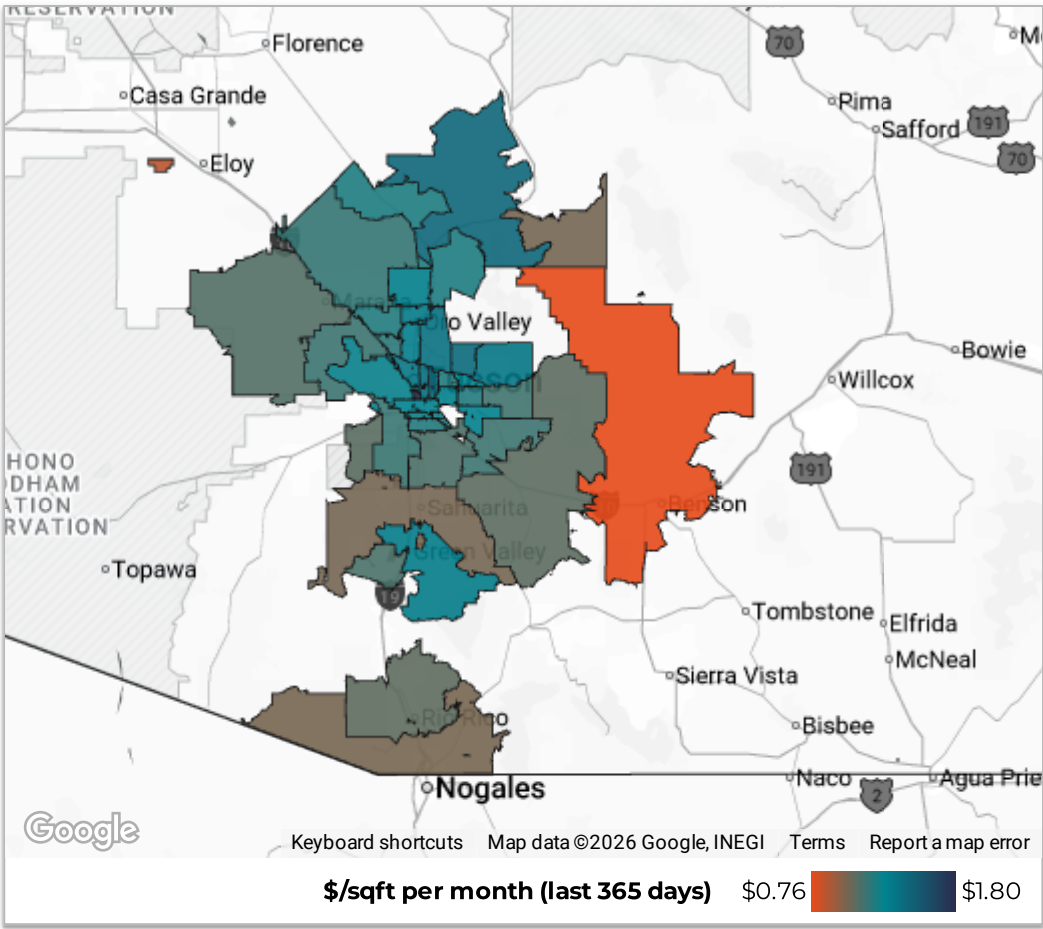
Download

Year-to-Date Statistics

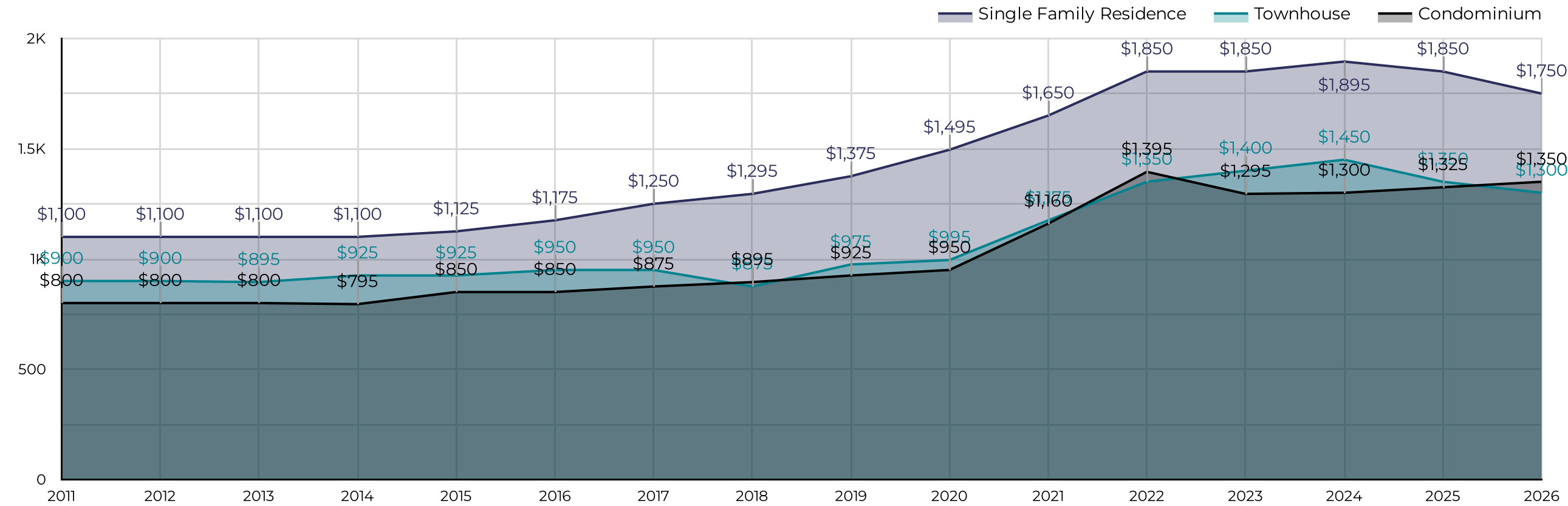
2026



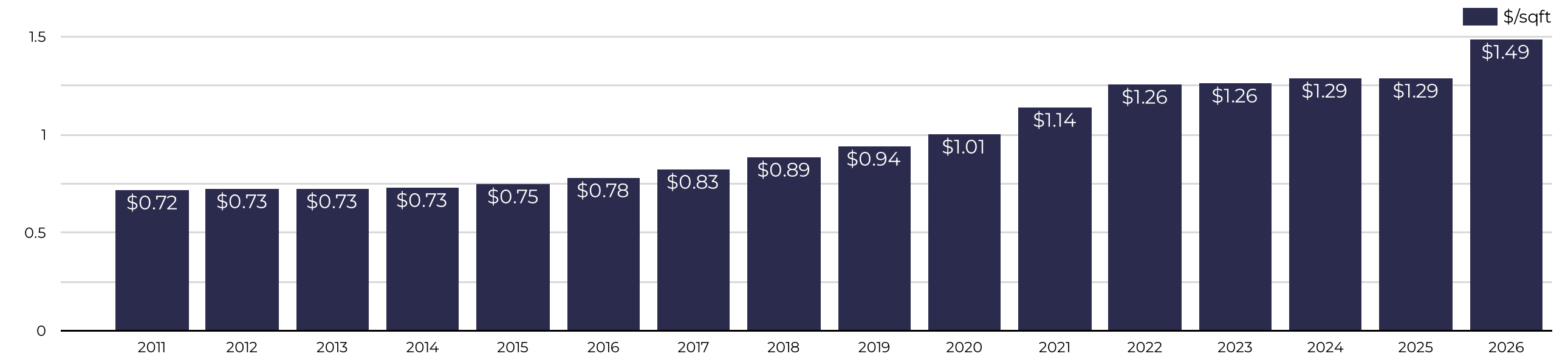
# of Leases 55 7.8% from previous year YTD	Total Monthly Volume \$112.31K -3.8% from previous year YTD	Median Lease (\$/month) \$1,695 -5.8% from previous year YTD
New Listings 30 -37.5% from previous year YTD	Median Days on Market 42 -14 from previous year YTD	% Over or Under Asking 1.1% -2.7% from previous year YTD



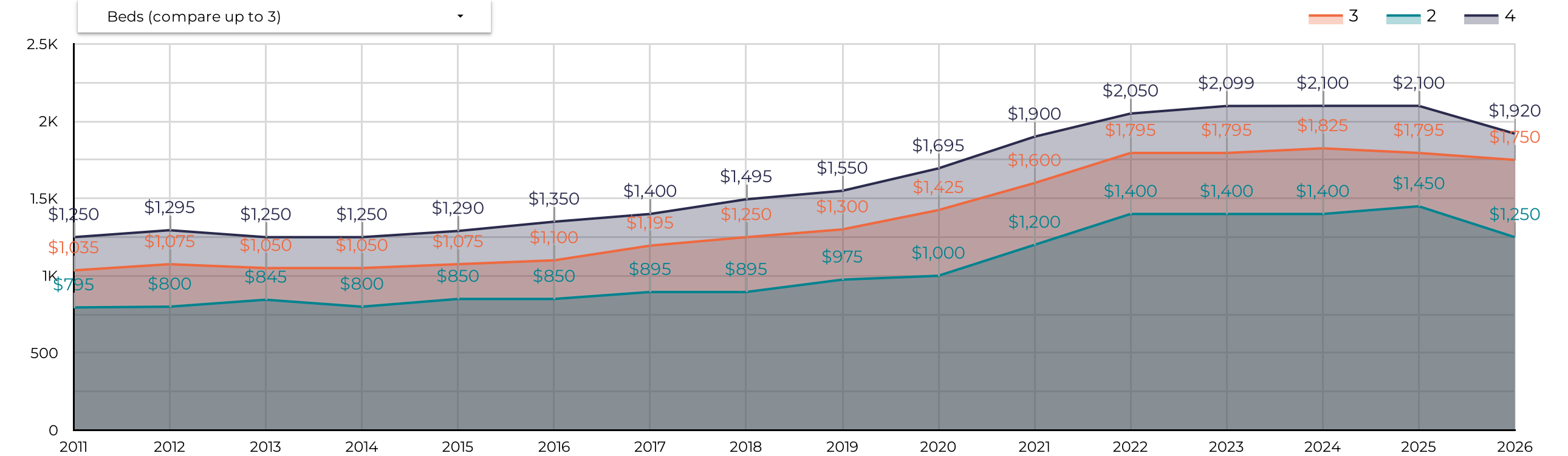
Median Rental Price/Month



\$/Sqft



Median Lease By Bedrooms



YEARLY Inventory & 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: Jan 6, 2026



Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

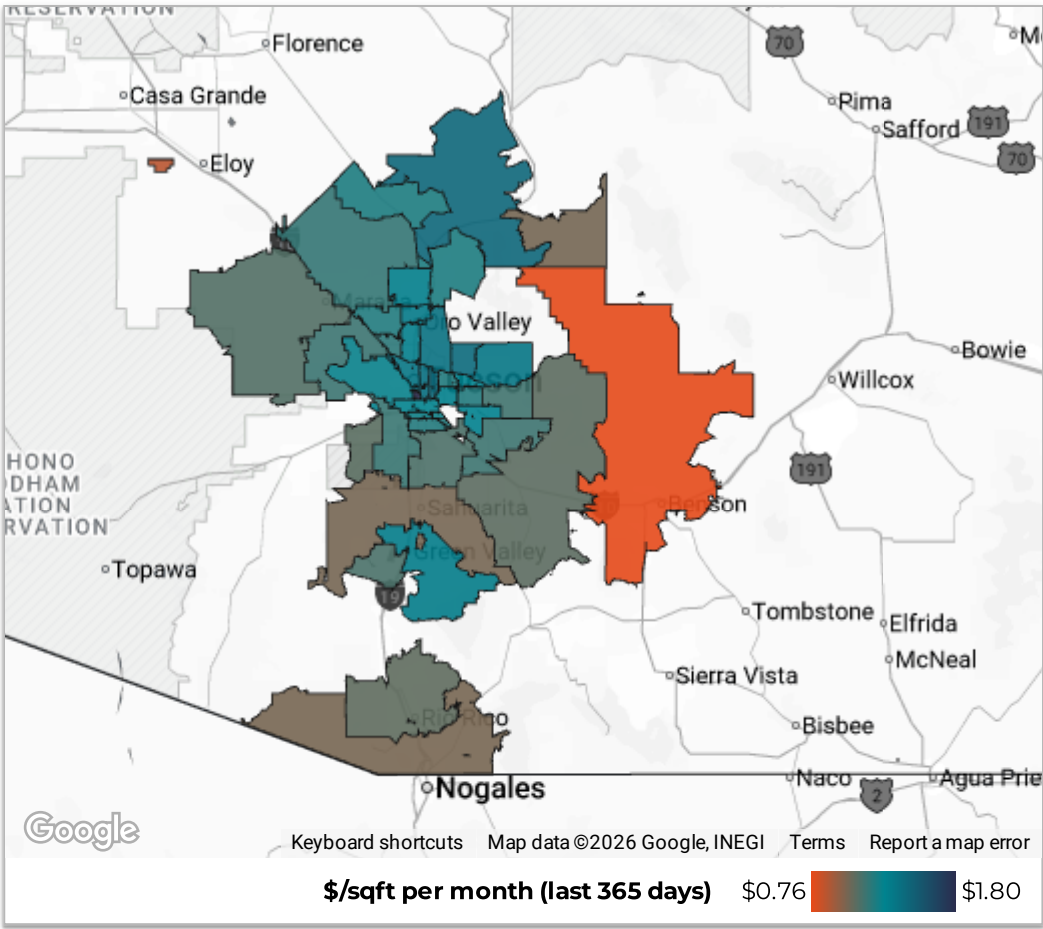
Enter a value

Download

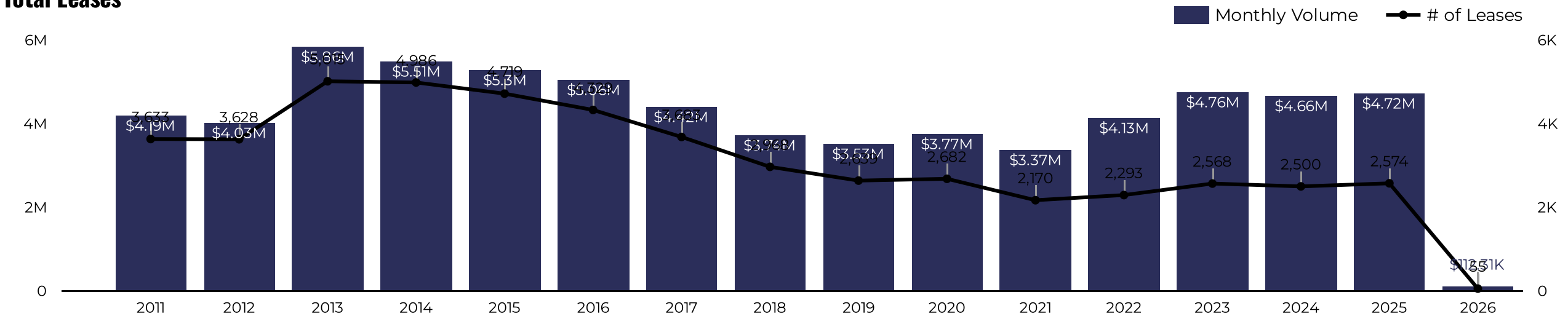
Year-to-Date Statistics
2026



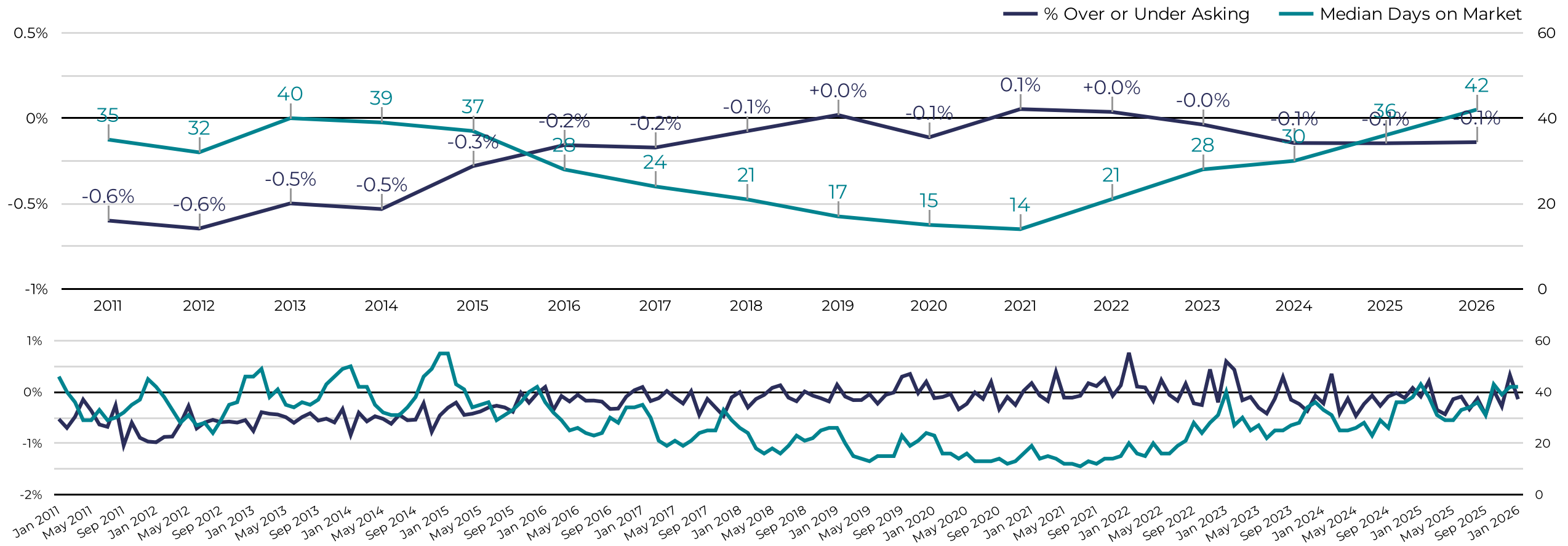
# of Leases 55 7.8% from previous year YTD	Total Monthly Volume \$112.31K -3.8% from previous year YTD	Median Lease (\$/month) \$1,695 -5.8% from previous year YTD
New Listings 30 -37.5% from previous year YTD	Median Days on Market 42 -14 from previous year YTD	% Over or Under Asking 1.1% -2.7% from previous year YTD



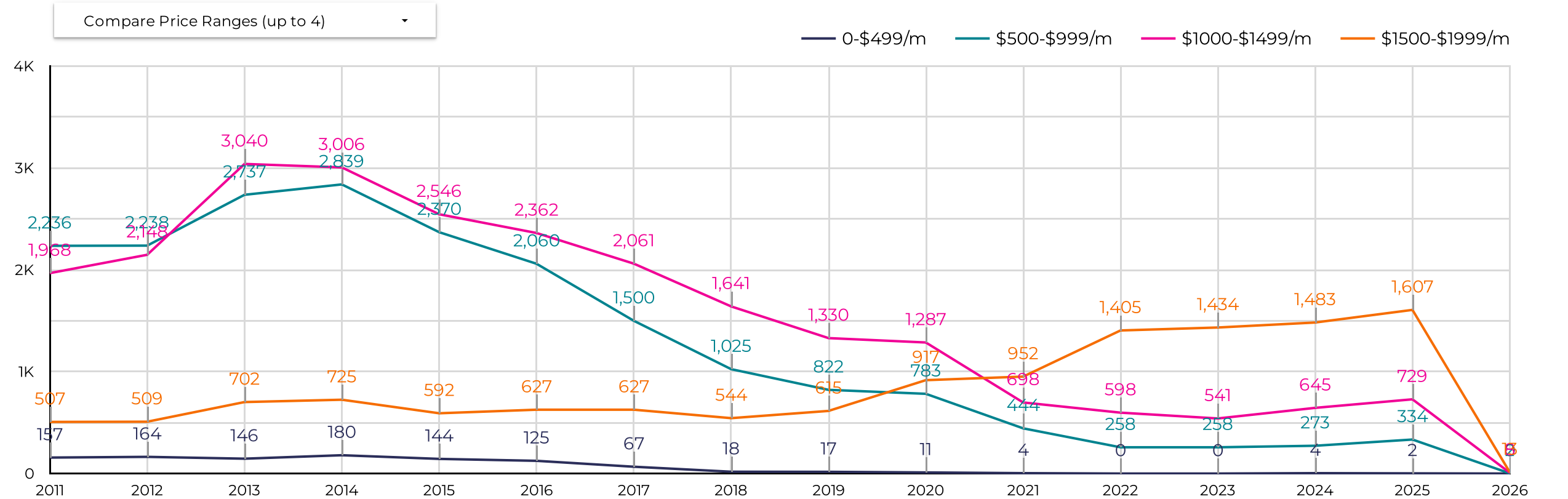
Total Leases



Renter Demand



New Rental Listings Delivered



Housing Breakdown By Beds & 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: Jan 6, 2026

Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

Enter a value

Download

December

of Leases

187

16.9% from previous year

Total Monthly Rental Volume

\$337.64K

9.0% from previous year

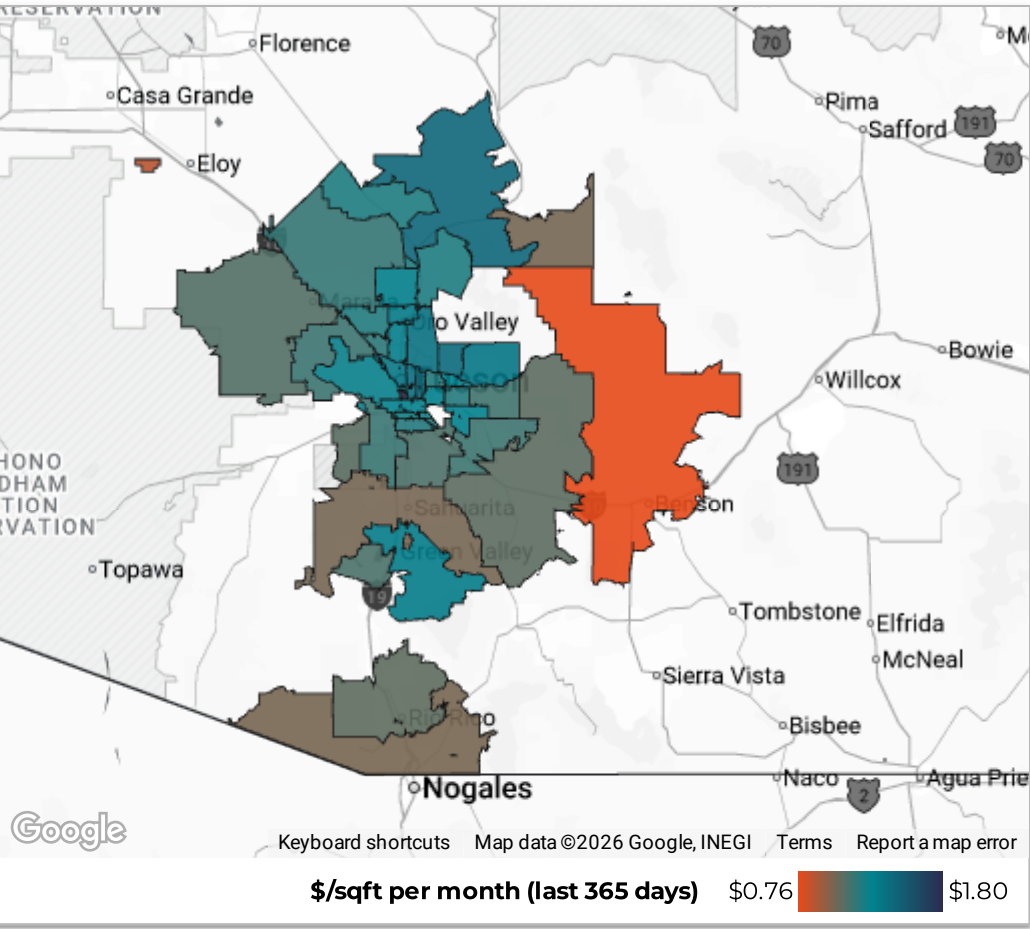
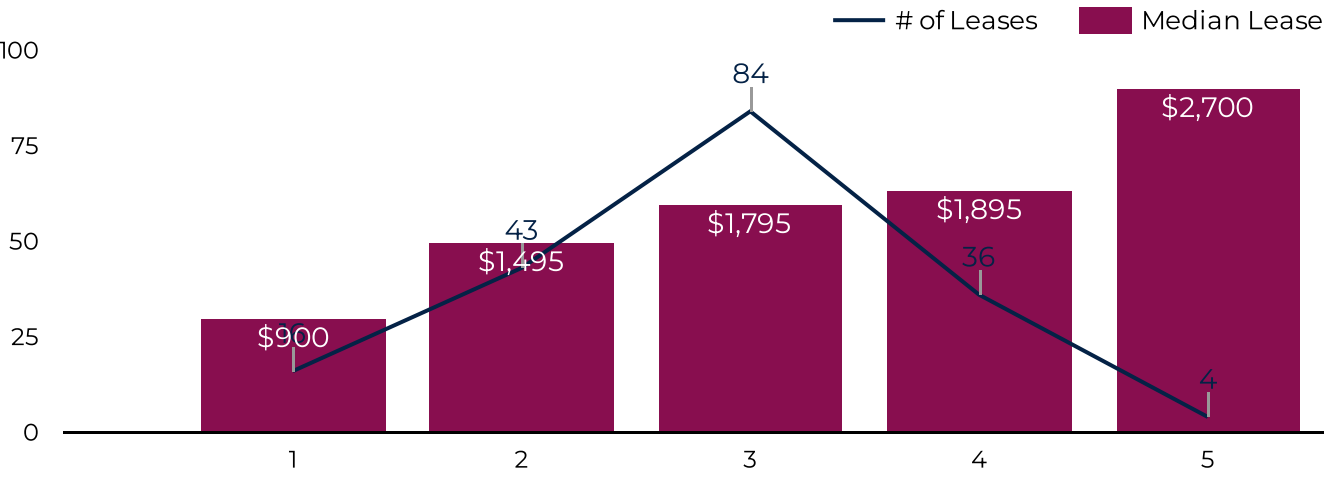
Average SqFt

1,452

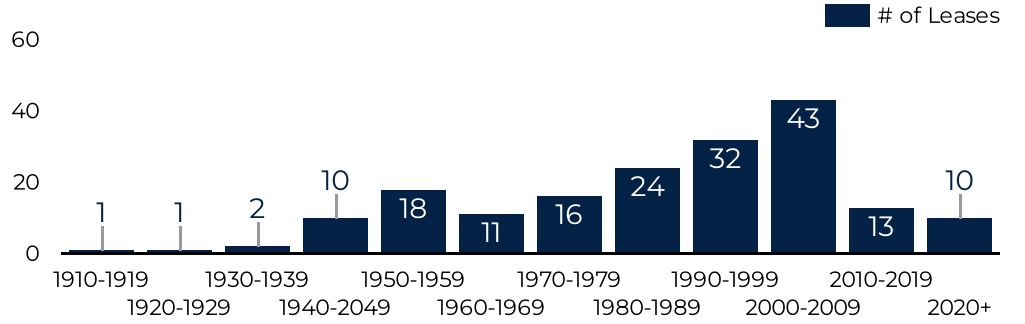
Median Year Built

1,993

Median Lease Price By Bedrooms



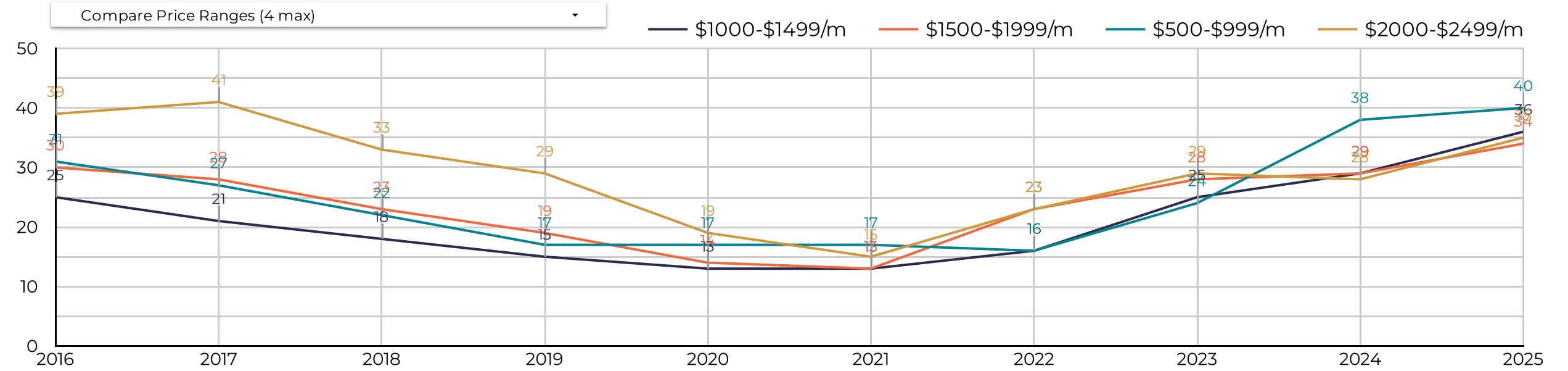
Leases By Property Age



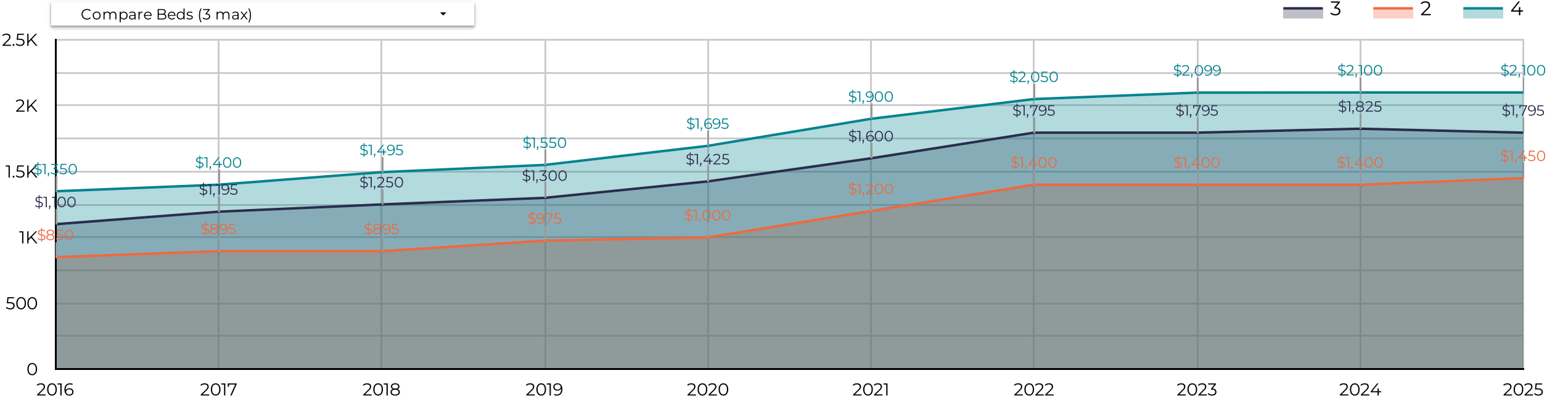
Renter Demand By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	18	18	0	0	36	0.7%
\$1000-\$1499/m	36	26	10	0	47	0.61%
\$1500-\$1999/m	84	11	50	23	32	-0.08%
\$2000-\$2499/m	25	2	16	7	54	0.11%
\$2500-\$2999/m	14	3	3	8	78	3.72%
\$3000/m+	10	3	5	2	43	-3.24%
Grand total	187	63	84	40	42	0.27%

Median Days on Market



Median Rental Price/Month



COMPARISONS 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: Jan 6, 2026

Region

City

Zip Code

County

Type

Beds

Price Range

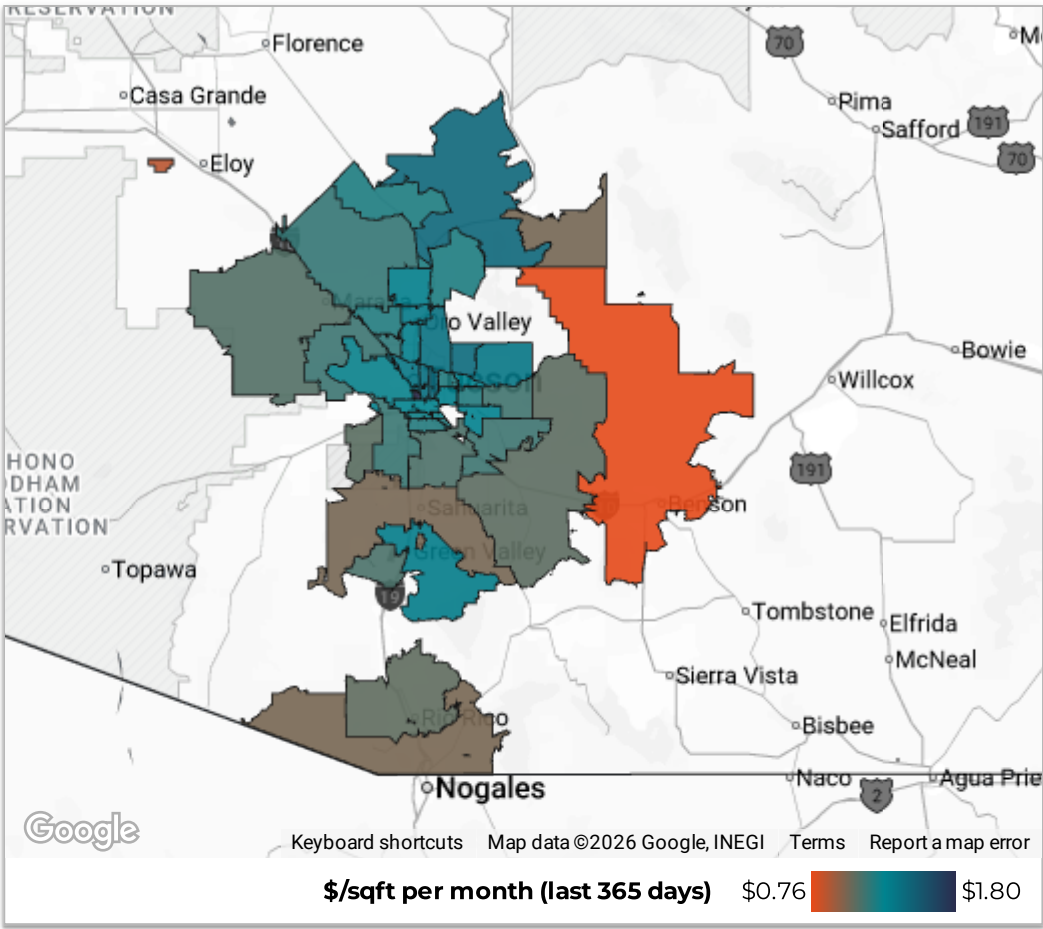
Between

Enter a value

and

Enter a value

Download



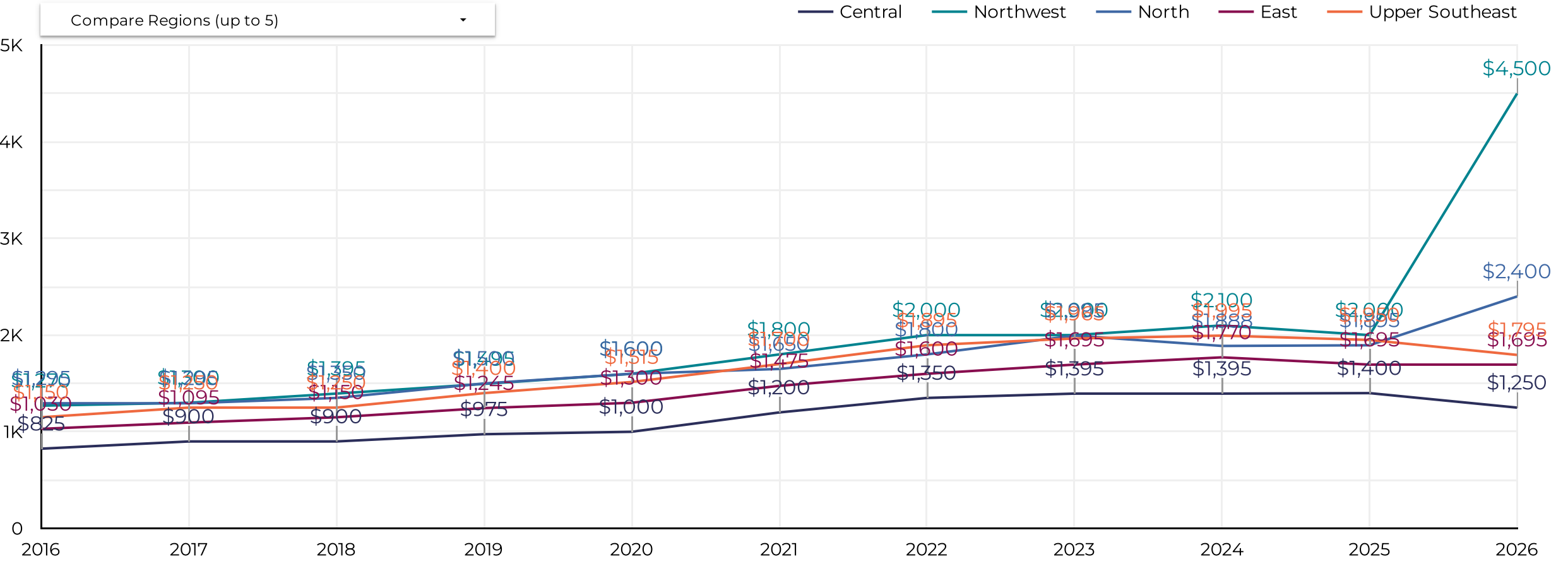
Dec 2025

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	55	57.1% ↑	\$76.62K	61.1% ↑	\$1,275	\$-25 ↓	\$1.42	\$0.04 ↑	44	13 ↑	0.1%	-0.0%...
2. Northwest	30	50.0% ↑	\$66.91K	43.7% ↑	\$1,895	\$-400 ↓	\$1.29	\$0.02 ↑	43	-9 ↓	-0.3%	-1.4% ↓
3. East	18	20.0% ↑	\$30.45K	14.9% ↑	\$1,699	\$-96 ↓	\$1.15	\$-0.04 ↓	42	23 ↑	0.0%	-0.6% ↓
4. Upper Southeast	15	-16.7% ↓	\$28.83K	-21.1% ↓	\$1,895	\$-100 ↓	\$1.04	\$-0.01 ↓	32	-5 ↓	-0.0%	-0.3% ↓
5. South	13	85.7% ↑	\$20.55K	94.4% ↑	\$1,630	\$35 ↑	\$1.14	\$-0.11 ↓	31	-4 ↓	-0.1%	-0.4%...
6. North	10	-37.5% ↓	\$19.71K	-49.7% ↓	\$1,795	\$-105 ↓	\$1.41	\$0.00 ↑	79	46 ↑	1.8%	1.7% ↑
7. Southwest	7	75.0% ↑	\$12.79K	87.5% ↑	\$1,795	\$120 ↑	\$1.19	\$0.19 ↑	48	11 ↑	1.5%	1.5% ↑
8. West	7	-36.4%...	\$11.67K	-36.4% ↓	\$1,700	\$-125 ↓	\$186.87	\$185.56...	62	20 ↑	0.0%	0.6% ↑
9. Upper Northwest	6	-45.5%...	\$17.86K	-43.2% ↓	\$2,865	\$90 ↑	\$1.57	\$0.01 ↑	33	-15 ↓	3.6%	5.9% ↑
10. Northeast	6	-14.3% ↓	\$14.35K	-9.8% ↓	\$2,250	\$250 ↑	\$1.47	\$0.07 ↑	31	-38 ↓	2.0%	2.8% ↑
11. Extended West	4	33.3% ↑	\$6.78K	10.3% ↑	\$1,750	\$-250 ↓	\$1.29	\$0.04 ↑	7	-21 ↓	0.0%	-4.3% ↓
12. Southeast	3	0.0%	\$5.24K	1.9% ↑	\$1,700	\$201 ↑	\$1.28	\$0.04 ↑	43	-14 ↓	0.9%	0.9% ↑
13. Green Valley North	3	50.0% ↑	\$5.1K	25.9% ↑	\$1,650	\$0	\$1.15	\$0.21 ↑	30	1 ↑	0.0%	2.0% ↑
14. Graham	2	0.0%	\$2.1K	-57.6% ↓	\$900	\$-1,050 ↓	\$2.62	\$0.60 ↑	14	9 ↑	10.0%	10.0% ↑
15. Pinal	2	-	\$3.25K	-	\$1,150	-	\$0.97	-	55	-	0.0%	-
16. Maricopa	1	-	\$3.2K	-	\$3,200	-	\$1.02	-	43	-	0.0%	-
17. Extended North...	1	-	\$1.65K	-	\$1,650	-	\$1.34	-	8	-	0.0%	-
18. Green Valley Nort...	1	-	\$2.5K	-	\$2,500	-	\$1.75	-	242	-	0.0%	-
19. SCC-Nogales East	1	0.0%	\$2.1K	121.1% ↑	\$2,100	\$1,150 ↑	\$0.77	\$-0.35 ↓	105	99 ↑	-16.0%	-16.0%...

Median Lease by Region



COMPARISONS By Zip Code

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: Jan 6, 2026



Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

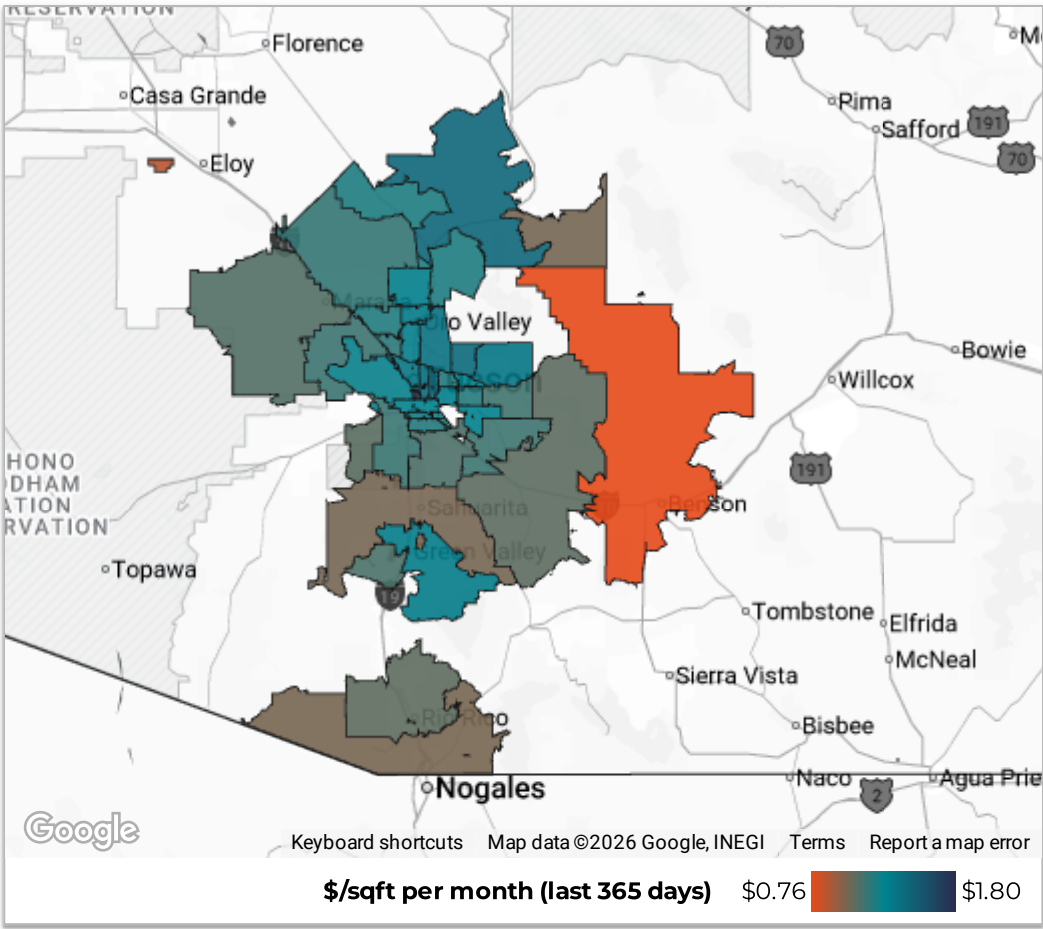
Enter a value

Download

Dec 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	15	114.3%...	\$22,540	123.8% ↑	\$1,475	\$-25 ↓	\$1.39	\$-0.20 ↓	60	38 ↑	-0.9%	-2.1% ↓
2. 85716	13	18.2% ↑	\$17,403	38.2% ↑	\$1,050	\$21 ↑	\$1.46	\$0.14 ↑	44	10 ↑	-0.6%	-0.1% ↓
3. 85641	10	42.9%...	\$19,174	40.6% ↑	\$1,895	\$-205 ↓	\$1.07	\$-0.08 ↓	23	-24 ↓	0.3%	-0.0%...
4. 85742	9	0.0%	\$19,659	-4.8% ↓	\$1,850	\$-450 ↓	\$1.33	\$0.09 ↑	50	-2 ↓	0.0%	-1.0% ↓
5. 85712	9	12.5% ↑	\$14,415	23.1% ↑	\$1,645	\$345 ↑	\$1.25	\$-0.03 ↓	40	9 ↑	-0.4%	-0.4%...
6. 85730	9	125.0...	\$15,359	113.5% ↑	\$1,699	\$-50 ↓	\$1.24	\$-0.04 ↓	28	19 ↑	0.0%	0.0%
7. 85747	7	-46.2...	\$12,806	-51.1% ↓	\$1,790	\$-205 ↓	\$1.10	\$0.06 ↑	56	16 ↑	-0.0%	-0.3% ↓
8. 85741	6	200.0...	\$10,935	140.3% ↑	\$1,795	\$-55 ↓	\$1.24	\$0.02 ↑	22	7 ↑	-0.7%	-0.7% ↓
9. 85737	6	50.0%...	\$12,430	15.5% ↑	\$1,995	\$-700 ↓	\$1.26	\$-0.02 ↓	25	-25 ↓	0.0%	-3.2% ↓
10. 85706	6	200.0...	\$9,968	202.5% ↑	\$1,599	\$4 ↑	\$1.12	\$-0.25 ↓	30	-4 ↓	0.0%	0.0%
11. 85750	6	-40.0...	\$12,220	-52.3% ↓	\$1,375	\$-525 ↓	\$1.50	\$0.07 ↑	79	46 ↑	3.0%	4.8% ↑
12. 85711	6	50.0%...	\$8,290	30.8% ↑	\$1,395	\$-200 ↓	\$1.42	\$0.25 ↑	56	12 ↑	0.0%	0.0%
13. 85705	6	20.0%...	\$6,825	-0.2% ↓	\$1,000	\$-425 ↓	\$1.48	\$-0.06 ↓	22	0	0.0%	0.0%
14. 85739	5	-28.6...	\$15,455	-17.8% ↓	\$2,995	\$220 ↑	\$1.55	\$0.22 ↑	33	-38 ↓	4.4%	9.1% ↑
15. 85757	5	25.0%...	\$9,390	37.7% ↑	\$1,795	\$120 ↑	\$1.21	\$0.21 ↑	39	2 ↑	0.0%	0.0%
16. 85713	5	150.0...	\$6,689	154.8% ↑	\$1,500	\$375 ↑	\$1.46	\$-0.15 ↓	31	29 ↑	5.7%	4.6% ↑
17. 85710	5	-37.5...	\$7,744	-39.4% ↓	\$1,700	\$-50 ↓	\$1.03	\$-0.12 ↓	49	1 ↑	0.0%	-0.3% ↓
18. 85748	5	66.7%...	\$8,640	32.2% ↑	\$1,595	\$-400 ↓	\$1.33	\$0.14 ↑	79	60 ↑	0.0%	-2.1% ↓
19. 85745	4	-50.0...	\$5,694	-56.4% ↓	\$1,300	\$-495 ↓	\$325.98	\$324.63...	42	9 ↑	0.0%	0.8% ↑
20. 85756	4	0.0%	\$7,145	7.5% ↑	\$1,630	\$30 ↑	\$1.02	\$-0.07 ↓	21	-11 ↓	-0.4%	-0.4%...
21. 85653	4	33.3%...	\$6,775	10.3% ↑	\$1,750	\$-250 ↓	\$1.29	\$0.04 ↑	7	-21 ↓	0.0%	-4.3% ↓
22. 85715	4	-20.0...	\$10,250	-2.4% ↓	\$2,250	\$400 ↑	\$1.37	\$-0.01 ↓	35	-38 ↓	3.0%	3.0% ↑
23. 85658	4	300.0...	\$7,789	270.9% ↑	\$1,895	\$-205 ↓	\$1.03	\$-0.37 ↓	43	-49 ↓	-1.5%	-1.5% ↓

1 - 40 / 40

Median Lease By Zip Code

