

MONTHLY Leasing Activity & Pricing

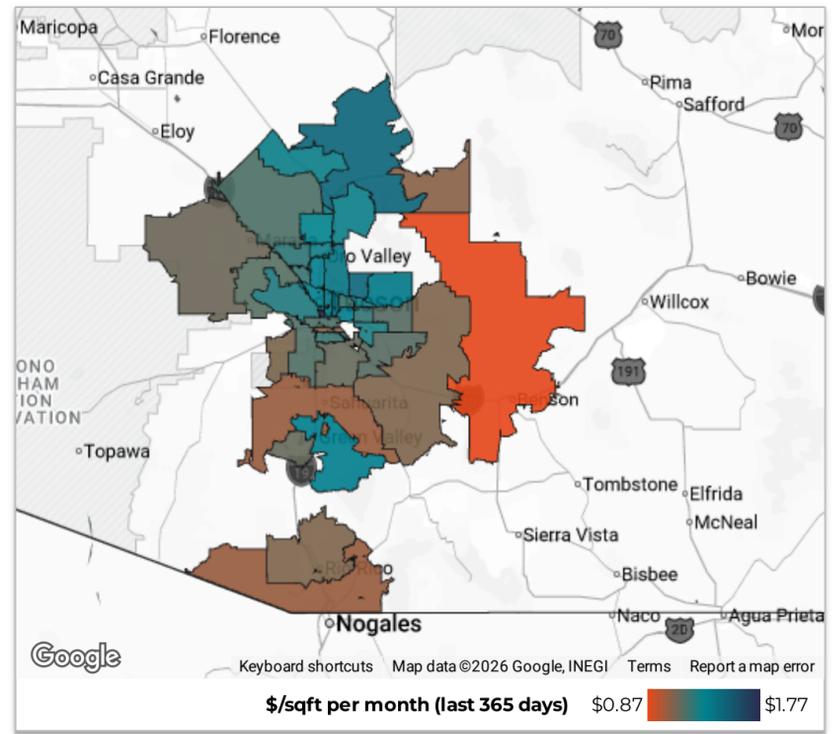
MLSSAZ® Rental Housing Market

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

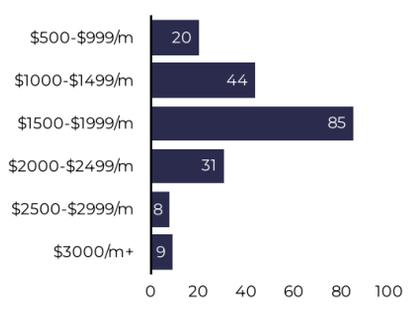
Region City Zip Code

County Type Beds

Price Range Between and



February



of Leases: **197** (↑ 6.5% from previous year)

Median Lease (\$/month): **\$1,700** (↓ -4.6% from previous year)

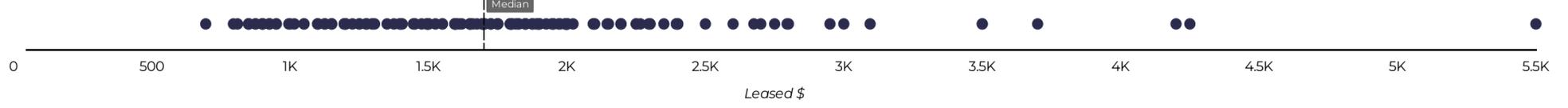
Total Monthly Rental Volume: **\$347,312** (↑ 5.0% from previous year)

Median Days on Market: **42** (↑ 4 from previous year)

\$/sqft: **\$1.25** (↑ \$0.03 from previous year)

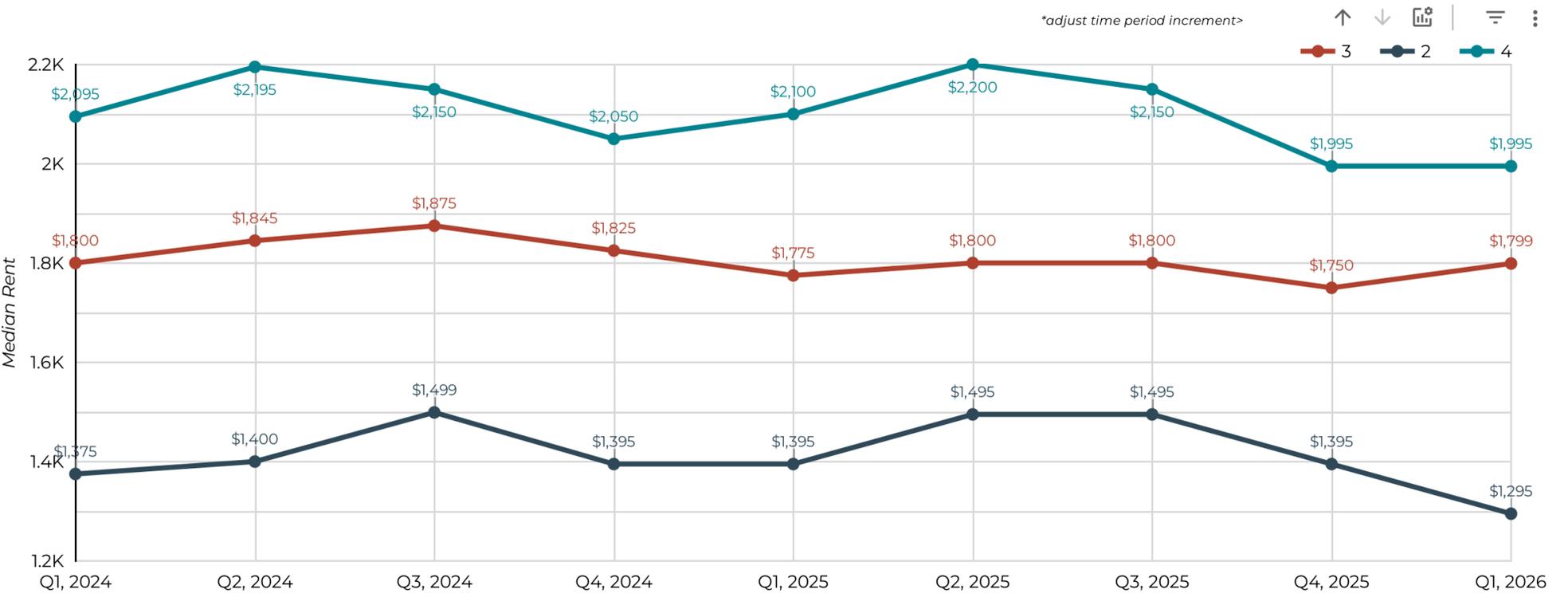
Average % Over Asking: **-0.36%** (↓ -0.38% from previous year)

Leases



Market Prices

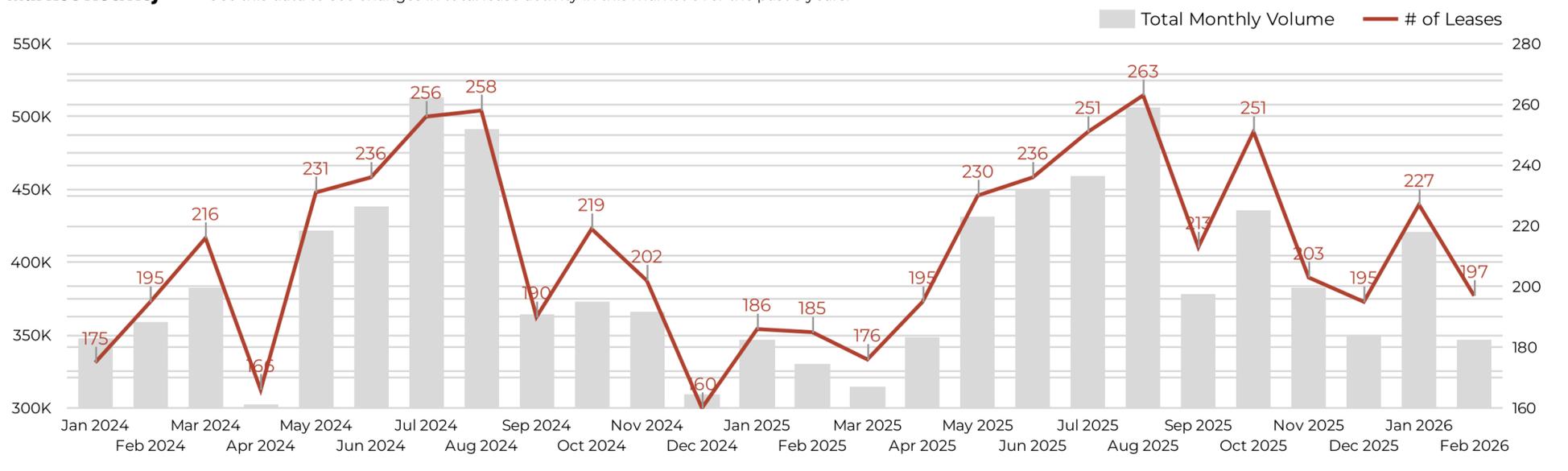
Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2026	475	\$1,745	\$1,818	\$1.31
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

MLSSAZ® Rental Housing Market

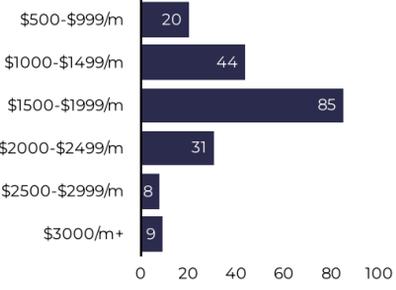
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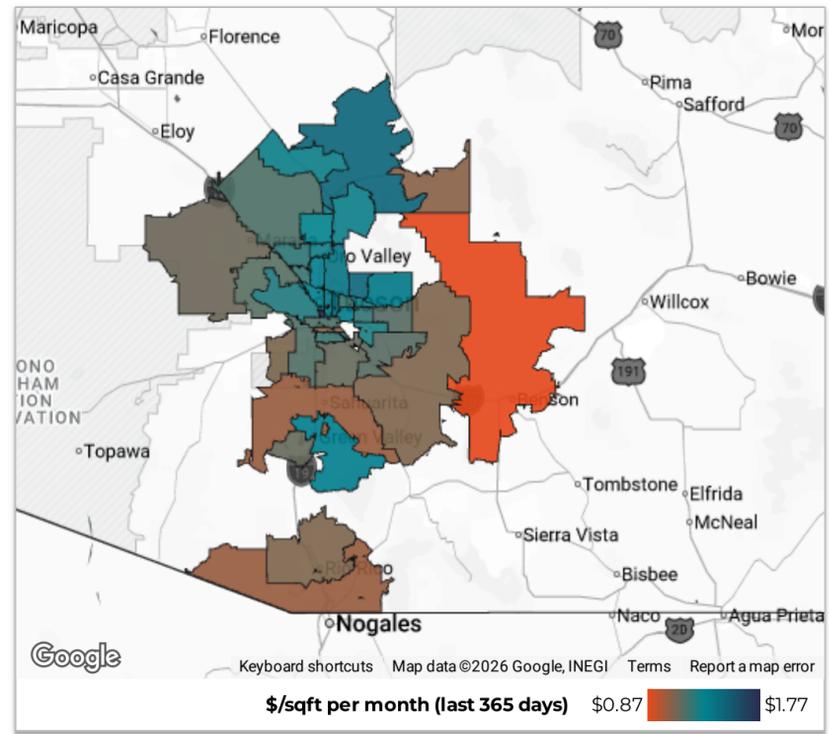
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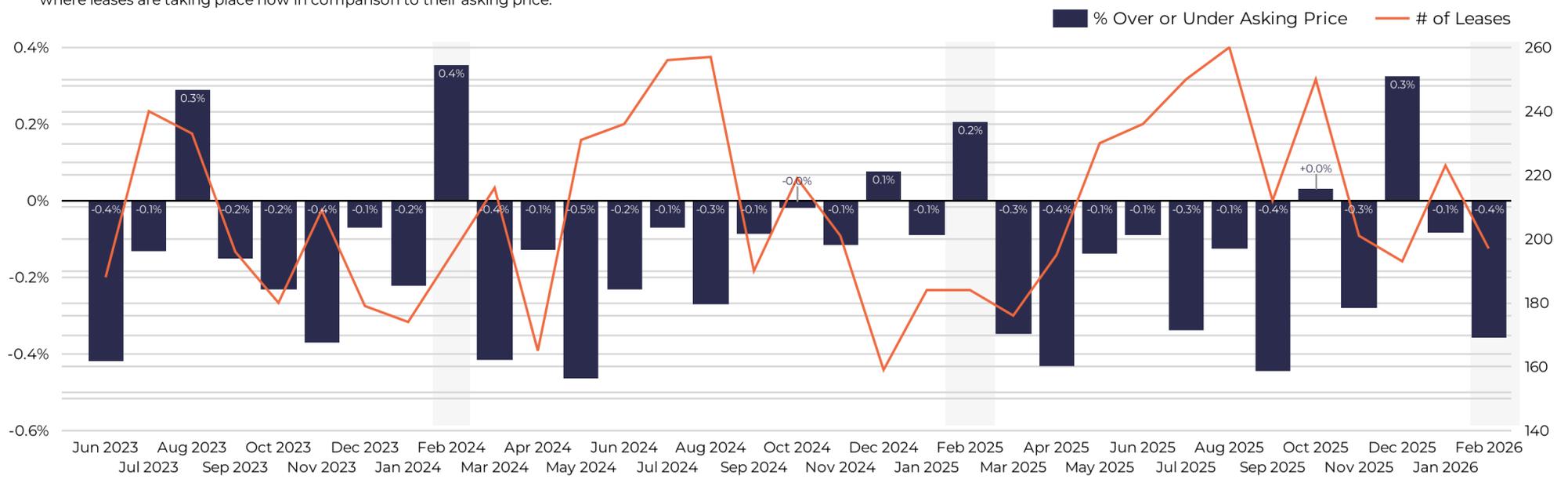
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Average % Over Asking
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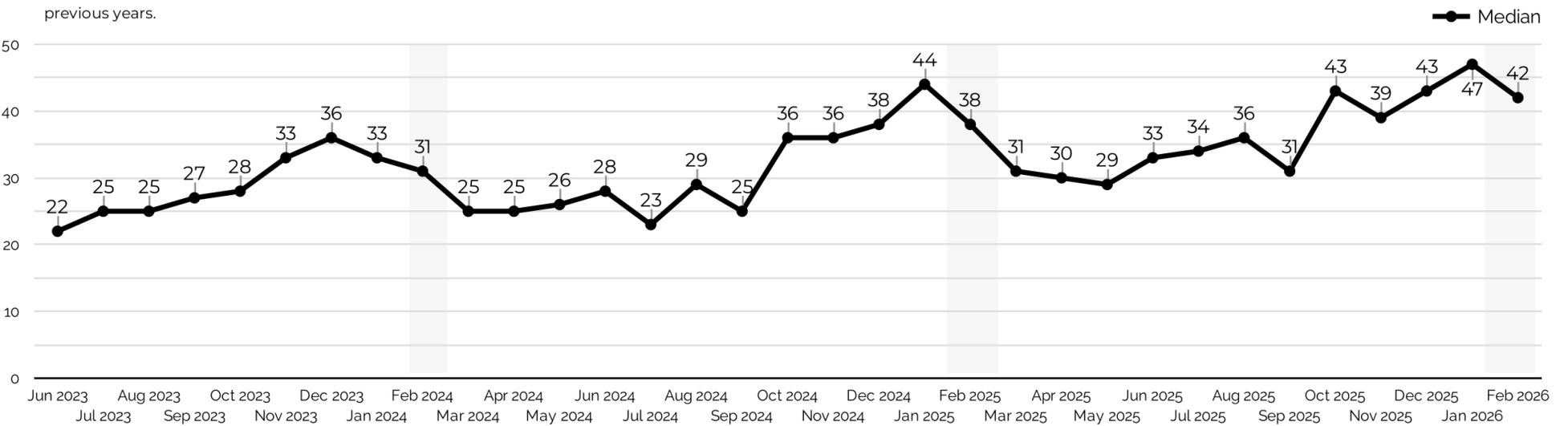
Renter Demand

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

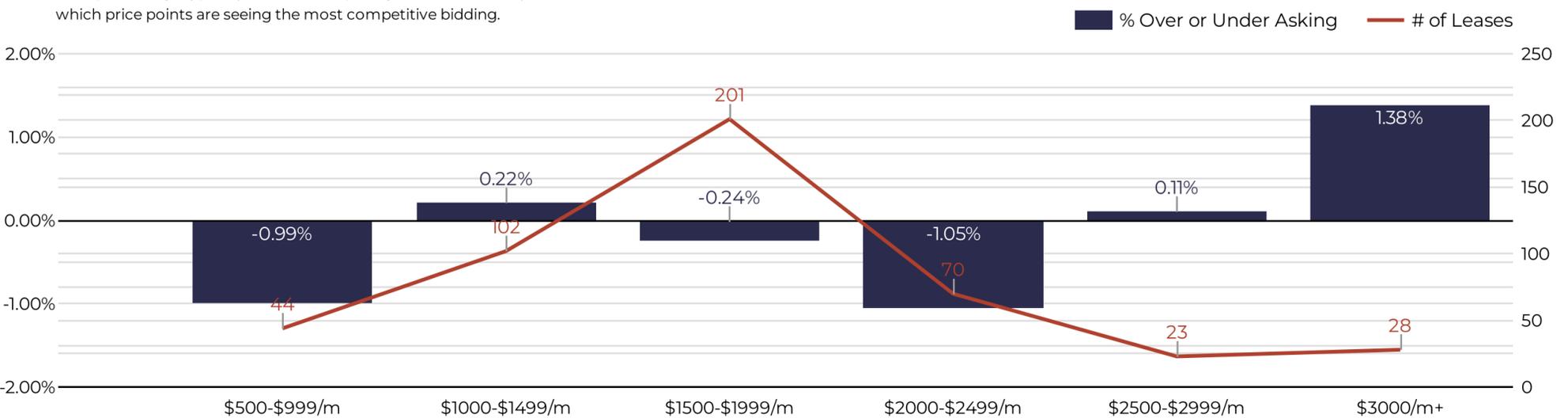
This graphic will help to show how fast listings are leasing vs. in previous years.



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.

Jan 1, 2026 - Mar 5, 2026



MONTHLY Inventory

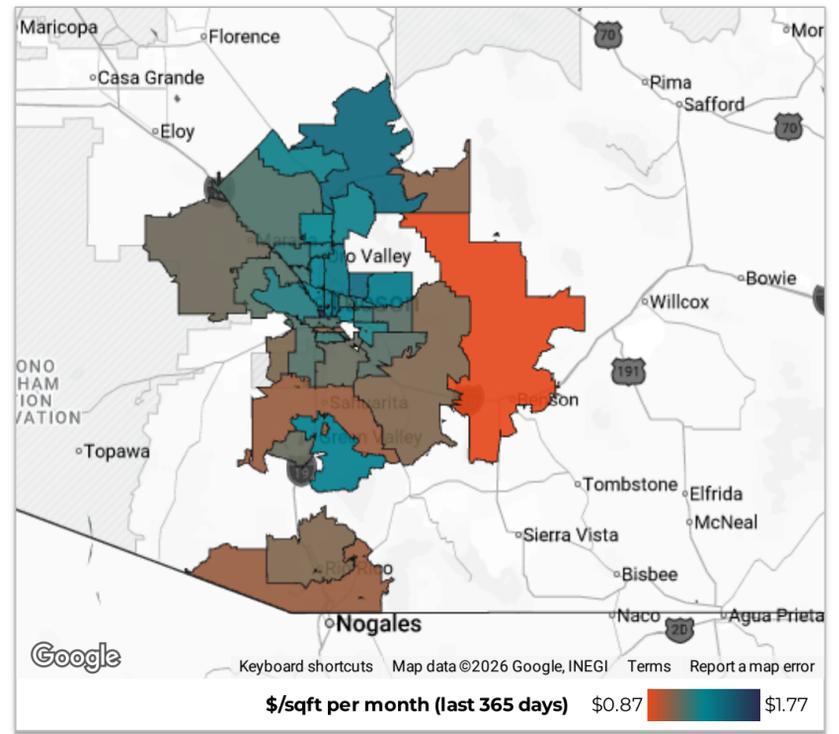
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Price Range Between and

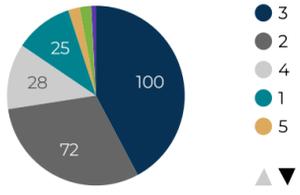


February

of New Listings (Supply)
237
 -21 from previous year

of New Pendings (Demand)
67
 +9 from previous year

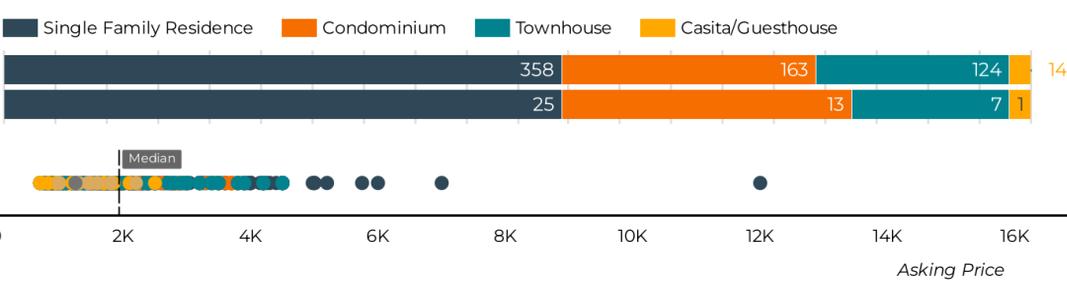
of Bedrooms Delivered



Months of Supply Now
3.62

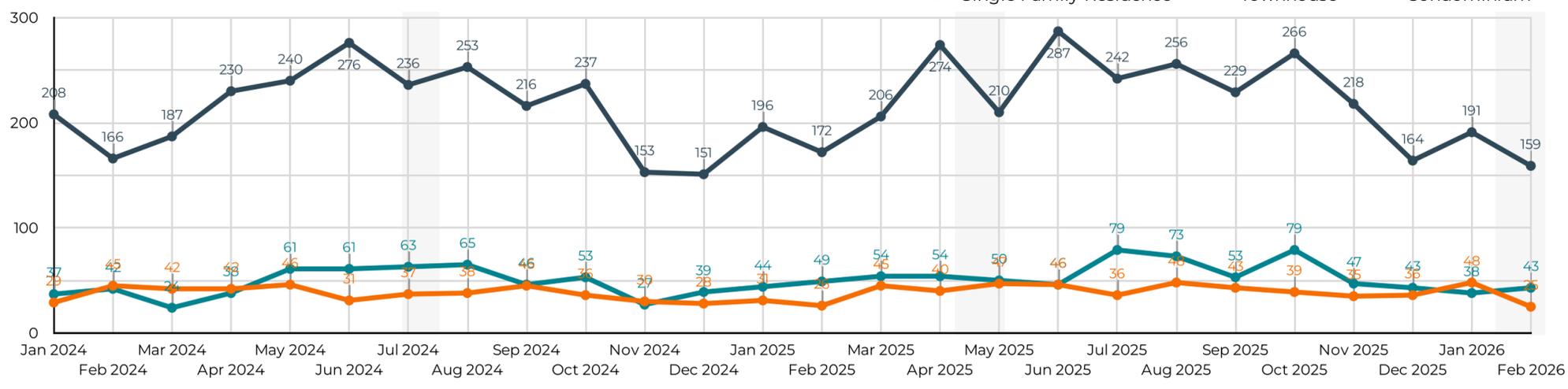
Active Listings Now
713

Active Now



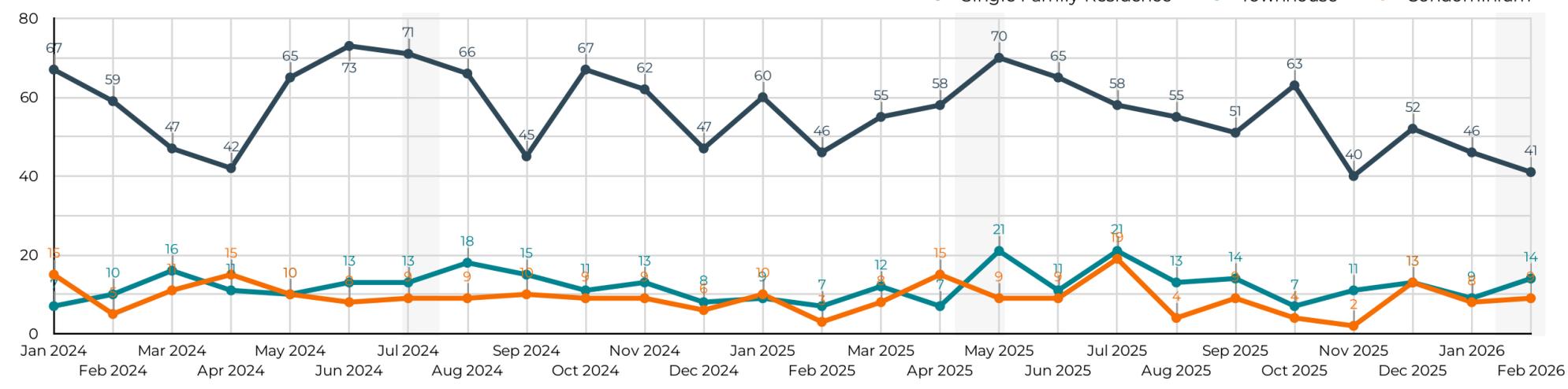
New Rental Listings

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



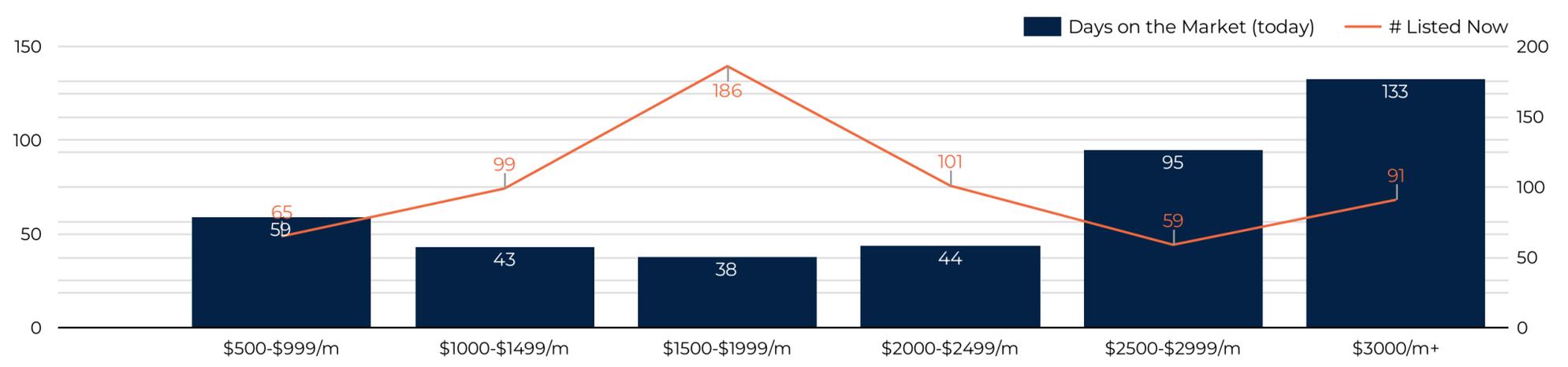
New Pending Leases

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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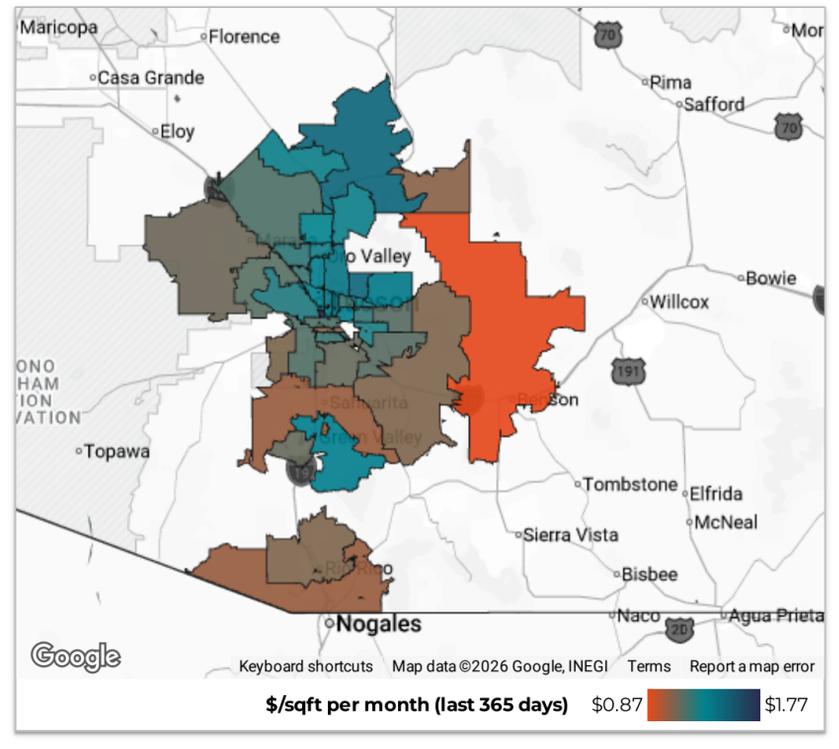
Region City Zip Code

County Type Beds

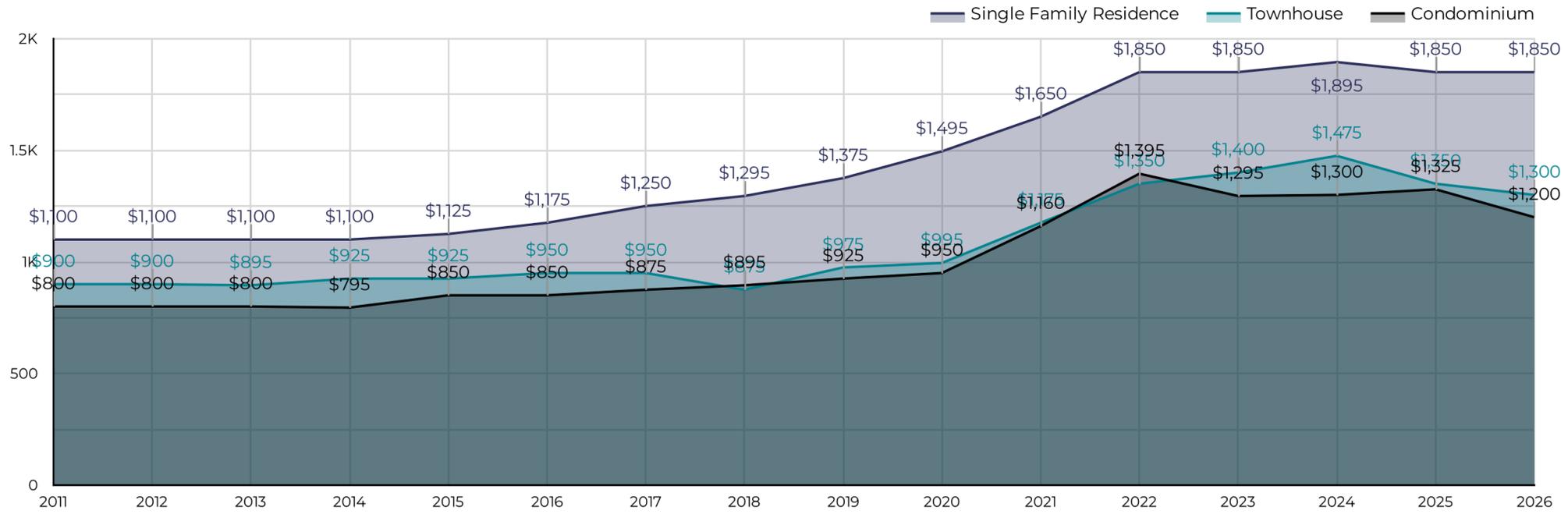
Price Range Between and

Year-to-Date Statistics 2026

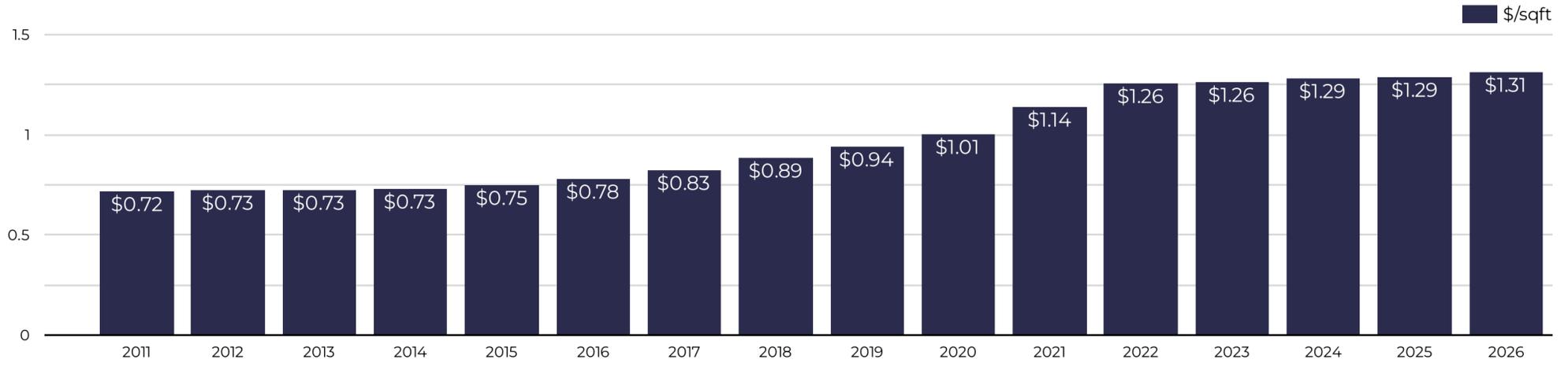
# of Leases 475 ↑ 12.8% from previous year YTD	Total Monthly Volume \$863.78K ↑ 12.5% from previous year YTD	Median Lease (\$/month) \$1,745 0.0% from previous year YTD
New Listings 577 ↓ -4.0% from previous year YTD	Median Days on Market 46 ↑ 7 from previous year YTD	% Over or Under Asking 0.4% ↑ +0.0% from previous year YTD



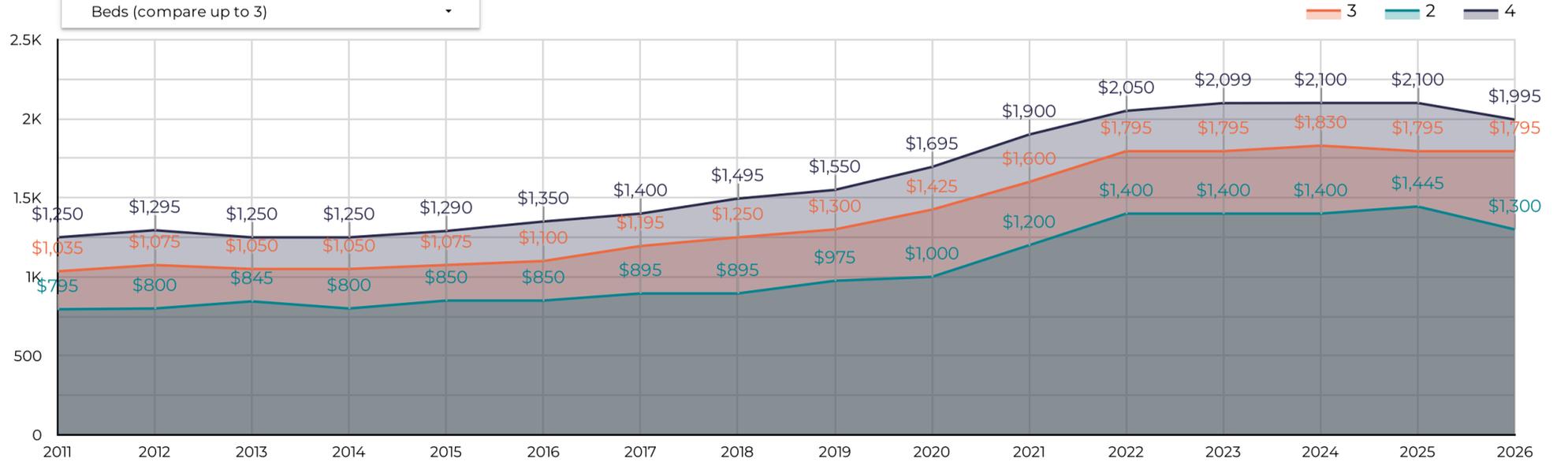
Median Rental Price/Month



\$/Sqft



Median Lease By Bedrooms



YEARLY Inventory & Demand

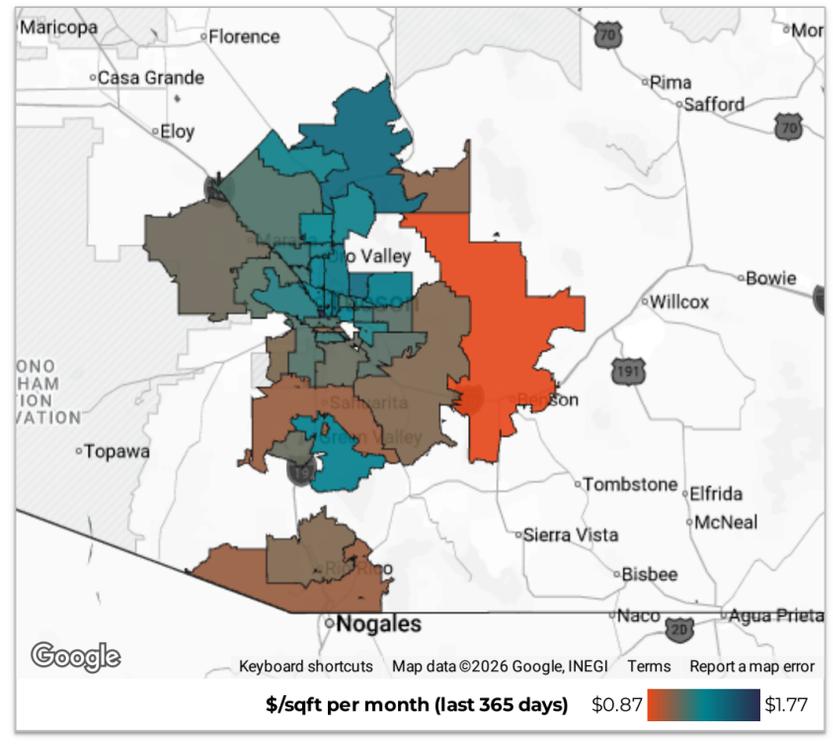
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Region City Zip Code

County Type Beds

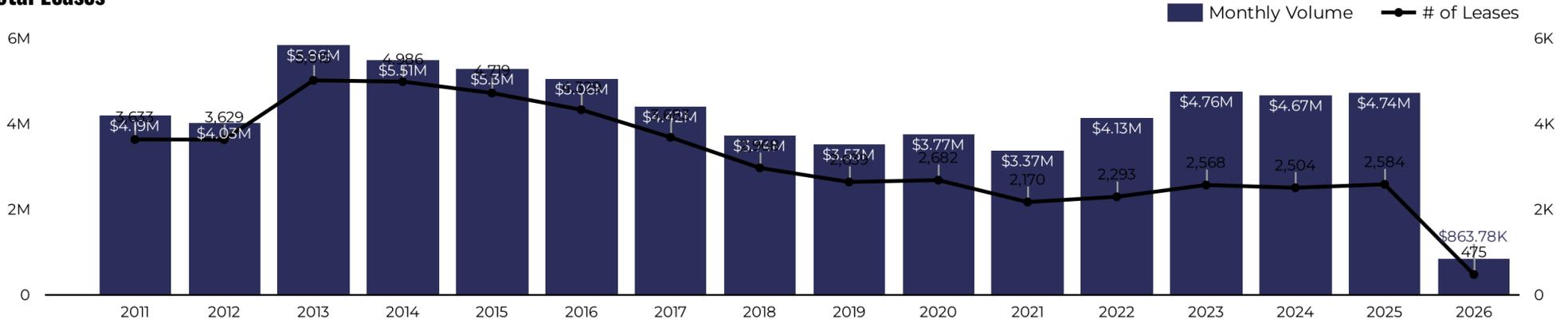
Price Range Between and



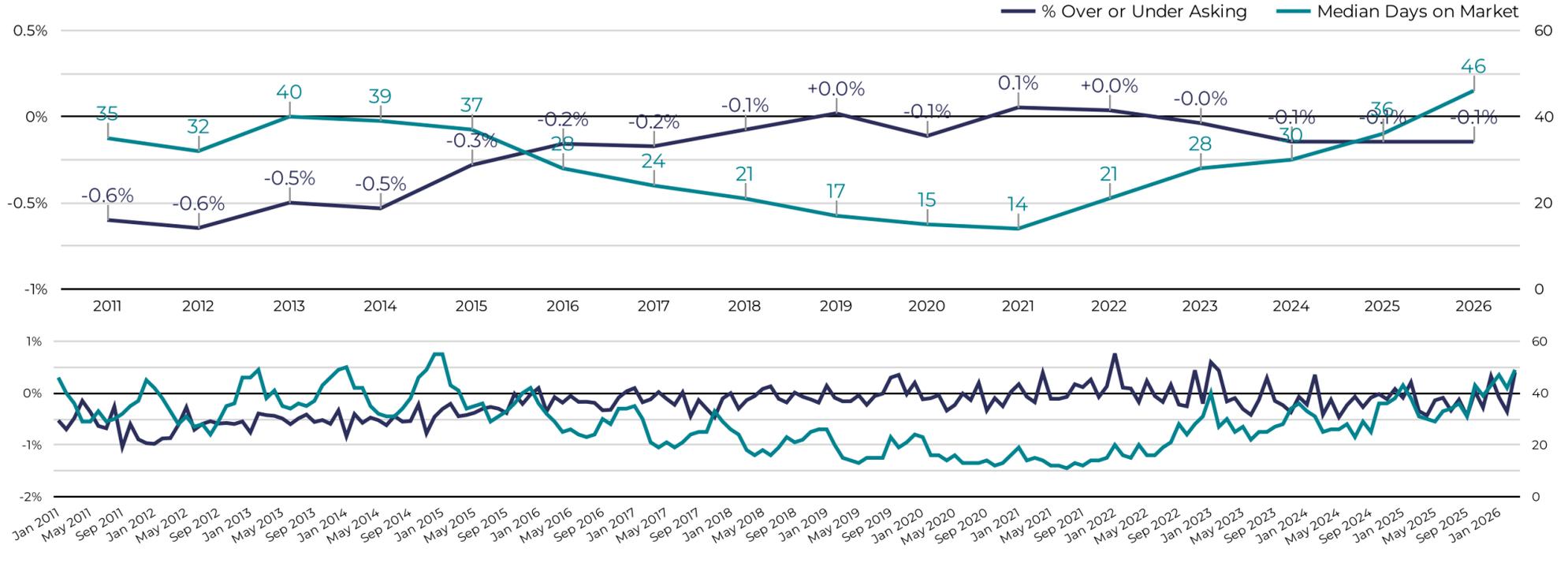
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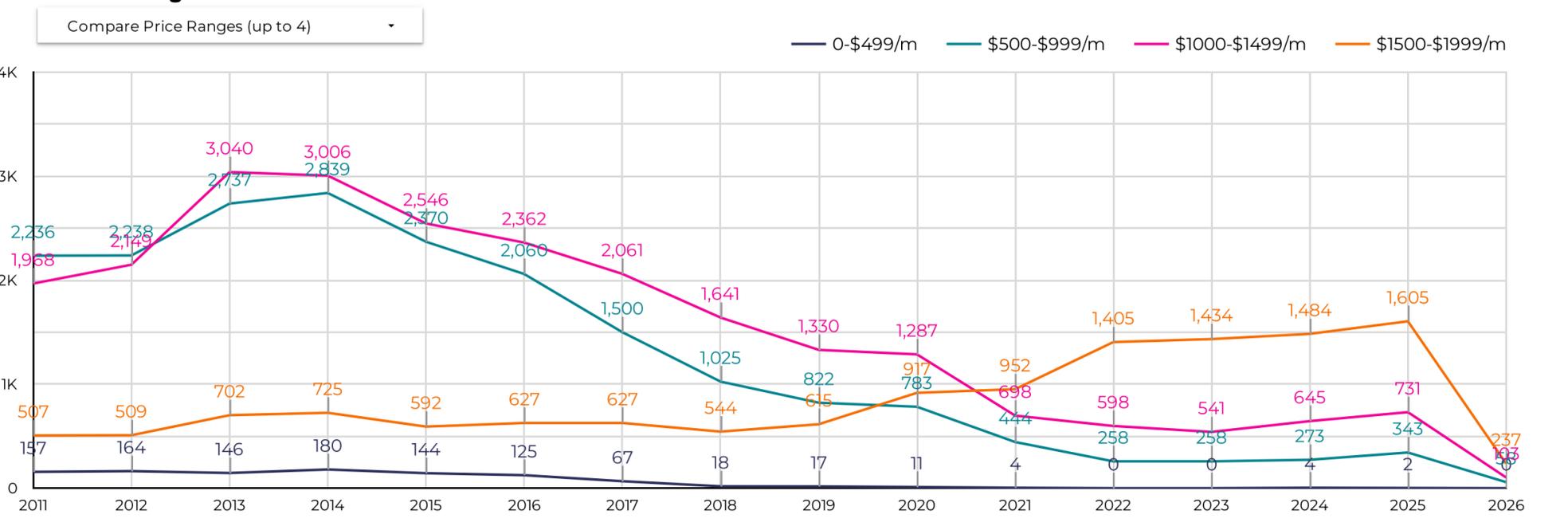
Total Leases



Renter Demand



New Rental Listings Delivered



HOUSING BREAKDOWN By Beds & Price Range

MLSSAZ® Rental Housing Market

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Region City Zip Code

County Type Beds

Price Range Between and

February

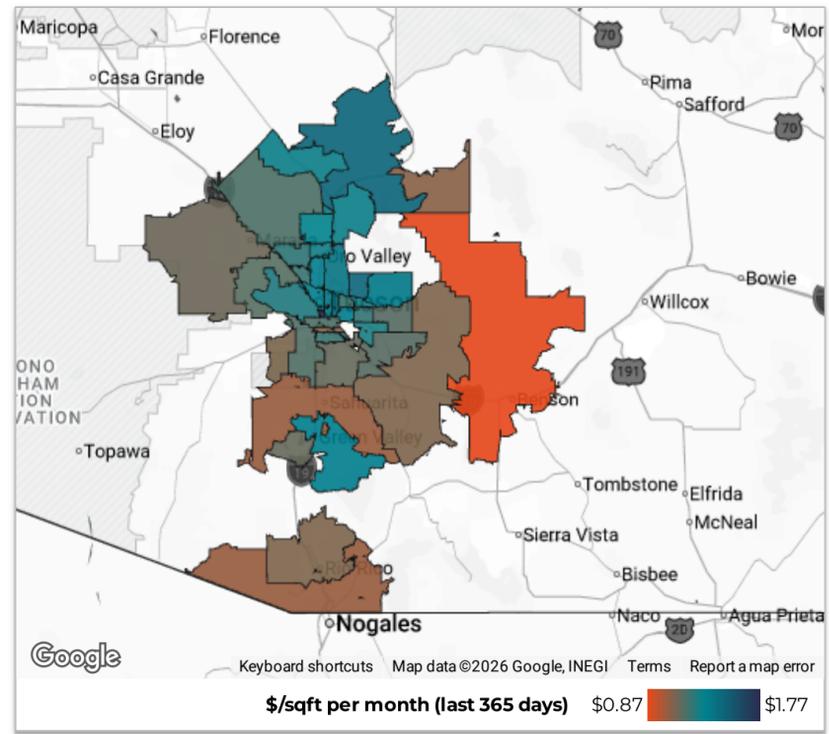
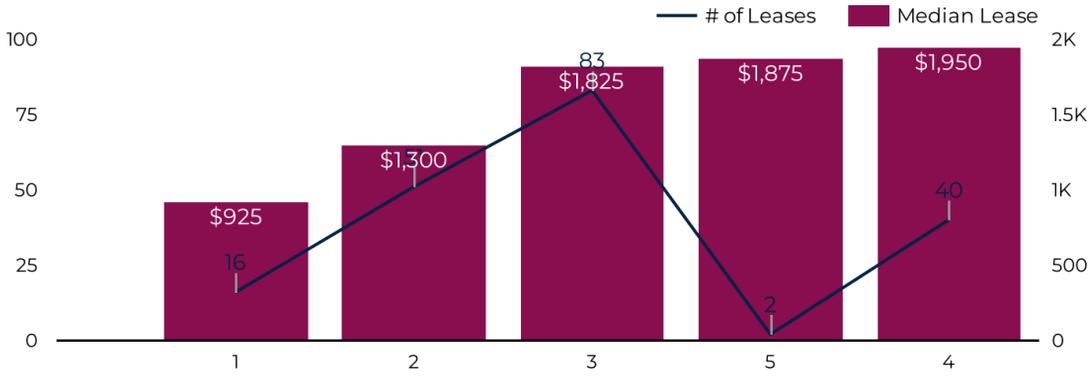
of Leases: **197** (↑ 6.5% from previous year)

Total Monthly Rental Volume: **\$347.31K** (↑ 5.0% from previous year)

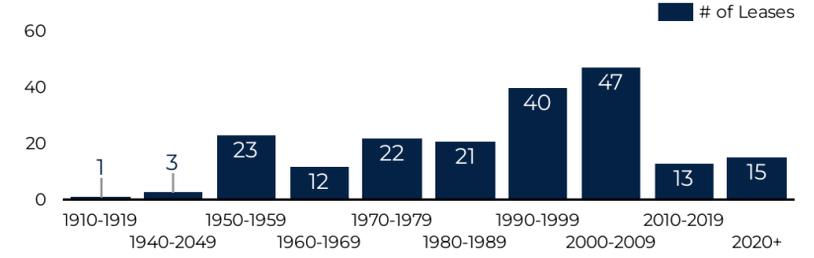
Average SqFt: **1,472**

Median Year Built: **1,996**

Median Lease Price By Bedrooms



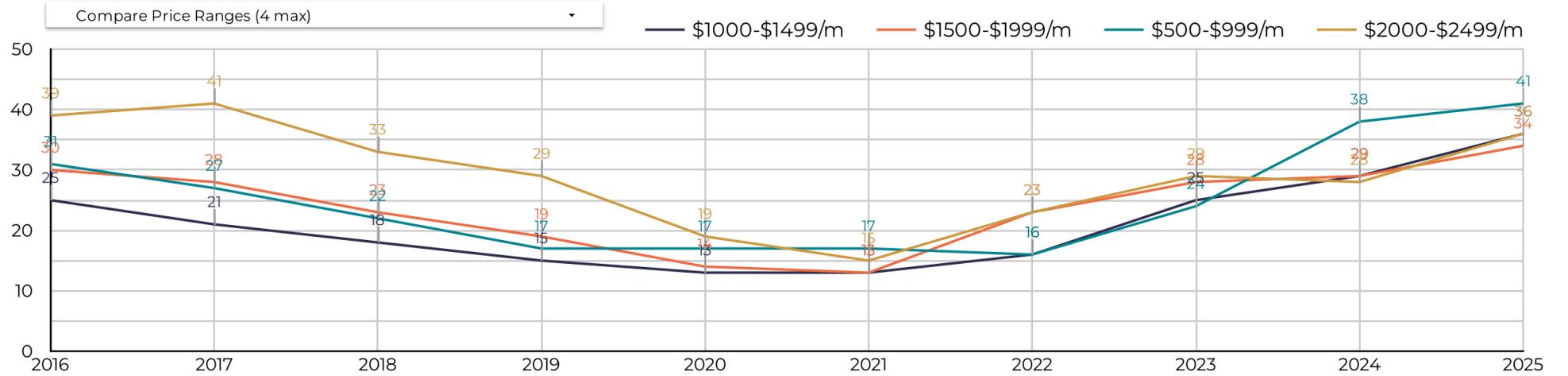
Leases By Property Age



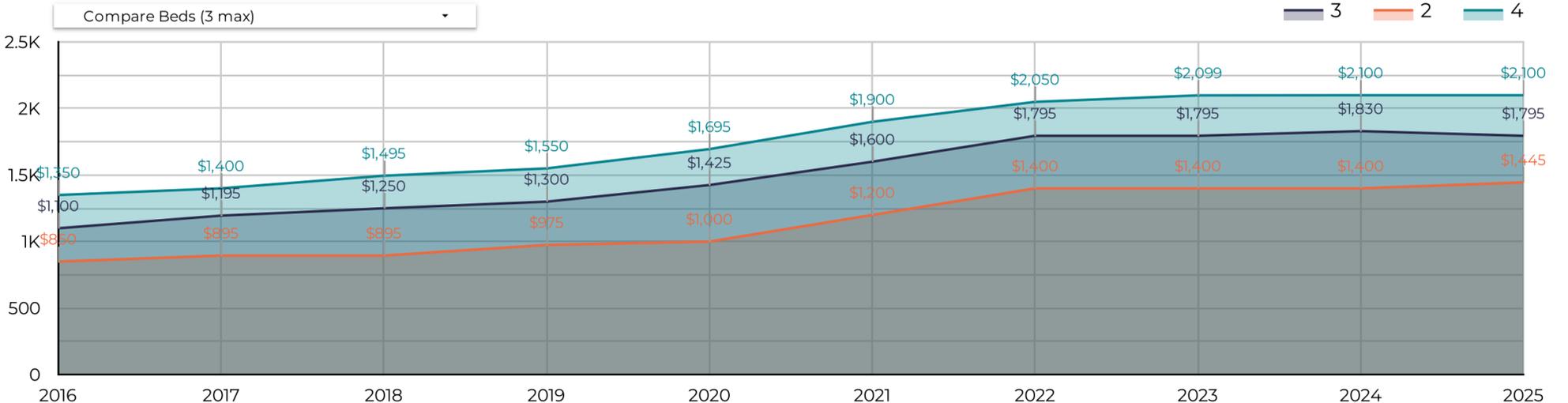
Renter Demand By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	20	20	0	0	22	0%
\$1000-\$1499/m	44	31	10	3	49	0.26%
\$1500-\$1999/m	85	14	51	20	45	-0.16%
\$2000-\$2499/m	31	1	15	15	48	-2.37%
\$2500-\$2999/m	8	1	4	3	29	0%
\$3000/m+	9	4	3	2	26	0.55%
Grand total	197	71	83	43	42	-0.36%

Median Days on Market



Median Rental Price/Month



COMPARISONS By Region

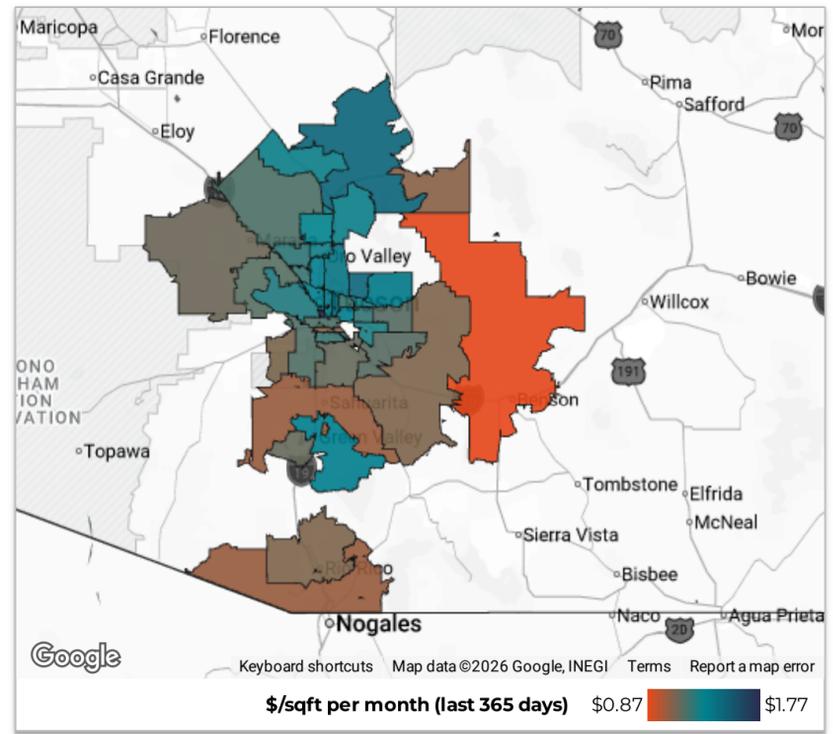
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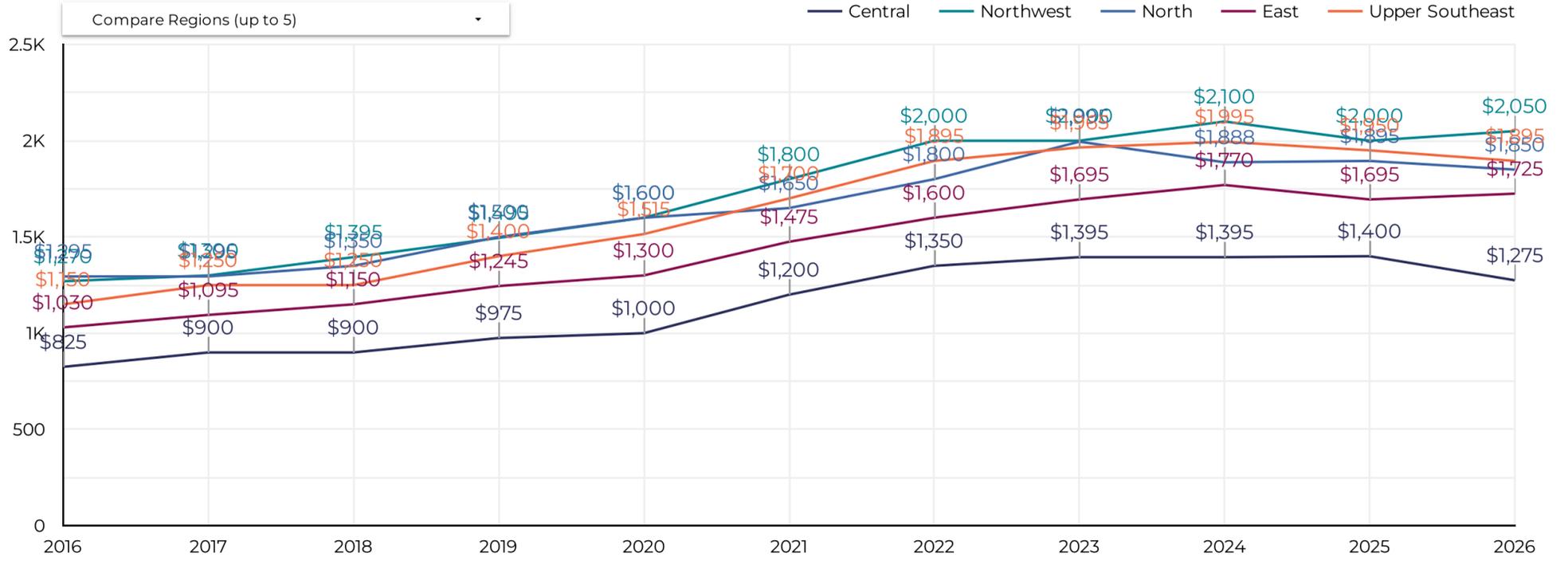


Feb 2026
 vs. last year

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	62	12.7% ↑	\$87.42K	22.1% ↑	\$1,275	-\$20 ↓	\$1.29	-\$0.04 ↓	25	-21 ↓	0.2%	-0.1% ↓
2. Northwest	33	26.9% ↑	\$72.45K	19.0% ↑	\$2,000	-\$150 ↓	\$1.27	\$0.11 ↑	47	14 ↑	-1.2%	-2.1% ↓
3. North	16	45.5% ↑	\$32.39K	37.3% ↑	\$1,725	-\$270 ↓	\$1.50	\$0.02 ↑	26	-12 ↓	-0.6%	-0.3% ↓
4. South	14	75.0% ↑	\$20.85K	68.8% ↑	\$1,595	\$0	\$1.13	\$0.02 ↑	60	11 ↑	-0.2%	-0.2% ↓
5. West	13	160.0%...	\$23.07K	129.7% ↑	\$1,800	-\$350 ↓	\$1.18	\$0.06 ↑	68	19 ↑	-1.5%	-1.5% ↓
6. Upper Southeast	11	-31.3% ↓	\$20.88K	-31.1% ↓	\$1,900	\$50 ↑	\$1.09	-\$0.06 ↓	51	28 ↑	0.8%	0.6% ↑
7. East	9	28.6% ↑	\$15.15K	14.9% ↑	\$1,700	\$0	\$1.27	\$0.15 ↑	24	-23 ↓	0.0%	0.8% ↑
8. Northeast	8	60.0% ↑	\$13.73K	60.0% ↑	\$1,595	\$265 ↑	\$1.28	-\$0.09 ↓	28	9 ↑	0.0%	0.0%
9. Southwest	8	-38.5%...	\$14.67K	-43.2% ↓	\$1,695	-\$300 ↓	\$1.00	-\$0.13 ↓	58	20 ↑	-2.0%	-2.9% ↓
10. Extended West	7	-30.0%...	\$15.57K	-24.0% ↓	\$2,150	\$155 ↑	\$1.08	-\$0.05 ↓	48	2 ↑	0.0%	0.0%
11. Southeast	5	-37.5% ↓	\$8.86K	-37.9% ↓	\$1,795	\$120 ↑	\$1.08	-\$0.07 ↓	22	-10 ↓	0.0%	0.0%
12. Upper Northwest	3	0.0%	\$11.08K	31.1% ↑	\$4,200	\$1,350 ↑	\$2.04	\$0.47 ↑	39	-101 ↓	2.6%	4.0% ↑
13. Pinal	2	-75.0%...	\$2.75K	-75.8% ↓	\$1,100	-\$150 ↓	\$1.06	-\$0.03 ↓	10	-11 ↓	-2.2%	-3.3% ↓
14. Green Valley Nort...	1	-	\$1.2K	-	\$1,200	-	\$2.04	-	71	-	0.0%	-
15. Green Valley North	1	-75.0%...	\$2K	-73.7% ↓	\$1,995	\$245 ↑	\$0.85	-\$0.10 ↓	133	95 ↑	0.0%	1.4% ↑
16. SCC-Nogales East	1	-	\$1K	-	\$1,000	-	\$0.85	-	11	-	0.0%	-
17. Benson/St. David	1	-	\$1.15K	-	\$1,150	-	\$0.87	-	24	-	0.0%	-
18. SCC-Nogales West	1	-	\$1.5K	-	\$1,500	-	\$1.07	-	91	-	-6.3%	-
19. Extended North...	1	-	\$1.6K	-	\$1,595	-	\$1.33	-	14	-	0.0%	-

Median Lease by Region



COMPARISONS By Zip Code

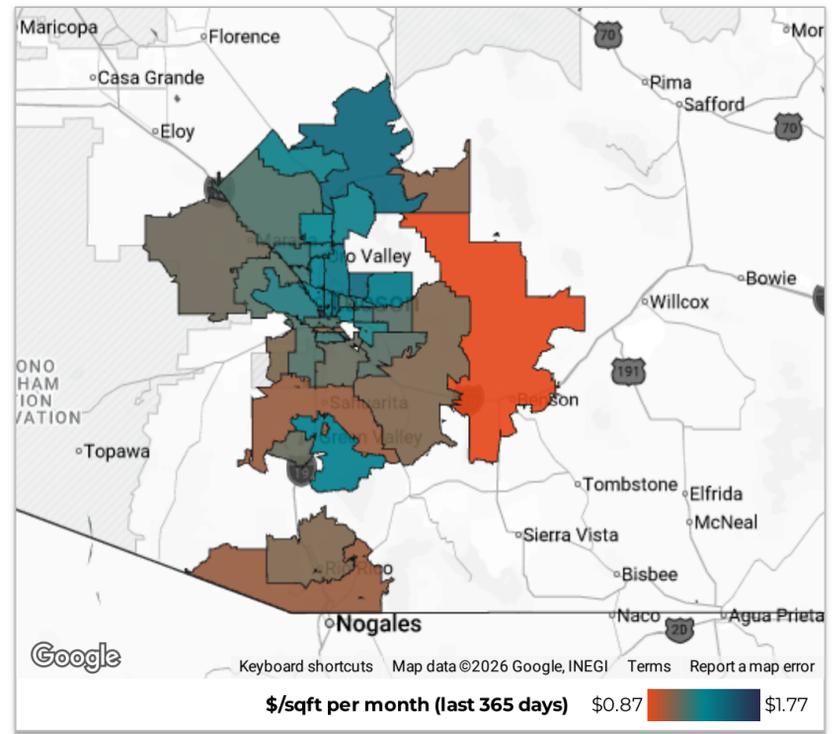
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Price Range Between Enter a value and Enter a value



Feb 2026
 vs. last year

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Market Activity					Market Pricing				Renter Demand			
Zip Code	# of Leases	% Δ	Volume	% Δ	Median Lease	Δ	\$/sqft	Δ	Median DOM	Δ	% Over	Δ
1. 85712	17	30.8%	\$20,825	15.4%	\$1,195	-\$200	\$1.22	-\$0.02	72	22	0.3%	1.2%
2. 85719	14	7.7%	\$22,584	41.3%	\$1,225	\$25	\$1.30	-\$0.19	22	-21	0.9%	0.7%
3. 85711	13	44.4%	\$20,960	51.3%	\$1,395	-\$230	\$1.19	-\$0.10	18	-28	-0.6%	-0.6%
4. 85750	10	42.9%	\$20,275	45.7%	\$1,600	-\$95	\$1.55	\$0.14	29	-7	-0.5%	-0.5%
5. 85716	10	66.7%	\$12,730	126.1%	\$1,250	\$455	\$1.43	\$0.04	26	10	0.0%	0.0%
6. 85713	8	700.0%	\$11,589	930.1%	\$1,399	\$274	\$1.09	-\$0.31	75	-86	-0.3%	-0.3%
7. 85743	8	300.0%	\$15,454	272.4%	\$1,895	-\$105	\$1.18	-\$0.07	50	47	-2.5%	-2.5%
8. 85641	8	-33.3%	\$15,340	-30.5%	\$1,900	\$61	\$1.07	-\$0.08	16	-17	0.0%	0.0%
9. 85737	8	100.0%	\$18,014	93.9%	\$2,000	\$105	\$1.20	\$0.02	53	40	-2.5%	-2.5%
10. 85756	8	-11.1%	\$13,289	-11.5%	\$1,611	-\$88	\$1.15	\$0.08	22	-10	0.0%	0.0%
11. 85715	7	75.0%	\$11,838	101.4%	\$1,595	\$400	\$1.28	-\$0.06	28	9	0.0%	0.0%
12. 85742	7	-22.2%	\$14,845	-35.3%	\$1,950	-\$645	\$1.47	\$0.32	62	45	-1.1%	-5.0%
13. 85653	7	-36.4%	\$15,570	-32.9%	\$2,150	\$0	\$1.08	-\$0.04	48	1	0.0%	0.0%
14. 85658	7	40.0%	\$15,685	29.7%	\$2,095	-\$300	\$1.27	\$0.22	29	-36	-0.6%	-0.6%
15. 85710	6	200.0%	\$10,065	215.0%	\$1,650	\$155	\$1.24	\$0.19	55	37	0.0%	0.0%
16. 85747	6	-33.3%	\$10,713	-35.6%	\$1,750	-\$45	\$1.11	-\$0.07	51	14	1.4%	1.1%
17. 85705	6	-53.8%	\$8,624	-49.8%	\$1,475	\$325	\$1.35	\$0.11	49	-3	0.0%	-1.7%
18. 85755	6	100.0%	\$14,120	149.0%	\$2,095	\$175	\$1.18	-\$0.15	42	11	-1.8%	-1.8%
19. 85718	5	66.7%	\$10,385	28.7%	\$2,000	-\$777	\$1.38	-\$0.22	26	-28	-1.0%	-1.0%
20. 85757	5	-16.7%	\$9,580	-22.8%	\$1,750	-\$245	\$0.94	-\$0.03	69	51	0.0%	0.0%
21. 85739	4	100.0%	\$12,670	126.5%	\$2,675	\$680	\$1.86	\$0.29	23	-43	1.9%	4.0%
22. 85746	3	-40.0%	\$5,637	-41.4%	\$1,995	\$95	\$1.07	-\$0.32	77	33	-5.3%	-7.6%
23. 85704	3	0.0%	\$5,875	-4.5%	\$1,850	-\$300	\$1.35	\$0.03	12	-15	0.0%	0.1%

1 - 35 / 35 < >

Median Lease By Zip Code

