

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 6, 2025

Region

City

Zip Code

County

Type

Beds

Price Range

Between

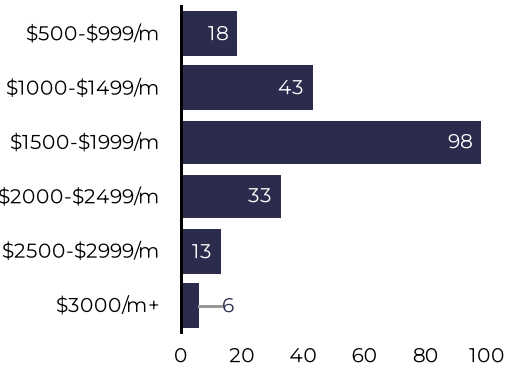
Enter a value

and

Enter a value

Download

September



of Leases

211

↑ 11.6% from previous year

Median Lease (\$/month)

\$1,725

↓ -4.4% from previous year

Total Monthly Rental Volume

\$374,564

↑ 3.3% from previous year

Median Days on Market

30

↑ 4 from previous year

\$/sqft

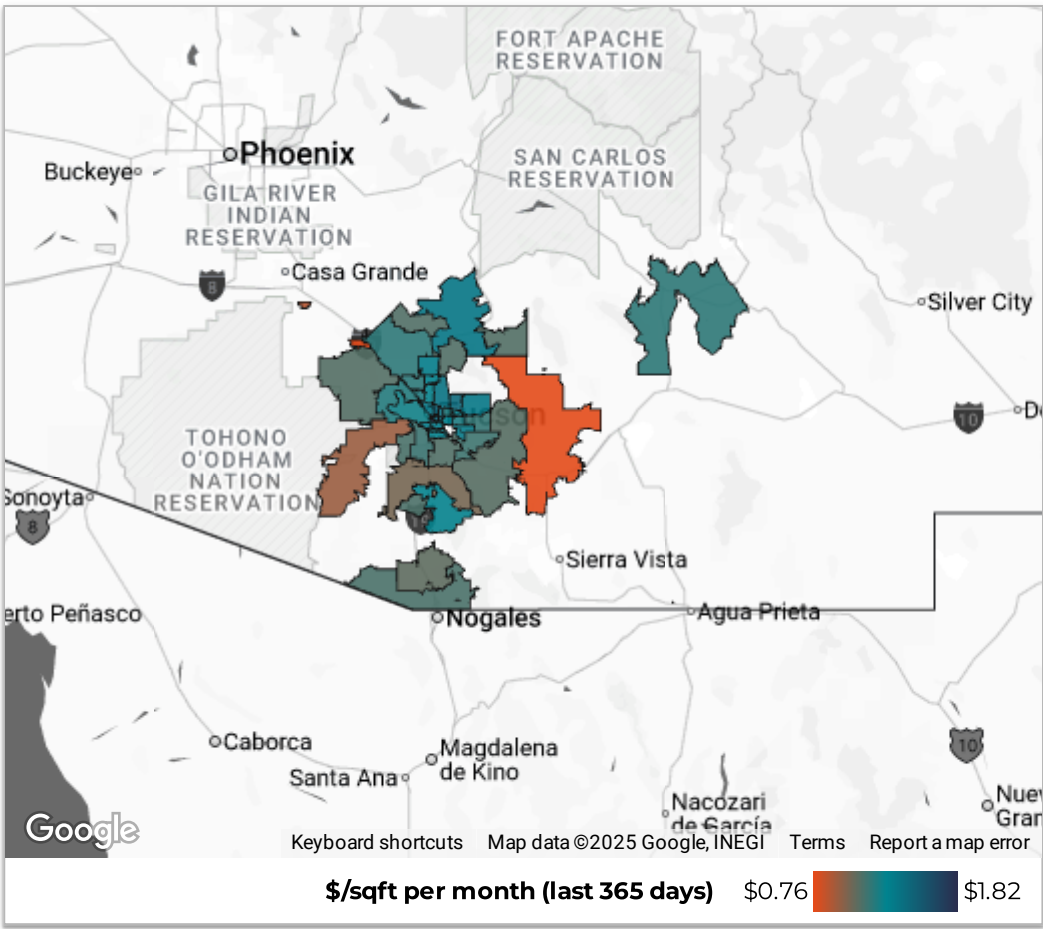
\$1.32

↑ \$0.02 from previous year

Average % Over Asking

-0.18%

↓ -0.10% from previous year



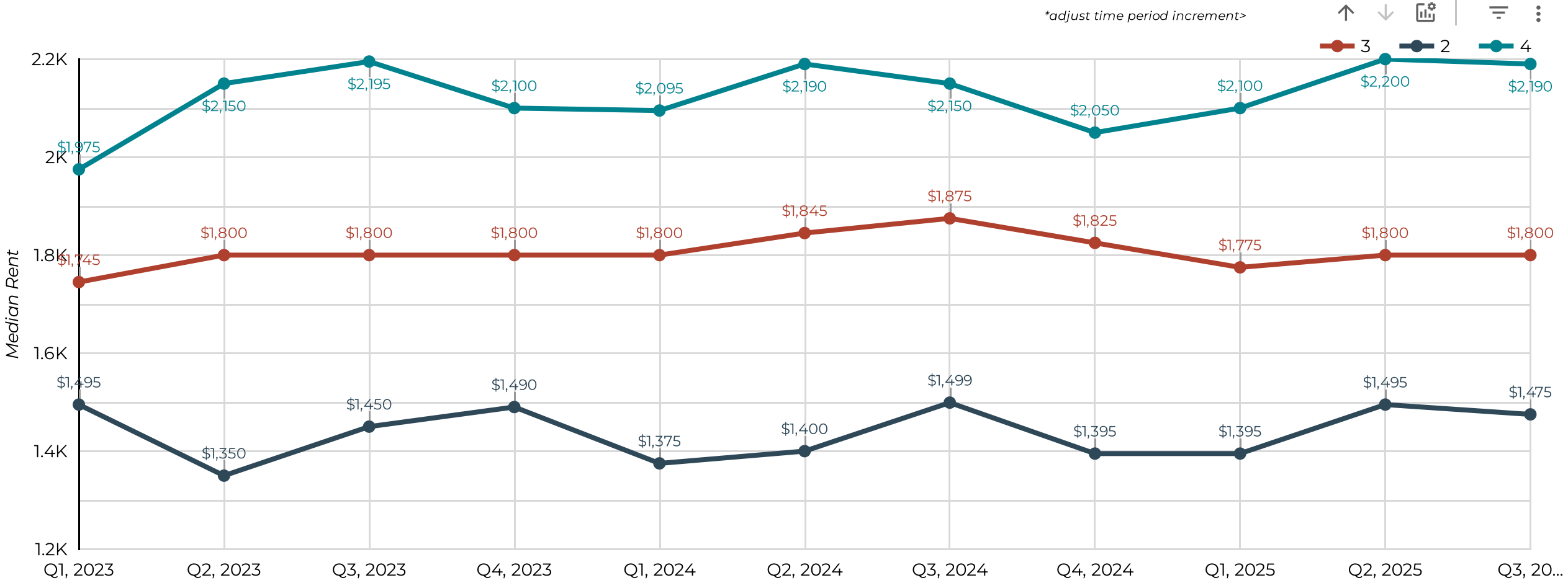
Leases



Market Prices

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

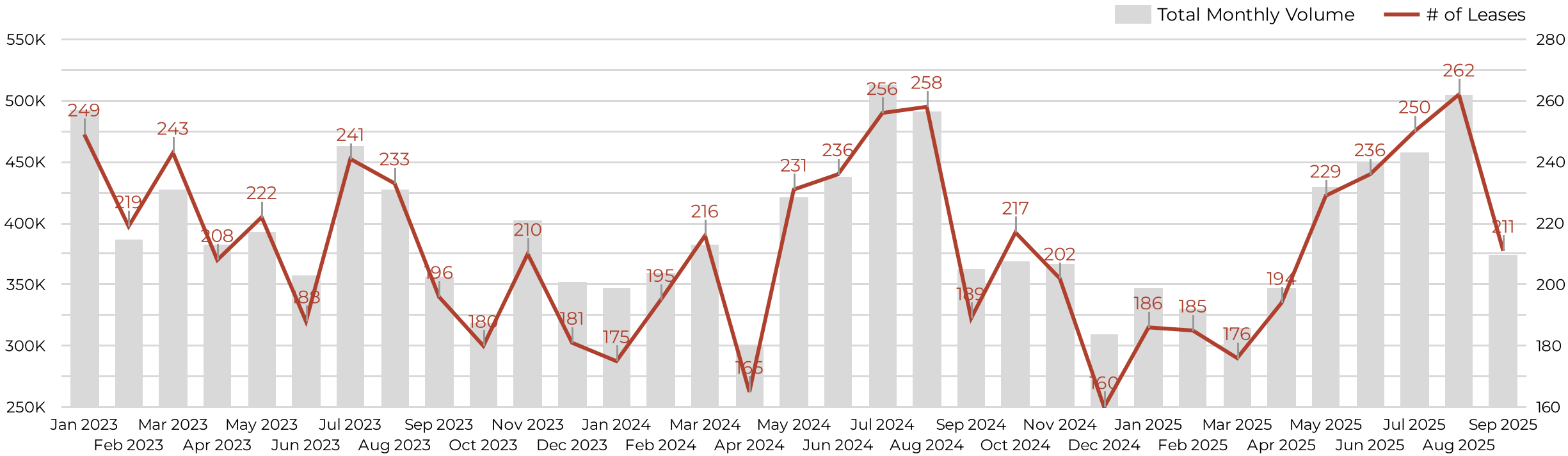
Beds



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2025	1,996	\$1,775	\$1,839	\$1.29
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
2021	2,170	\$1,500	\$1,555	\$1.15

Market Activity

Use this data to see changes in total lease activity in this market over the past 3 years.



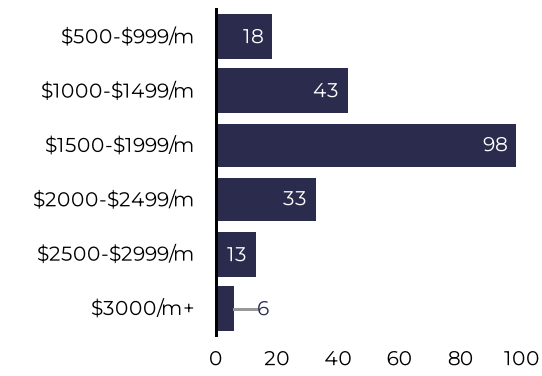
MONTHLY Renter Demand
MLSSAZ® Rental Housing Market

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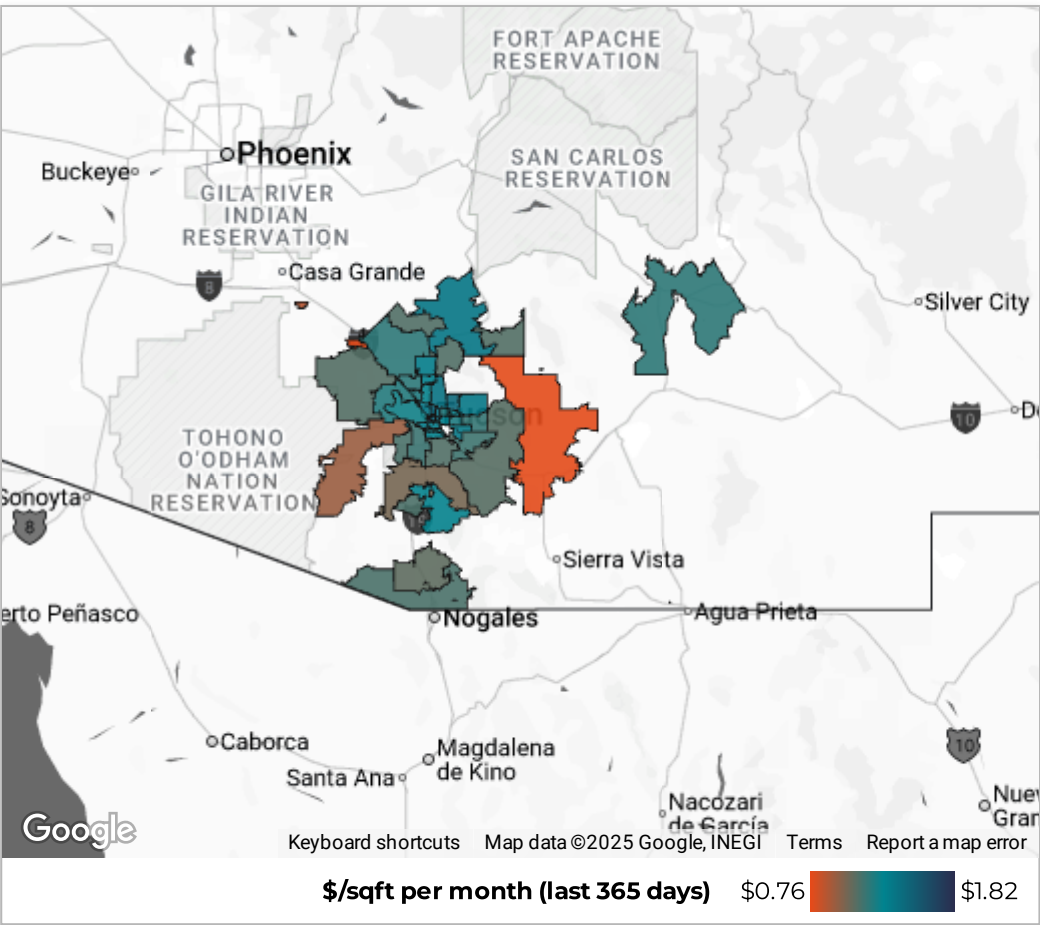


Region City Zip Code
County Type Beds
Price Range Between Enter a value and Enter a value
Download

September

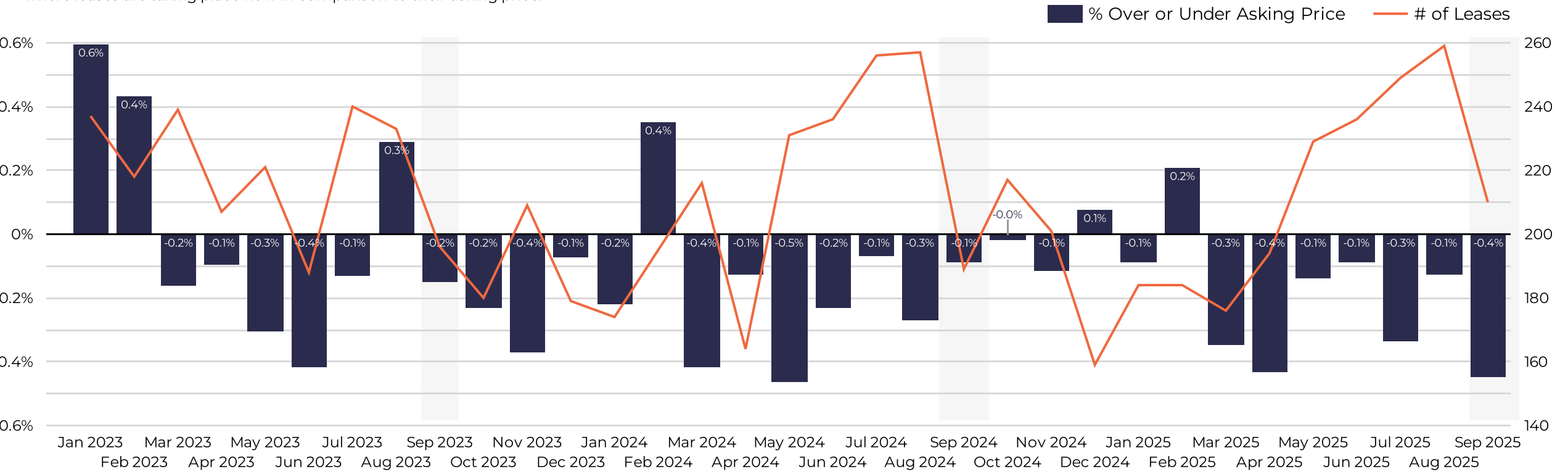


of Leases: 211 (↑ 11.6% from previous year)
Median Lease (\$/month): \$1,725 (↓ -4.4% from previous year)
Total Monthly Rental Volume: \$374,564 (↑ 3.3% from previous year)
Median Days on Market: 30 (↑ 4 from previous year)
\$/sqft: \$1.32 (↑ \$0.02 from previous year)
Average % Over Asking: -0.18% (↓ -0.10% from previous year)



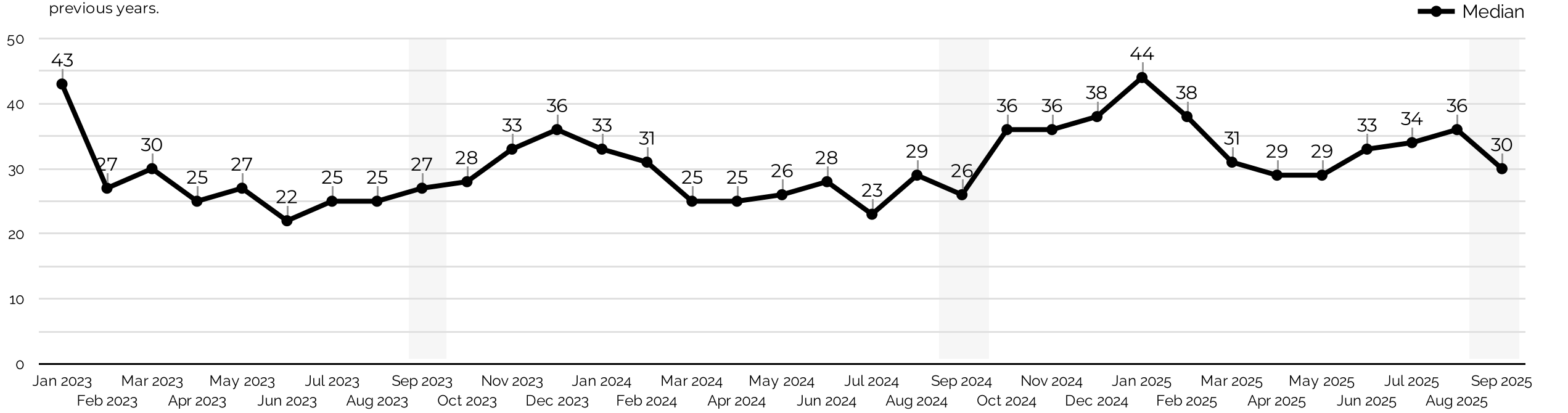
Renter Demand

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



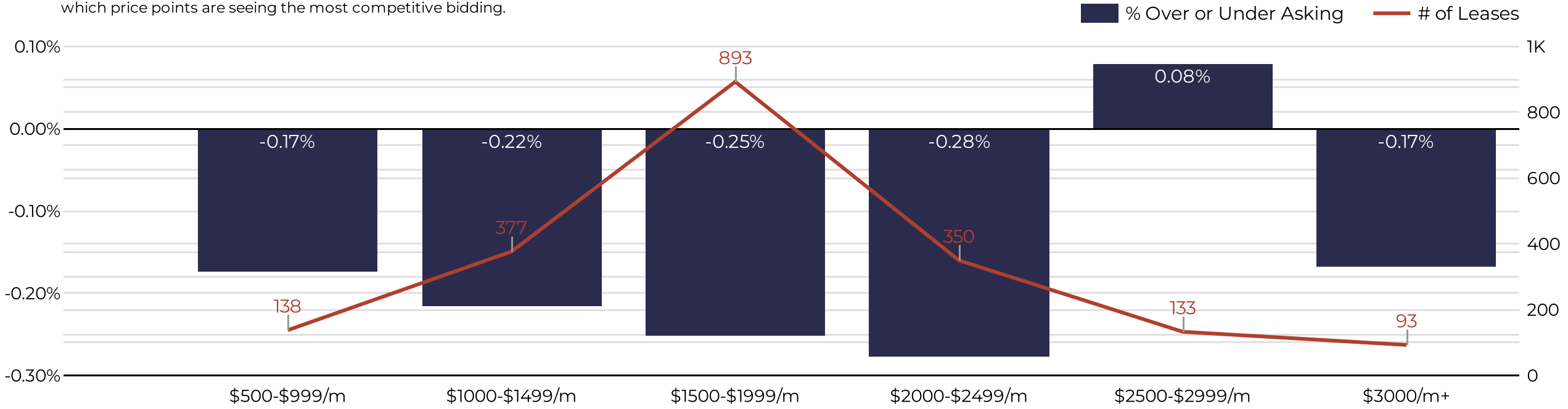
Days on Market

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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Price Range

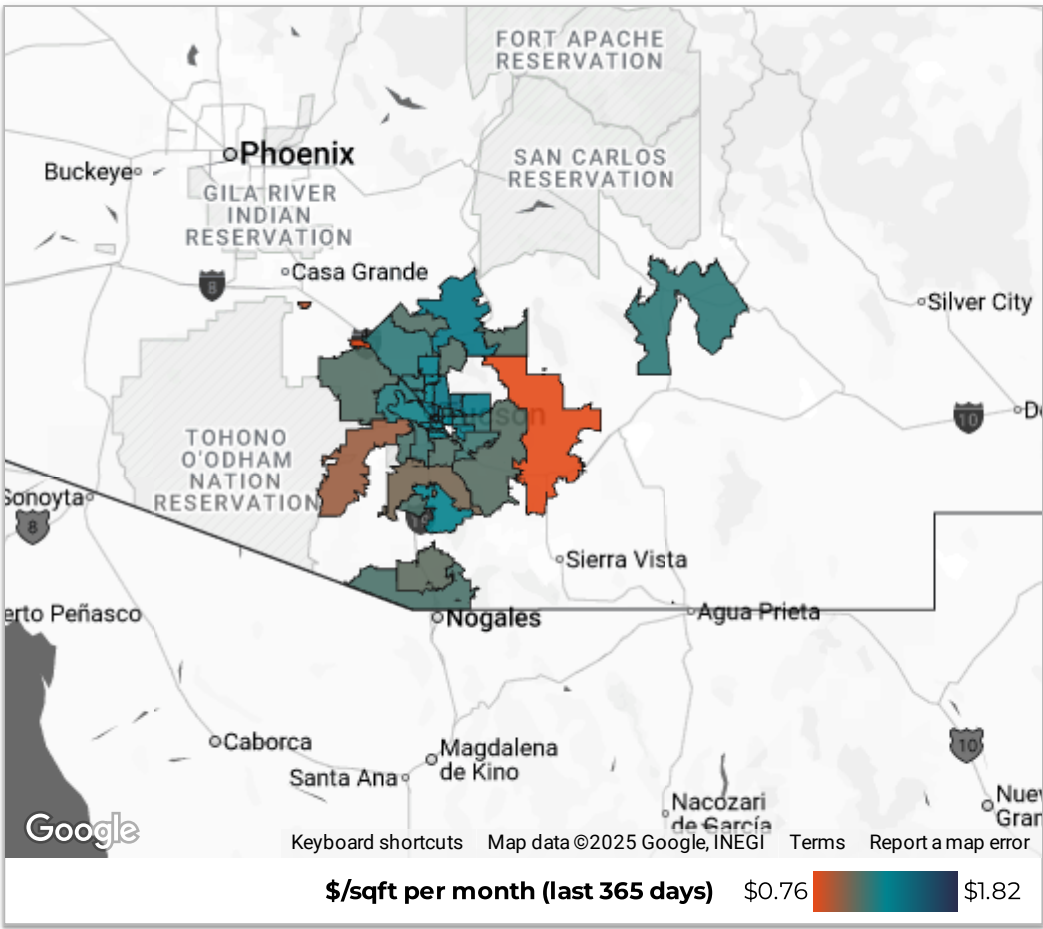
Between

Enter a value

and

Enter a value

Download

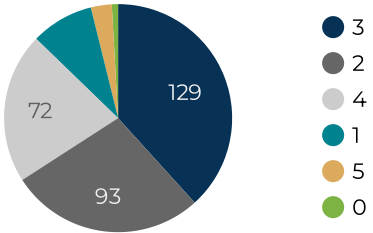


September

of New Listings (Supply)
337
↑ 17 from previous year

of New Pendings (Demand)
78
↑ 5 from previous year

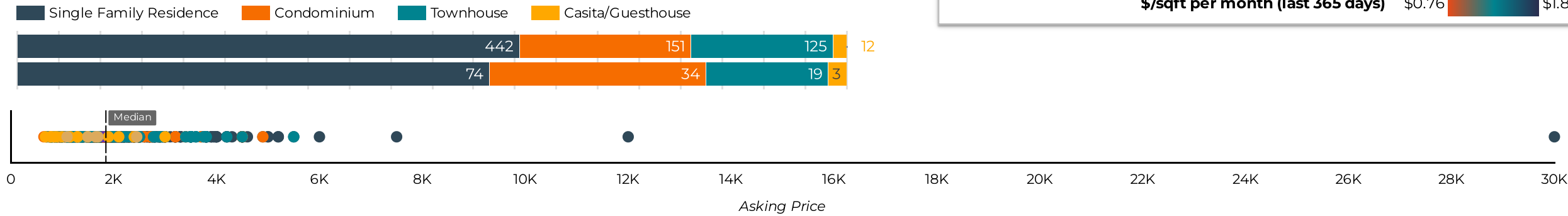
of Bedrooms Delivered



Months of Supply Now
4.1

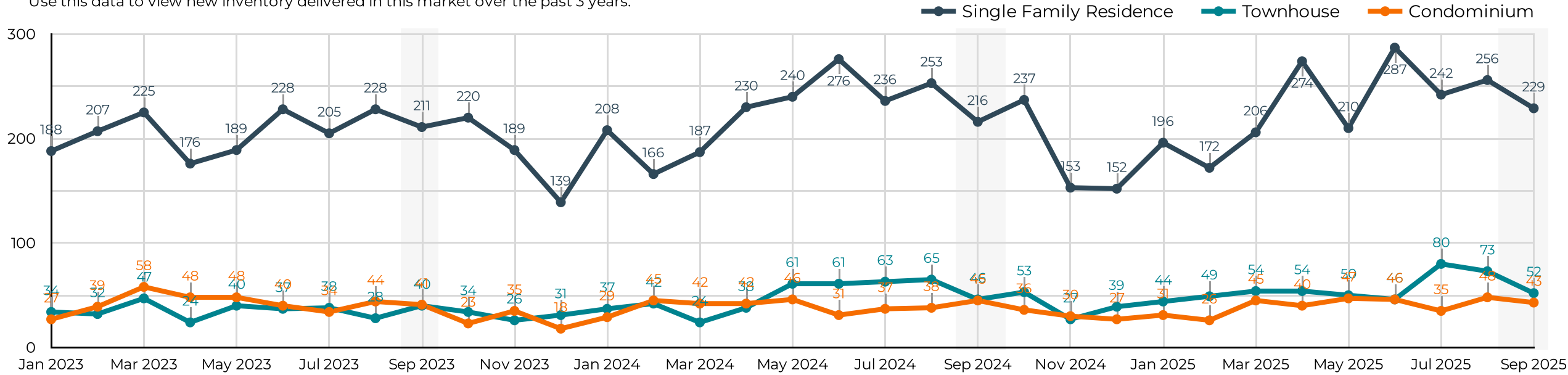
Active Listings Now
866

Active Now



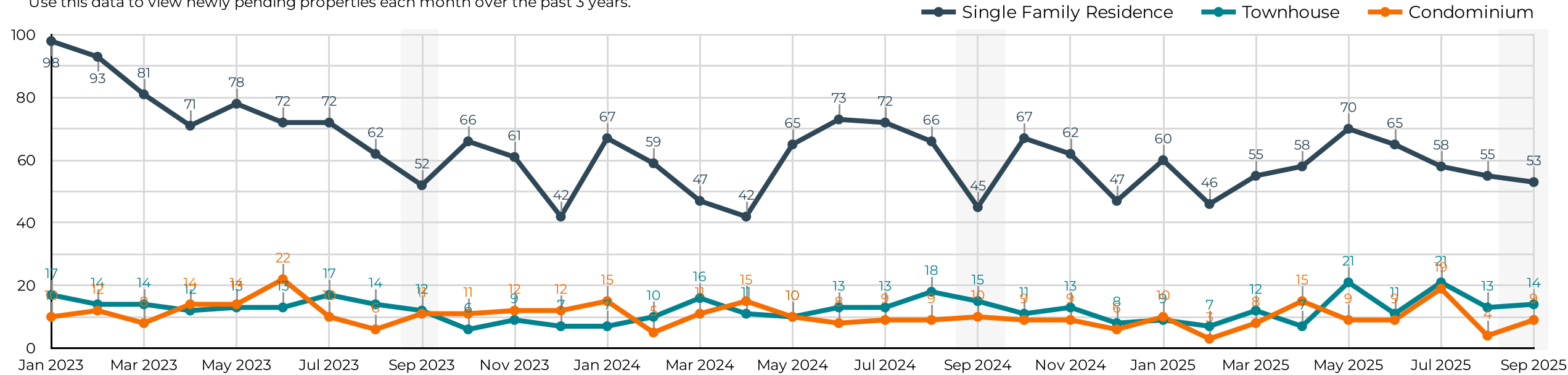
New Rental Listings

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



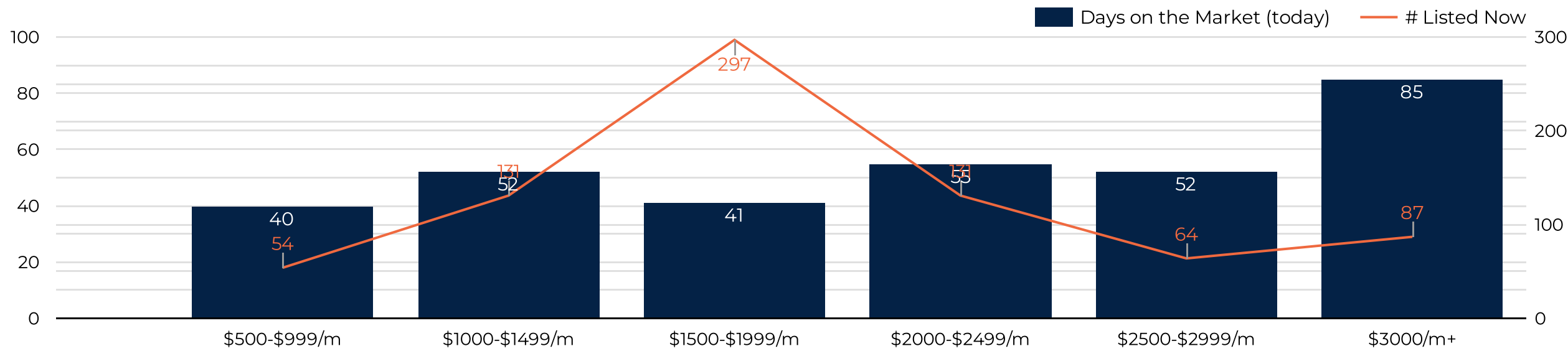
New Pending Leases

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.



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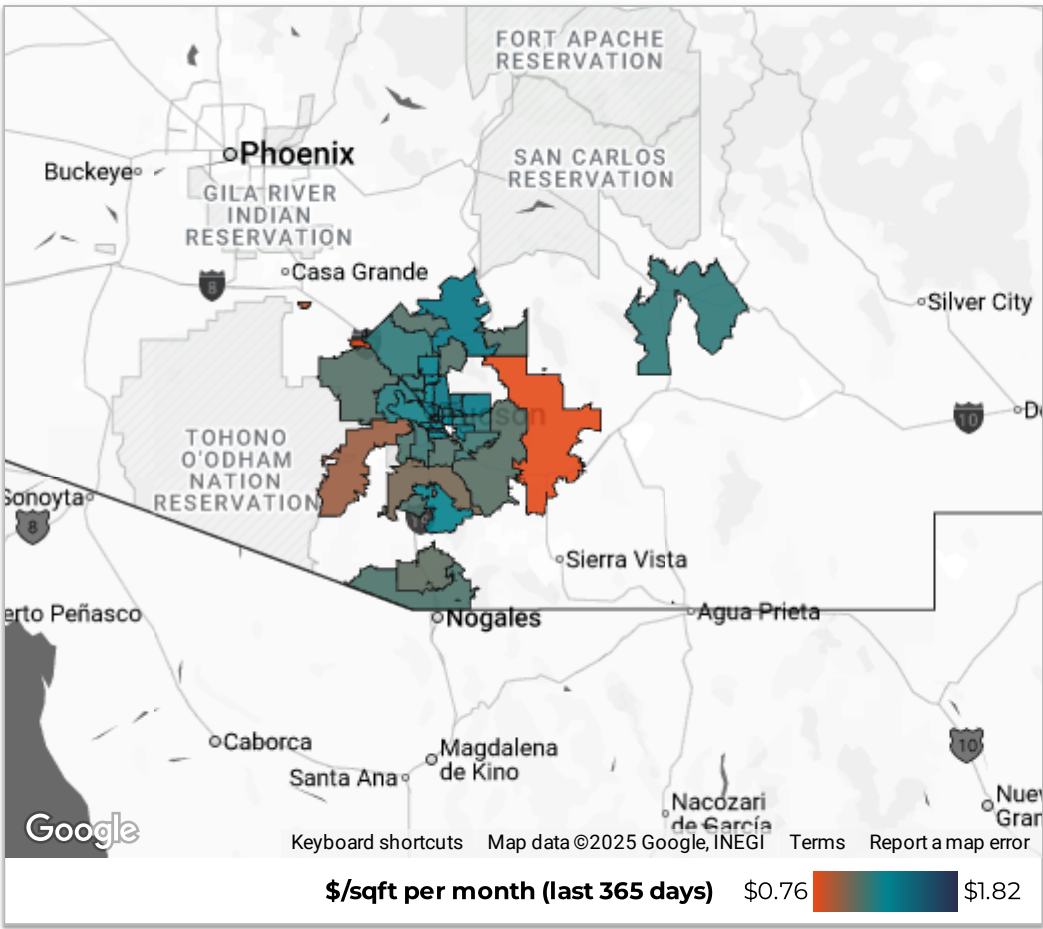
and

Enter a value

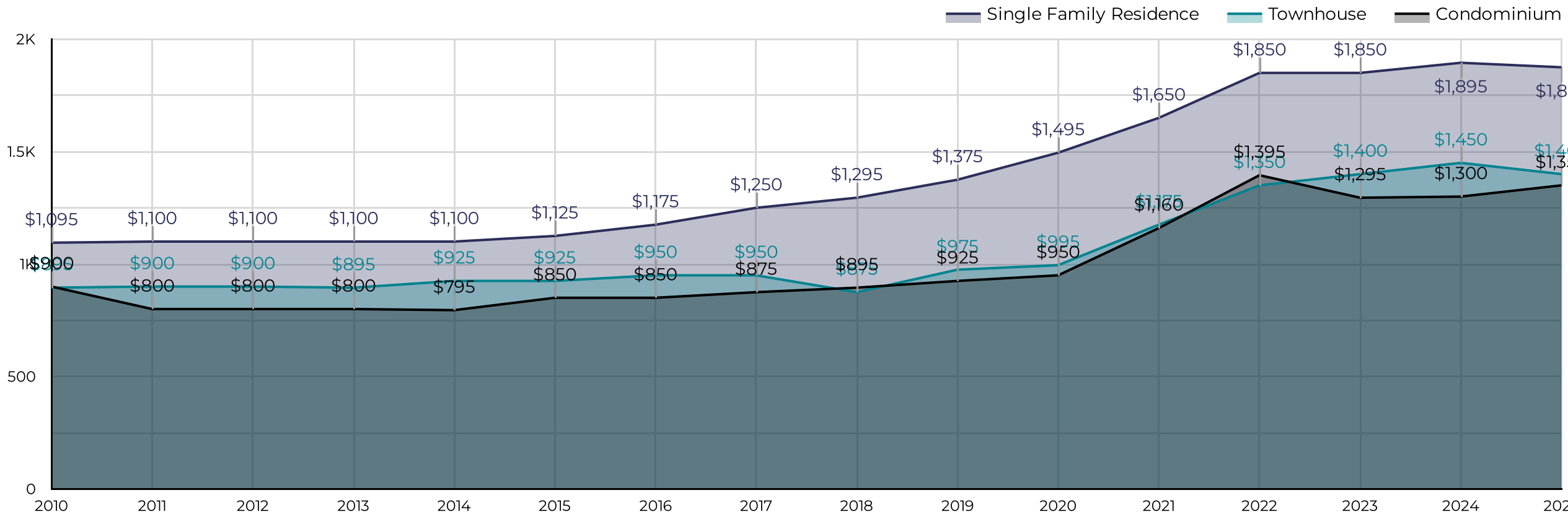
Download

Year-to-Date Statistics 2025

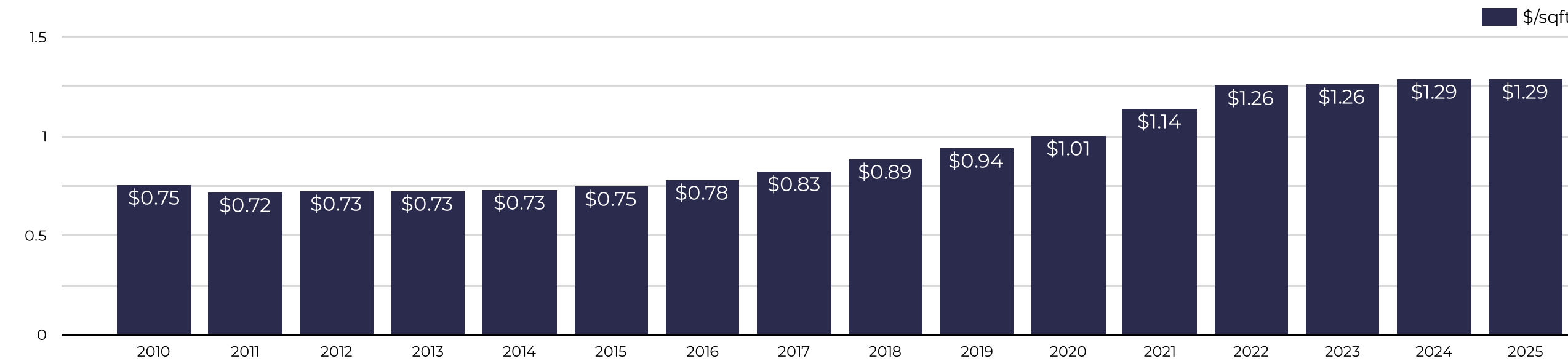
# of Leases	Total Monthly Volume	Median Lease (\$/month)
1,996	\$3.67M	\$1,775
📈 0.4% from previous year YTD	📉 -1.8% from previous year YTD	📉 -1.4% from previous year YTD
New Listings	Median Days on Market	% Over or Under Asking
3,058	34	+0.0%
📈 3.2% from previous year YTD	📉 6 from previous year YTD	📈 +0.0% from previous year YTD



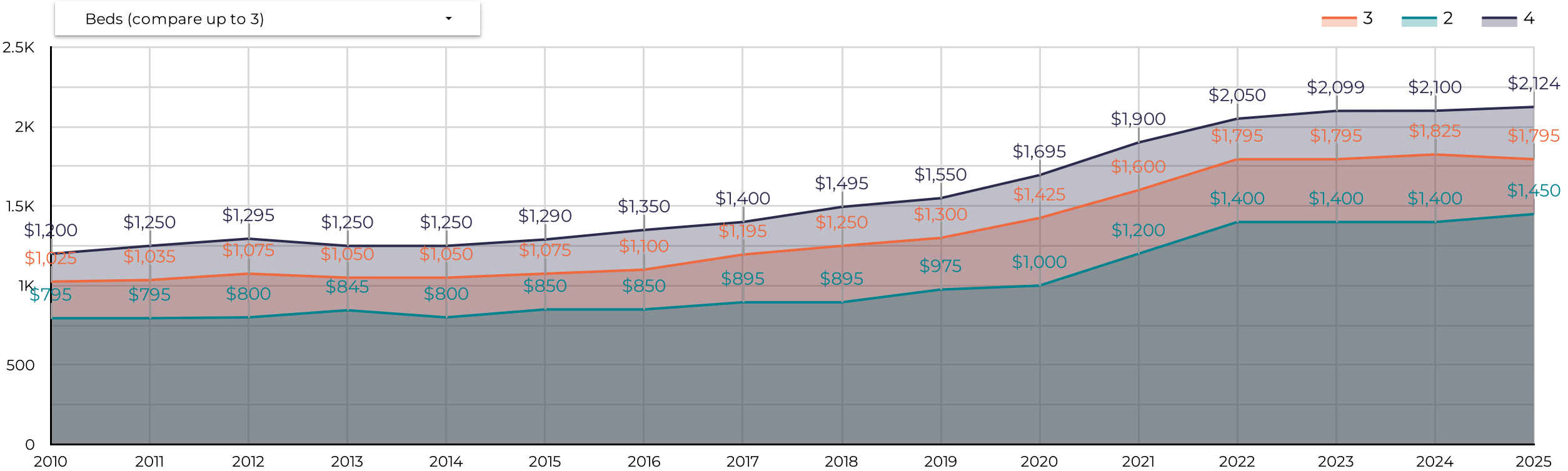
Median Rental Price/Month



\$/Square Foot per Month



Median Lease By Bedrooms



MLSSAZ® Rental Housing Market

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Zip Code

County

Type

Beds

Price Range

Between

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and

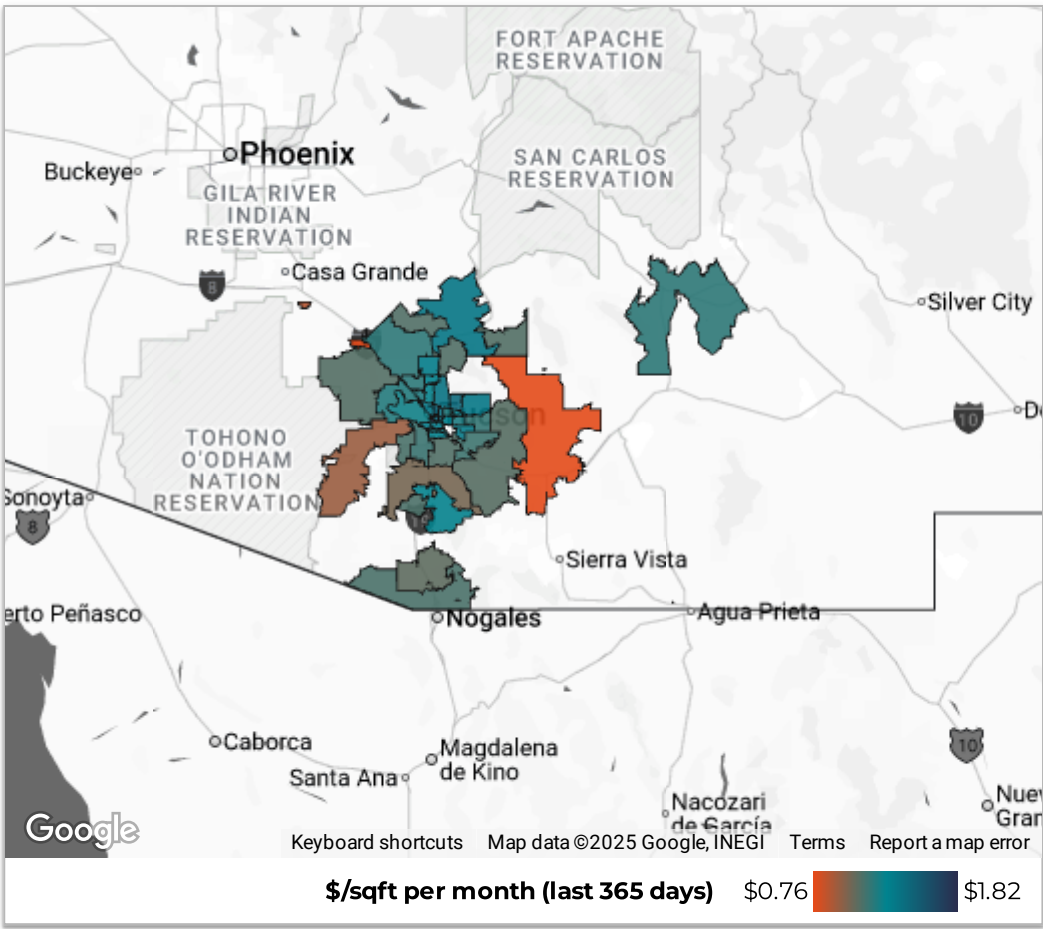
Enter a value

Download

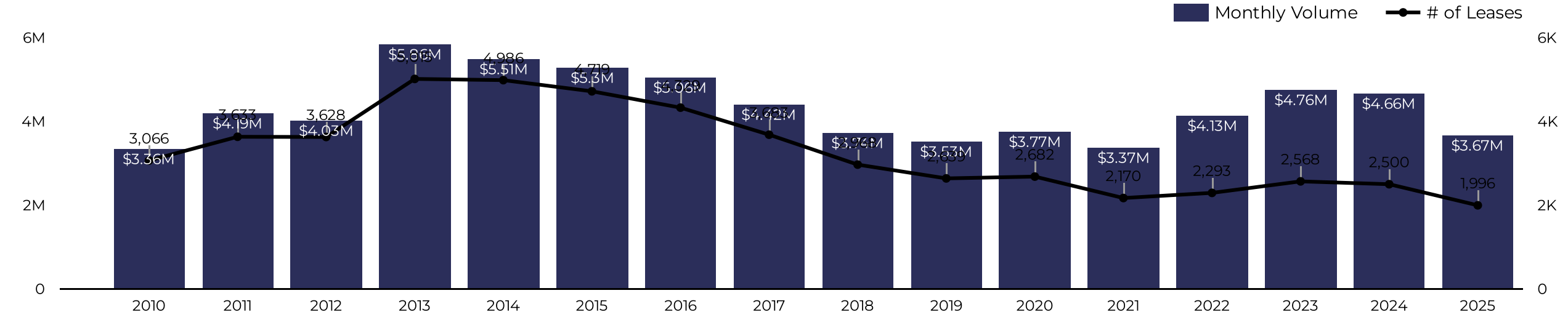
Year-to-Date Statistics

2025

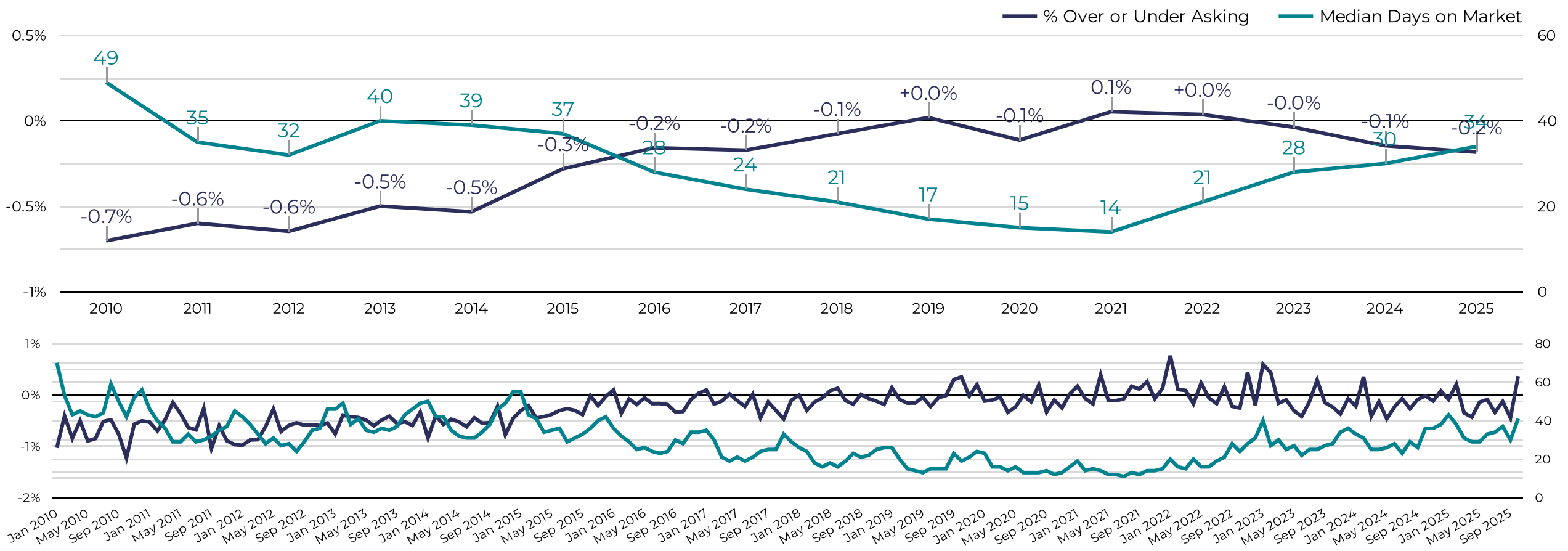
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New Listings	Median Days on Market	% Over or Under Asking
3,058	34	+0.0%
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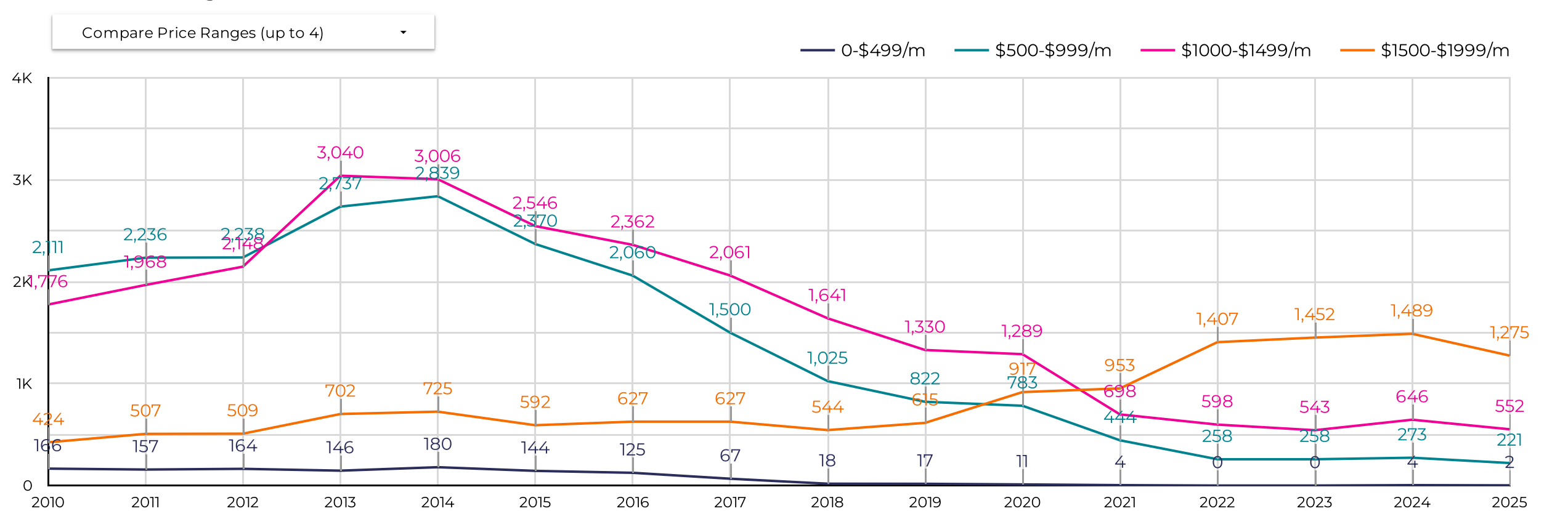
Total Leases



Renter Demand



New Rental Listings Delivered



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September

of Leases

211

↑ 11.6% from previous year

Total Monthly Rental Volume

\$374.56K

↑ 3.3% from previous year

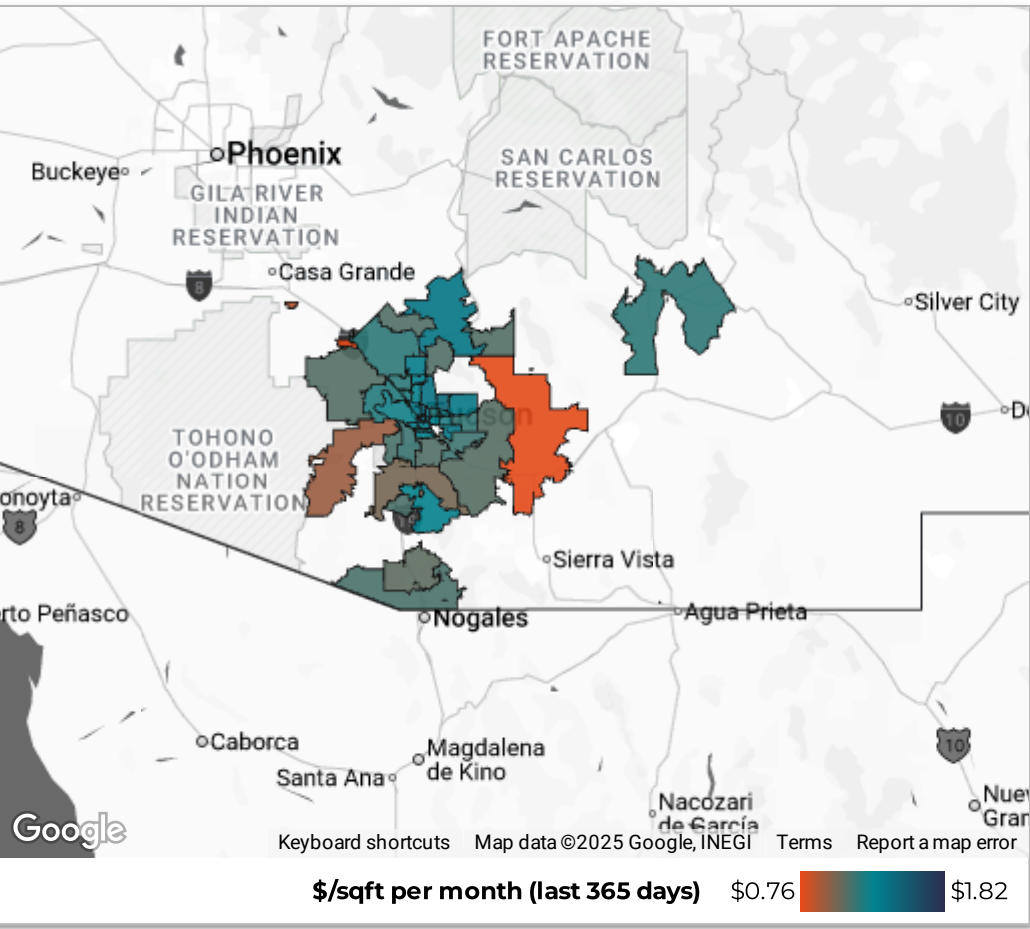
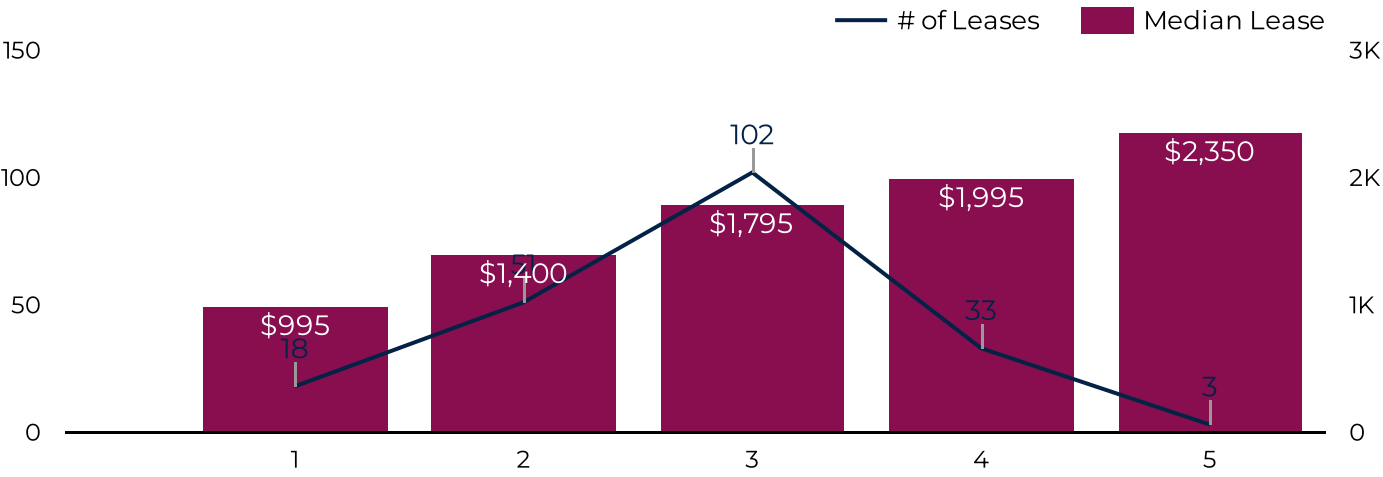
Average SqFt

1,543

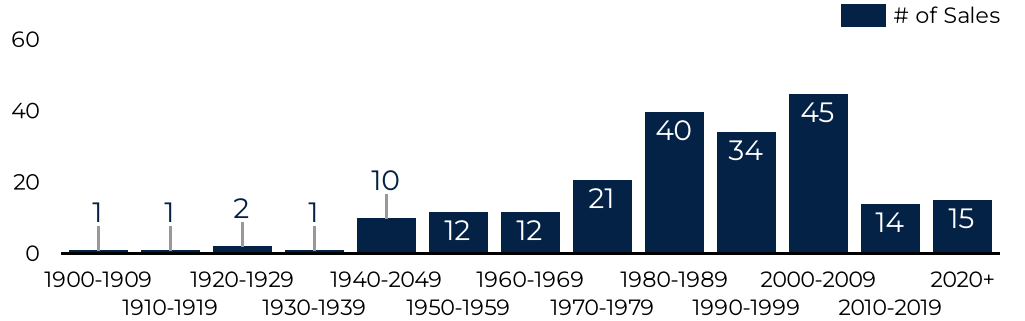
Median Year Built

1,994

Median Lease Price By Bedrooms



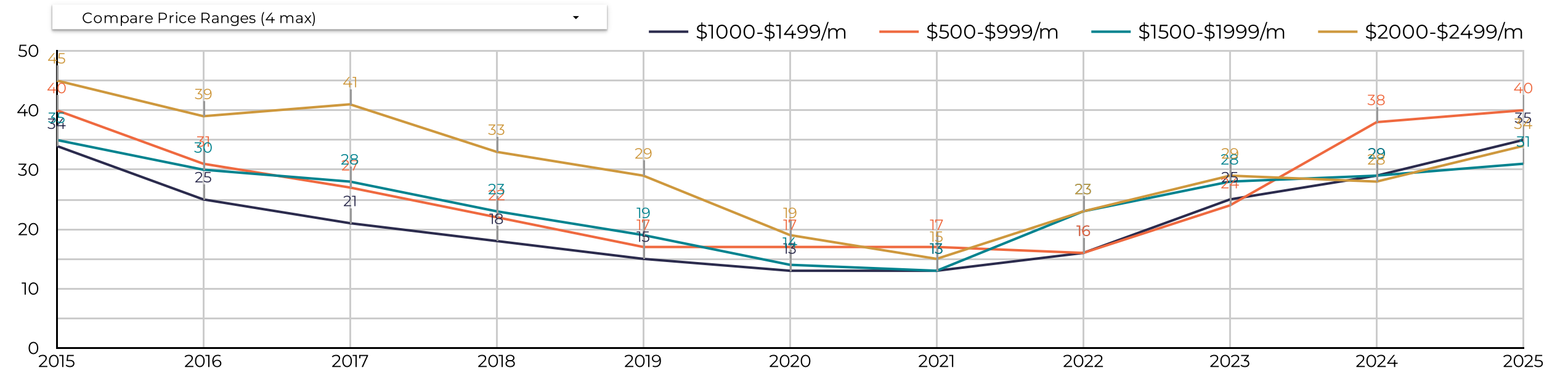
Leases By Property Age



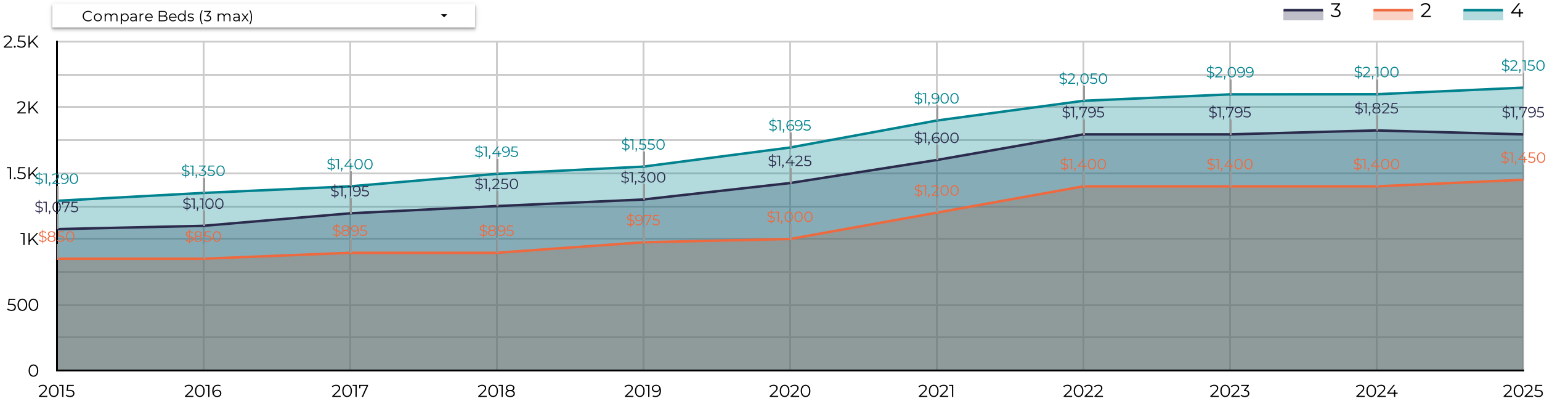
Data By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	18	18	0	0	30	0.01%
\$1000-\$1499/m	43	31	10	2	25	0.65%
\$1500-\$1999/m	98	14	66	18	30	-0.43%
\$2000-\$2499/m	33	2	18	13	39	-0.79%
\$2500-\$2999/m	13	5	6	2	41	-0.62%
\$3000/m+	6	2	2	1	29	1.62%
Grand total	211	72	102	36	30	-0.18%

Median Days on Market



Median Rental Price/Month



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Beds

Price Range

Between

Enter a value

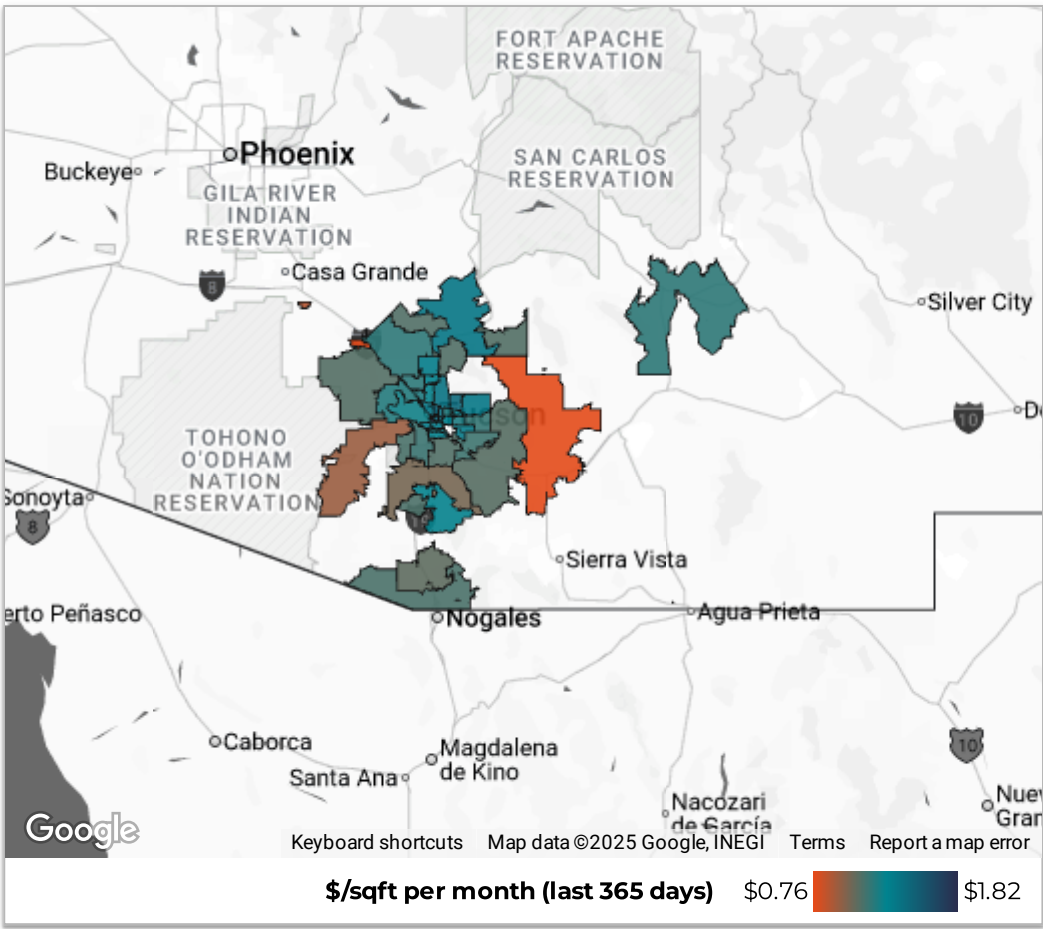
and

Enter a value

Download

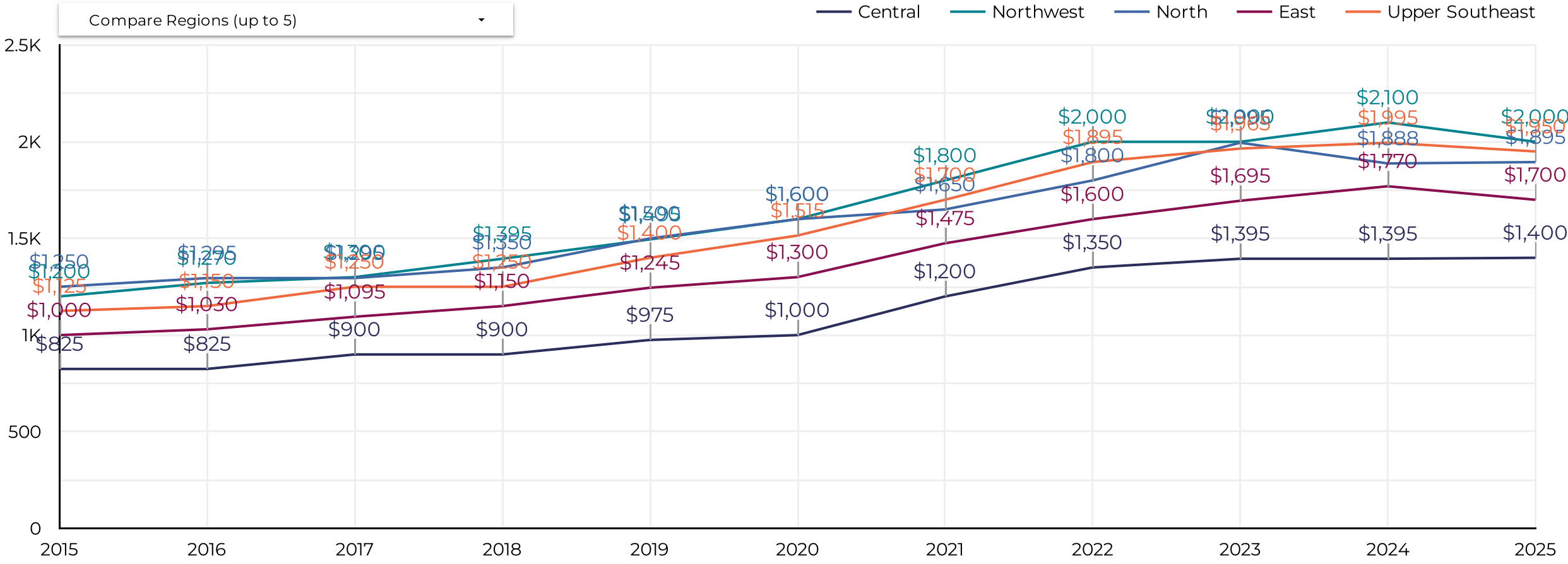
Sep 2025 vs. last year

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	19.6% ↑	\$77.74K	10.2% ↑	\$1,395	\$-55 ↓	\$1.42	\$-0.08 ↓	27	6 ↑	0.1%	-0.1% ↓
2. Northwest	32	45.5% ↑	\$75.86K	58.9% ↑	\$2,100	\$150 ↑	\$1.30	\$0.03 ↑	30	15 ↑	-0.6%	-0.7% ↓
3. East	21	50.0% ↑	\$34.71K	24.7% ↑	\$1,685	\$-245 ↓	\$1.26	\$0.05 ↑	36	19 ↑	-0.6%	+0.0%...
4. North	20	-20.0%...	\$42.51K	-34.2% ↓	\$1,800	\$-325 ↓	\$1.53	\$0.13 ↑	35	0	0.3%	-0.1% ↓
5. South	19	90.0% ↑	\$27.11K	94.0% ↑	\$1,600	\$100 ↑	\$1.31	\$0.29 ↑	30	2 ↑	-1.0%	0.6% ↑
6. Upper Southeast	16	-20.0%...	\$31.24K	-17.2% ↓	\$1,850	\$20 ↑	\$1.15	\$-0.02 ↓	23	-15 ↓	-0.1%	-1.5% ↓
7. West	13	44.4% ↑	\$23.53K	32.5% ↑	\$1,800	\$100 ↑	\$1.15	\$-0.18 ↓	32	-18 ↓	-0.7%	-0.7% ↓
8. Southwest	12	71.4% ↑	\$21.26K	66.0% ↑	\$1,745	\$-105 ↓	\$1.12	\$-0.02 ↓	26	-23 ↓	-2.5%	1.4% ↑
9. Extended West	4	33.3% ↑	\$7.8K	13.2% ↑	\$1,950	\$-340 ↓	\$1.10	\$0.02 ↑	20	-1 ↓	-1.5%	-0.6% ↓
10. Upper Northwest	4	33.3% ↑	\$9.7K	42.6% ↑	\$2,500	\$300 ↑	\$1.43	\$-0.04 ↓	180	-38 ↓	0.0%	1.2% ↑
11. Northeast	3	-62.5%...	\$4.49K	-72.5% ↓	\$1,000	\$-900 ↓	\$1.44	\$0.21 ↑	84	61 ↑	0.0%	0.9% ↑
12. Maricopa	2	-	\$2.45K	-	\$1,100	-	\$1.41	-	26	-	0.0%	-
13. Pinal	2	100.0%...	\$2.39K	59.9% ↑	\$1,100	\$-395 ↓	\$1.11	\$-0.12 ↓	13	-86 ↓	-3.2%	-3.2% ↓
14. Southeast	2	-75.0%...	\$4.15K	-74.3% ↓	\$1,850	\$-75 ↓	\$1.18	\$0.16 ↑	7	-31 ↓	-1.3%	-1.2% ↓
15. Green Valley Nort...	1	-50.0%...	\$1.4K	-48.1% ↓	\$1,400	\$350 ↑	\$1.10	\$-0.44 ↓	21	-1 ↓	0.0%	0.0%
16. Cochise	1	-	\$1.75K	-	\$1,750	-	\$0.91	-	88	-	0.0%	-
17. Green Valley North	1	0.0%	\$1.9K	-2.8% ↓	\$1,895	\$-55 ↓	\$1.05	\$0.00 ↑	34	19 ↑	0.0%	0.0%
18. Green Valley Nort...	1	-	\$1.7K	-	\$1,700	-	\$1.15	-	27	-	0.0%	-
19. Extended North...	1	0.0%	\$1.5K	-6.6% ↓	\$1,495	\$-105 ↓	\$0.84	\$-0.44 ↓	61	-79 ↓	0.0%	0.0%

Median Lease by Region



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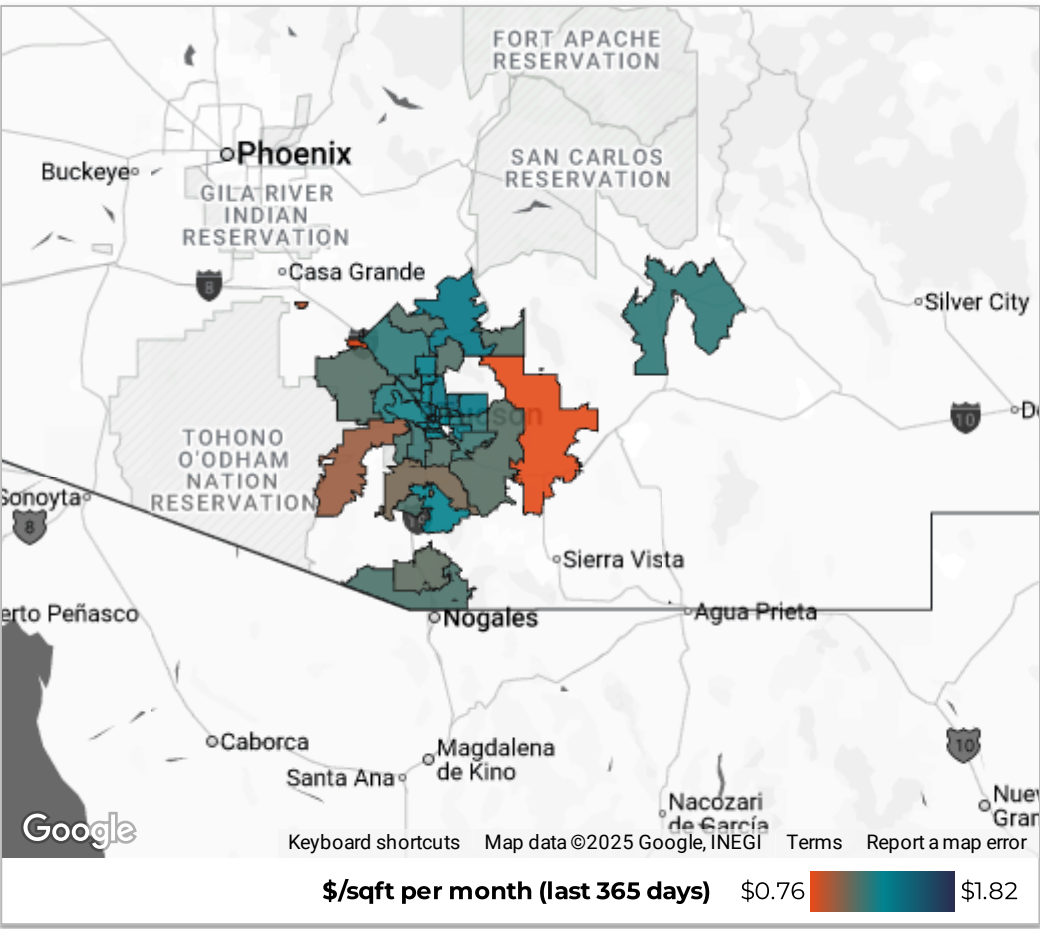
Between

Enter a value

and

Enter a value

Download



Sep 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.	85712	15	200.0...	\$22,299	161.0%	\$1,450	\$-150	\$1.26	\$-0.10	27	5	0.0%	-1.4%
2.	85750	14	40.0%...	\$29,085	13.2%	\$1,800	\$0	\$1.58	\$0.19	44	20	0.9%	0.6%
3.	85705	13	62.5%...	\$16,290	67.4%	\$1,250	\$150	\$1.31	\$-0.02	38	12	0.1%	0.7%
4.	85742	12	100.0...	\$27,880	144.0%	\$2,250	\$375	\$1.32	\$0.11	30	20	-0.3%	-0.7%
5.	85746	11	175.0...	\$19,665	173.0%	\$1,795	\$50	\$1.12	\$-0.10	26	-23	-2.7%	0.6%
6.	85756	11	83.3%...	\$18,190	80.7%	\$1,695	\$-200	\$1.14	\$0.23	39	-51	-1.1%	-0.1%
7.	85710	10	233.3...	\$16,090	173.2%	\$1,600	\$-295	\$1.21	\$-0.06	46	20	-1.2%	-1.2%
8.	85716	9	12.5%	\$11,795	12.7%	\$1,100	\$-195	\$1.39	\$-0.06	21	10	0.0%	-0.3%
9.	85747	9	-35.7...	\$17,085	-32.9%	\$1,845	\$15	\$1.19	\$-0.02	21	-21	0.0%	0.9%
10.	85711	8	60.0%...	\$11,645	67.3%	\$1,400	\$-195	\$1.47	\$0.12	22	8	0.0%	0.0%
11.	85641	8	-27.3...	\$15,810	-30.4%	\$1,850	\$-145	\$1.14	\$0.11	23	-15	-0.6%	-4.1%
12.	85719	8	-57.9...	\$13,040	-61.5%	\$1,395	\$-180	\$1.59	\$-0.06	21	-7	0.6%	0.3%
13.	85706	8	60.0%...	\$10,640	35.2%	\$1,325	\$-370	\$1.35	\$0.18	25	-6	-0.8%	1.2%
14.	85745	7	16.7%	\$12,360	-4.1%	\$1,750	\$151	\$1.21	\$-0.18	19	-31	+0.0%	+0.0%...
15.	85743	6	500.0...	\$11,015	547.9%	\$1,800	\$100	\$1.04	\$-0.30	33	-9	-0.3%	-0.3%
16.	85741	6	20.0%...	\$11,000	18.4%	\$1,800	\$-45	\$1.21	\$0.01	28	13	-0.5%	-0.5%
17.	85748	6	0.0%	\$10,880	-17.2%	\$1,700	\$-250	\$1.25	\$0.06	36	22	0.0%	0.2%
18.	85737	5	0.0%	\$12,380	-1.4%	\$2,500	\$-150	\$1.38	\$-0.13	41	11	0.0%	0.0%
19.	85730	4	-20.0...	\$6,040	-31.4%	\$1,300	\$-445	\$1.36	\$0.18	7	-5	-0.4%	1.2%
20.	85755	4	33.3%...	\$7,860	8.9%	\$1,795	\$-600	\$1.34	\$0.14	21	-5	0.0%	-1.4%
21.	85713	4	-20.0...	\$4,990	-25.8%	\$975	\$-450	\$1.78	\$0.62	27	2	-1.8%	-1.8%
22.	85704	4	-33.3...	\$13,055	5.1%	\$1,860	\$-239	\$1.44	\$0.22	14	-21	0.0%	-0.2%
23.	85718	4	-55.6...	\$9,065	-66.2%	\$1,625	\$-775	\$1.44	\$-0.09	22	-1	-1.7%	-2.4%

1 - 37 / 37

Median Lease by Zip Code

