

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: Sep 8, 2025

Region

City

Zip Code

County

Type

Beds

Price Range

Between

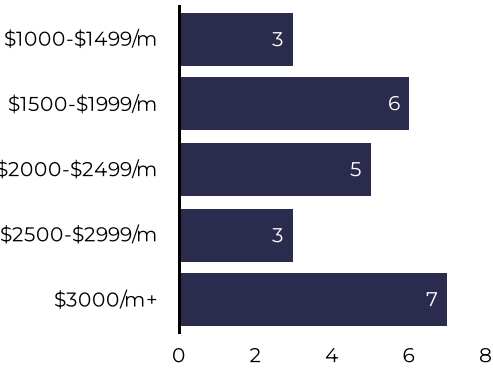
Enter a value

and

Enter a value

Download

August



of Leases

24

-90.1% from previous year

Median Lease (\$/month)

\$2,250

25.0% from previous year

Total Monthly Rental Volume

\$60,080

-87.0% from previous year

Median Days on Market

32

4 from previous year

\$/sqft

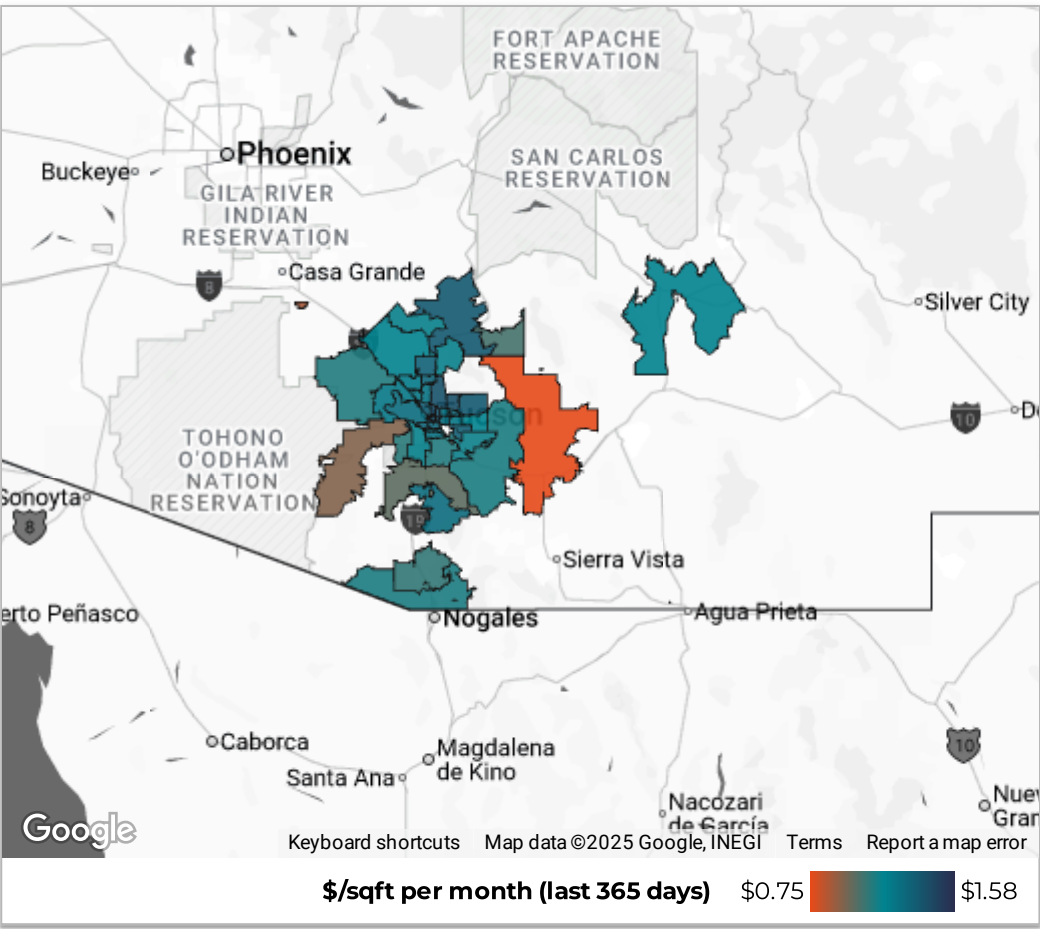
\$1.66

\$0.35 from previous year

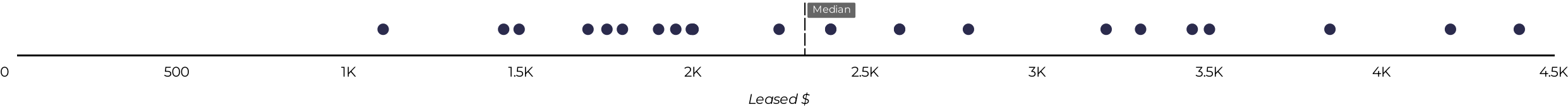
Average % Over Asking

3.52%

2.60% from previous year

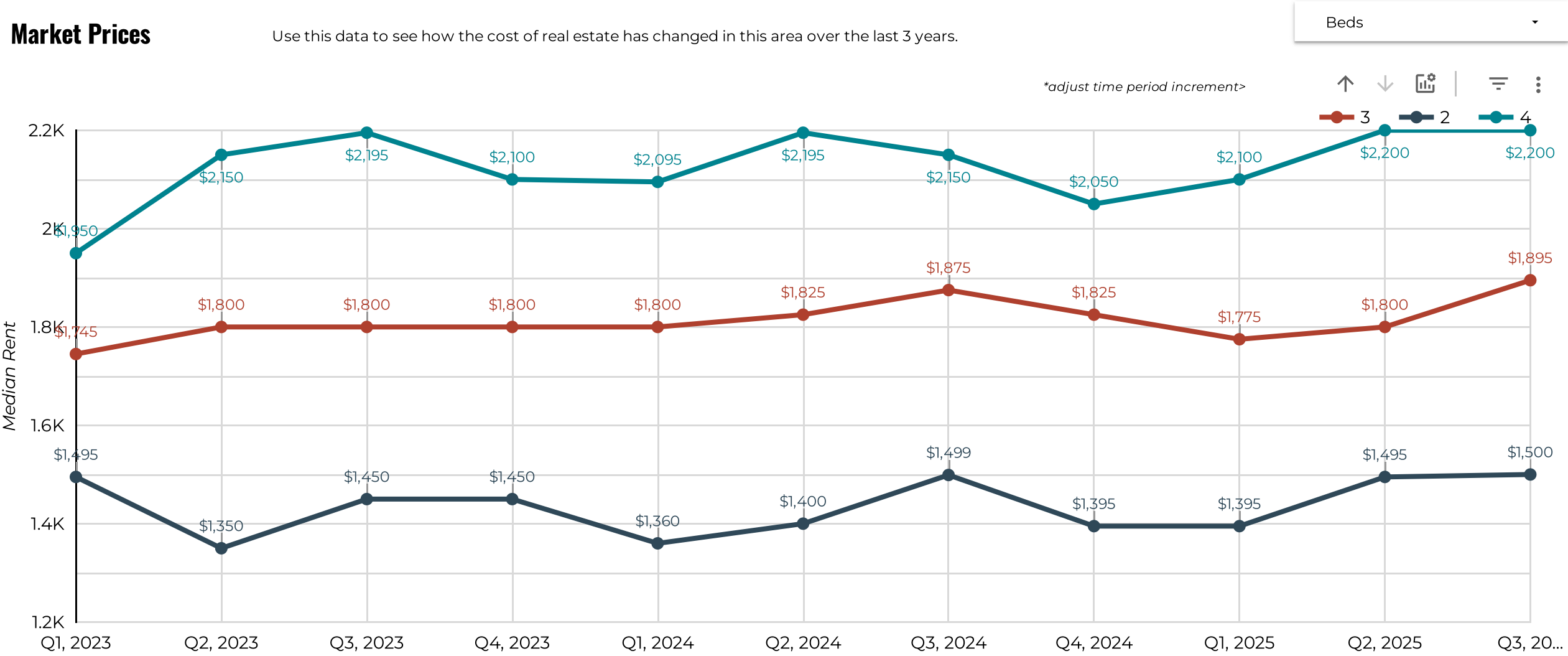


Leases



Market Prices

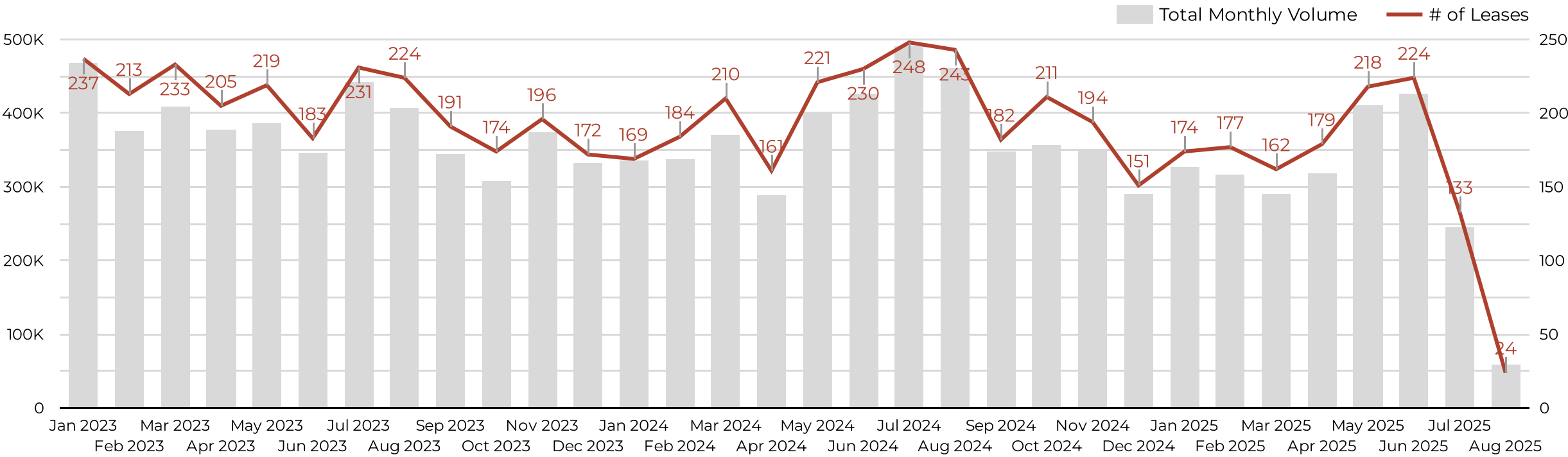
Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2025	1,292	\$1,795	\$1,860	\$1.29
2024	2,404	\$1,800	\$1,856	\$1.29
2023	2,478	\$1,795	\$1,848	\$1.26
2022	2,195	\$1,700	\$1,791	\$1.73
2021	2,149	\$1,500	\$1,553	\$1.15

Market Activity

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



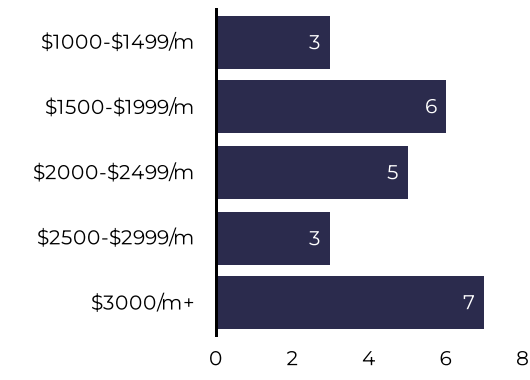
MONTHLY Renter Demand
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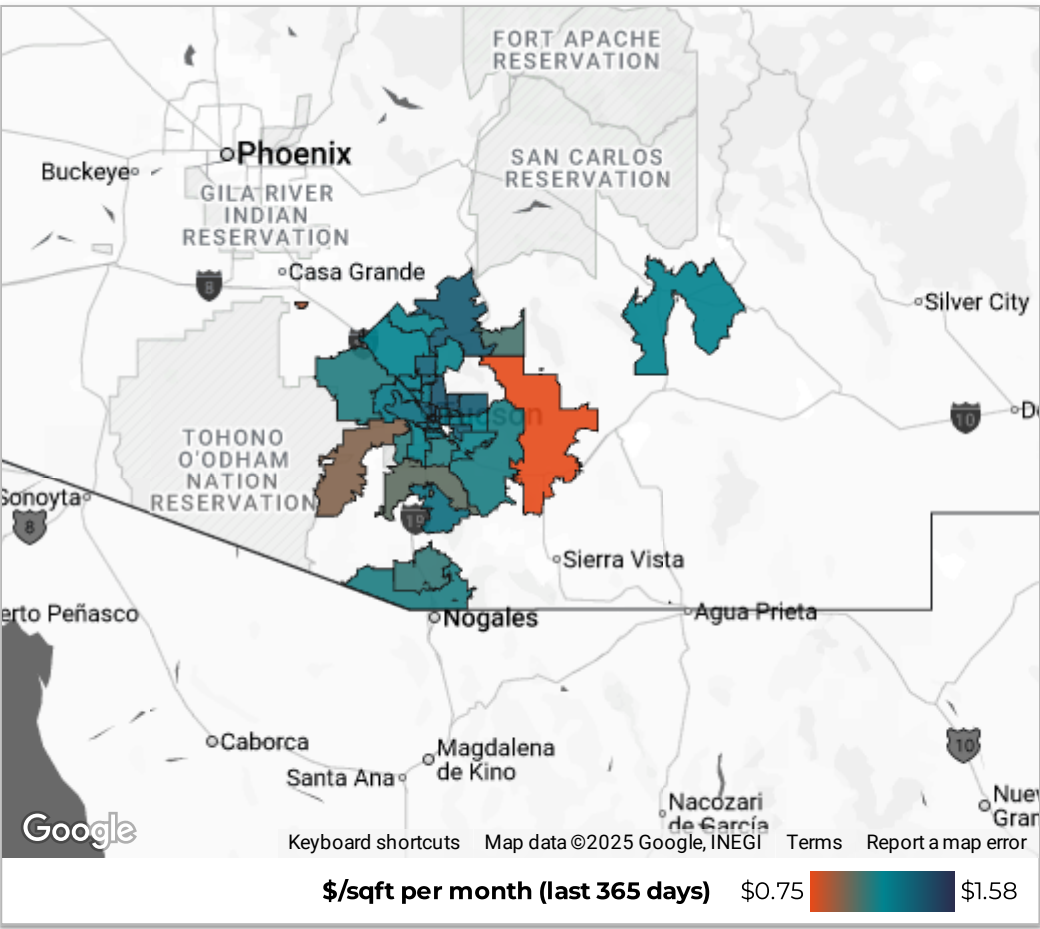


Region City Zip Code
County Type Beds
Price Range Between Enter a value and Enter a value
Download

August

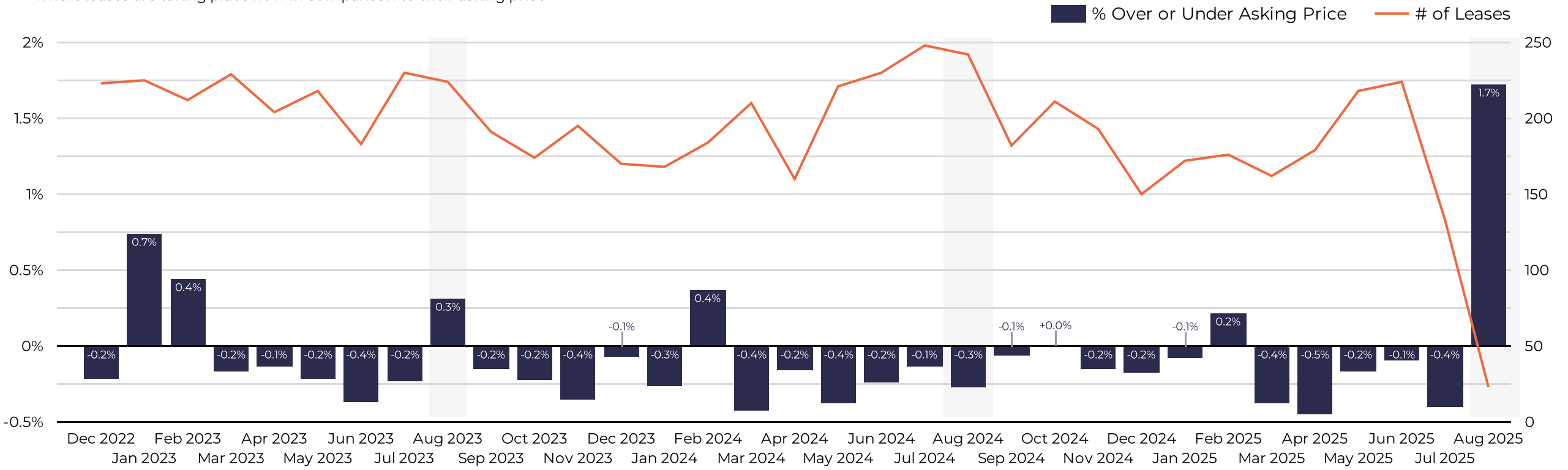


Summary statistics for August: # of Leases (24, -90.1% from previous year), Median Lease (\$2,250, +25.0% from previous year), Total Monthly Rental Volume (\$60,080, -87.0% from previous year), Median Days on Market (32, +4 from previous year), \$/sqft (\$1.66, +\$0.35 from previous year), Average % Over Asking (3.52%, +2.60% from previous year)



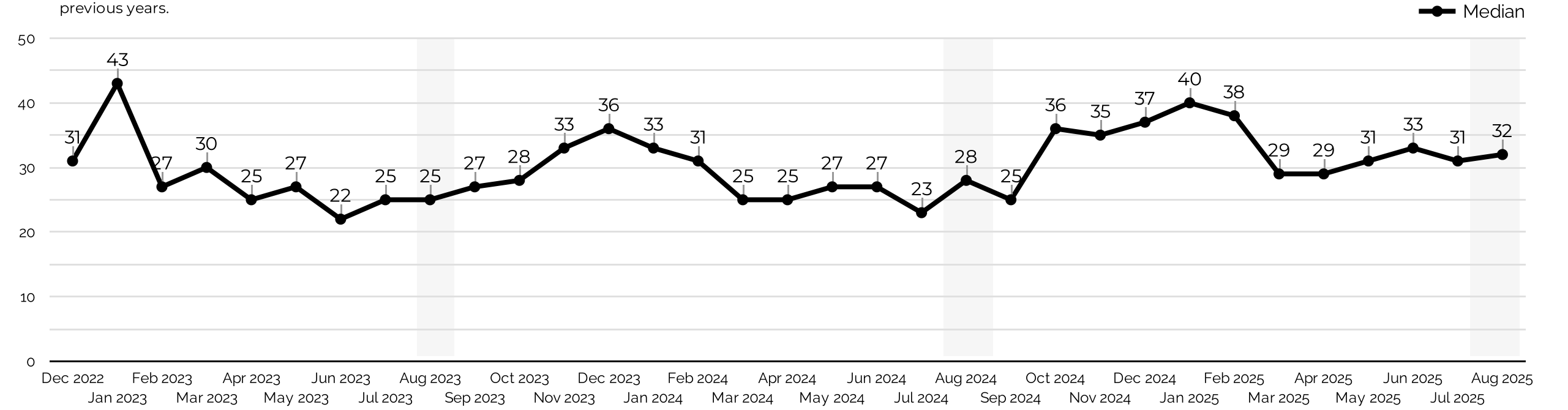
Renter Demand

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



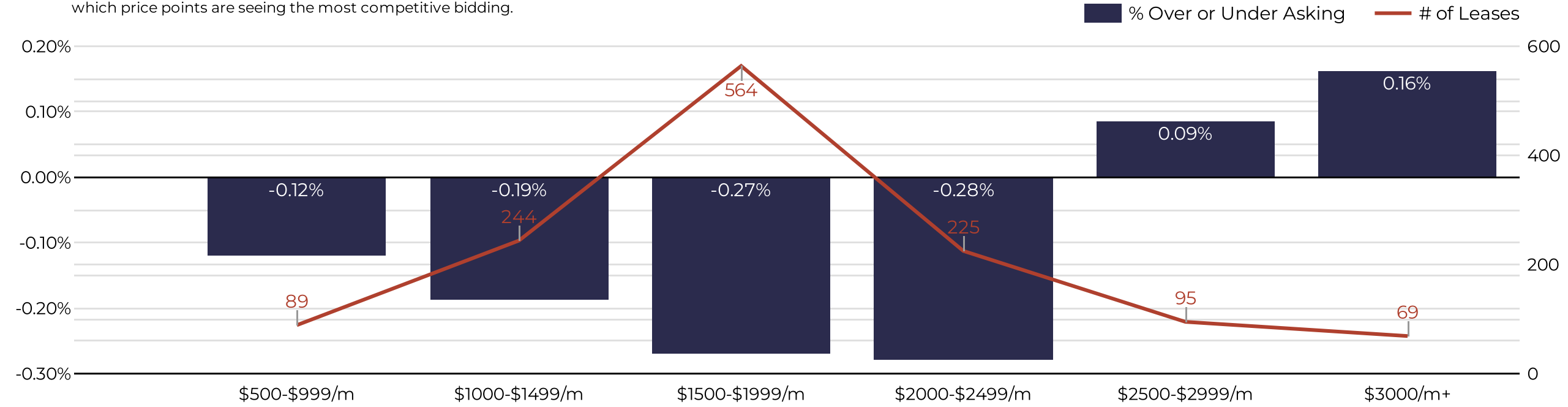
Days on Market

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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Price Range

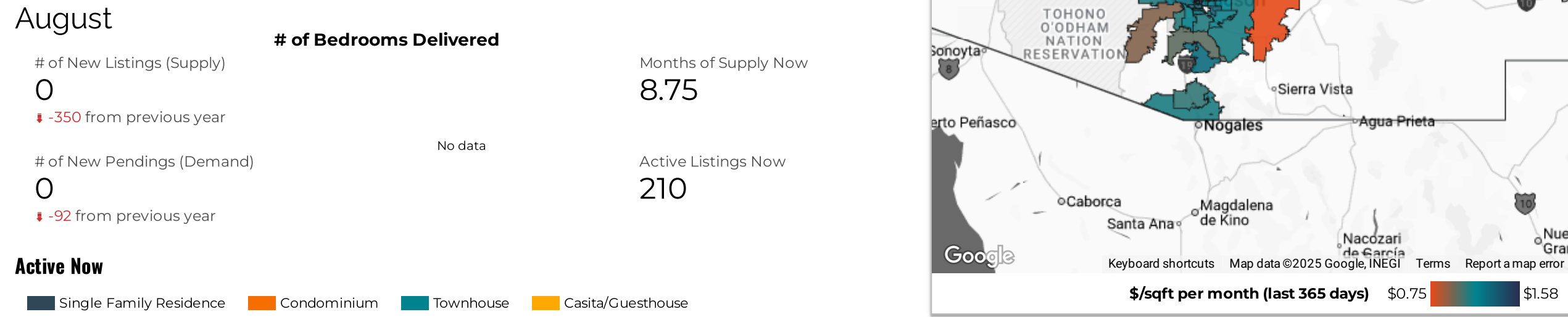
Between

Enter a value

and

Enter a value

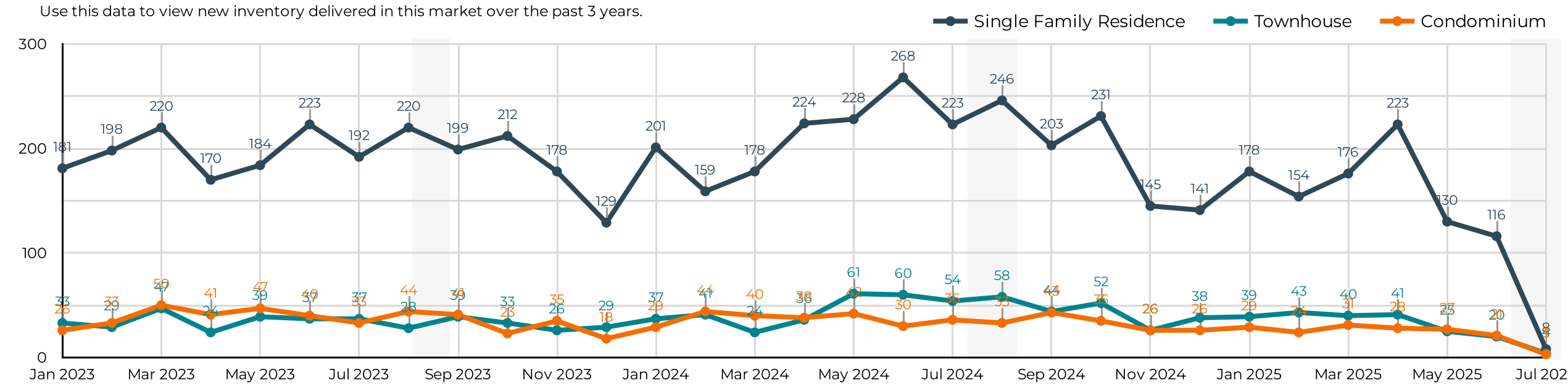
Download



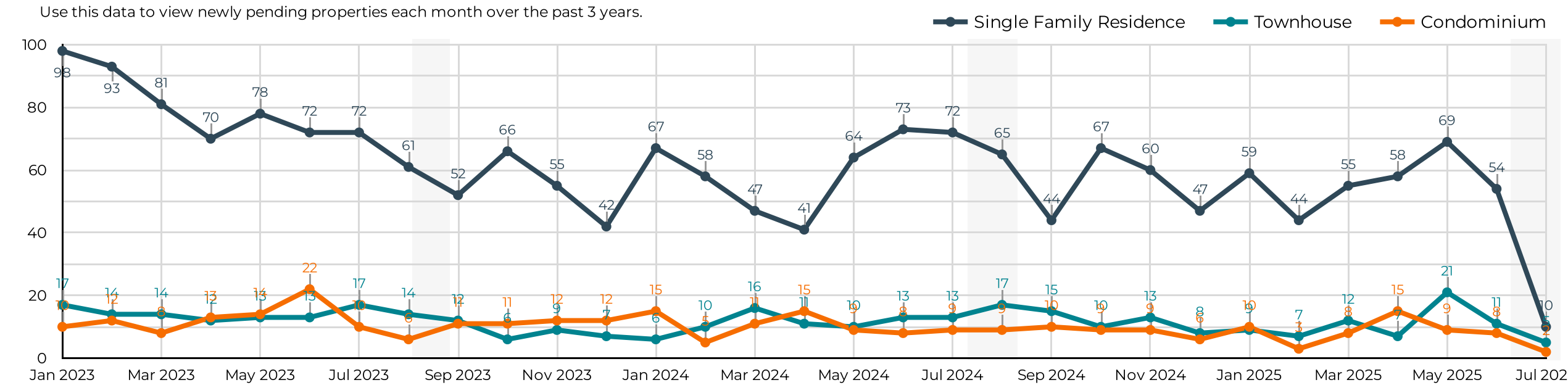
Active Now



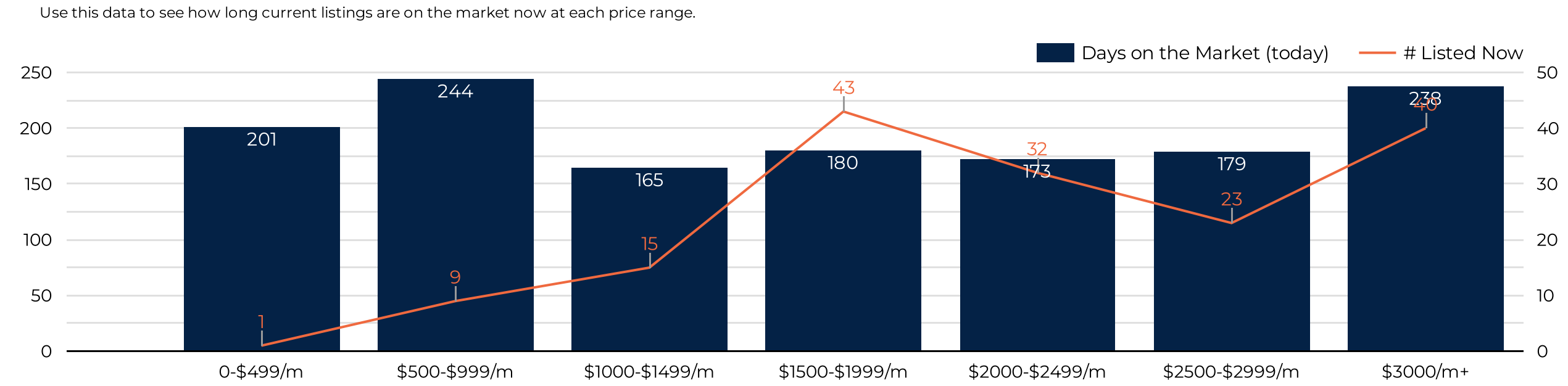
New Rental Listings



New Pending Leases



Active Listings Now



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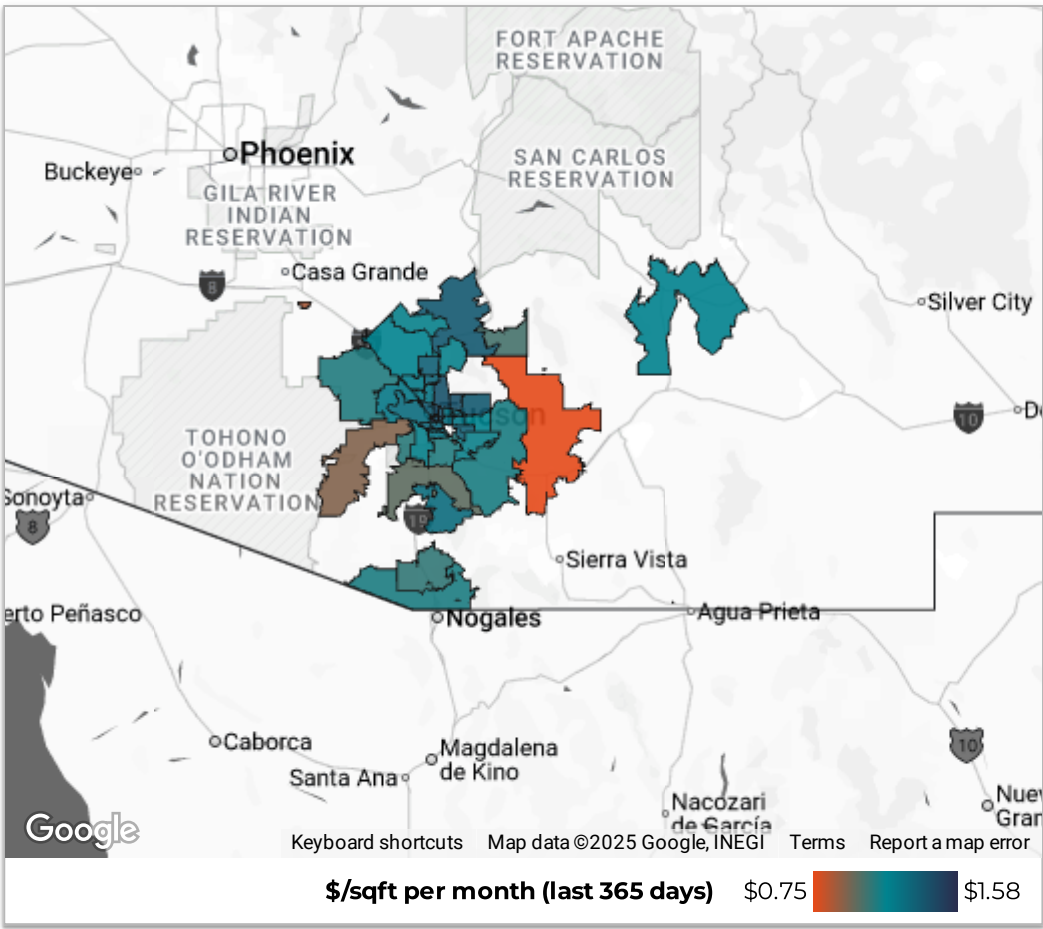
and

Enter a value

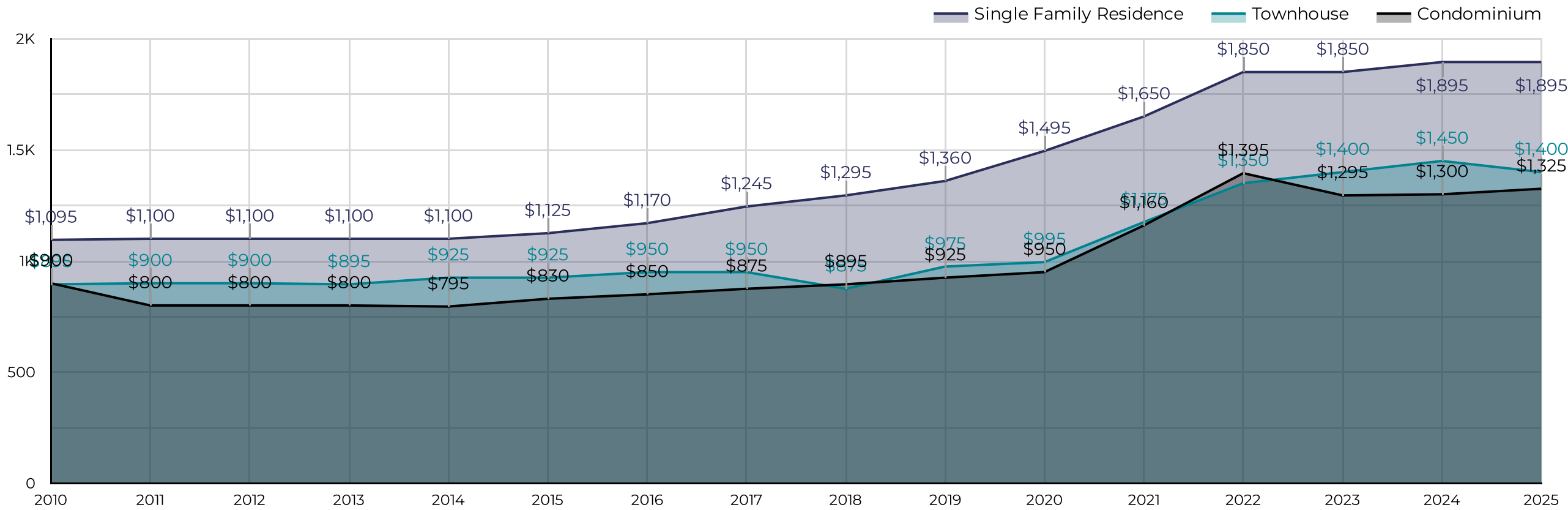
Download

Year-to-Date Statistics 2025

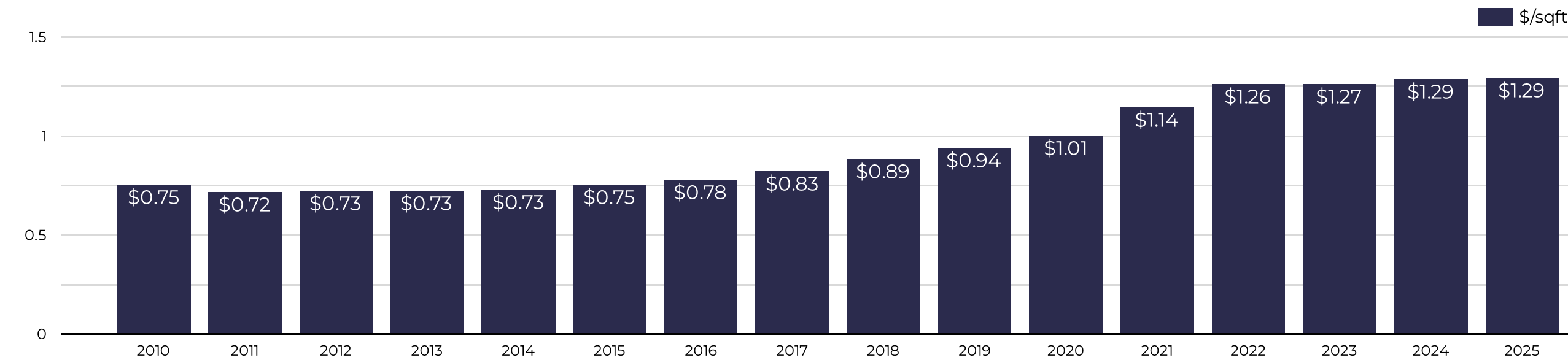
# of Leases	Total Monthly Volume	Median Lease (\$/month)
1,292	\$2.40M	\$1,795
↓ -25.4% from previous year YTD	↓ -25.9% from previous year YTD	↓ -0.3% from previous year YTD
New Listings	Median Days on Market	% Over or Under Asking
1,404	33	+0.0%
↓ -44.7% from previous year YTD	↑ 6 from previous year YTD	↑ +0.0% from previous year YTD



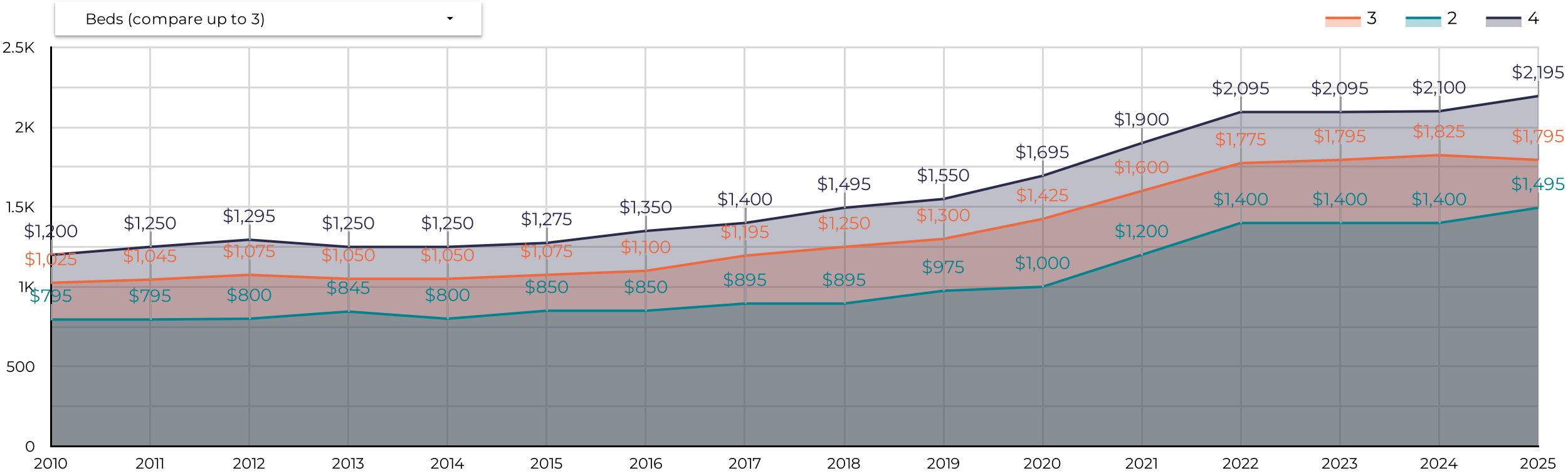
Median Rental Price/Month



\$/Square Foot per Month



Median Lease By Bedrooms



MLSSAZ® Rental Housing Market

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Type

Beds

Price Range

Between

Enter a value

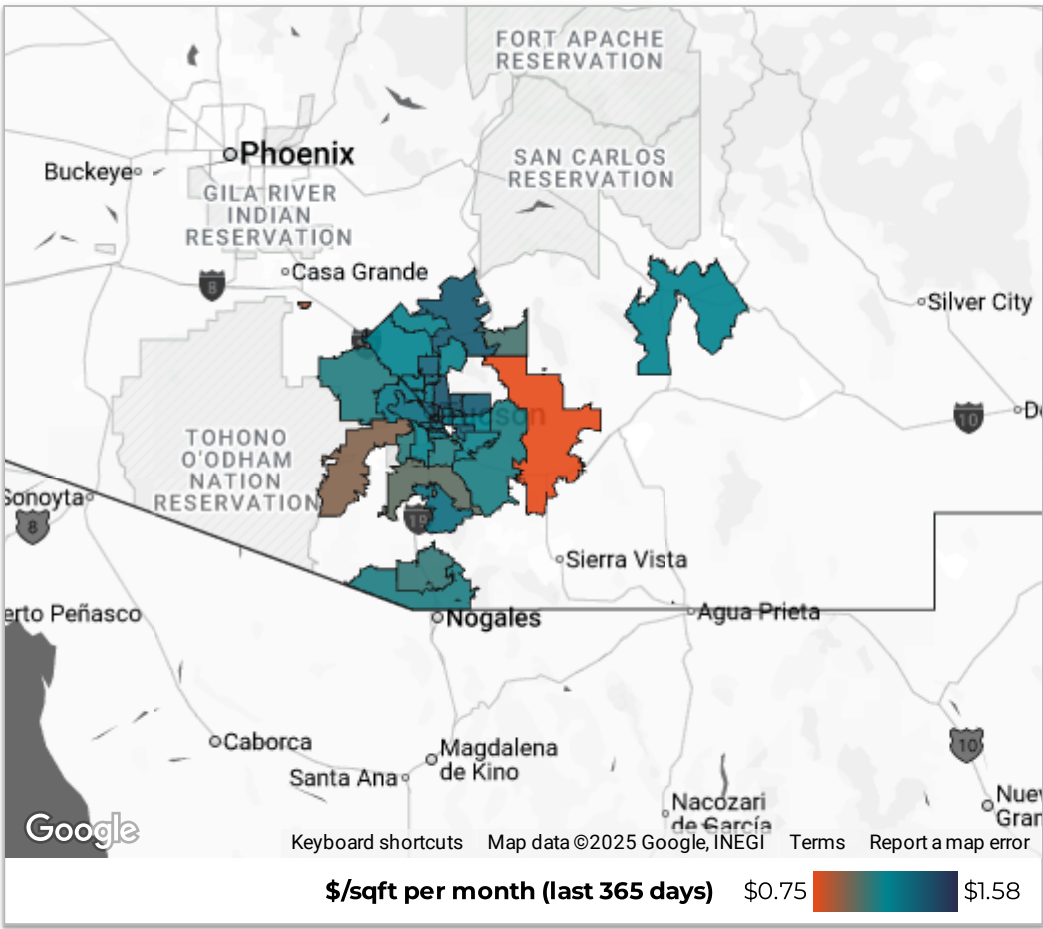
and

Enter a value

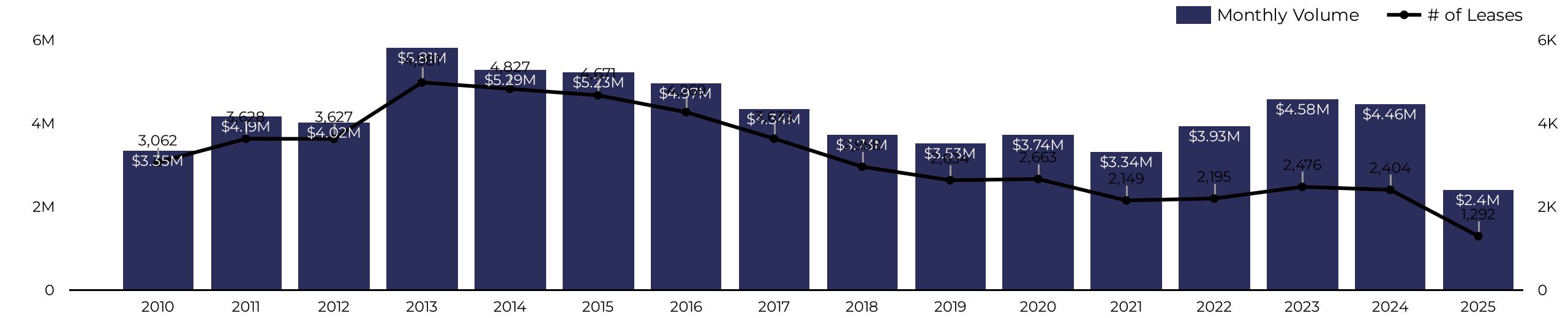
Download

Year-to-Date Statistics
2025

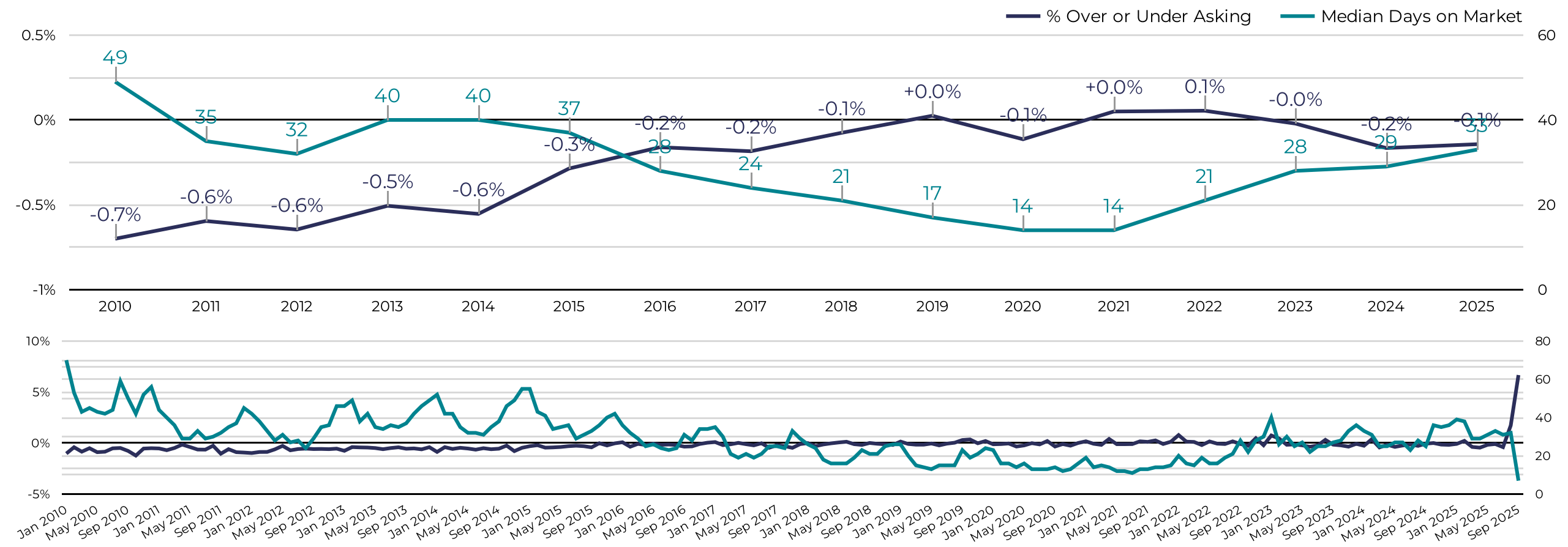
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New Listings	Median Days on Market	% Over or Under Asking
1,404	33	+0.0%
↓ -44.7% from previous year YTD	↑ 6 from previous year YTD	↑ +0.0% from previous year YTD



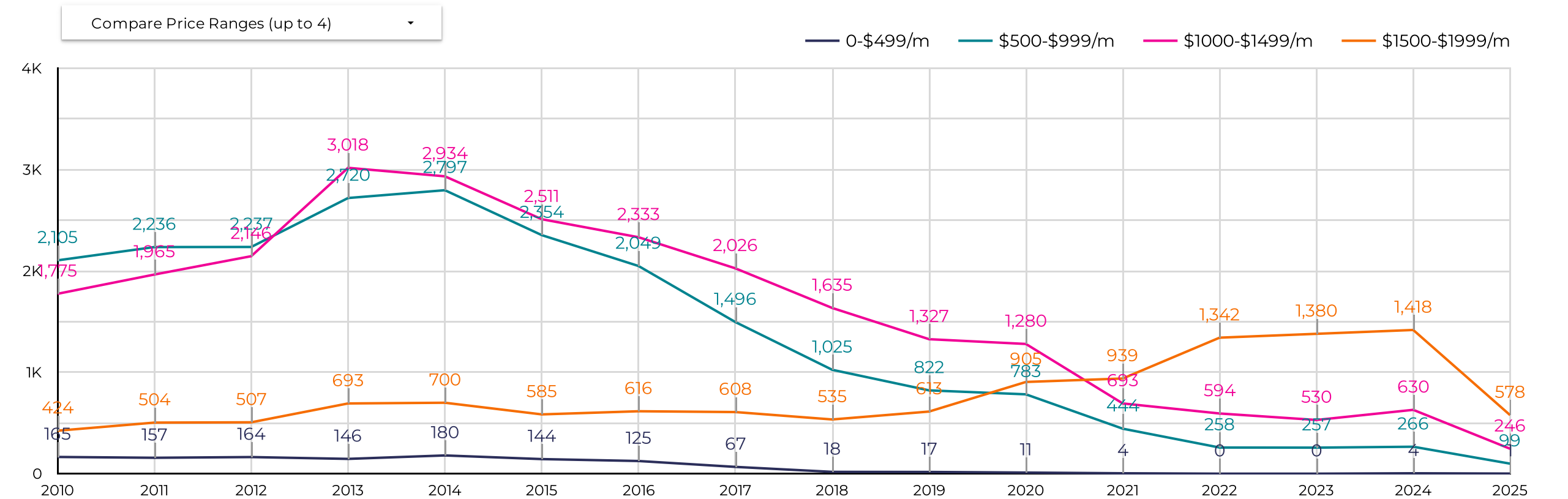
Total Leases



Renter Demand



New Rental Listings Delivered



MLSSAZ® Rental Housing Market

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and

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Download

August

of Leases

24

↓ -90.1% from previous year

Total Monthly Rental Volume

\$60.08K

↓ -87.0% from previous year

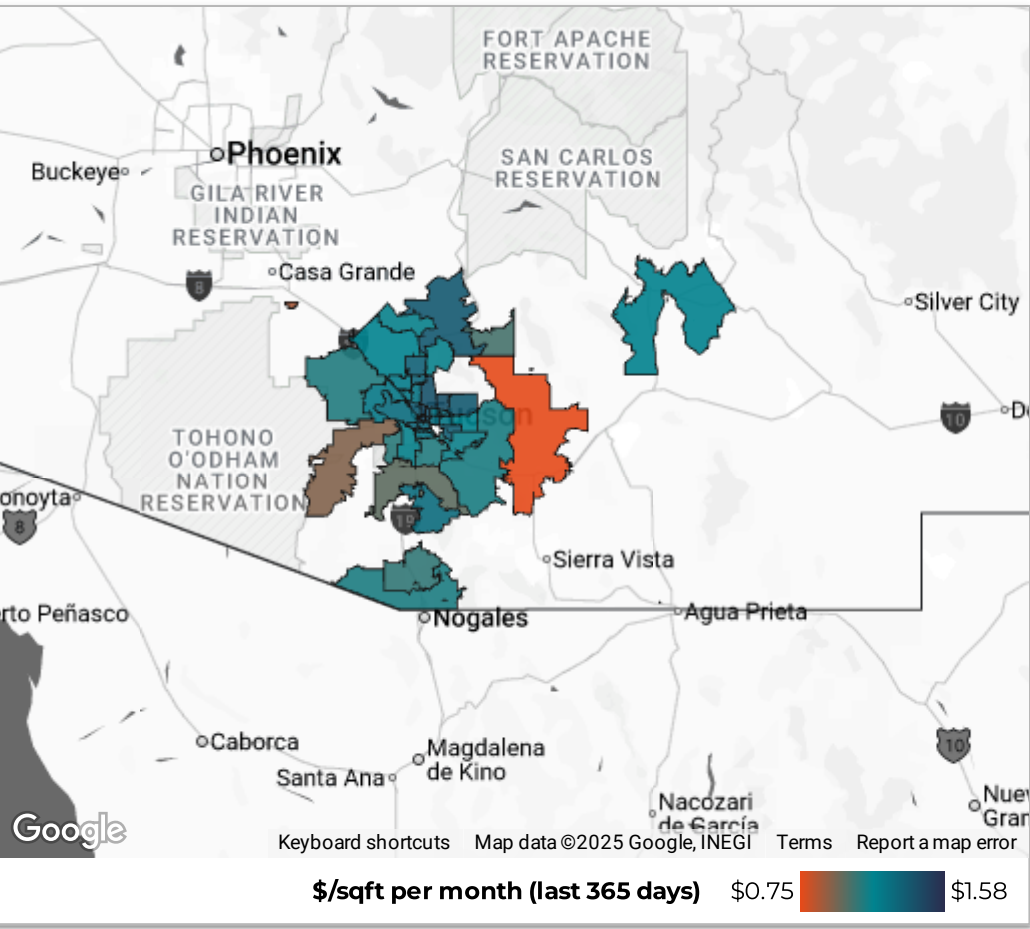
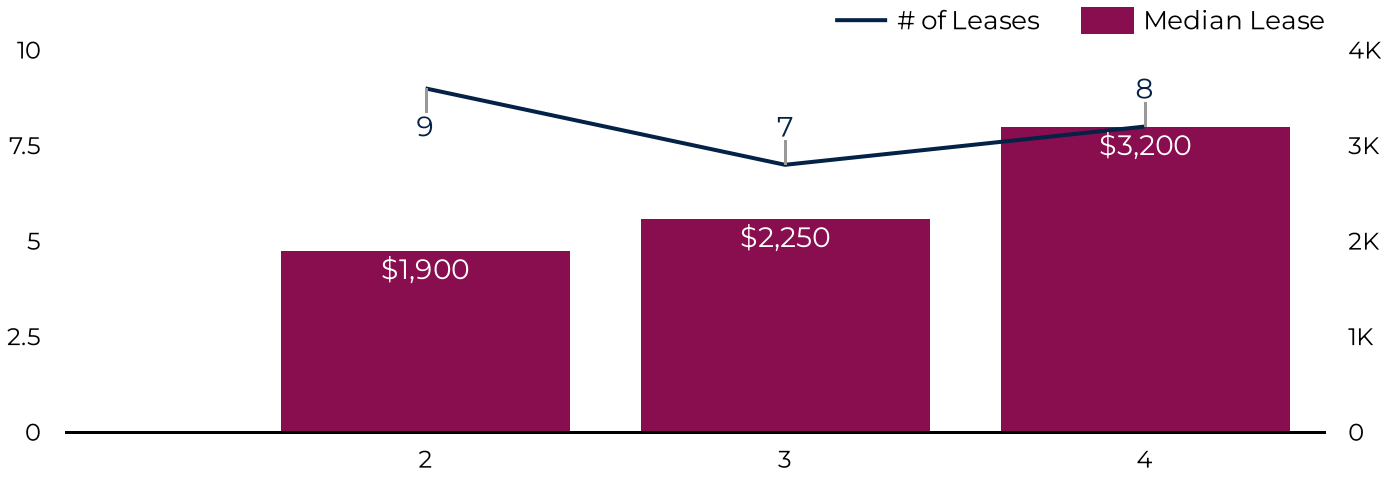
Average SqFt

1,633

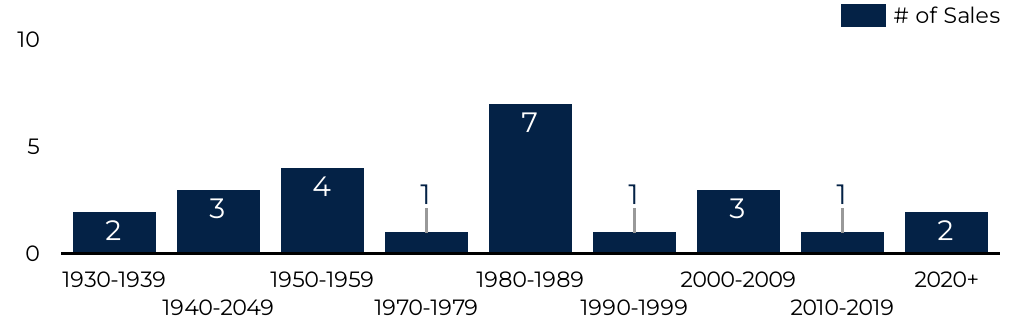
Median Year Built

1,986

Median Lease Price By Bedrooms



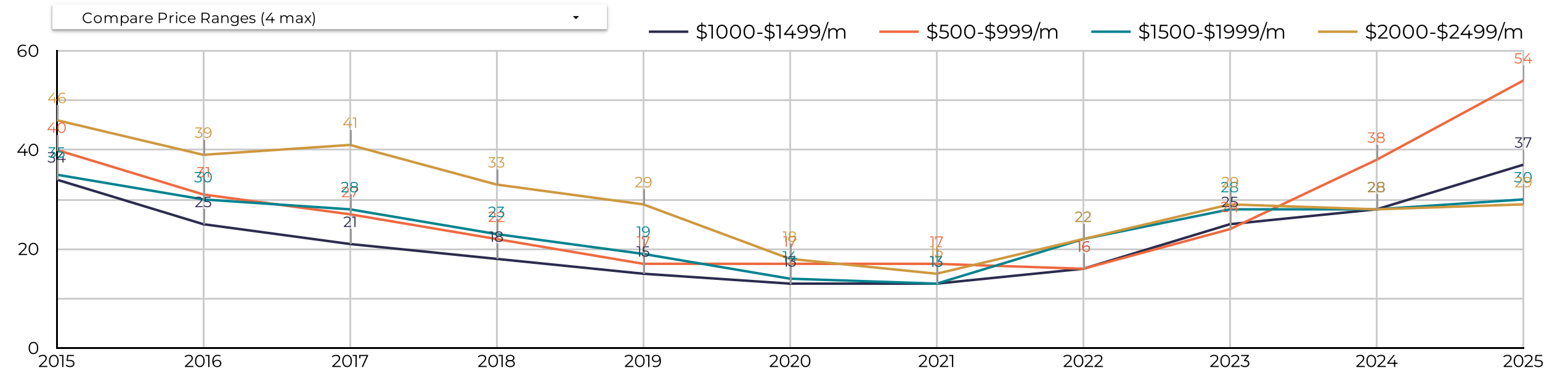
Leases By Property Age



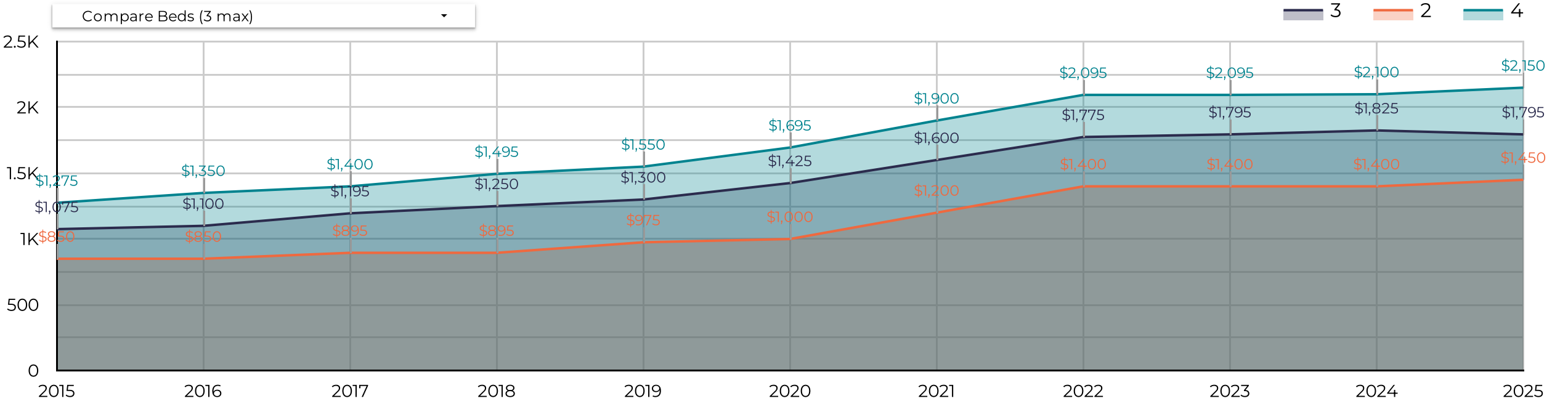
Data By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$1000-\$1499/m	3	3	0	0	21	0%
\$1500-\$1999/m	6	3	2	1	55	0.49%
\$2000-\$2499/m	5	1	3	1	58	7.35%
\$2500-\$2999/m	3	2	0	1	141	0%
\$3000/m+	7	0	2	5	32	6.4%
Grand total	24	9	7	8	32	3.52%

Median Days on Market



Median Rental Price/Month



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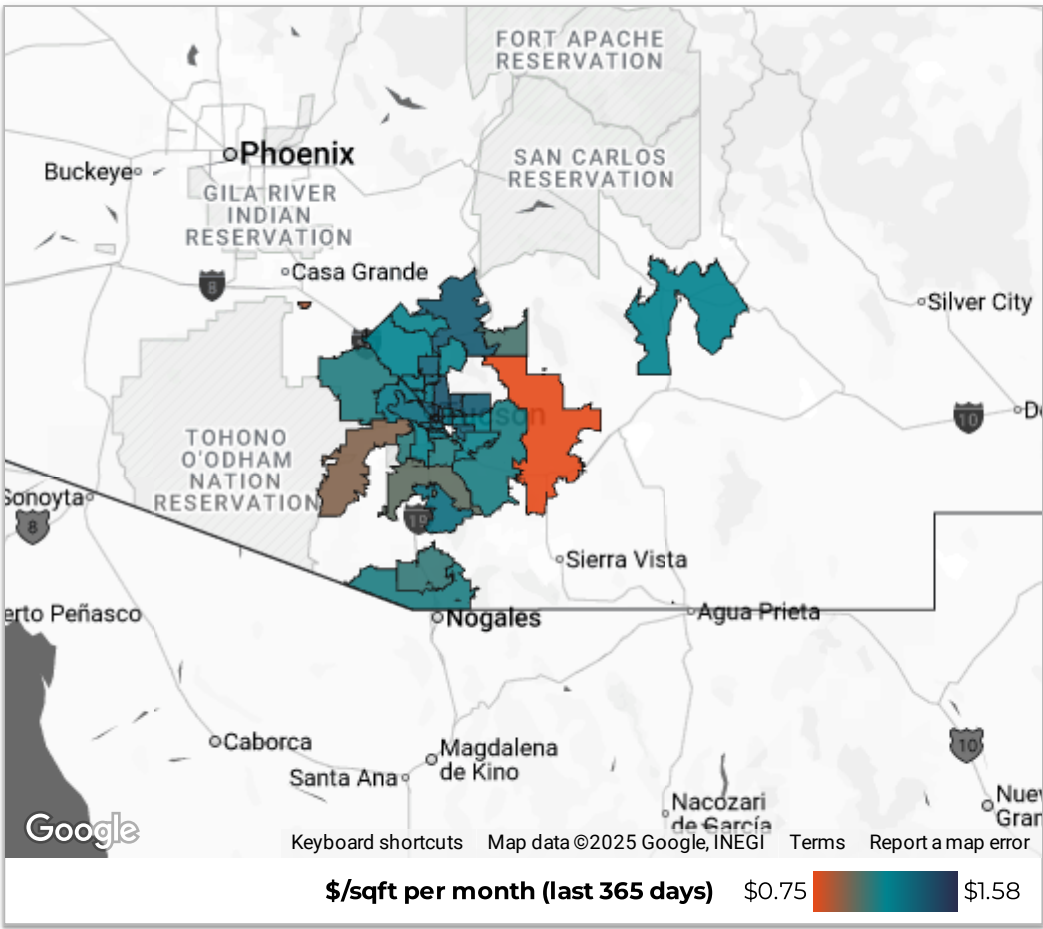
Between

Enter a value

and

Enter a value

Download



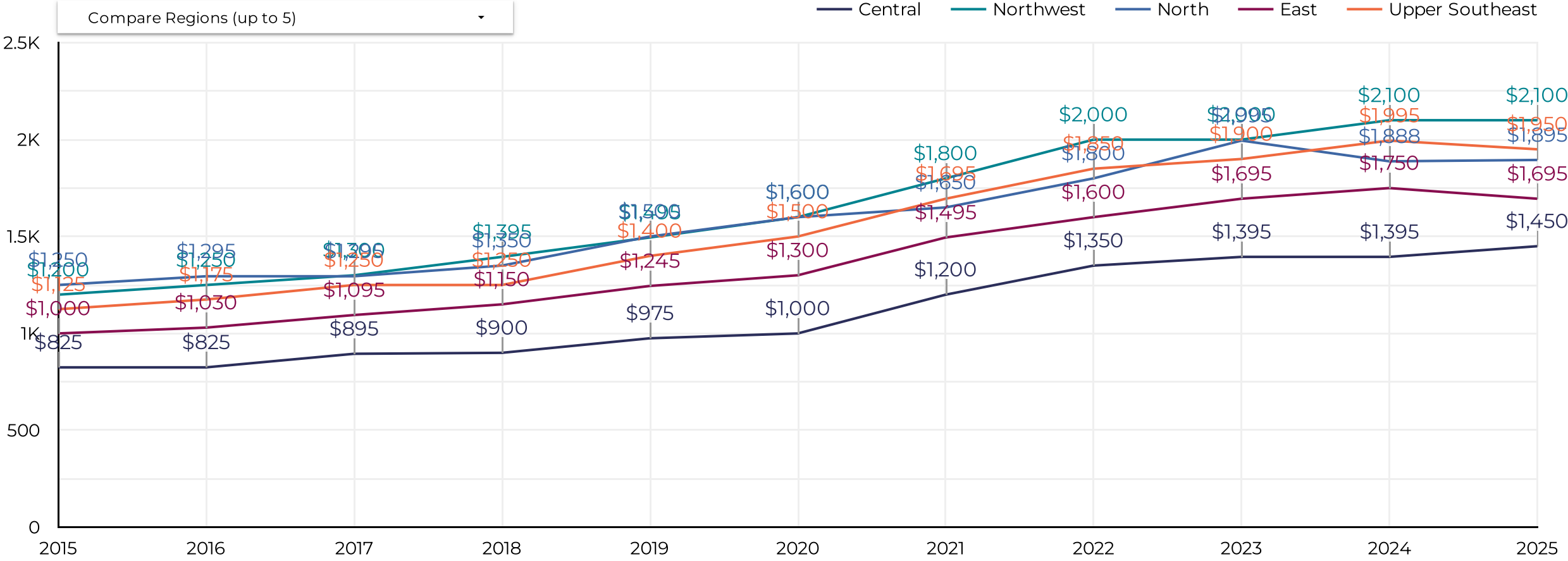
Jun 2025

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	14	-80.6%...	\$32.85K	-70.9%	\$2,400	\$800	\$1.84	\$0.45	63	33	2.8%	3.4%
2.	North	3	-88.9%...	\$6.25K	-90.6%	\$1,495	\$-500	\$1.51	\$-0.01	9	-25	0.0%	-0.7%
3.	Northwest	2	-92.3%...	\$8.25K	-84.9%	\$3,850	\$1,850	\$1.46	\$0.23	27	8	0.0%	0.5%
4.	Southwest	1	-93.8%...	\$2K	-92.9%	\$1,995	\$196	\$0.67	\$-0.52	63	9	0.0%	0.6%
5.	Pinal	1	0.0%	\$2.25K	91.5%	\$2,250	\$1,075	\$1.13	\$0.07	7	-2	0.0%	0.0%
6.	East	1	-95.5%...	\$1.7K	-95.9%	\$1,695	\$-100	\$1.37	\$0.03	16	-3	0.0%	0.5%
7.	Northeast	1	-80.0%...	\$2.6K	-78.0%	\$2,600	\$-150	\$1.38	\$0.16	25	7	0.0%	2.7%

Median Lease by Region



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Enter a value

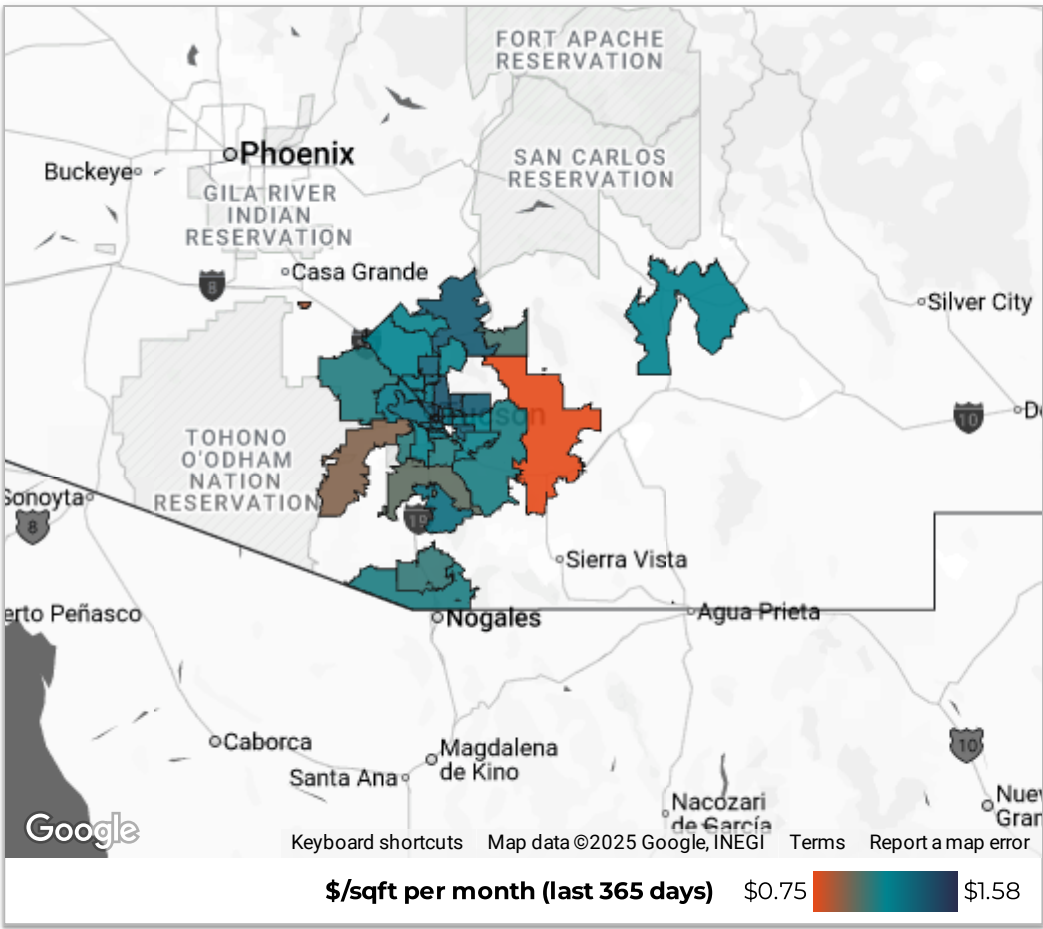
and

Enter a value

Download

Jun 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	8	-65.2...	\$20,300	-49.9%	\$2,400	\$600	\$2.08	\$0.62	55	30	5.6%	6.8%
2. 85716	4	-71.4%	\$8,750	-58.3%	\$1,750	\$455	\$1.60	\$0.03	58	21	-1.2%	-0.0%
3. 85705	2	-80.0%	\$3,795	-74.7%	\$1,795	\$195	\$1.39	\$0.25	10	-10	0.0%	0.0%
4. 85750	2	-81.8%	\$4,750	-83.3%	\$1,450	\$-925	\$1.57	\$0.02	6	-43	0.0%	0.3%
5. 85755	1	-50.0%	\$4,400	-5.4%	\$4,400	\$2,400	\$1.53	\$0.40	27	-17	0.0%	2.5%
6. 85710	1	-88.9%	\$1,695	-90.0%	\$1,695	\$-160	\$1.37	\$0.03	16	-4	0.0%	-0.6%
7. 85658	1	-50.0%	\$3,850	-31.1%	\$3,850	\$1,455	\$1.39	\$0.15	32	21	0.0%	0.0%
8. 85623	1	-50.0%	\$2,250	-63.7%	\$2,250	\$-750	\$1.13	\$-0.29	7	-189	0.0%	-10.0%
9. 85715	1	0.0%	\$2,600	52.9%	\$2,600	\$900	\$1.38	\$0.29	25	10	0.0%	0.0%
10. 85718	1	-90.9%	\$1,495	-94.1%	\$1,495	\$-500	\$1.39	\$-0.11	9	-12	0.0%	-0.1%
11. 85757	1	-50.0%	\$1,995	-49.6%	\$1,995	\$20	\$0.67	\$-0.39	63	40	0.0%	0.6%

1 - 11 / 11

Median Lease by Zip Code

