

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: Dec 8, 2025



Region

City

Zip Code

County

Type

Beds

Price Range

Between

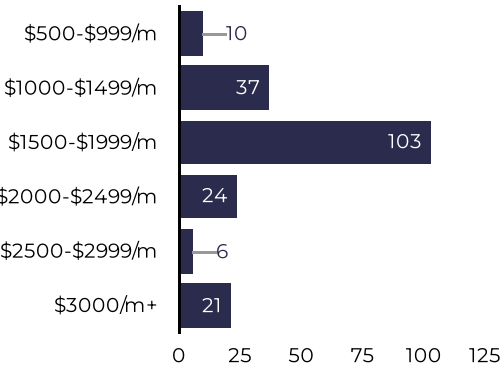
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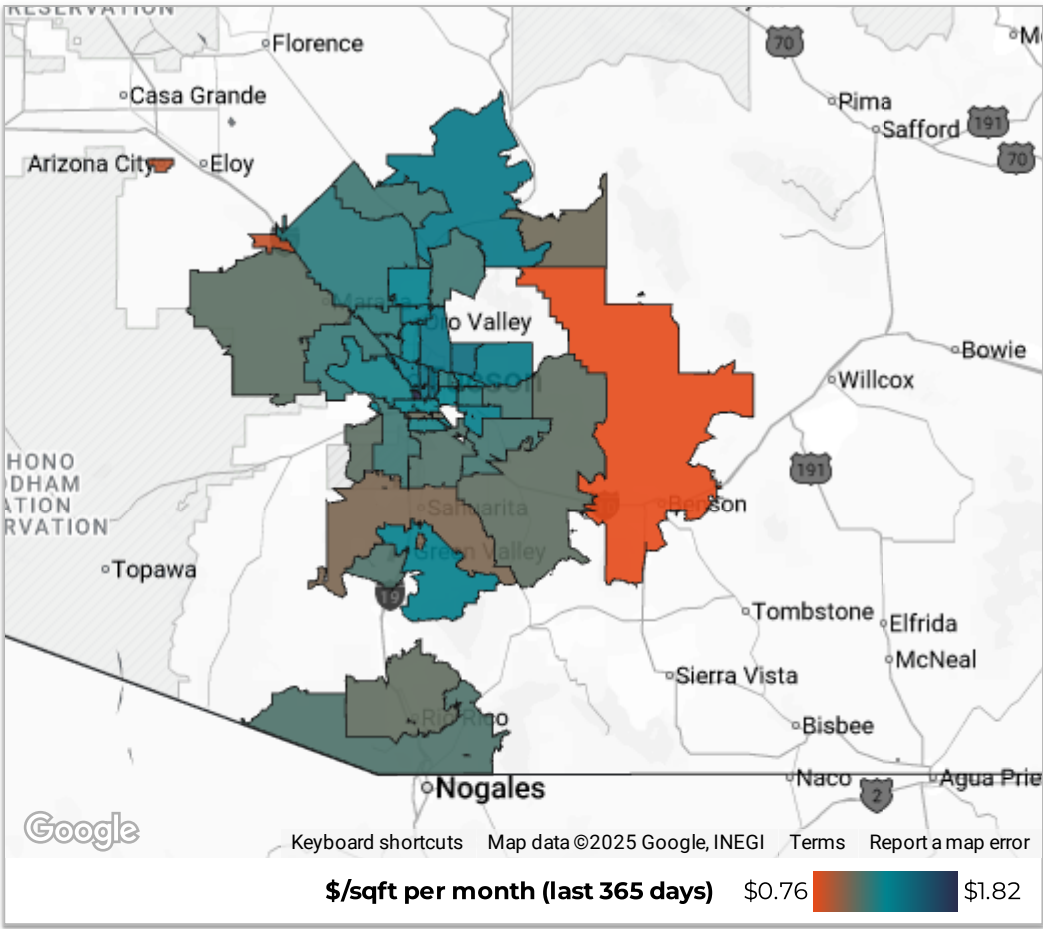
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Download

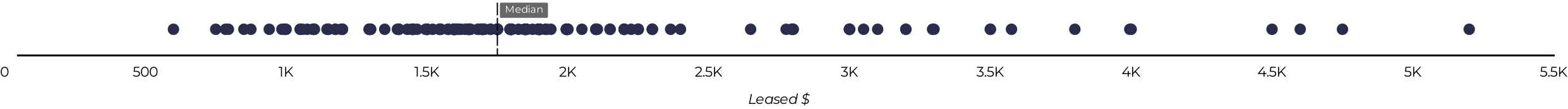
November



# of Leases	201	Median Lease (\$/month)	\$1,750
	-0.5% from previous year		-2.5% from previous year
Total Monthly Rental Volume	\$379,323	Median Days on Market	39
	3.5% from previous year		3 from previous year
\$/sqft	\$1.26	Average % Over Asking	0.68%
	\$0.02 from previous year		1.02% from previous year

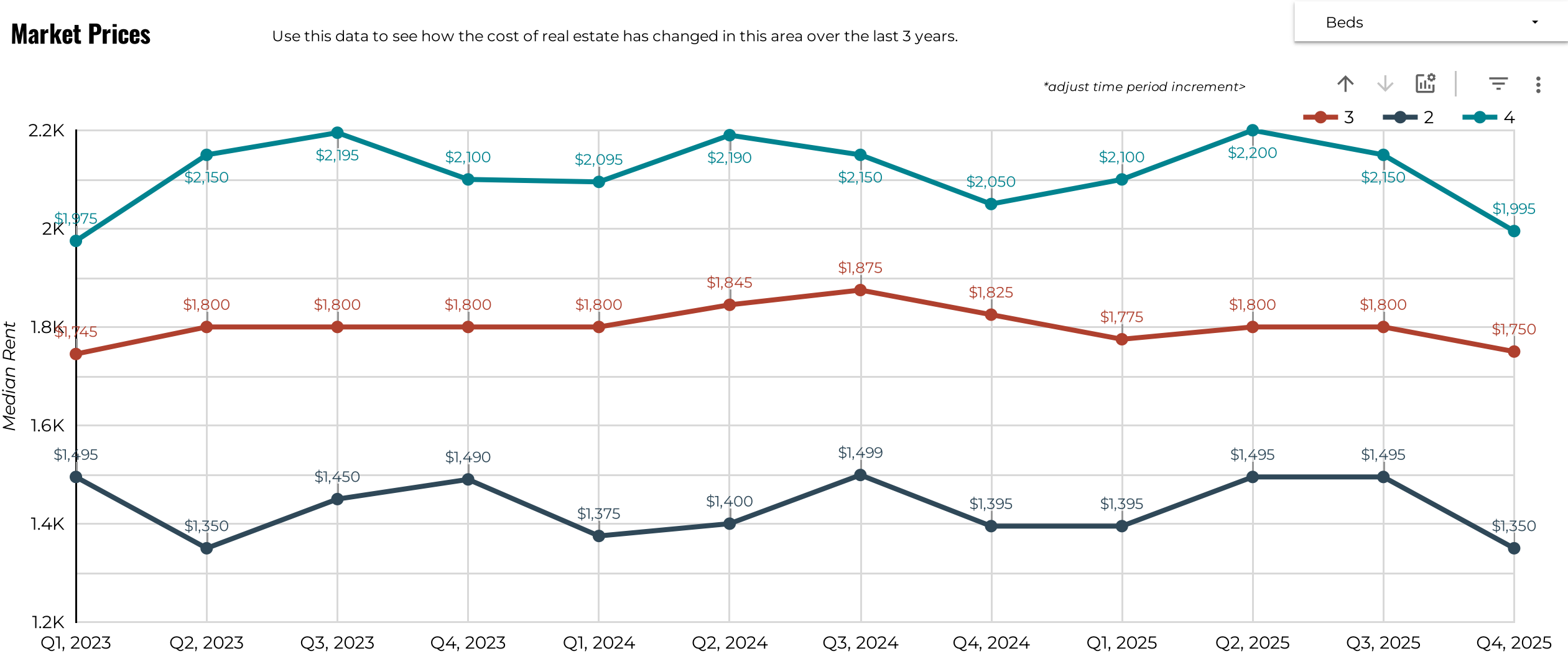


Leases



Market Prices

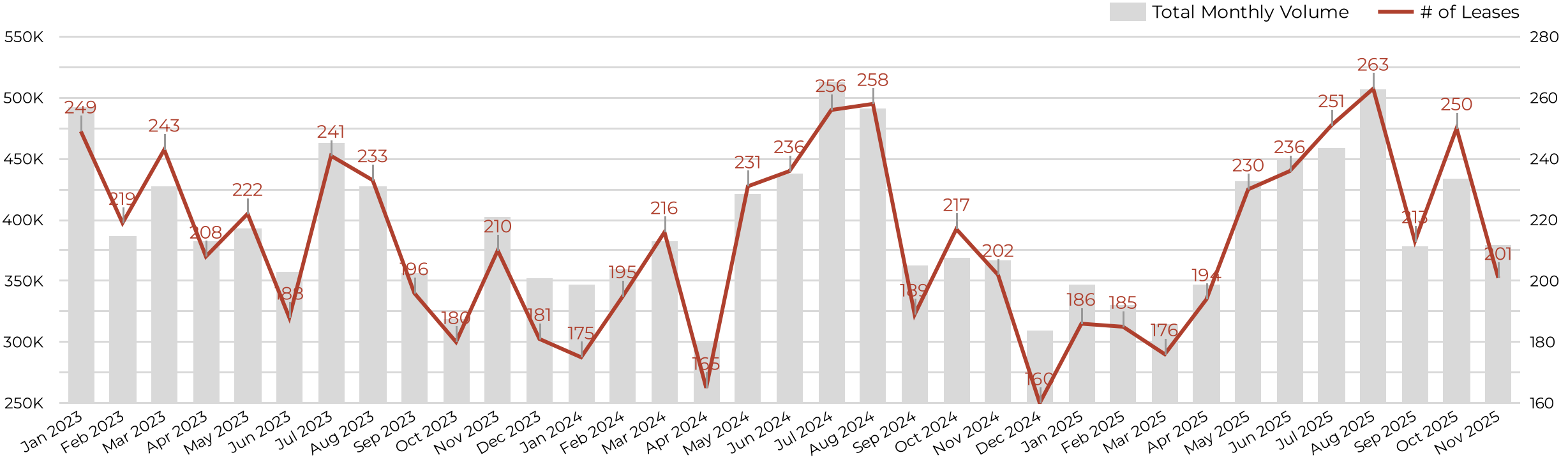
Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2025	2,449	\$1,750	\$1,836	\$1.81
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.



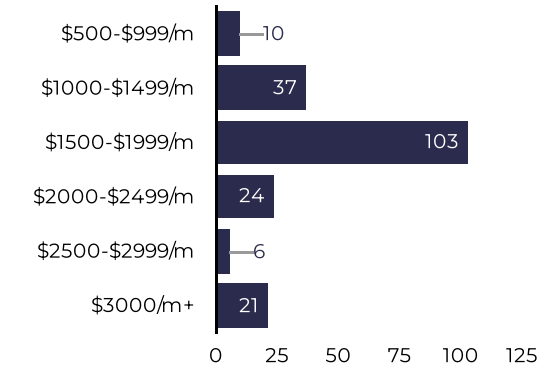
MONTHLY Renter Demand
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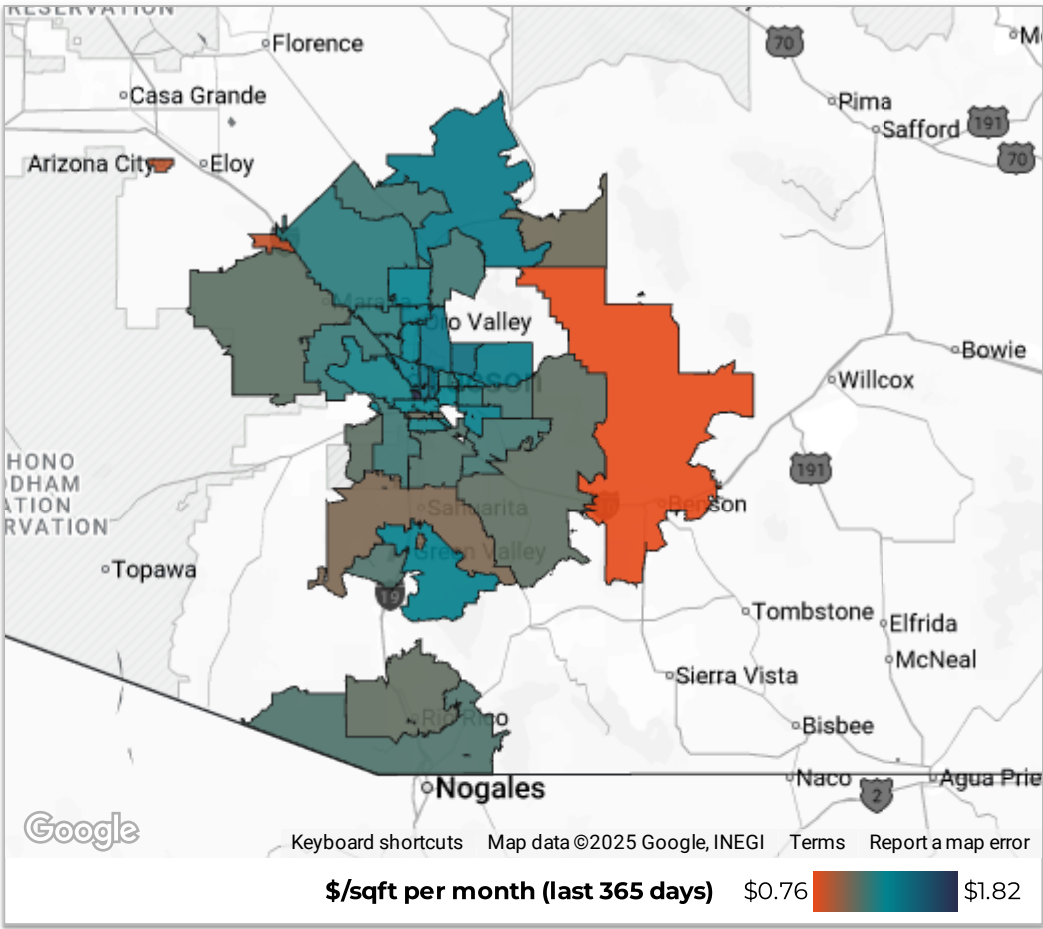


Region City Zip Code
County Type Beds
Price Range Between Enter a value and Enter a value
Download

November

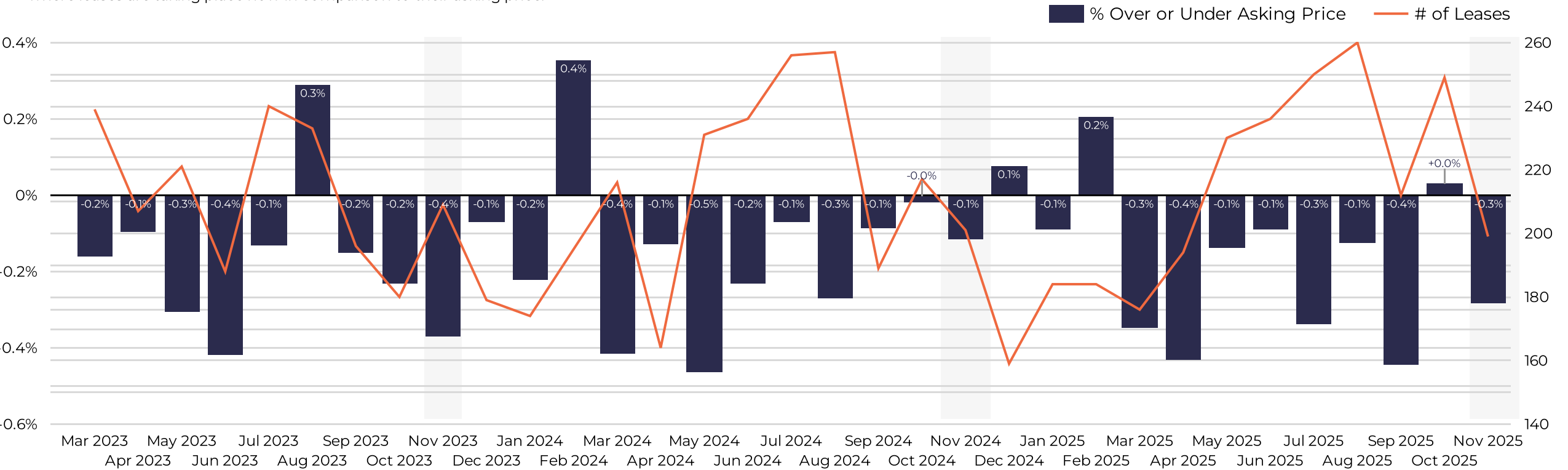


of Leases: 201 (-0.5% from previous year)
Median Lease (\$/month): \$1,750 (-2.5% from previous year)
Total Monthly Rental Volume: \$379,323 (3.5% from previous year)
Median Days on Market: 39 (3 from previous year)
\$/sqft: \$1.26 (\$0.02 from previous year)
Average % Over Asking: 0.68% (1.02% from previous year)



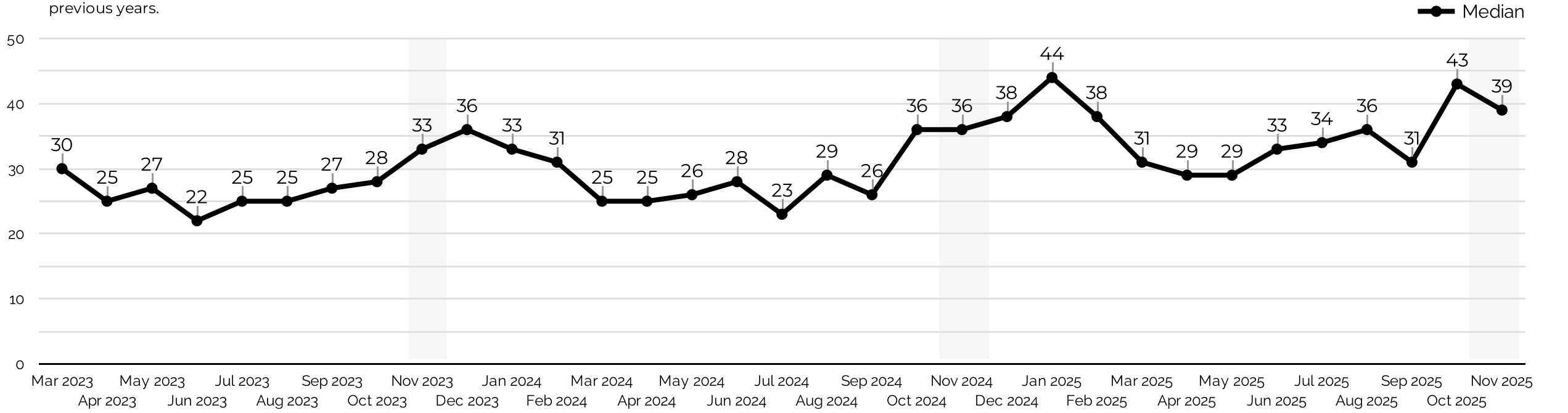
Renter Demand

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



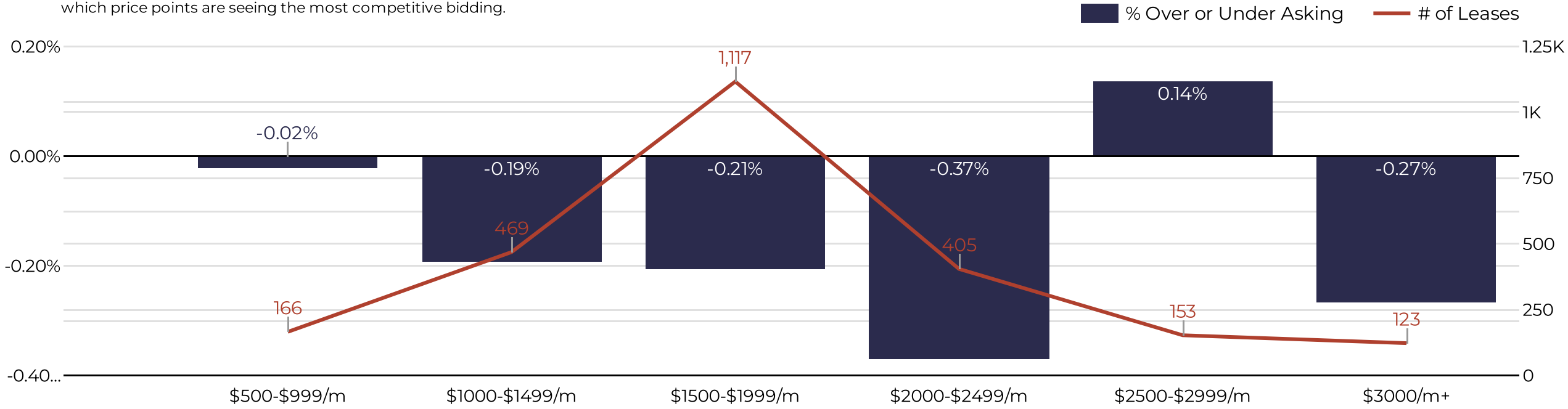
Days on Market

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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Region

City

Zip Code

County

Type

Beds

Price Range

Between

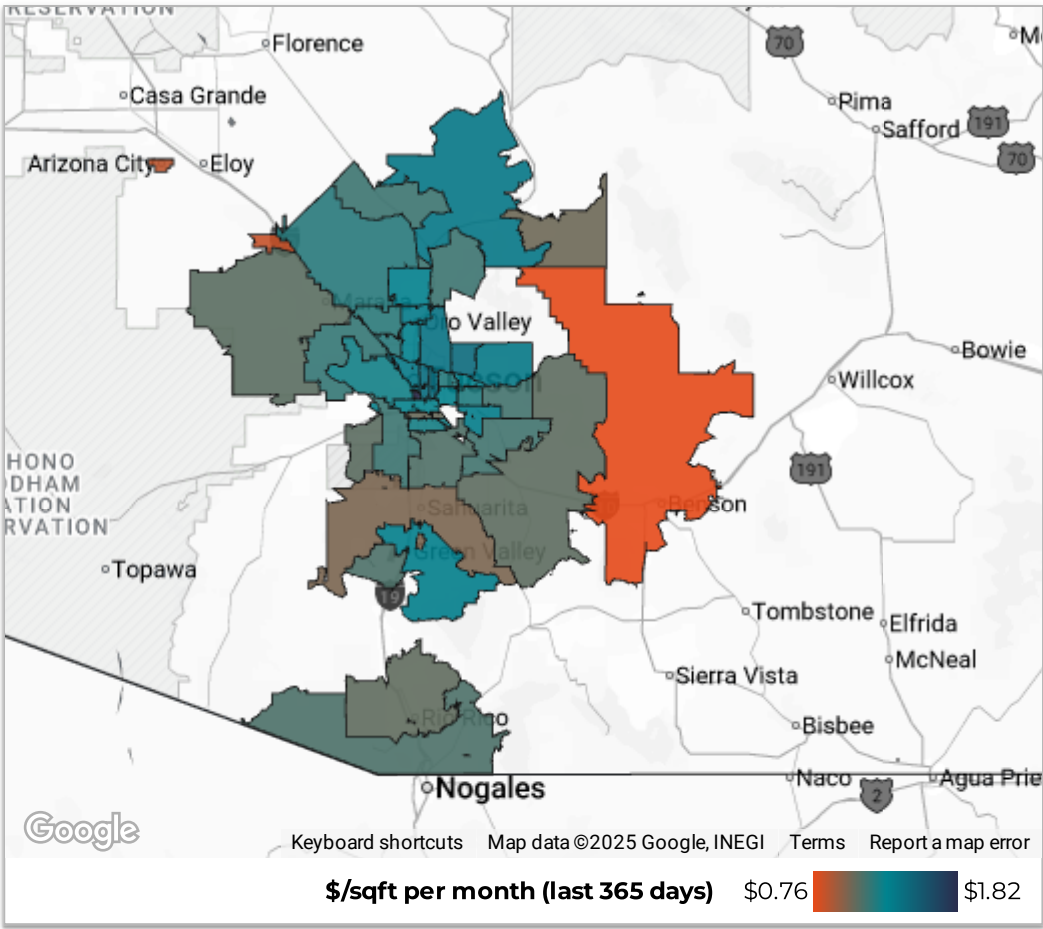
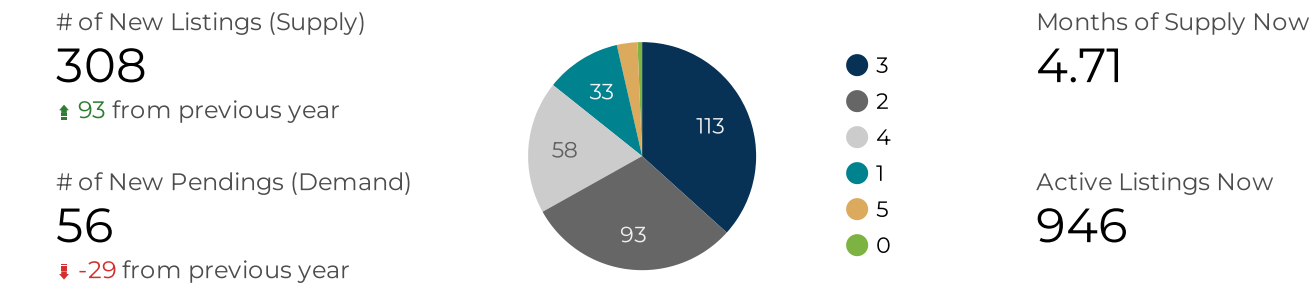
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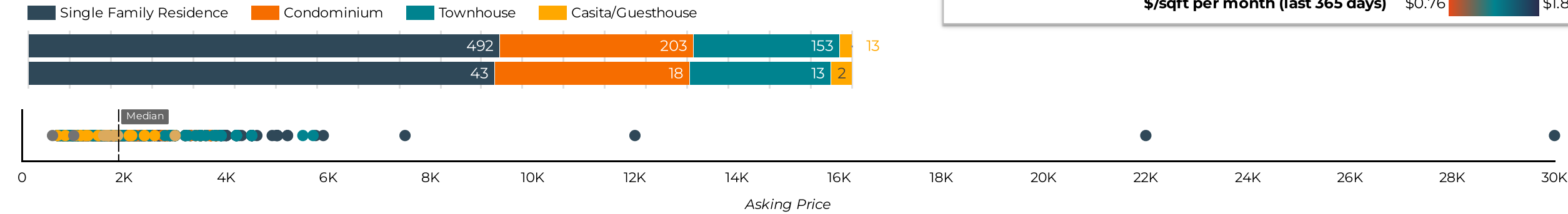
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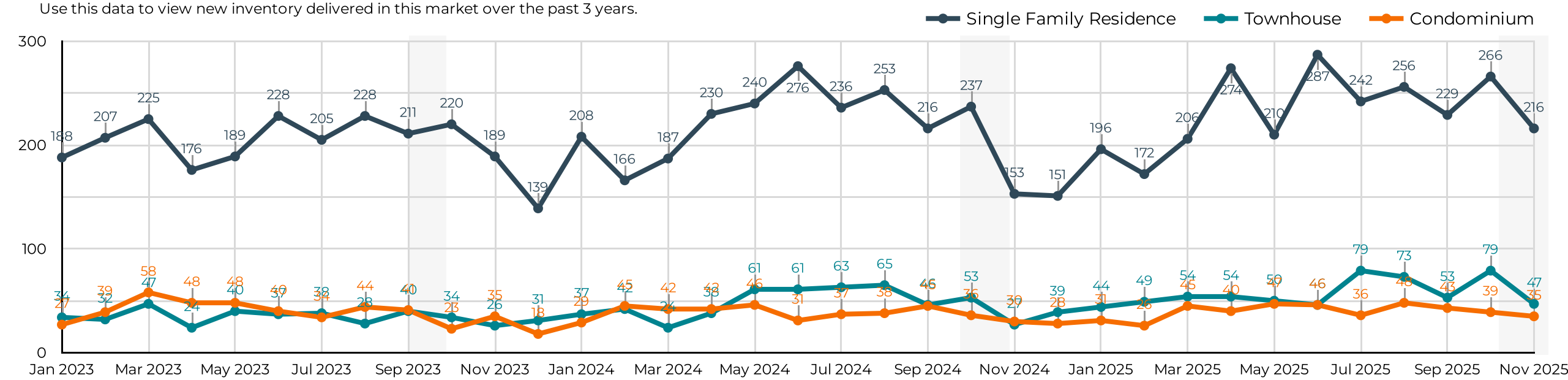
November



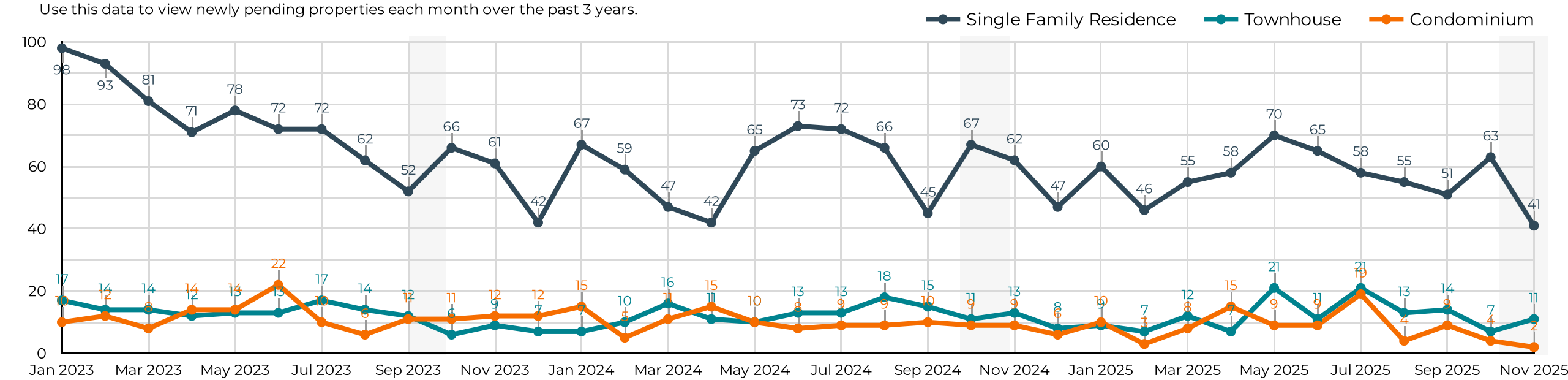
Active Now



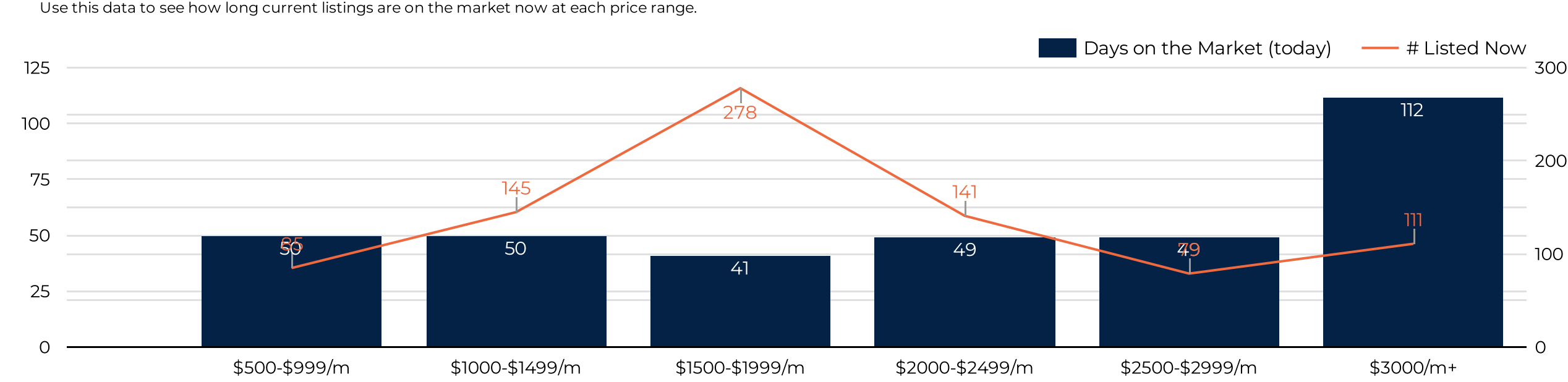
New Rental Listings



New Pending Leases



Active Listings Now



YEARLY Sales & Pricing

MLSSAZ® Rental Housing Market

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City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

Enter a value

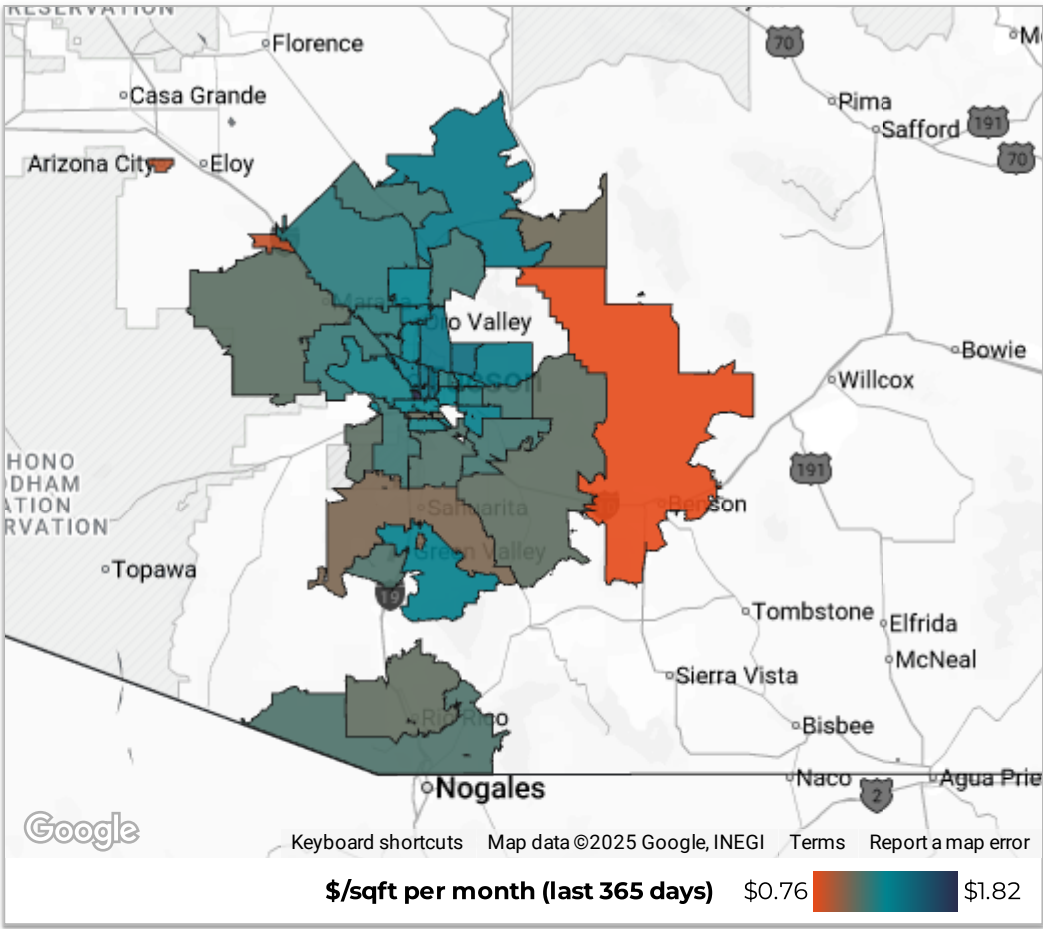
Download

Year-to-Date Statistics

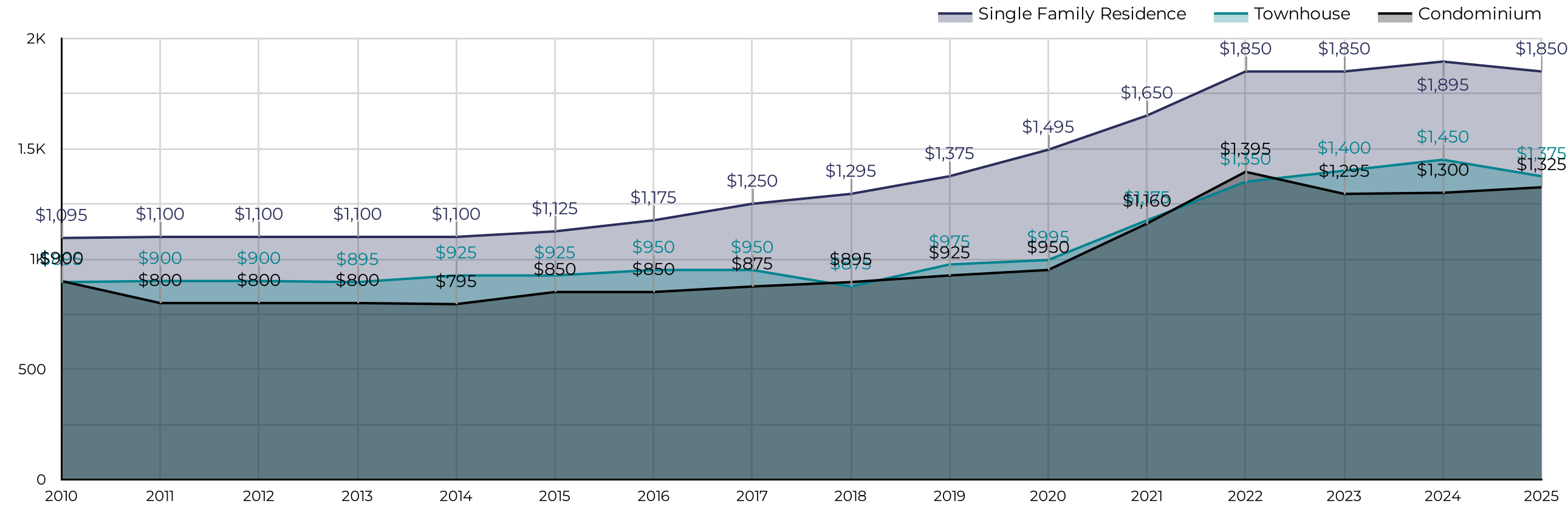
2025



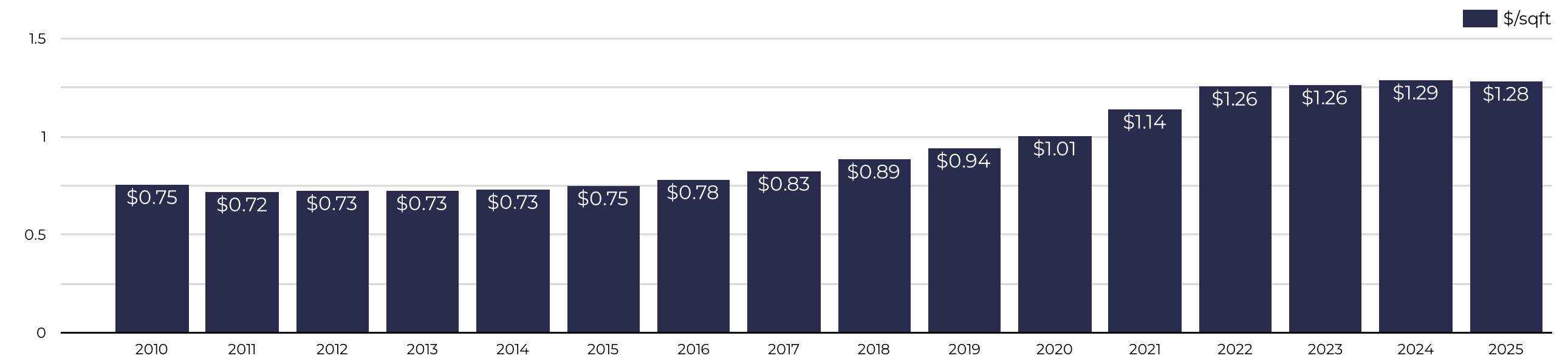
# of Leases 2,449 ↑ 1.7% from previous year YTD	Total Monthly Volume \$4.50M ↓ -0.1% from previous year YTD	Median Lease (\$/month) \$1,750 ↓ -2.8% from previous year YTD
New Listings 3,786 ↑ 8.3% from previous year YTD	Median Days on Market 35 ↑ 6 from previous year YTD	% Over or Under Asking 0.1% ↑ 0.1% from previous year YTD



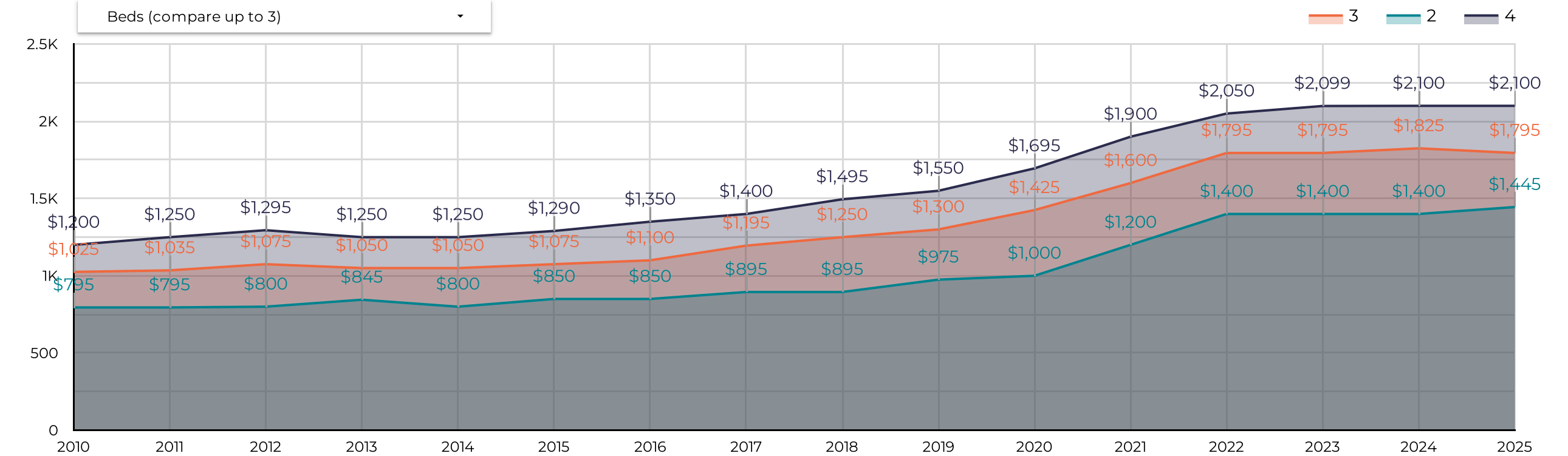
Median Rental Price/Month



\$/Sqft



Median Lease By Bedrooms



YEARLY Inventory & Demand
MLSSAZ® Rental Housing Market

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Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

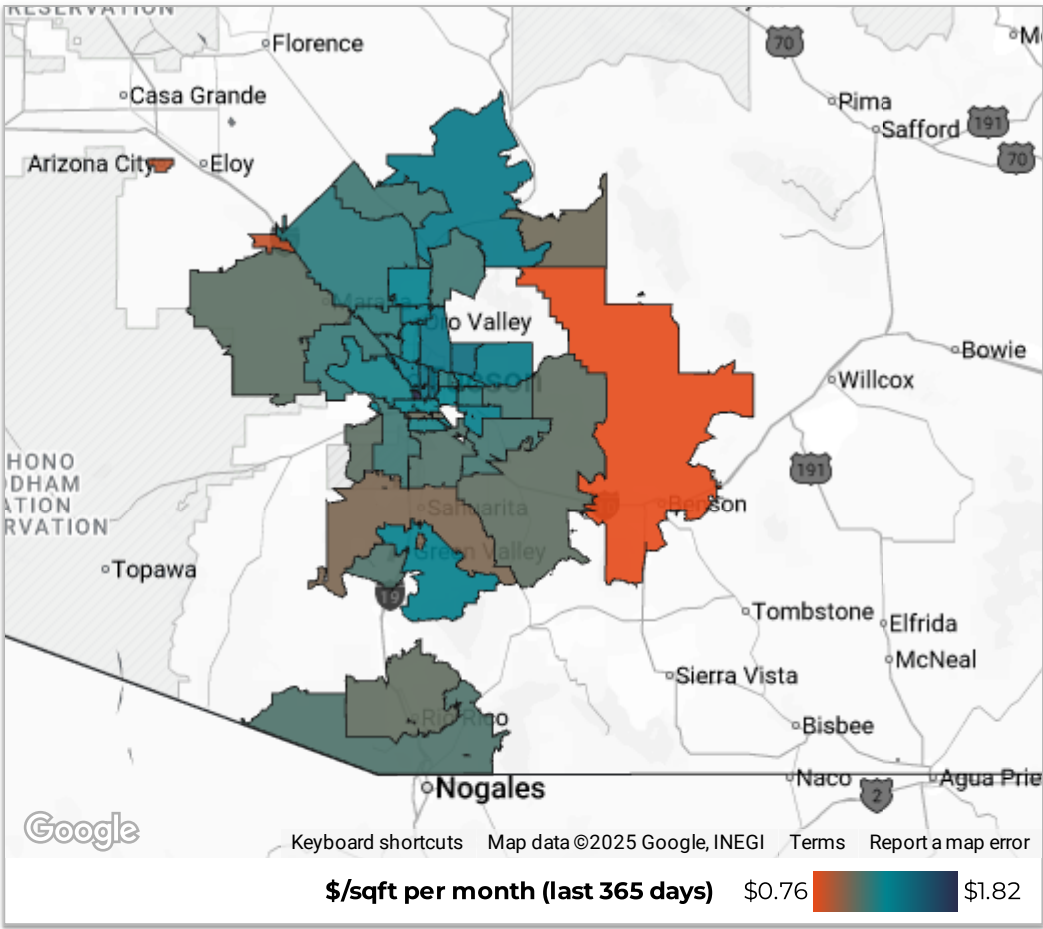
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Download

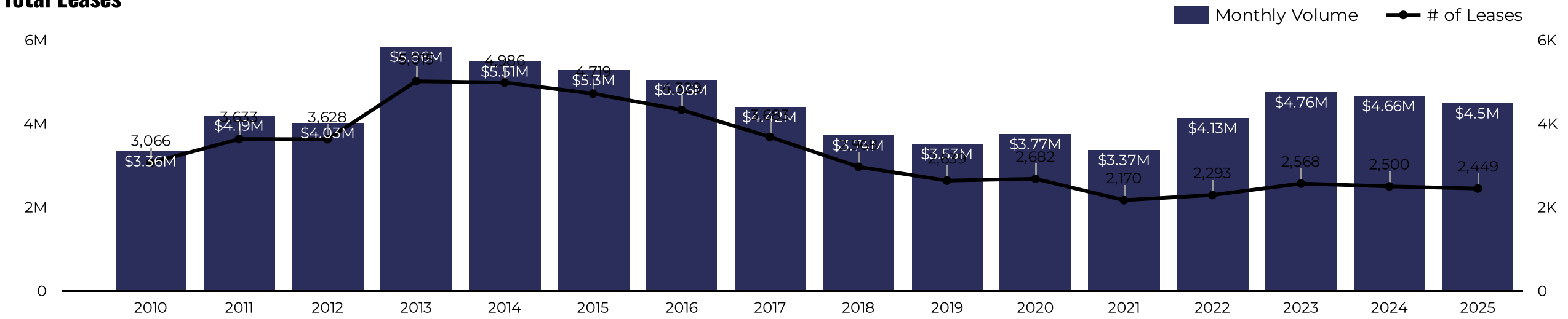
Year-to-Date Statistics
2025



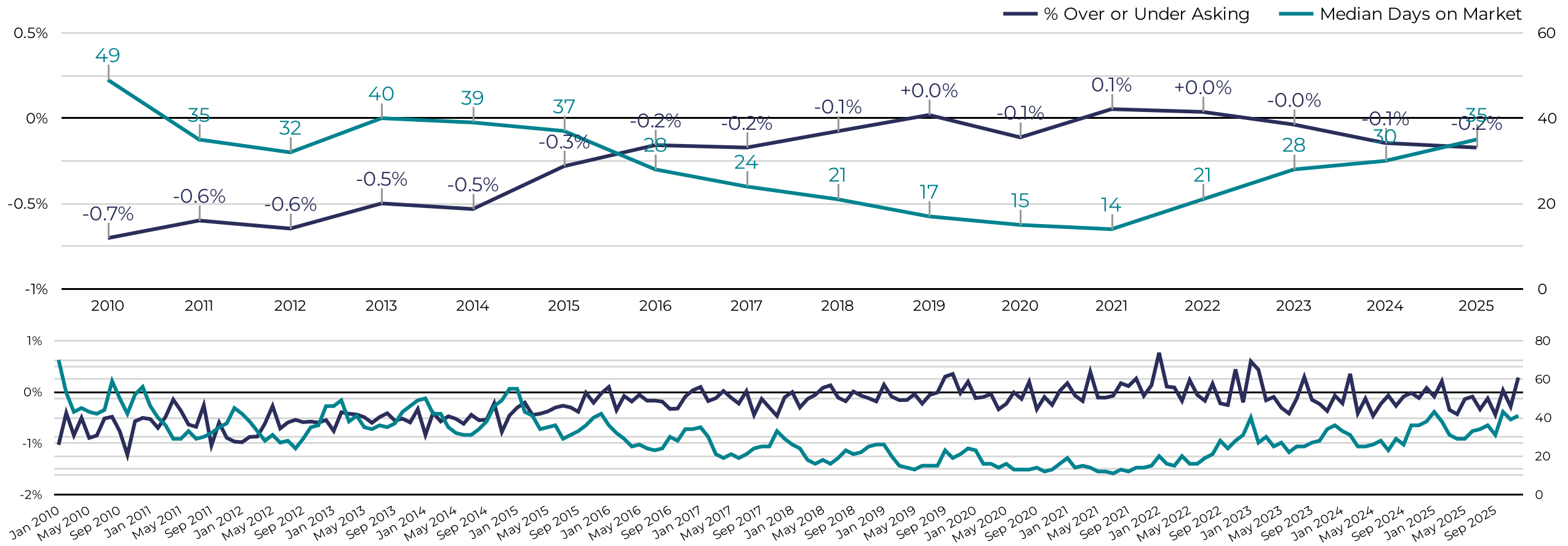
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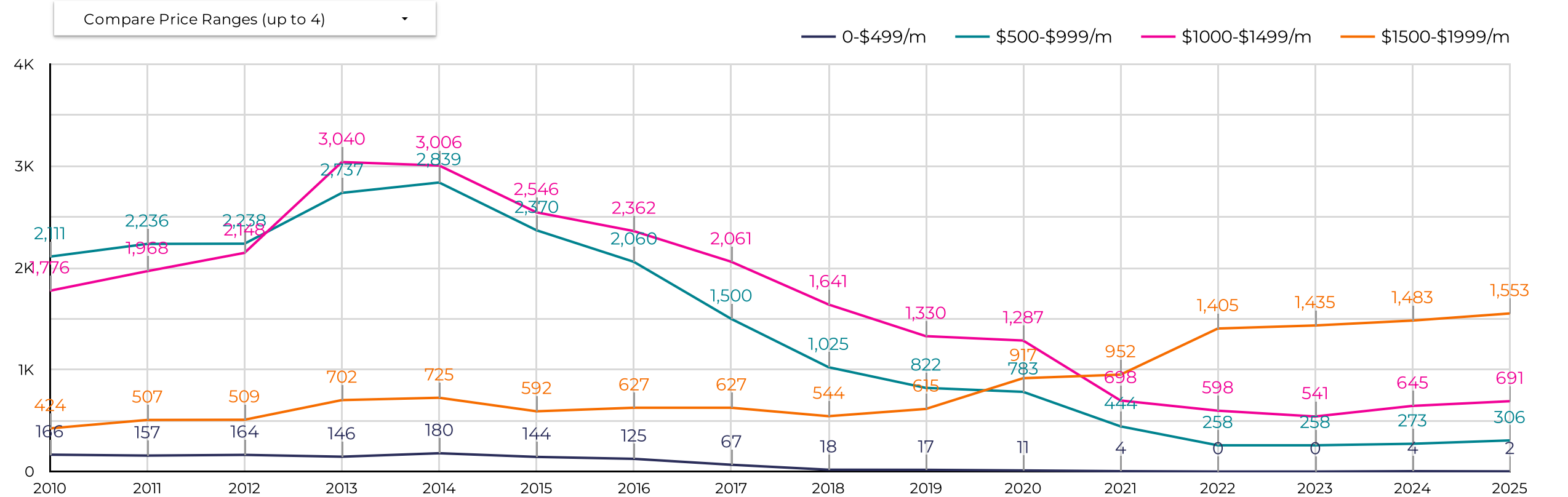
Total Leases



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

Enter a value

and

Enter a value

Download

November

of Leases

201

-0.5% from previous year

Total Monthly Rental Volume

\$379.32K

3.5% from previous year

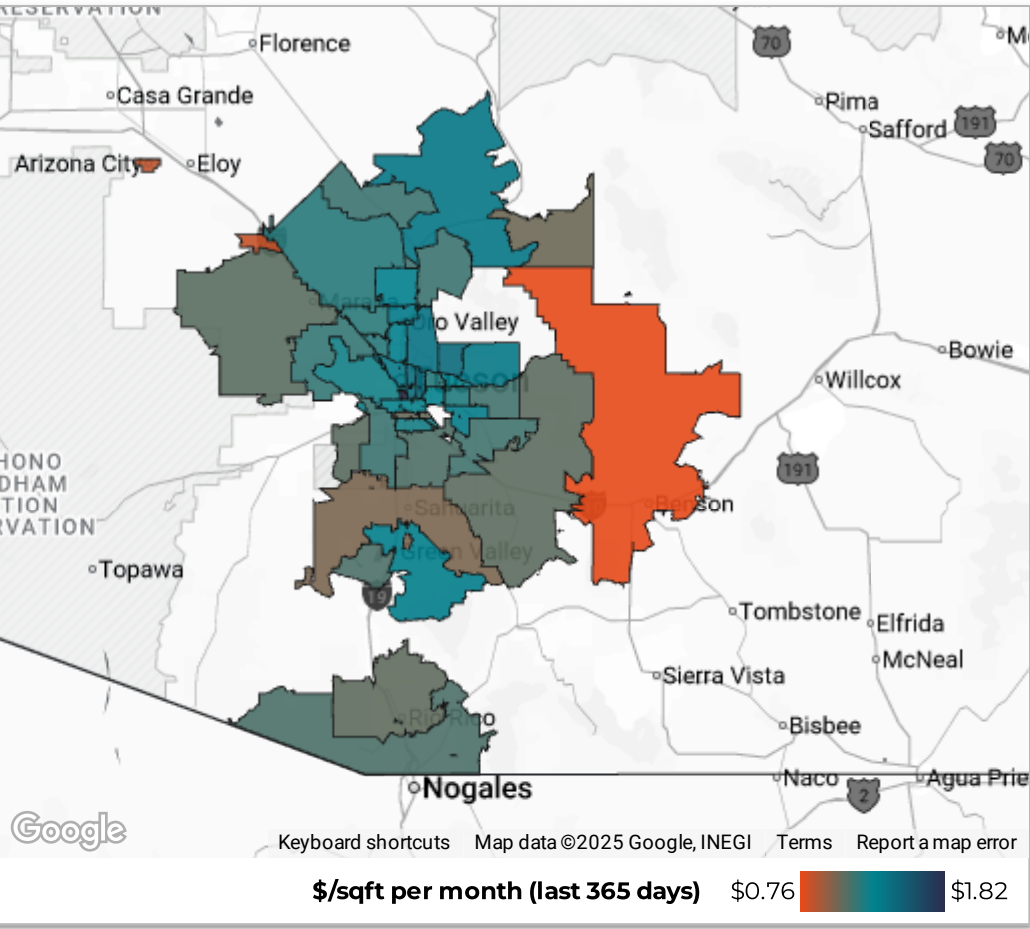
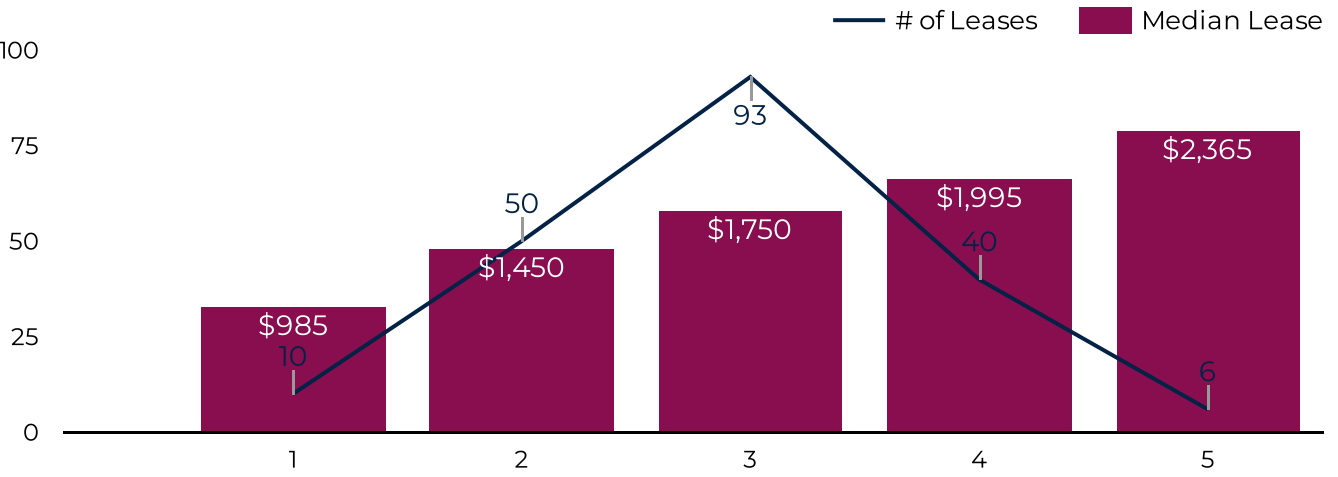
Average SqFt

1,710

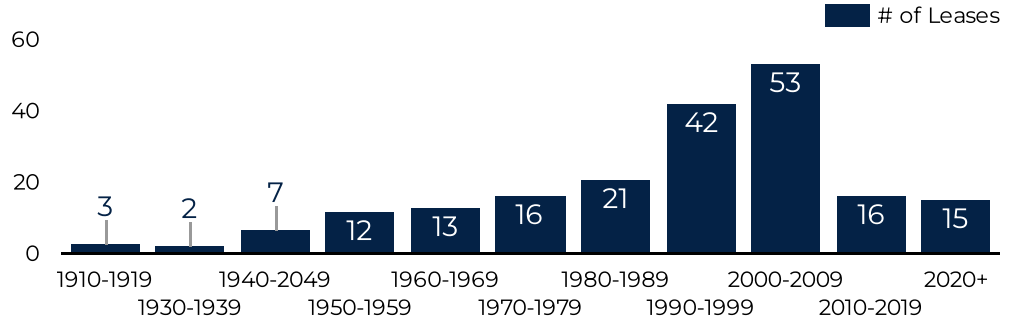
Median Year Built

1,996

Median Lease Price By Bedrooms



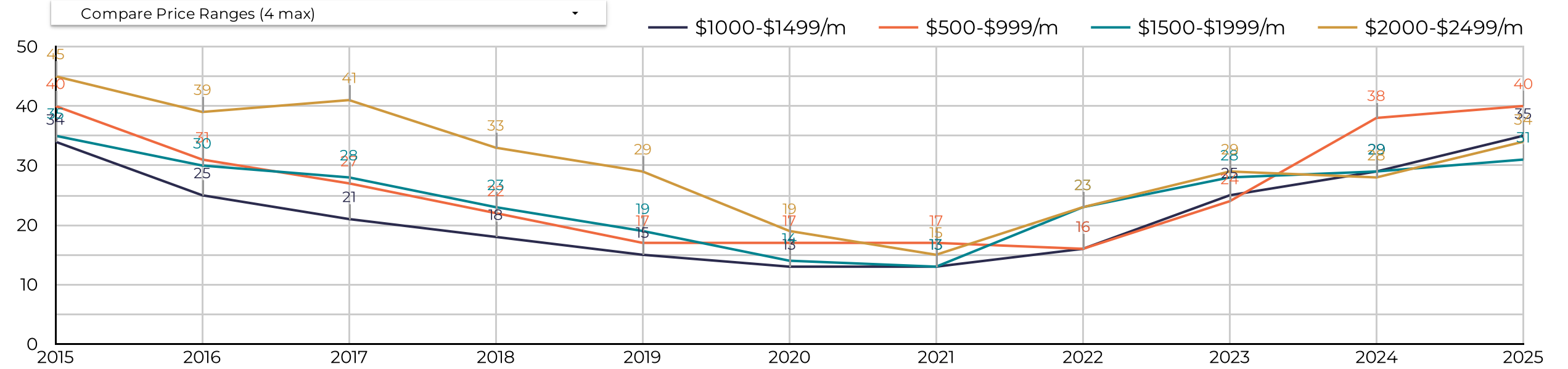
Leases By Property Age



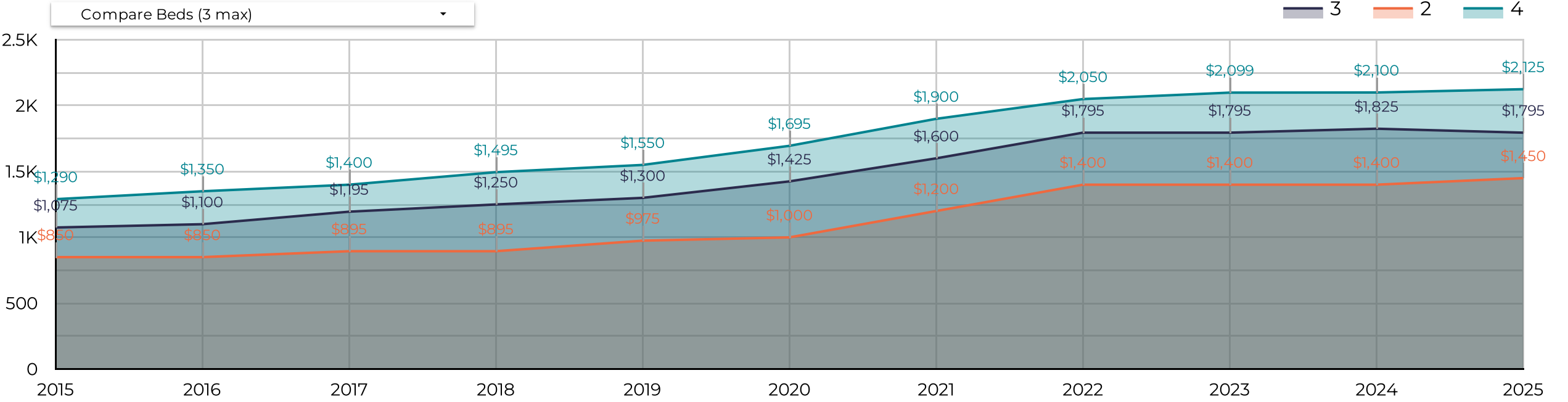
Renter Demand By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	10	10	0	0	38	-0.5%
\$1000-\$1499/m	37	26	9	2	35	-0.04%
\$1500-\$1999/m	103	14	70	19	39	0.22%
\$2000-\$2499/m	24	3	5	16	28	-2.03%
\$2500-\$2999/m	6	0	2	4	27	0%
\$3000/m+	21	9	7	5	77	8.04%
Grand total	201	62	93	46	39	0.68%

Median Days on Market



Median Rental Price/Month



COMPARISONS By Region

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Beds

Price Range

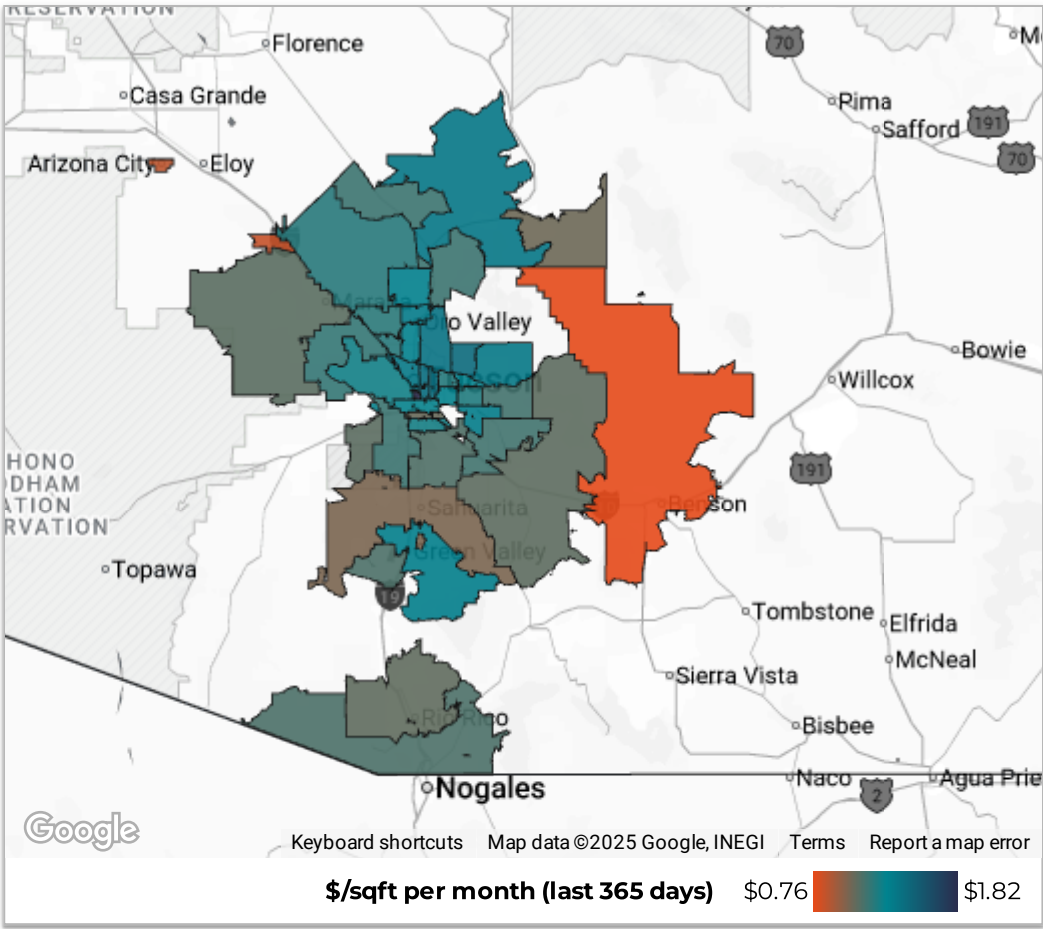
Between

Enter a value

and

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Download

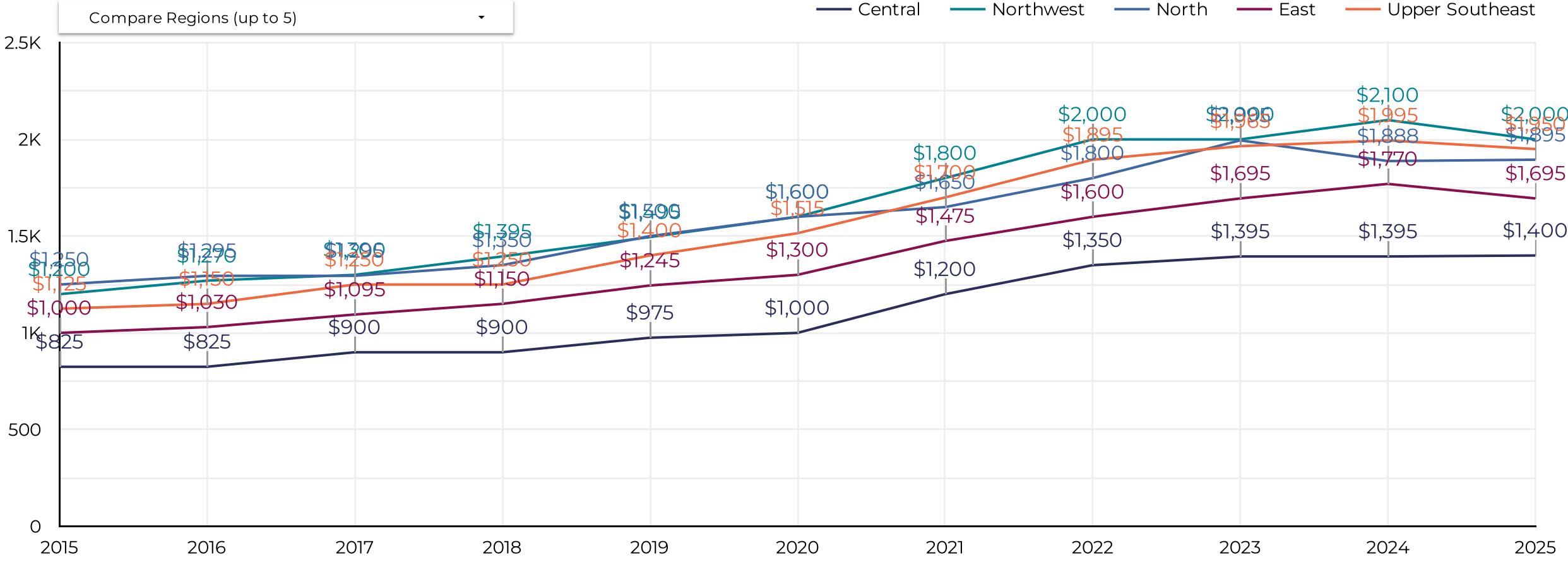


Nov 2025
vs. last year

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	48	-5.9%	\$69.94K	-3.1%	\$1,400	\$150	\$1.29	\$-0.04	38	-2	-0.8%	-0.2%
2. Northwest	30	7.1%	\$78.39K	26.8%	\$2,225	\$25	\$1.42	\$0.25	39	5	-0.6%	-0.7%
3. East	21	10.5%	\$33.75K	6.2%	\$1,610	\$-90	\$1.19	\$-0.05	46	8	-0.2%	-0.6%
4. Upper Southeast	18	-21.7%	\$32.43K	-30.2%	\$1,795	\$-155	\$1.11	\$-0.02	23	-10	0.6%	0.5%
5. North	17	21.4%	\$39.12K	18.4%	\$1,895	\$-105	\$1.46	\$-0.21	31	7	0.3%	0.8%
6. Southwest	12	9.1%	\$21.45K	15.4%	\$1,705	\$10	\$1.03	\$-0.10	23	-16	0.0%	0.0%
7. South	11	-26.7%	\$16.69K	-25.8%	\$1,650	\$55	\$1.23	\$0.10	56	19	1.9%	2.2%
8. Southeast	8	14.3%	\$14.56K	14.5%	\$1,750	\$50	\$0.93	\$-0.15	14	-30	0.0%	0.0%
9. Extended West	8	60.0%	\$15.44K	40.4%	\$1,895	\$-255	\$1.11	\$0.02	28	-7	-1.2%	-1.2%
10. West	8	33.3%	\$15.84K	28.2%	\$1,750	\$-250	\$1.44	\$0.29	59	33	1.1%	0.3%
11. Northeast	6	-14.3%	\$9.35K	-32.5%	\$1,400	\$-550	\$1.46	\$0.11	46	4	+0.0%	-1.5%
12. Upper Northwest	4	33.3%	\$11.2K	91.6%	\$3,000	\$1,250	\$1.19	\$-0.13	49	-20	-6.4%	-6.4%
13. SCC-Rio Rico East	3	50.0%	\$4.6K	12.2%	\$1,300	\$-700	\$1.04	\$-0.09	38	29	0.0%	4.5%
14. Green Valley North	2	-60.0%	\$3.75K	-59.6%	\$1,750	\$-100	\$0.89	\$-0.08	10	-40	-2.4%	-2.4%
15. Maricopa	1	-	\$2.05K	-	\$2,050	-	\$1.03	-	43	-	-2.4%	-
16. Pinal	1	0.0%	\$1.18K	-37.2%	\$1,175	\$-695	\$1.12	\$-0.55	34	29	2.2%	1.1%
17. Green Valley Sout...	1	-	\$1.5K	-	\$1,500	-	\$1.12	-	30	-	0.0%	-

Median Lease by Region



COMPARISONS By Zip Code

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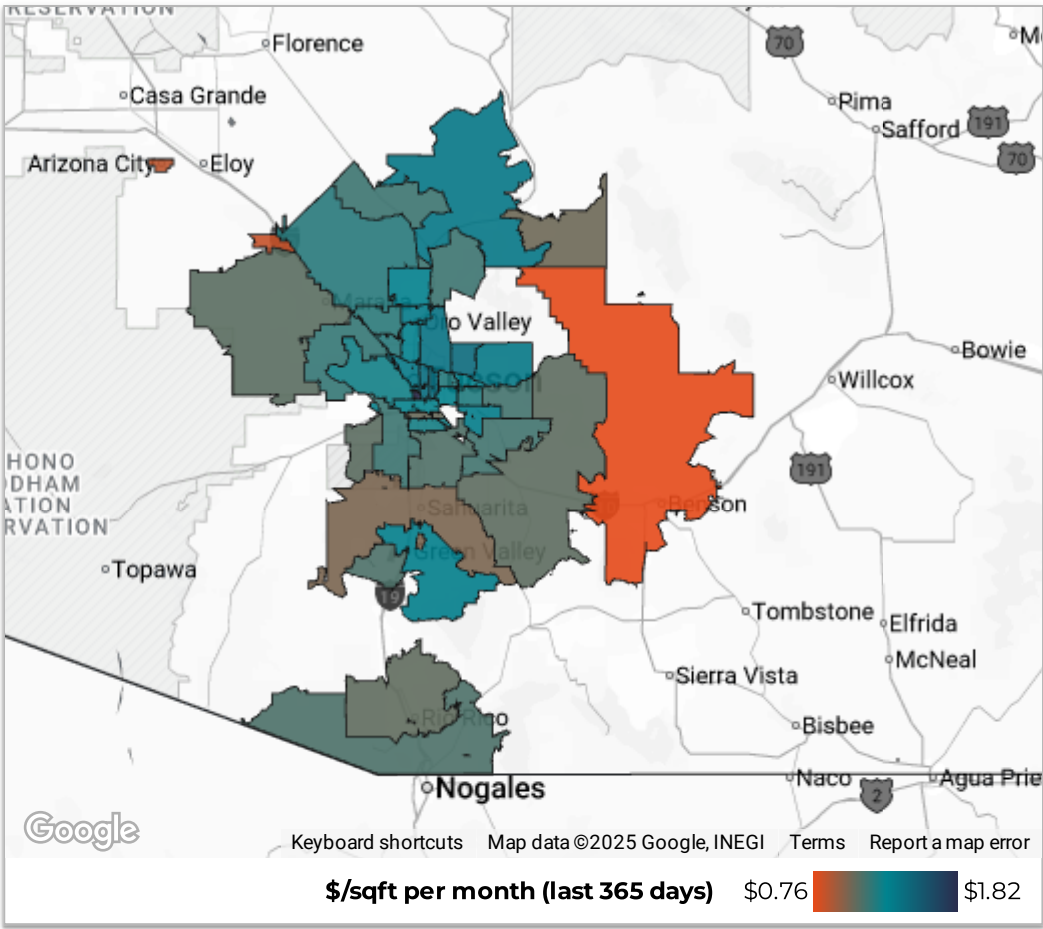
and

Enter a value

Download

Nov 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	21	61.5%	\$28,506	56.7%	\$1,300	\$50	\$1.36	\$0.02	45	13	-0.5%	-0.5%
2. 85747	14	-17.6%	\$25,050	-25.1%	\$1,795	\$-100	\$1.12	\$0.00	26	-7	0.8%	0.3%
3. 85710	10	66.7%	\$14,979	47.6%	\$1,500	\$-150	\$1.19	\$0.04	35	15	0.0%	0.0%
4. 85742	10	11.1%	\$21,969	10.1%	\$1,800	\$-450	\$1.26	\$0.12	34	-9	0.9%	-0.2%
5. 85737	9	80.0%	\$29,620	174.0%	\$3,000	\$750	\$1.83	\$0.68	77	49	-3.2%	-2.5%
6. 85641	9	12.5%	\$16,250	-3.5%	\$1,750	\$-249	\$0.95	\$-0.19	32	-1	0.0%	0.9%
7. 85653	8	33.3%	\$15,439	20.7%	\$1,895	\$-100	\$1.11	\$-0.03	28	-7	-1.2%	-1.2%
8. 85705	8	-20.0%	\$10,485	-21.4%	\$995	\$-255	\$1.08	\$-0.21	37	11	1.7%	2.0%
9. 85704	8	33.3%	\$17,037	62.8%	\$1,799	\$124	\$1.38	\$0.10	25	-3	0.4%	0.4%
10. 85730	7	-22.2%	\$10,875	-23.7%	\$1,620	\$20	\$1.23	\$-0.08	49	2	-0.6%	-1.5%
11. 85756	7	-30.0%	\$12,079	-33.3%	\$1,700	\$0	\$1.05	\$-0.02	52	15	0.0%	0.0%
12. 85750	6	20.0%	\$14,344	34.1%	\$1,800	\$150	\$1.48	\$-0.50	22	5	2.4%	3.6%
13. 85711	6	-14.3%	\$8,963	-7.4%	\$1,500	\$305	\$1.31	\$0.08	30	9	-0.6%	-0.6%
14. 85712	6	-25.0%	\$10,045	0.6%	\$1,200	\$205	\$1.16	\$-0.03	10	-36	0.0%	0.0%
15. 85757	6	-	\$10,854	-	\$1,645	-	\$0.97	-	22	-	0.0%	-
16. 85716	6	-45.5%	\$8,640	-51.1%	\$1,395	\$100	\$1.40	\$-0.15	22	-41	-5.5%	-2.9%
17. 85718	5	-37.5%	\$13,090	-35.6%	\$2,100	\$305	\$1.57	\$0.05	70	46	-1.7%	-1.7%
18. 85746	5	-37.5%	\$8,745	-33.9%	\$1,795	\$200	\$1.10	\$-0.09	30	-9	0.0%	0.0%
19. 85745	5	400.0%	\$9,385	393.9%	\$1,595	\$-305	\$1.56	\$0.46	59	37	0.1%	0.1%
20. 85715	5	-16.7%	\$8,050	-30.3%	\$1,750	\$0	\$1.30	\$-0.07	56	26	0.1%	-1.8%
21. 85739	4	33.3%	\$11,200	91.6%	\$3,000	\$1,250	\$1.19	\$-0.13	49	-20	-6.4%	-6.4%
22. 85706	4	0.0%	\$6,400	-6.0%	\$1,650	\$55	\$1.50	\$0.31	52	12	5.1%	5.1%
23. 85748	4	0.0%	\$7,739	5.2%	\$1,895	\$140	\$1.31	\$0.11	46	34	0.0%	0.0%

Median Lease By Zip Code

