

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: Nov 5, 2025

Region

City

Zip Code

County

Type

Beds

Price Range

Between

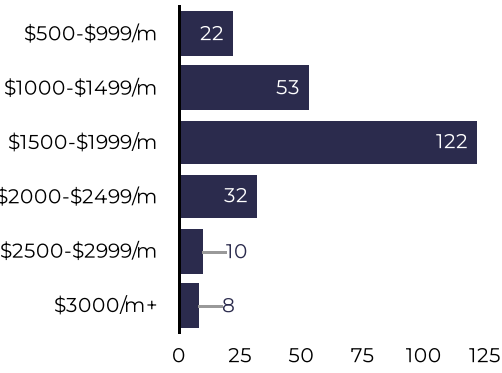
Enter a value

and

Enter a value

Download

October



of Leases

247

13.8% from previous year

Median Lease (\$/month)

\$1,695

-0.3% from previous year

Total Monthly Rental Volume

\$425,550

15.3% from previous year

Median Days on Market

43

7 from previous year

\$/sqft

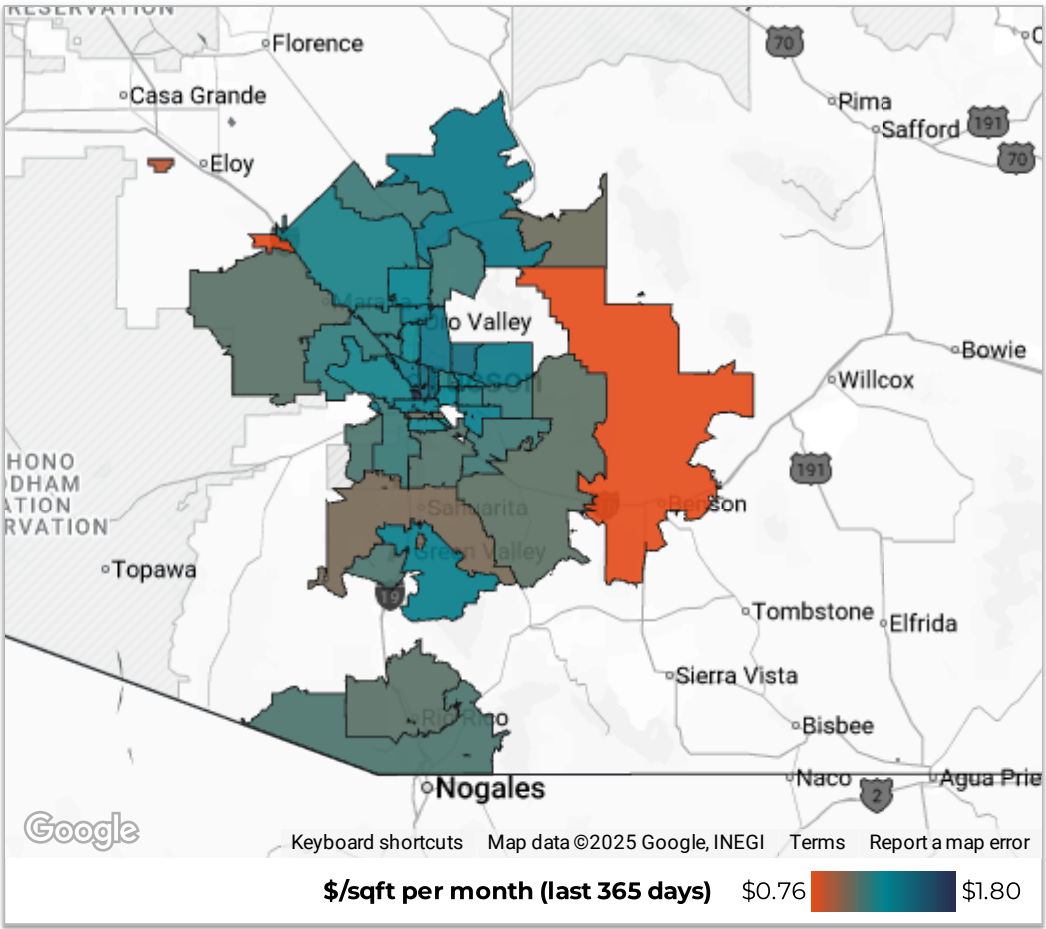
\$1.25

-\$0.06 from previous year

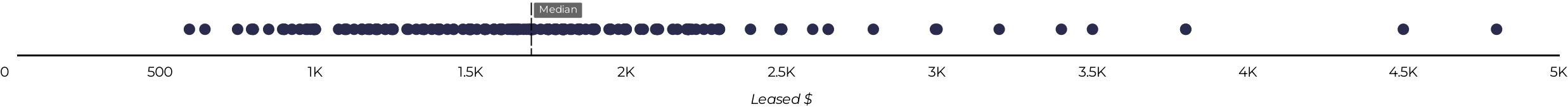
Average % Over Asking

0.30%

0.32% from previous year

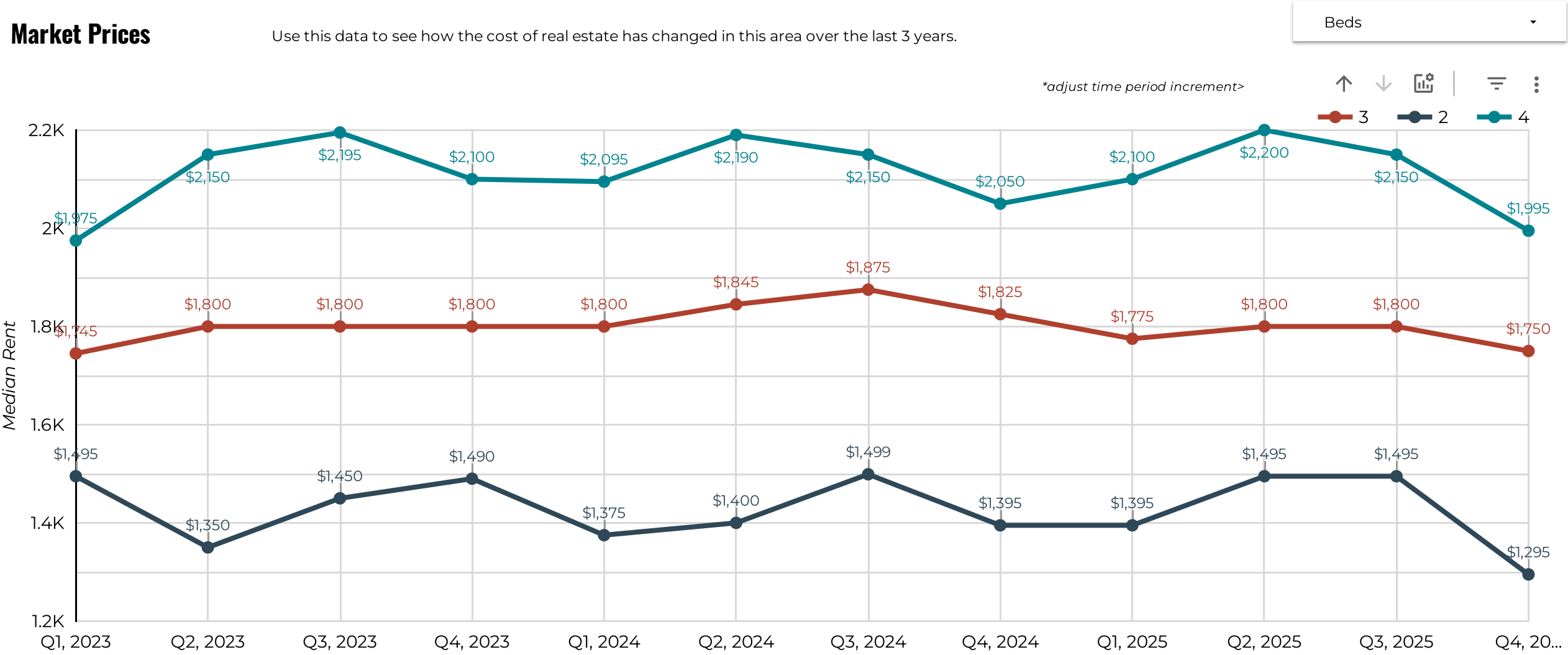


Leases



Market Prices

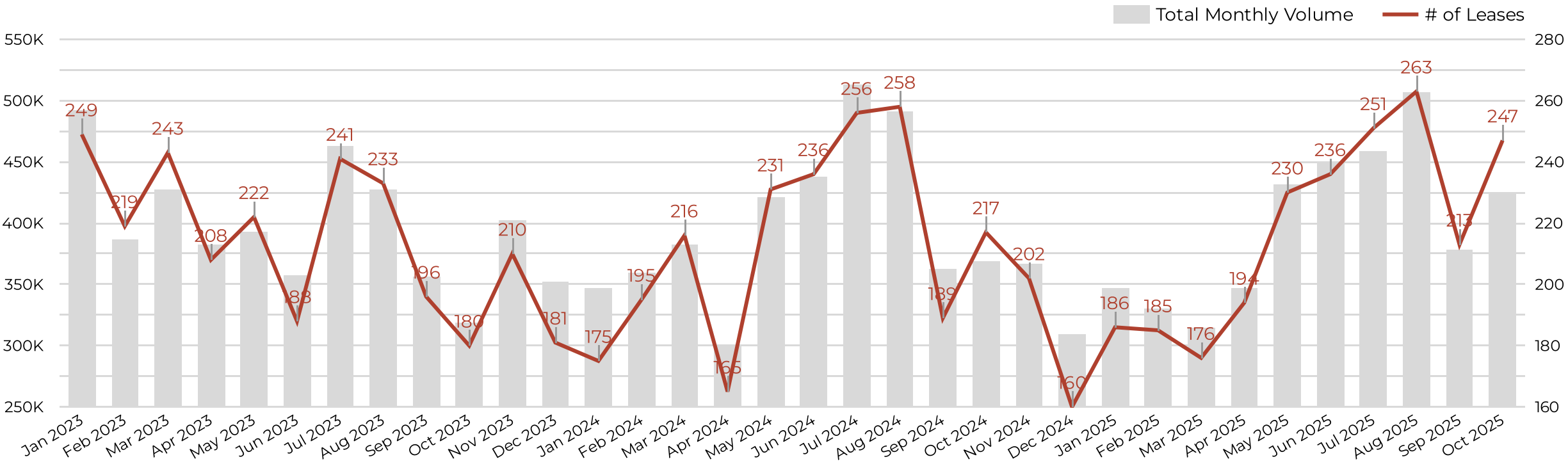
Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2025	2,239	\$1,750	\$1,837	\$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.



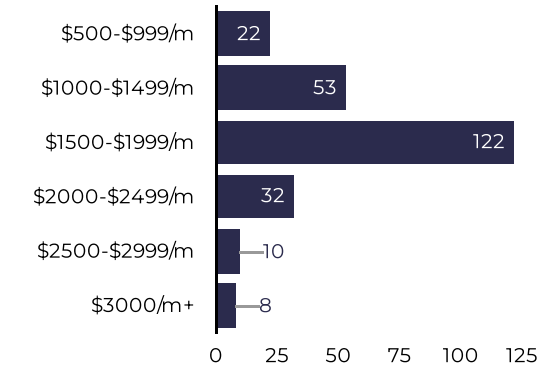
MONTHLY Renter Demand
MLSSAZ® Rental Housing Market

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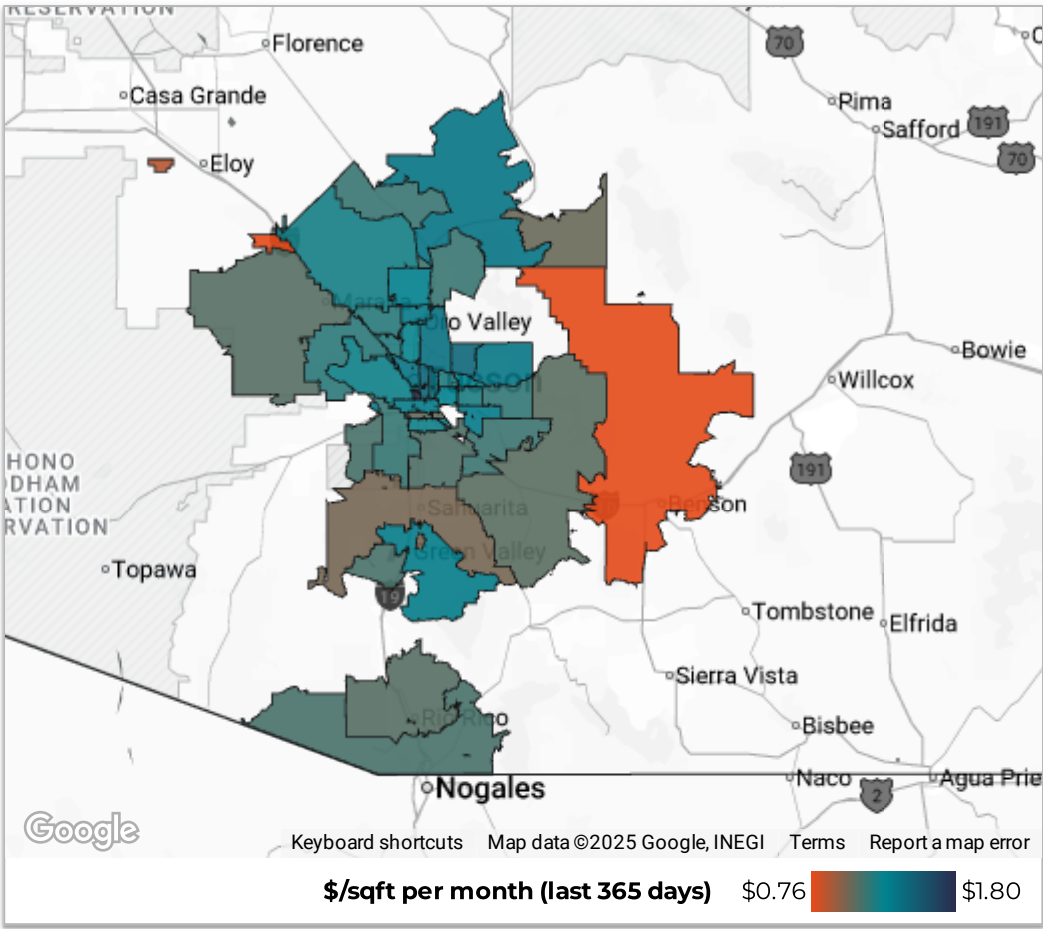


Region City Zip Code
County Type Beds
Price Range Between Enter a value and Enter a value
Download

October

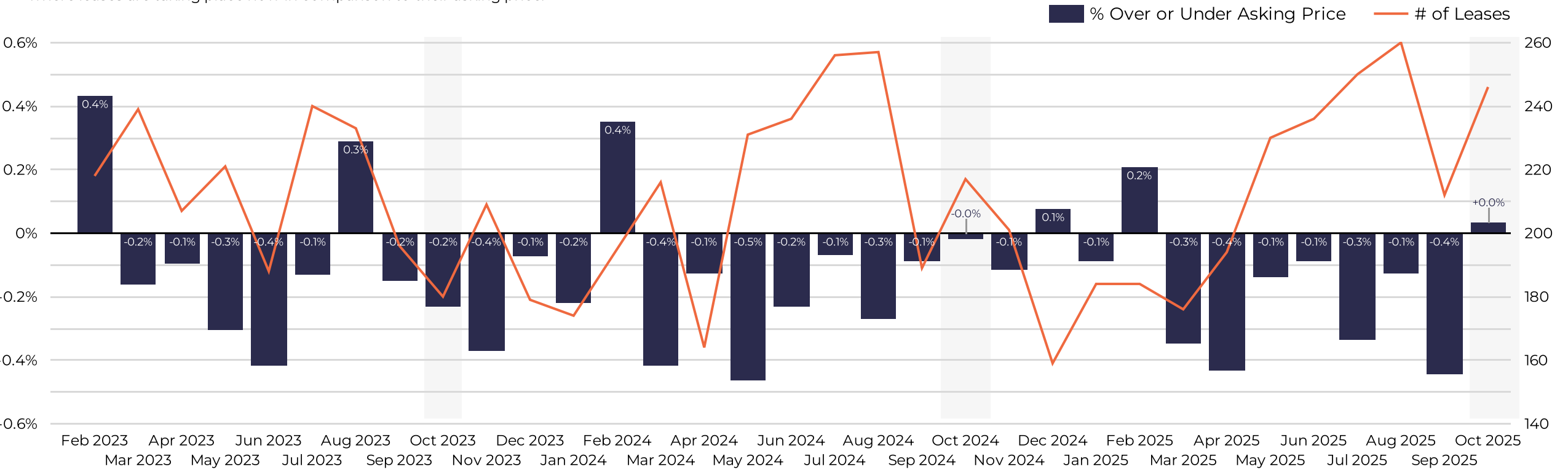


of Leases: 247 (13.8% increase)
Median Lease (\$/month): \$1,695 (-0.3% decrease)
Total Monthly Rental Volume: \$425,550 (15.3% increase)
Median Days on Market: 43 (7 days increase)
\$/sqft: \$1.25 (-\$0.06 decrease)
Average % Over Asking: 0.30% (0.32% increase)



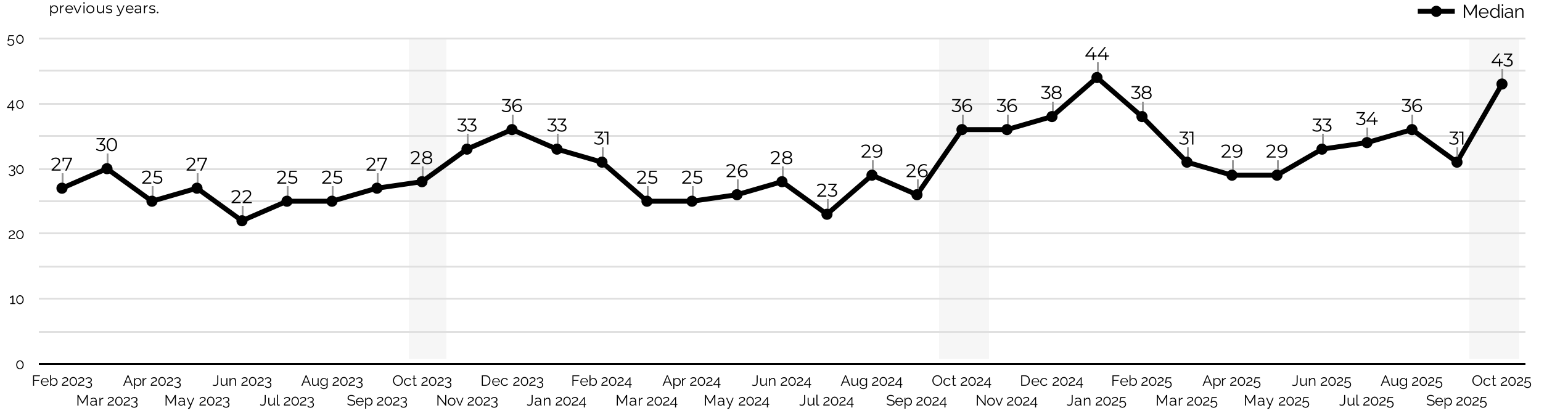
Renter Demand

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



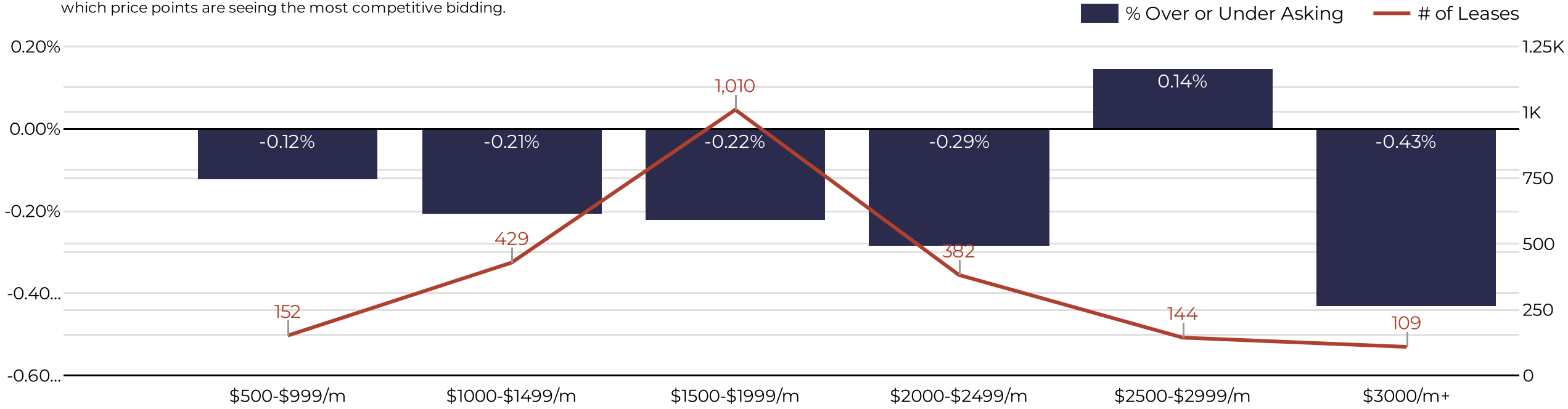
Days on Market

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

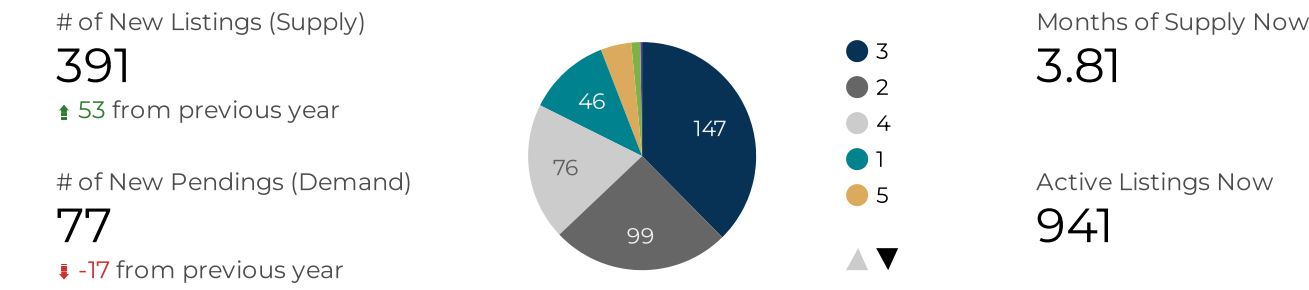
Enter a value

and

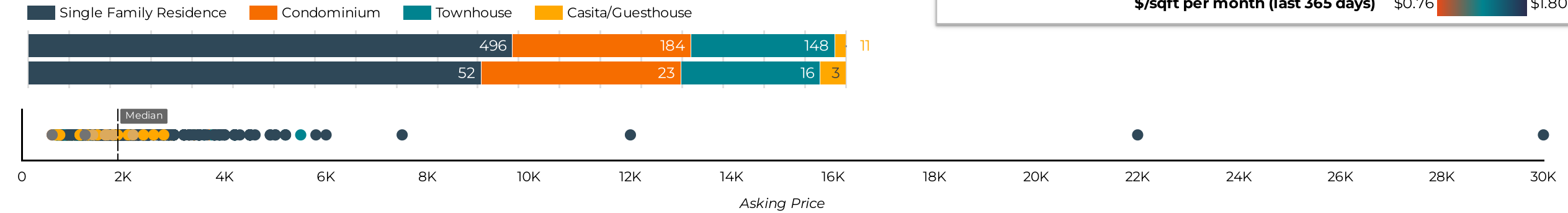
Enter a value

Download

October

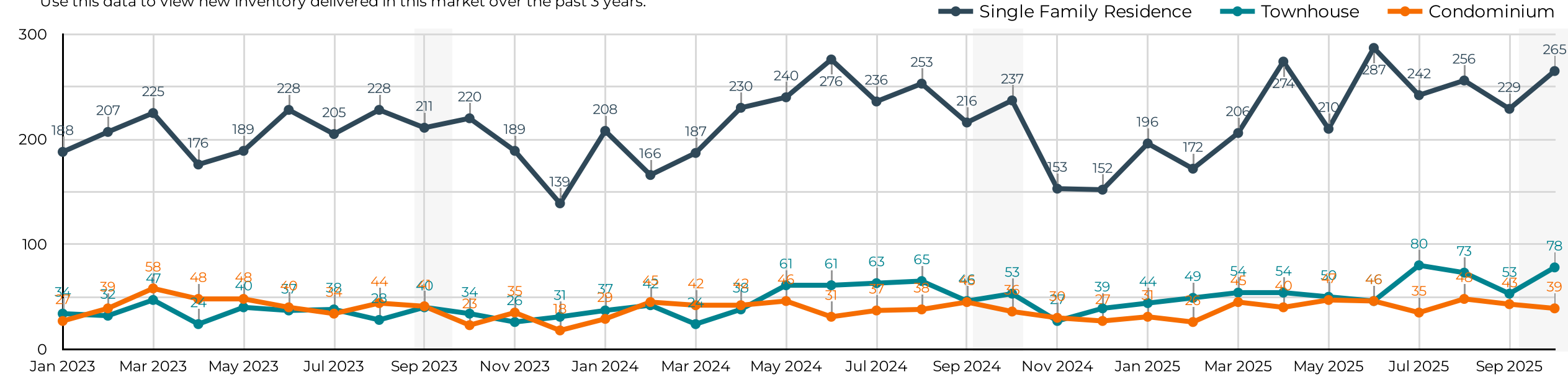


Active Now



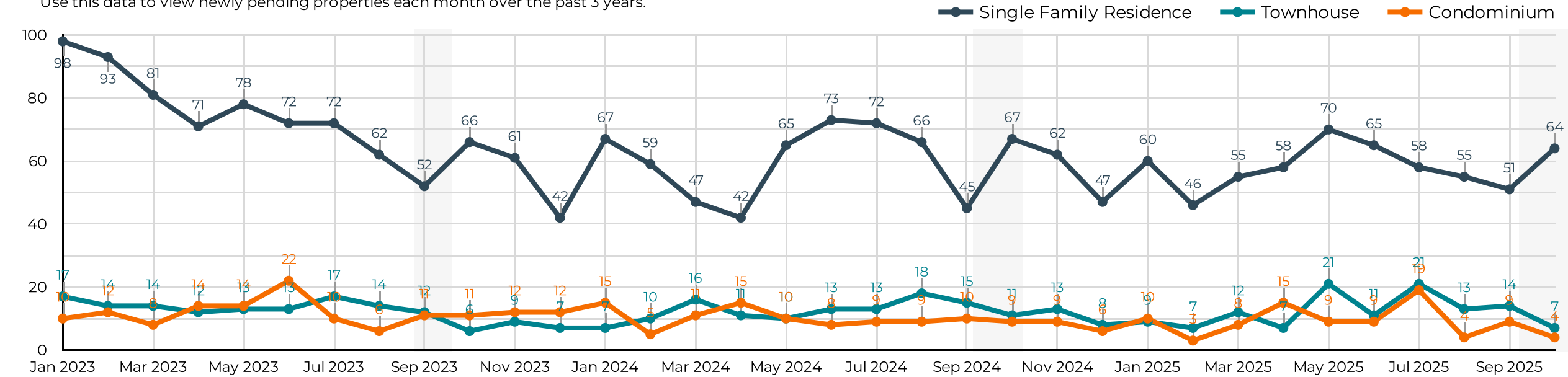
New Rental Listings

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



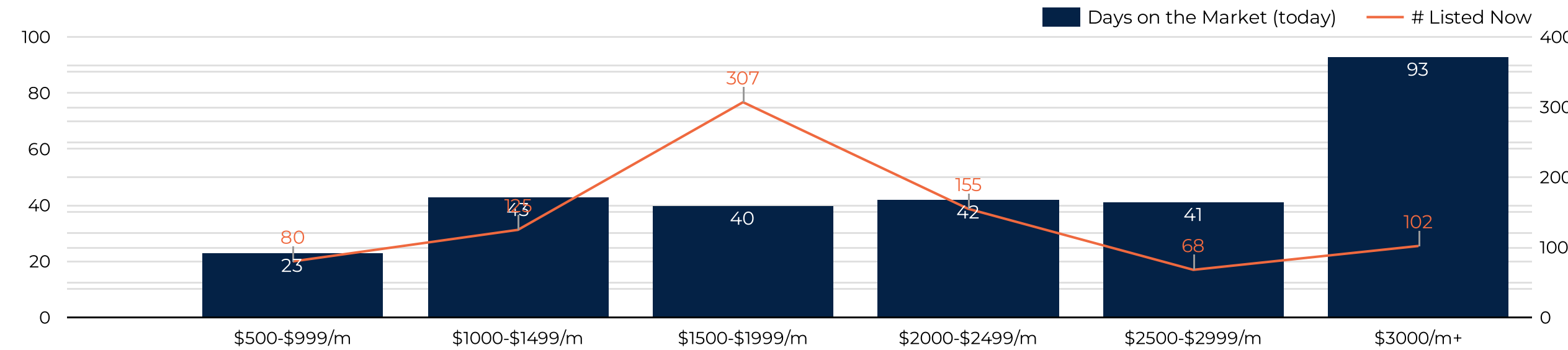
New Pending Leases

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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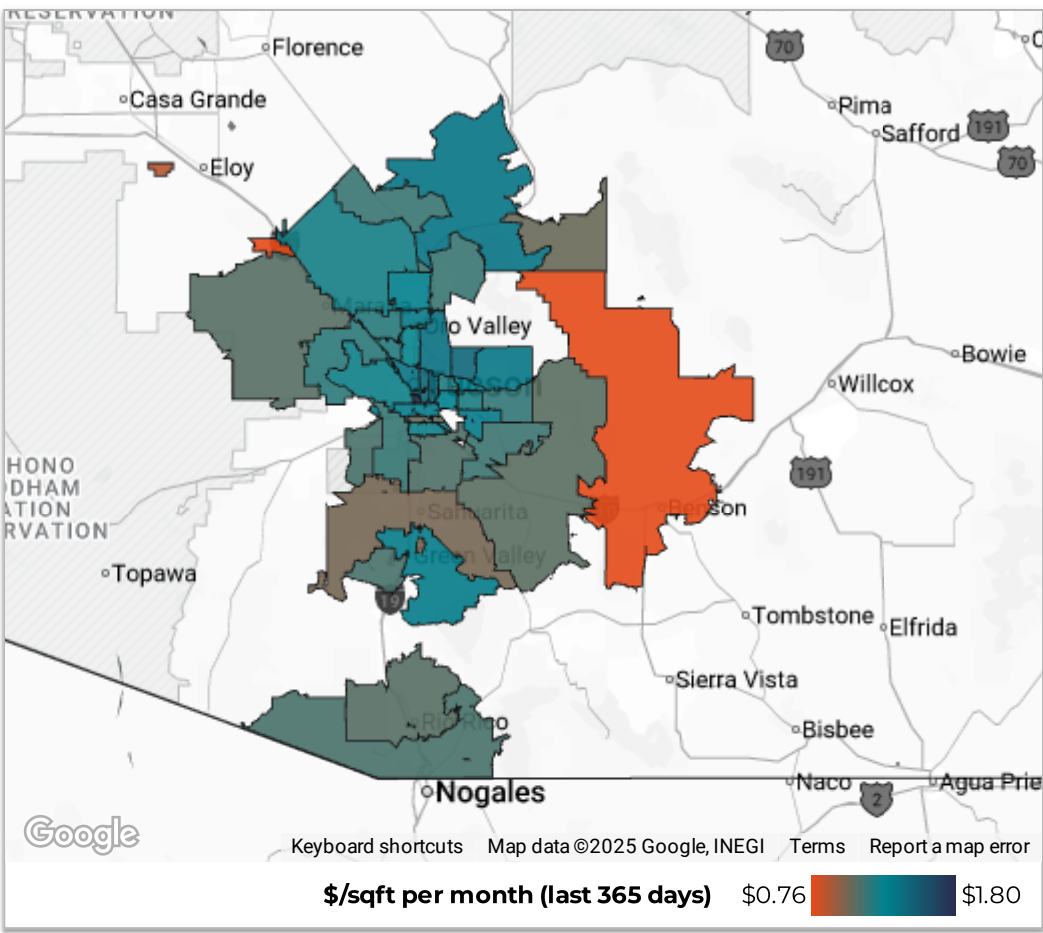
and

Enter a value

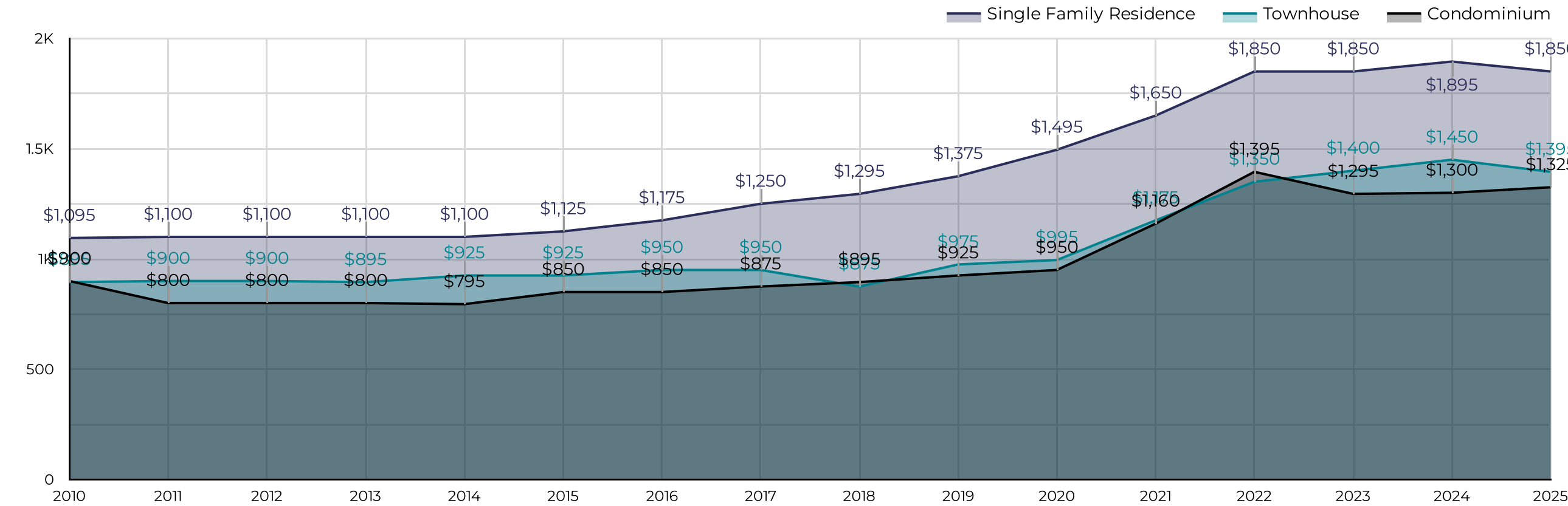
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Year-to-Date Statistics
2025

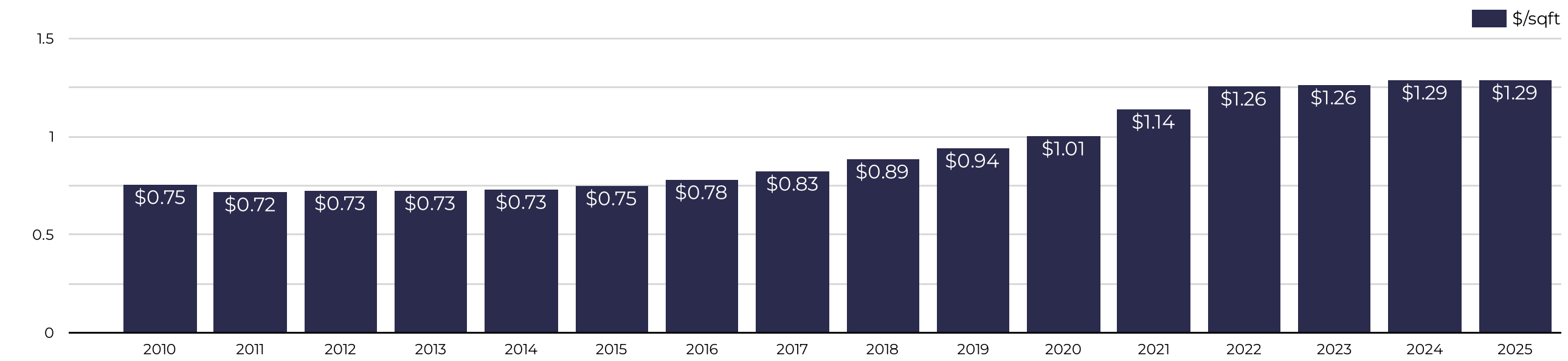
# of Leases 2,239 1.4% from previous year YTD	Total Monthly Volume \$4.11M -0.1% from previous year YTD	Median Lease (\$/month) \$1,750 -2.8% from previous year YTD
New Listings 3,466 6.5% from previous year YTD	Median Days on Market 35 7 from previous year YTD	% Over or Under Asking +0.0% 0.1% from previous year YTD



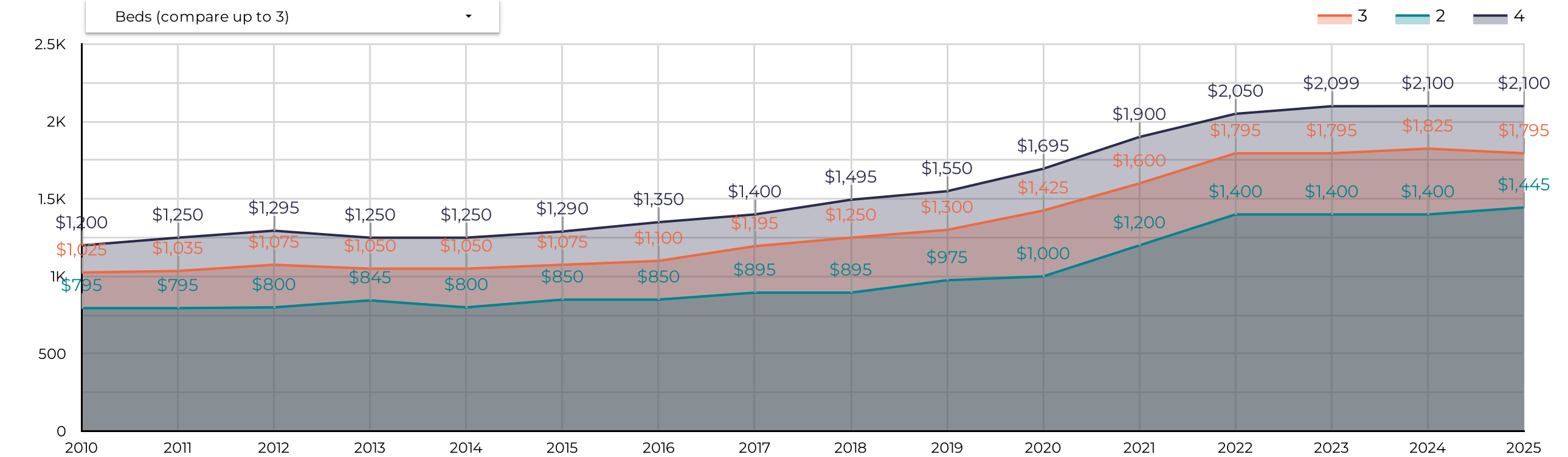
Median Rental Price/Month



\$/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

of Leases

2,239

1.4% from previous year YTD

Total Monthly Volume

\$4.11M

-0.1% from previous year YTD

Median Lease (\$/month)

\$1,750

-2.8% from previous year YTD

New Listings

3,466

6.5% from previous year YTD

Median Days on Market

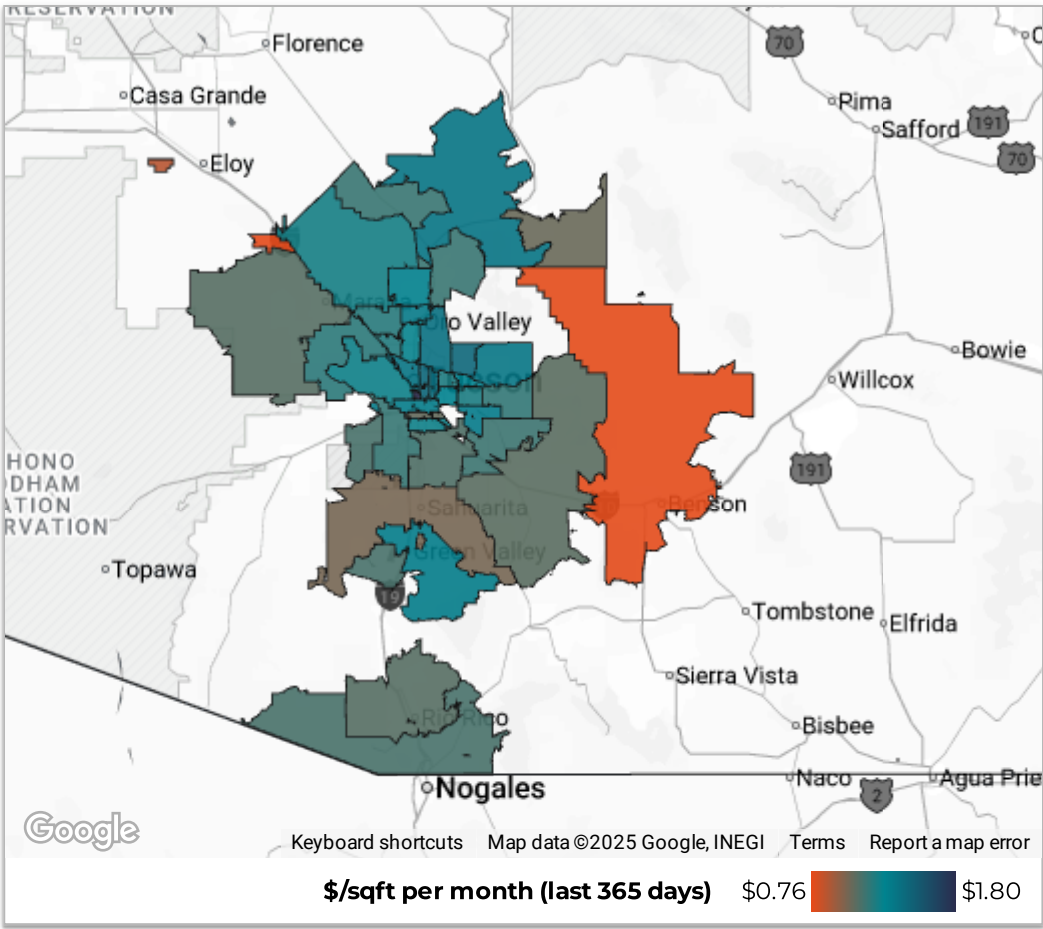
35

7 from previous year YTD

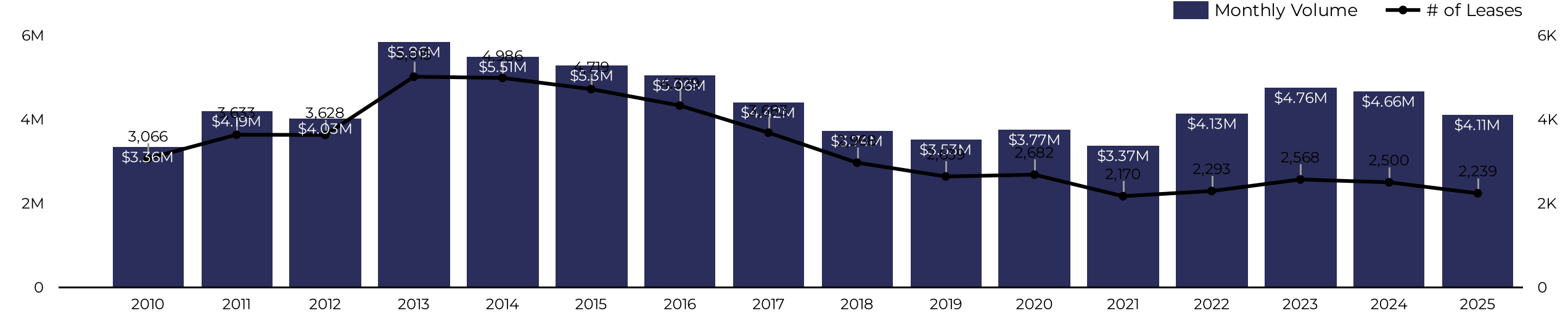
% Over or Under Asking

+0.0%

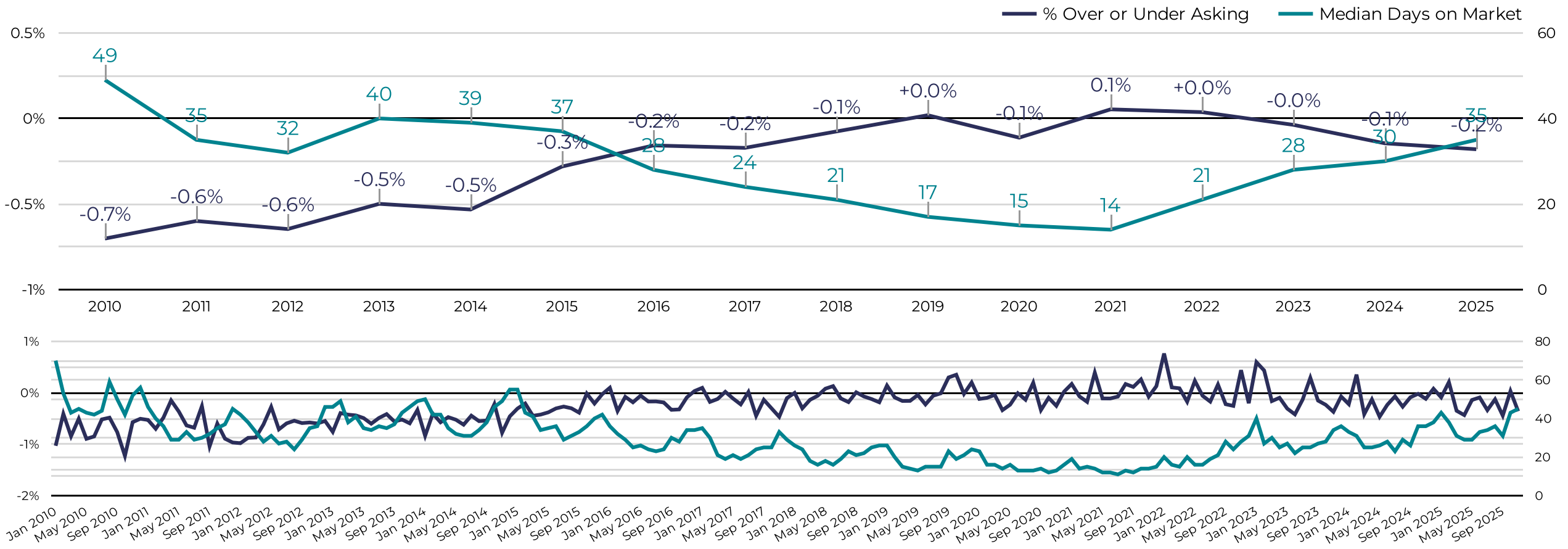
0.1% from previous year YTD



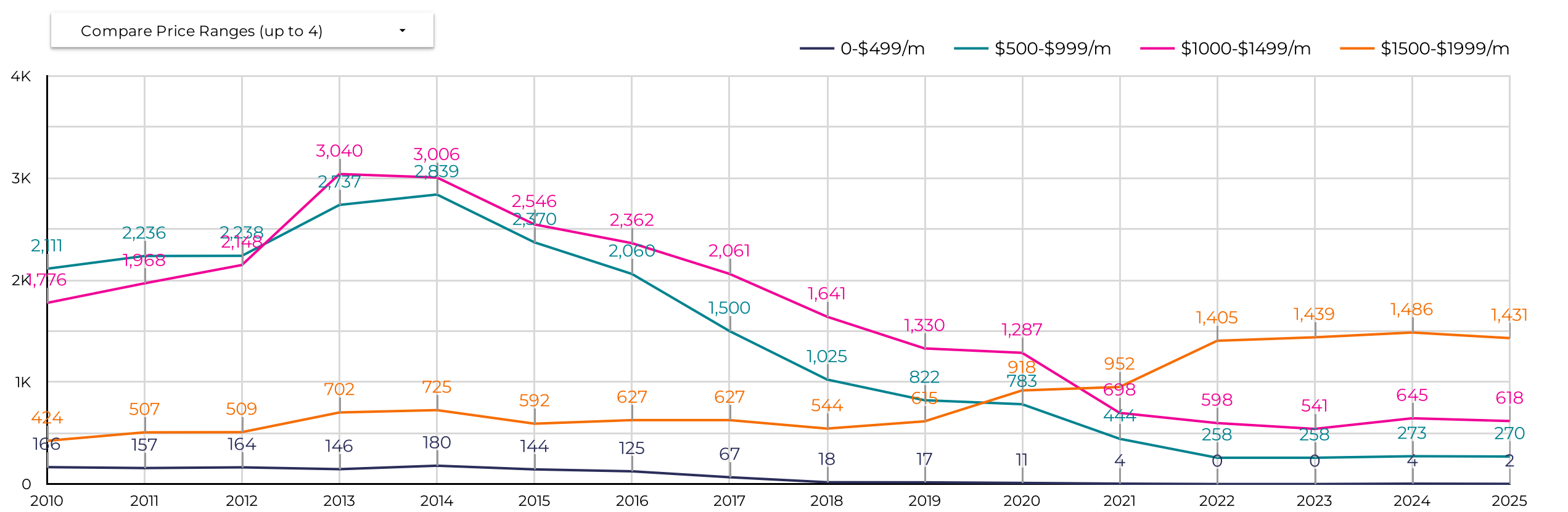
Total Leases



Renter Demand



New Rental Listings Delivered



MLSSAZ® Rental Housing Market

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October

of Leases

247

↑ 13.8% from previous year

Total Monthly Rental Volume

\$425.55K

↑ 15.3% from previous year

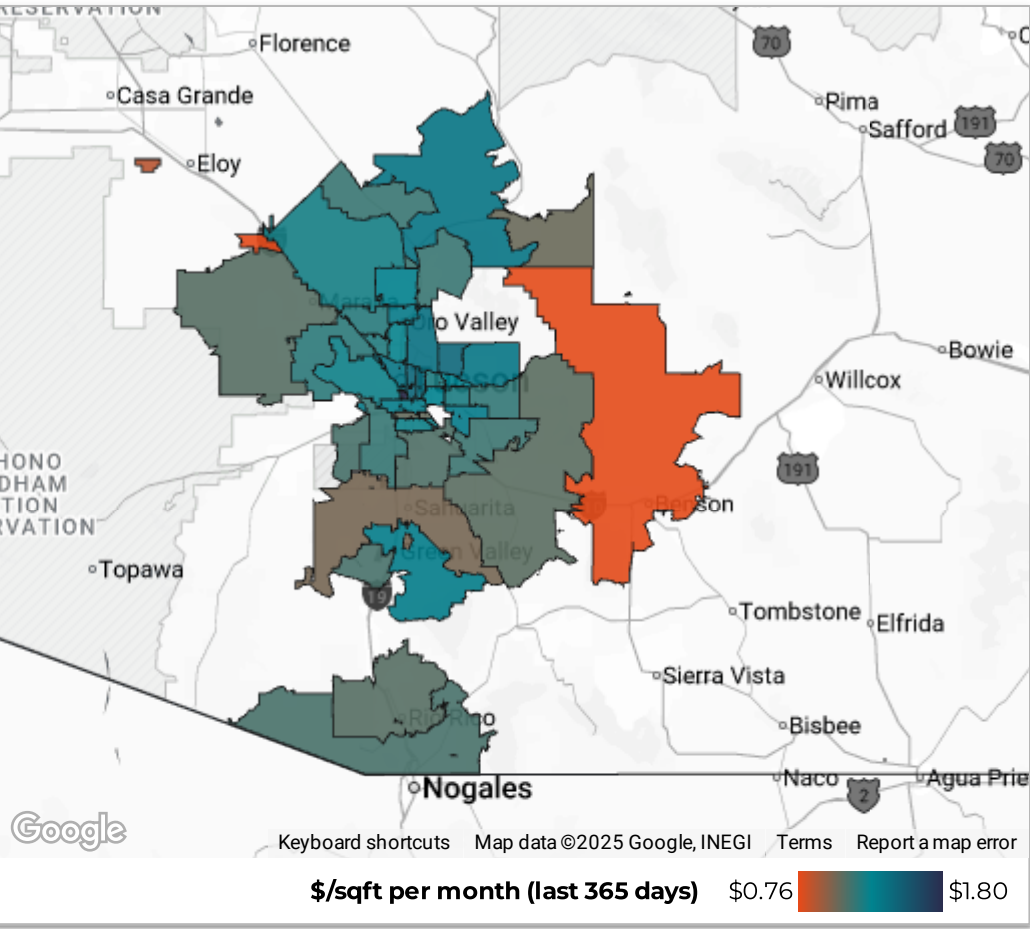
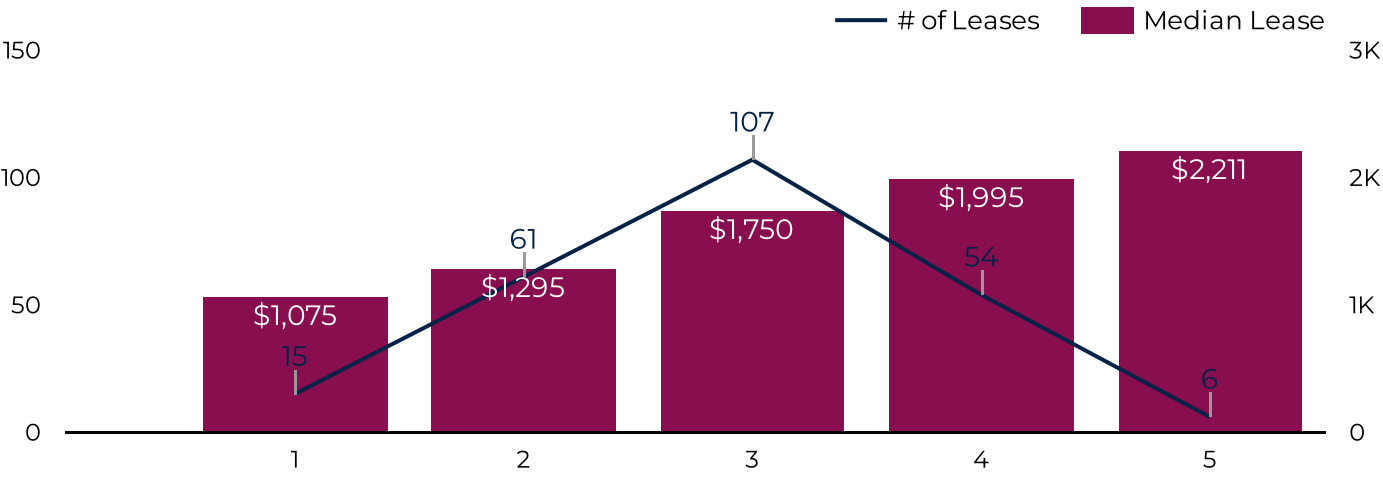
Average SqFt

1,480

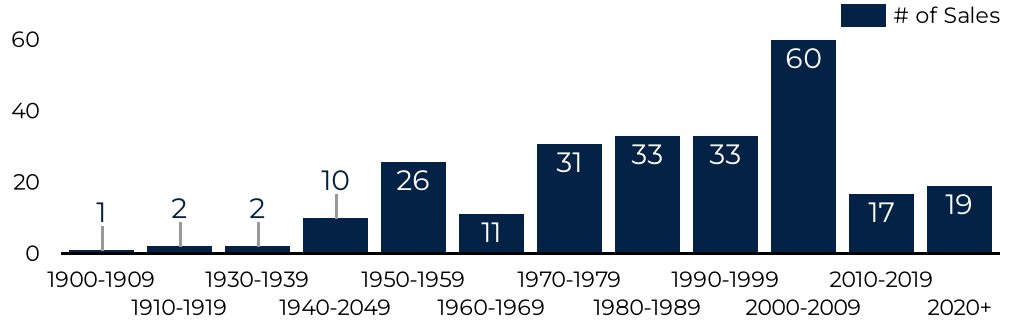
Median Year Built

1,994

Median Lease Price By Bedrooms



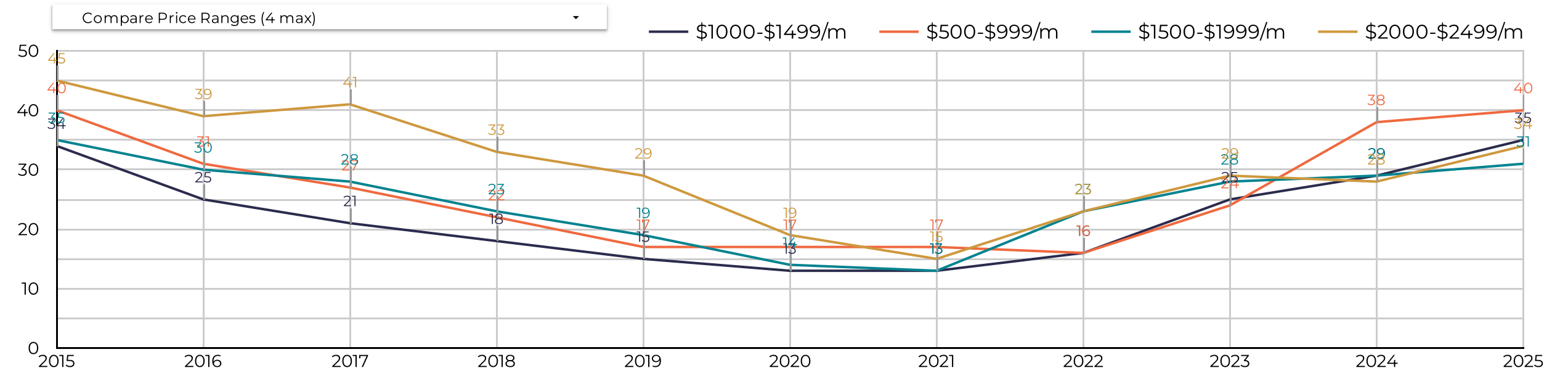
Leases By Property Age



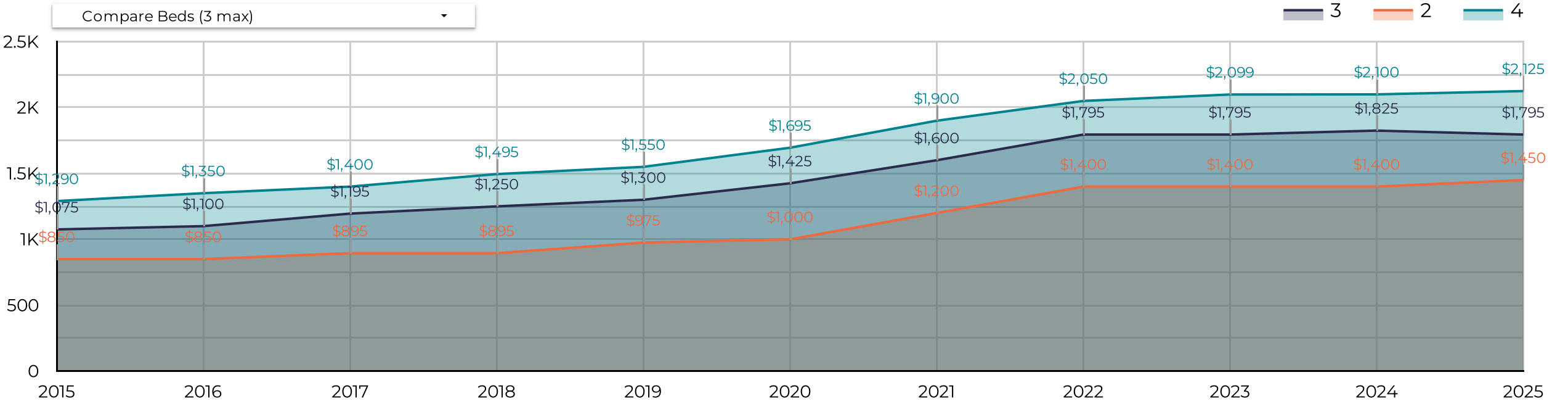
Data By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	22	22	0	0	39	0.34%
\$1000-\$1499/m	53	38	15	0	40	-0.15%
\$1500-\$1999/m	122	13	80	29	44	0.01%
\$2000-\$2499/m	32	3	10	19	49	-0.29%
\$2500-\$2999/m	10	2	0	8	65	7.71%
\$3000/m+	8	2	2	4	30	0.84%
Grand total	247	80	107	60	43	0.3%

Median Days on Market



Median Rental Price/Month



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Beds

Price Range

Between

Enter a value

and

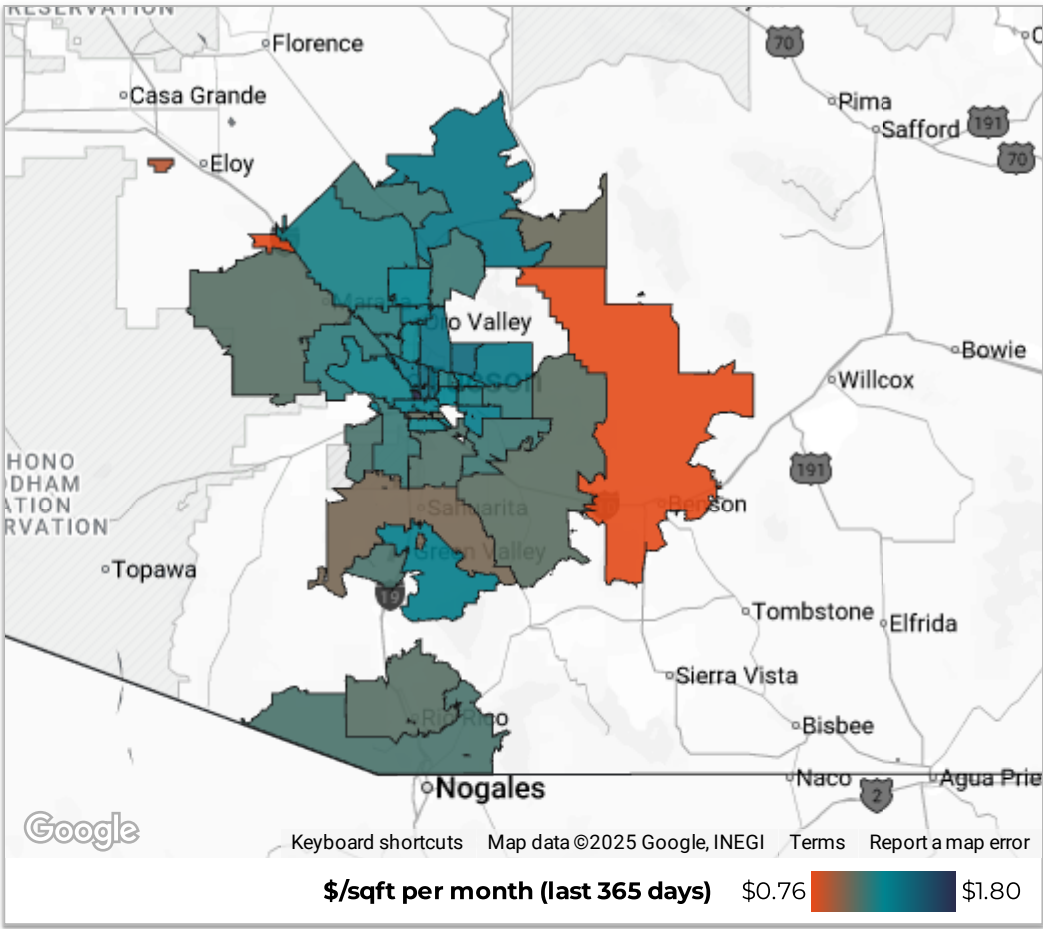
Enter a value

Download

Oct 2025

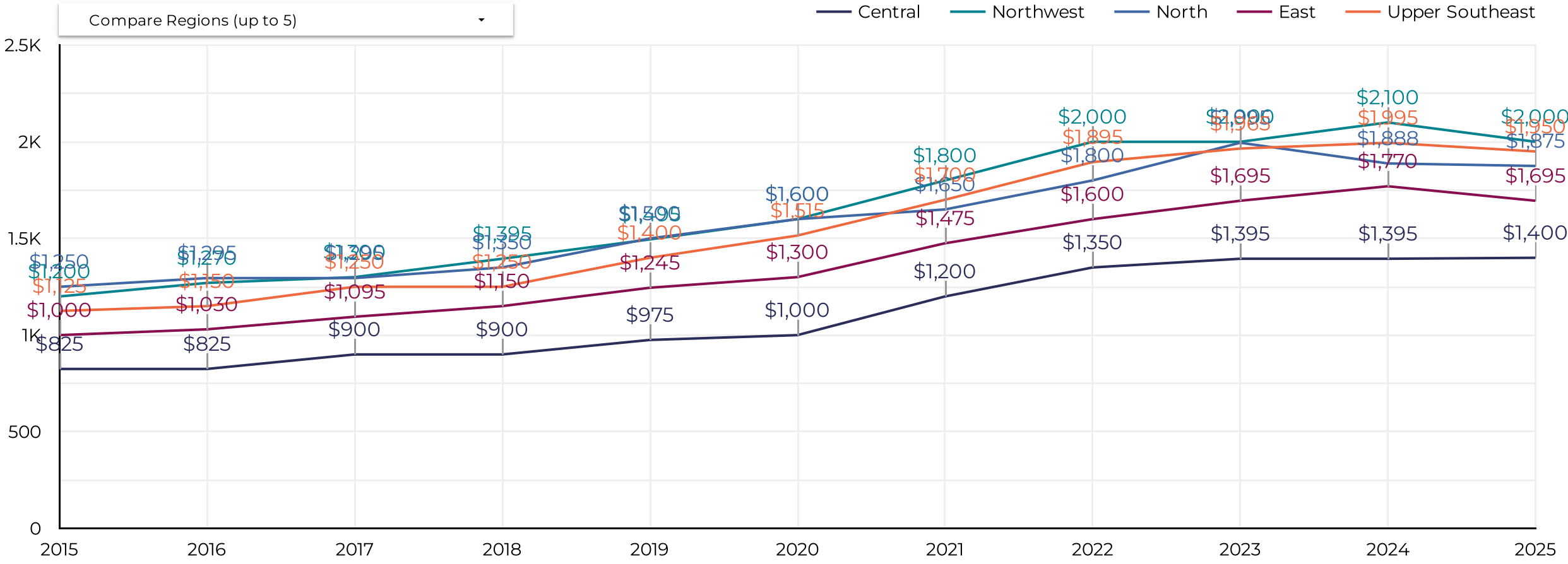
vs. last year

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	66	22.2% ↑	\$92.59K	29.0% ↑	\$1,325	\$125 ↑	\$1.35	\$-0.04 ↓	43	1 ↑	-0.1%	-0.1% ↓
2. East	33	43.5% ↑	\$58.9K	63.8% ↑	\$1,745	\$150 ↑	\$1.22	\$-0.04 ↓	41	9 ↑	0.1%	0.7% ↑
3. Upper Southeast	24	71.4% ↑	\$45.52K	75.4% ↑	\$1,850	\$0	\$1.05	\$-0.17 ↓	53	0	-0.2%	-0.5% ↓
4. Northwest	21	-27.6% ↓	\$44.37K	-28.7% ↓	\$1,800	\$-200 ↓	\$1.25	\$0.08 ↑	54	24 ↑	0.3%	0.7% ↑
5. North	20	-9.1% ↓	\$41.53K	-1.4% ↓	\$1,800	\$205 ↑	\$1.37	\$-0.11 ↓	34	5 ↑	1.2%	1.1% ↑
6. South	18	50.0% ↑	\$27.76K	38.5% ↑	\$1,600	\$-100 ↓	\$1.18	\$0.06 ↑	45	4 ↑	-0.0%	0.5% ↑
7. West	15	-6.3% ↓	\$26.69K	4.0% ↑	\$1,774	\$124 ↑	\$1.21	\$-0.29 ↓	31	-5 ↓	-0.5%	-0.2% ↓
8. Extended West	11	57.1% ↑	\$23.44K	62.9% ↑	\$2,055	\$155 ↑	\$1.04	\$-0.18 ↓	77	21 ↑	0.0%	0.6% ↑
9. Southwest	7	-12.5% ↓	\$10.65K	-20.4% ↓	\$1,495	\$-150 ↓	\$1.36	\$0.25 ↑	35	7 ↑	-0.2%	-0.2% ↓
10. Northeast	7	40.0% ↑	\$12.58K	37.6% ↑	\$1,850	\$150 ↑	\$1.29	\$-0.14 ↓	24	10 ↑	0.0%	0.0%
11. SCC-Rio Rico West	5	150.0%...	\$5.78K	89.3% ↑	\$975	\$75 ↑	\$1.10	\$-0.05 ↓	15	-7 ↓	1.1%	1.1% ↑
12. Green Valley North	4	-33.3%...	\$8K	-30.4% ↓	\$1,895	\$0	\$0.95	\$-0.27 ↓	50	14 ↑	0.0%	-2.1% ↓
13. Southeast	3	-40.0%...	\$5.78K	-34.6% ↓	\$1,725	\$125 ↑	\$0.92	\$-0.23 ↓	46	14 ↑	-1.3%	-1.3% ↓
14. Pinal	3	-	\$3.79K	-	\$995	-	\$1.14	-	29	-	0.7%	-
15. Upper Northwest	2	0.0%	\$3.65K	-31.1% ↓	\$1,650	\$-650 ↓	\$1.00	\$-0.24 ↓	11	-73 ↓	0.0%	-7.7% ↓
16. Green Valley Nort...	2	100.0%...	\$3.55K	61.5% ↑	\$1,750	\$-445 ↓	\$1.17	\$-0.40 ↓	41	-14 ↓	0.0%	0.0%
17. Cochise	1	-	\$800	-	\$800	-	\$1.45	-	152	-	0.0%	-
18. SCC-Rio Rico East	1	-50.0%...	\$2.1K	-41.7% ↓	\$2,100	\$300 ↑	\$1.53	\$0.37 ↑	112	95 ↑	-8.7%	-8.7% ↓
19. SCC-Patagonia	1	-	\$3K	-	\$3,000	-	\$1.14	-	67	-	0.0%	-
20. Extended South...	1	-	\$1.8K	-	\$1,800	-	\$1.07	-	38	-	0.0%	-
21. SCC-Nogales West	1	-	\$800	-	\$800	-	\$1.51	-	19	-	0.0%	-

Median Lease by Region



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Beds

Price Range

Between

Enter a value

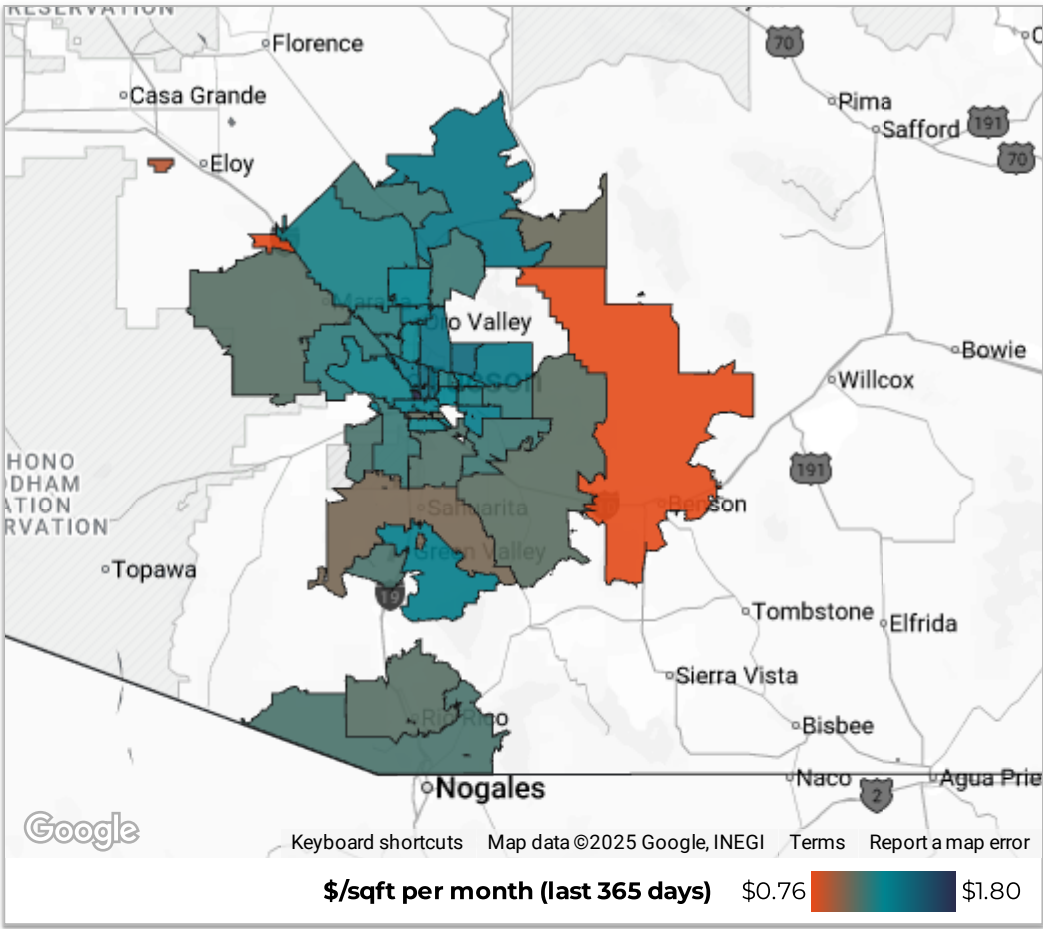
and

Enter a value

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Oct 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	17	70.0%...	\$30,835	126.7% ↑	\$1,800	\$650 ↑	\$1.47	\$-0.01 ↓	43	7 ↑	-0.2%	0.5% ↑
2. 85710	17	70.0%...	\$28,647	95.7% ↑	\$1,692	\$342 ↑	\$1.19	\$-0.03 ↓	40	11 ↑	0.0%	1.1% ↑
3. 85747	15	36.4%...	\$28,297	43.9% ↑	\$1,825	\$25 ↑	\$1.06	\$-0.17 ↓	53	0	0.4%	-0.0%...
4. 85705	14	100.0%...	\$15,680	77.1% ↑	\$1,150	\$-50 ↓	\$1.31	\$-0.12 ↓	69	27 ↑	0.1%	-1.2% ↓
5. 85712	13	-18.8%...	\$17,630	-17.7% ↓	\$1,325	\$125 ↑	\$1.22	\$-0.11 ↓	42	19 ↑	0.0%	0.2% ↑
6. 85711	12	50.0%...	\$17,465	54.4% ↑	\$1,495	\$300 ↑	\$1.12	\$-0.07 ↓	48	-17 ↓	-0.6%	-0.6% ↓
7. 85653	11	57.1% ↑	\$23,436	62.9% ↑	\$2,055	\$155 ↑	\$1.04	\$-0.18 ↓	77	21 ↑	0.0%	0.6% ↑
8. 85745	10	-16.7%...	\$17,675	-3.1% ↓	\$1,795	\$345 ↑	\$1.22	\$-0.25 ↓	31	-15 ↓	-0.8%	-0.4%...
9. 85730	9	0.0%	\$14,024	-0.8% ↓	\$1,550	\$55 ↑	\$1.29	\$-0.00 ↓	36	-13 ↓	-0.6%	-0.3% ↓
10. 85704	8	14.3% ↑	\$13,535	0.9% ↑	\$1,700	\$-125 ↓	\$1.32	\$-0.00 ↓	50	37 ↑	0.0%	0.6% ↑
11. 85756	8	0.0%	\$14,243	-2.1% ↓	\$1,695	\$-5 ↓	\$1.09	\$-0.02 ↓	43	-2 ↓	-1.2%	-1.2% ↓
12. 85706	8	60.0%...	\$13,180	51.8% ↑	\$1,620	\$-125 ↓	\$1.13	\$0.09 ↑	54	22 ↑	0.2%	1.5% ↑
13. 85641	8	60.0%...	\$15,461	71.0% ↑	\$1,895	\$200 ↑	\$0.98	\$-0.22 ↓	43	15 ↑	-0.5%	-0.5% ↓
14. 85741	8	33.3%...	\$13,515	10.4% ↑	\$1,695	\$-305 ↓	\$1.18	\$-0.04 ↓	54	40 ↑	-0.6%	-0.6% ↓
15. 85716	8	-11.1% ↓	\$8,775	-18.6% ↓	\$1,125	\$50 ↑	\$1.48	\$-0.09 ↓	37	4 ↑	0.3%	0.1% ↑
16. 85718	7	16.7% ↑	\$15,095	15.8% ↑	\$1,900	\$305 ↑	\$1.43	\$-0.05 ↓	34	9 ↑	3.8%	2.7% ↑
17. 85748	7	75.0%...	\$16,230	125.4% ↑	\$2,300	\$521 ↑	\$1.19	\$-0.05 ↓	47	17 ↑	1.4%	1.4% ↑
18. 85715	7	75.0%...	\$12,580	79.8% ↑	\$1,850	\$550 ↑	\$1.29	\$-0.05 ↓	24	10 ↑	0.0%	0.0%
19. 85742	7	-22.2%...	\$16,914	-7.9% ↓	\$2,195	\$300 ↑	\$1.25	\$0.20 ↑	21	-5 ↓	0.0%	0.0%
20. 85713	6	50.0%...	\$7,534	14.2% ↑	\$1,169	\$-481 ↓	\$1.32	\$-0.18 ↓	48	14 ↑	-0.4%	-0.4%...
21. 85746	6	0.0%	\$9,155	-6.0% ↓	\$1,400	\$-200 ↓	\$1.39	\$0.28 ↑	29	-14 ↓	-0.2%	-0.2% ↓
22. 85648	6	50.0%...	\$7,875	18.4% ↑	\$975	\$-825 ↓	\$1.18	\$0.02 ↑	15	-7 ↓	-0.5%	-0.5% ↓
23. 85629	6	0.0%	\$11,540	0.5% ↑	\$1,795	\$-100 ↓	\$1.02	\$-0.20 ↓	48	12 ↑	0.0%	-2.1% ↓

Median Lease by Zip Code

