

MLS of Southern Arizona®

Southern AZ 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: Jul 8, 2024



Region

City

Zip Code

County

Type

Beds

Price Range

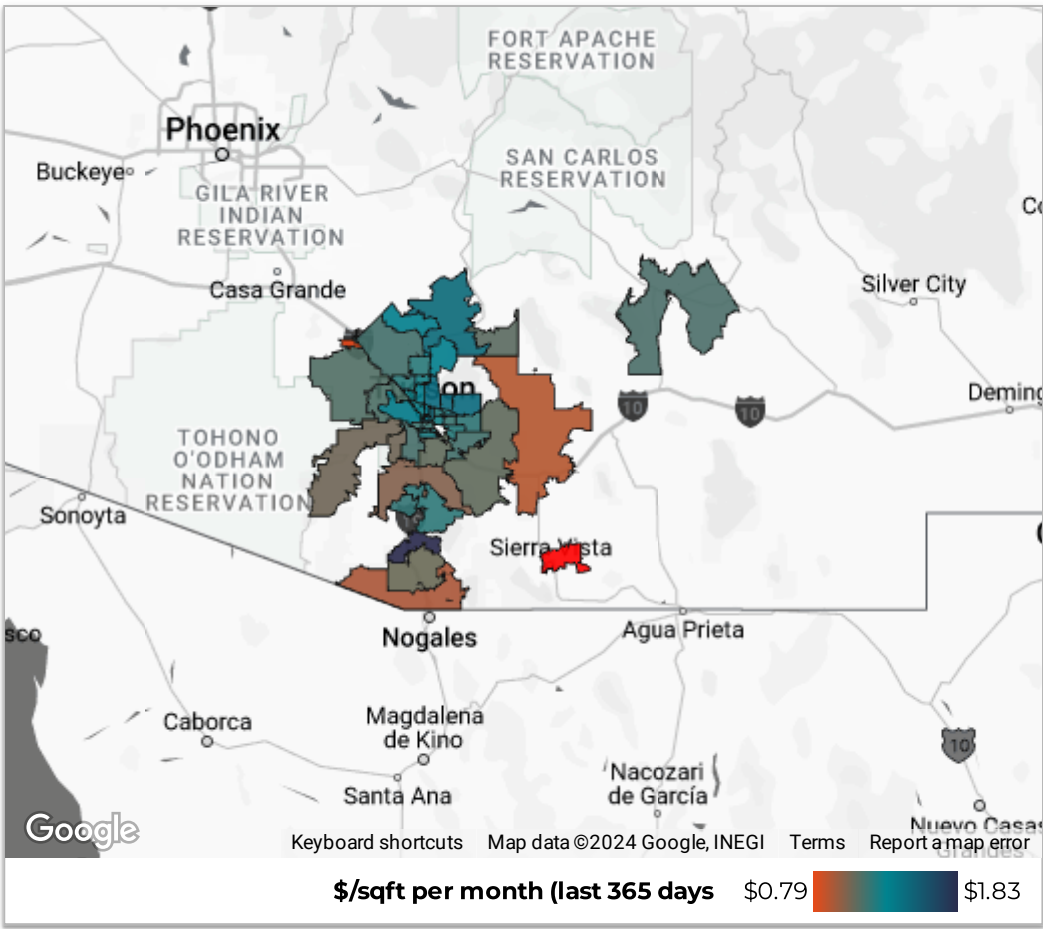
Between

Enter a value

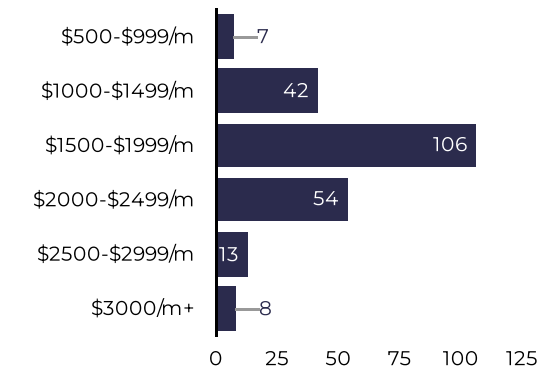
and

Enter a value

Download

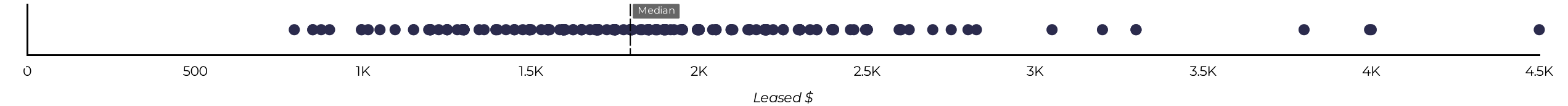


June



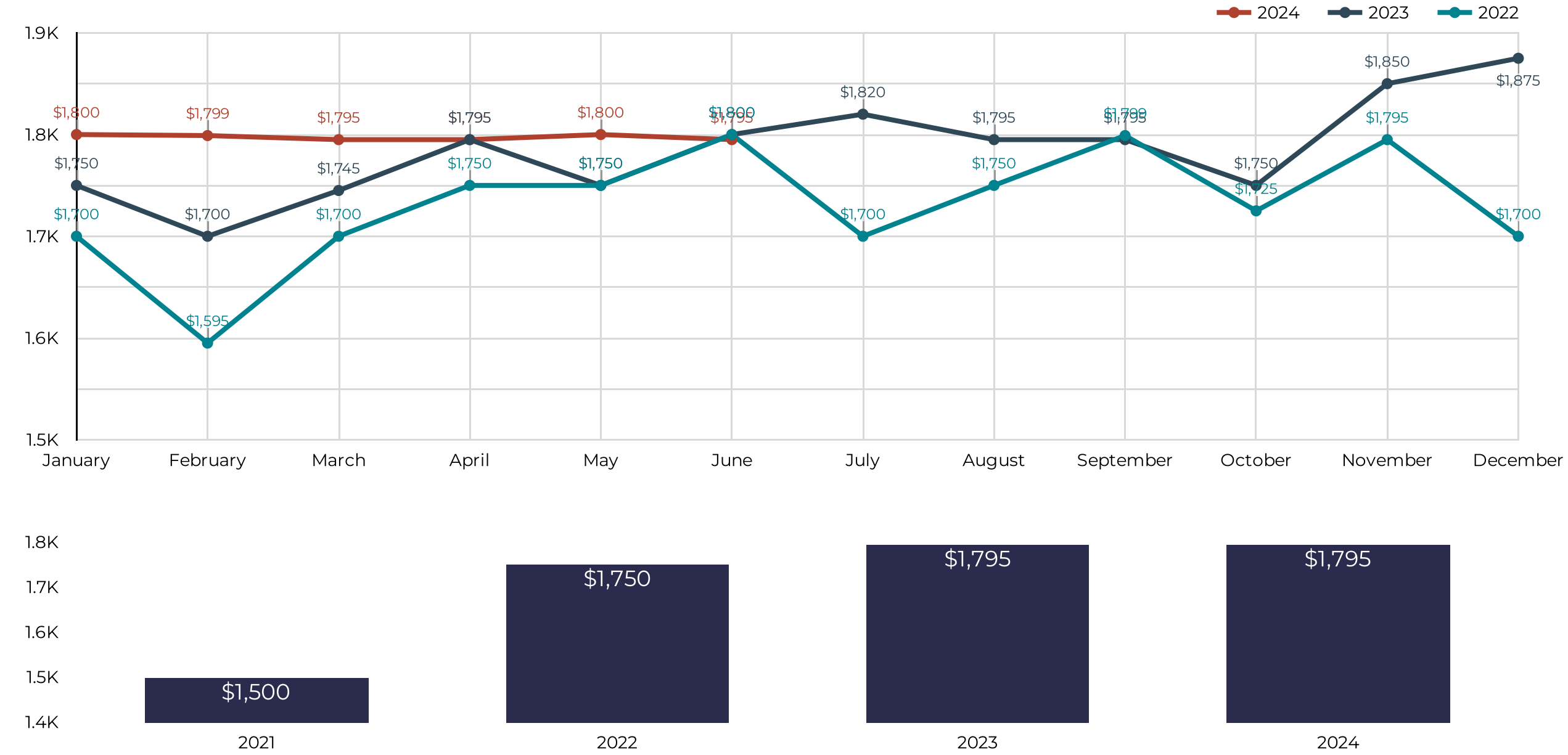
# of Leases	230	Median Lease (\$/month)	\$1,795
	↑ 22.3% from previous year		↓ -0.3% from previous year
Total Monthly Rental Volume	\$429,238	Median Days on Market	27
	↑ 19.9% from previous year		↑ 5 from previous year
\$/sqft	\$1.29	Average % Over Asking	-0.15%
	↑ \$0.02 from previous year		↑ 0.27% from previous year

Leases



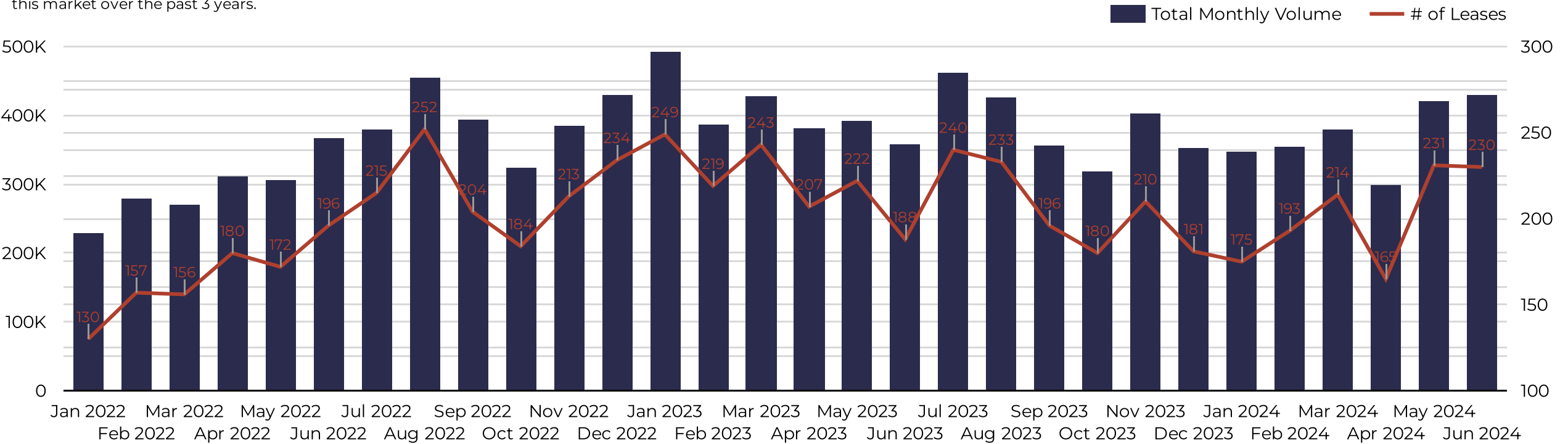
Median Rental Price/Month

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



Market Activity

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



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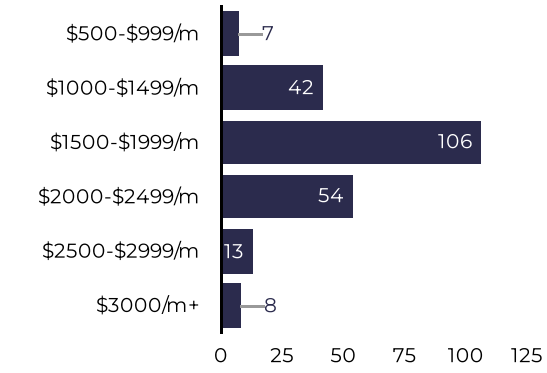
Enter a value

and

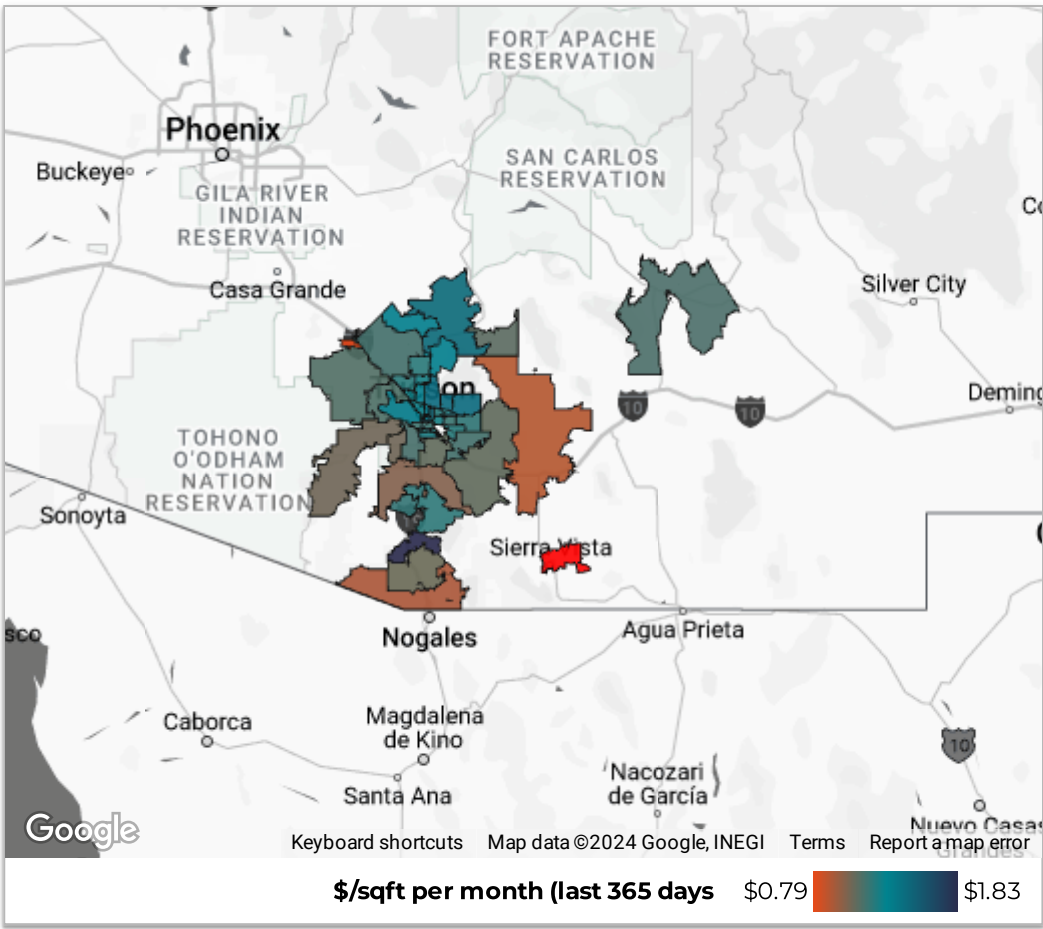
Enter a value

Download

June

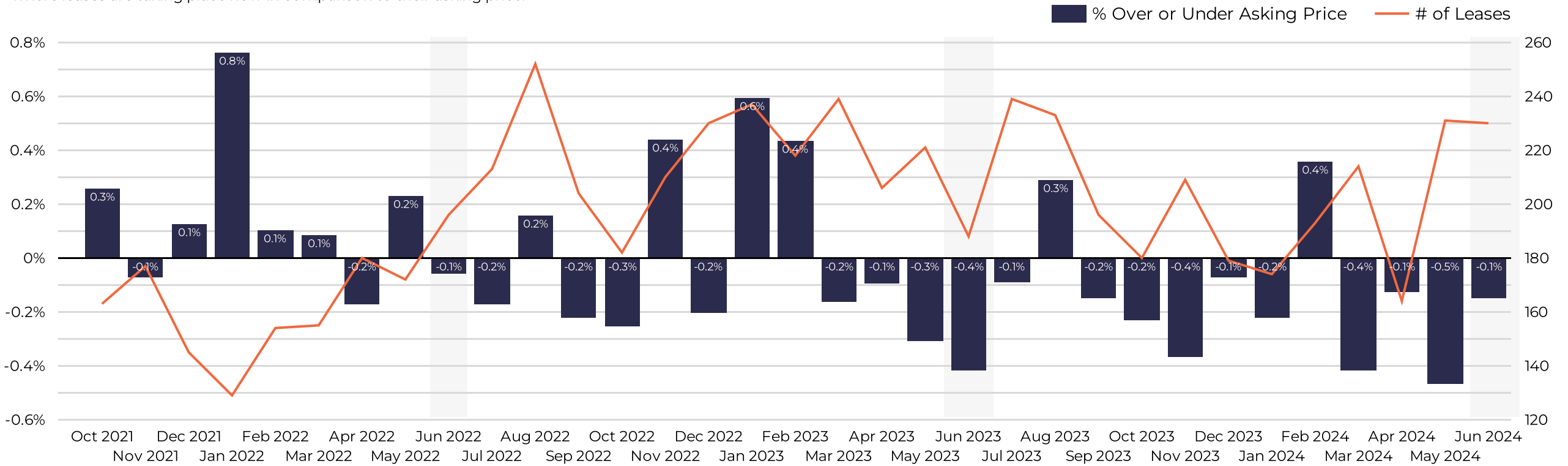


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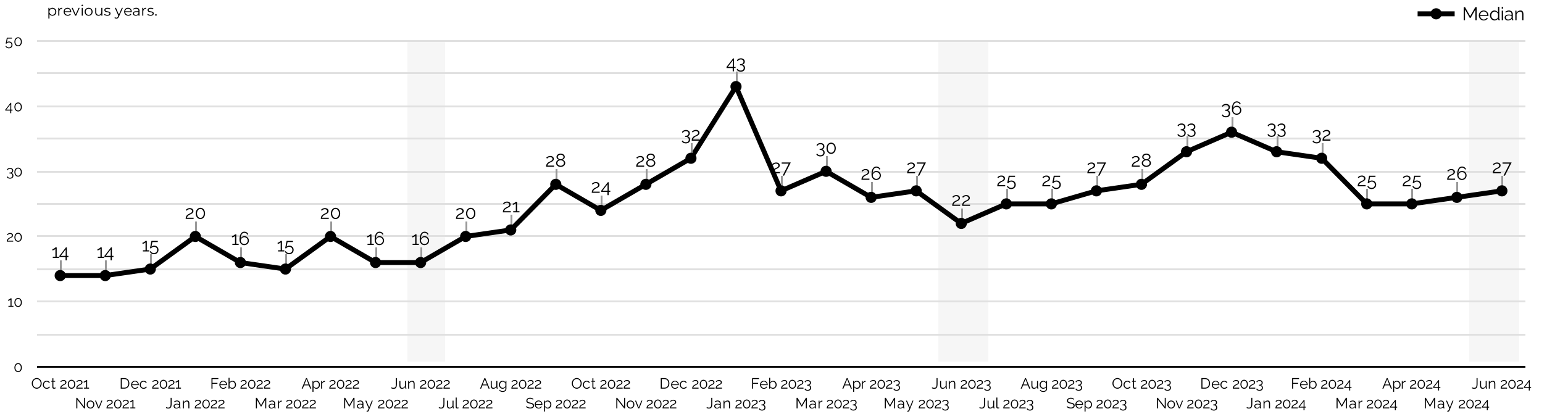
Renter Demand

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



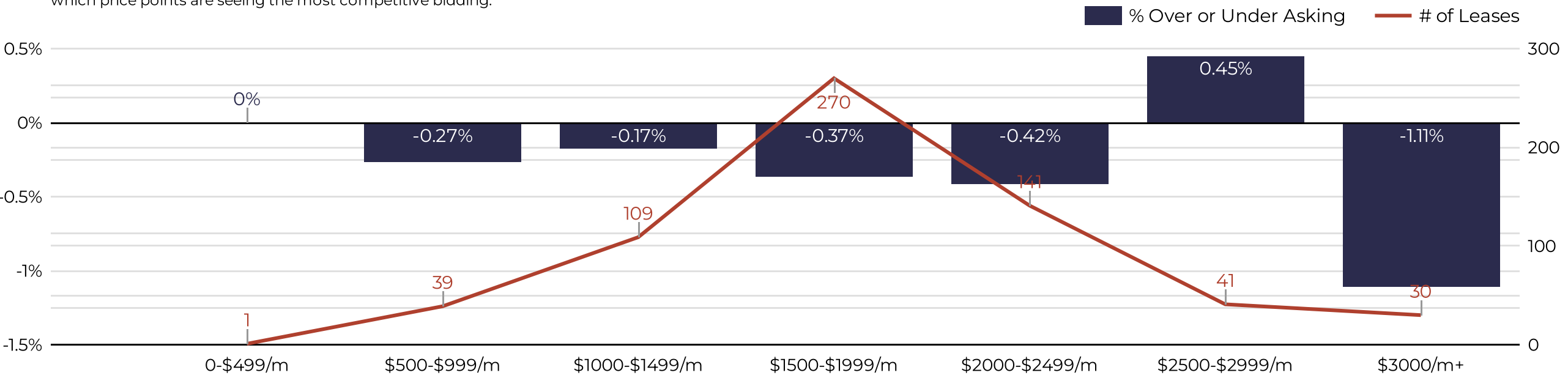
Days on Market

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



Renter Demand at Each Price Range (last 90 days)

Each price range typically attracts competing renters differently. Use this data to see which price points are seeing the most competitive bidding.



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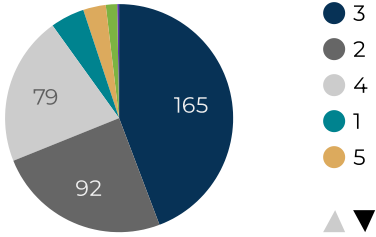
Download

June

of New Listings (Supply)
373
60 from previous year

of New Pending (Demand)
94
-14 from previous year

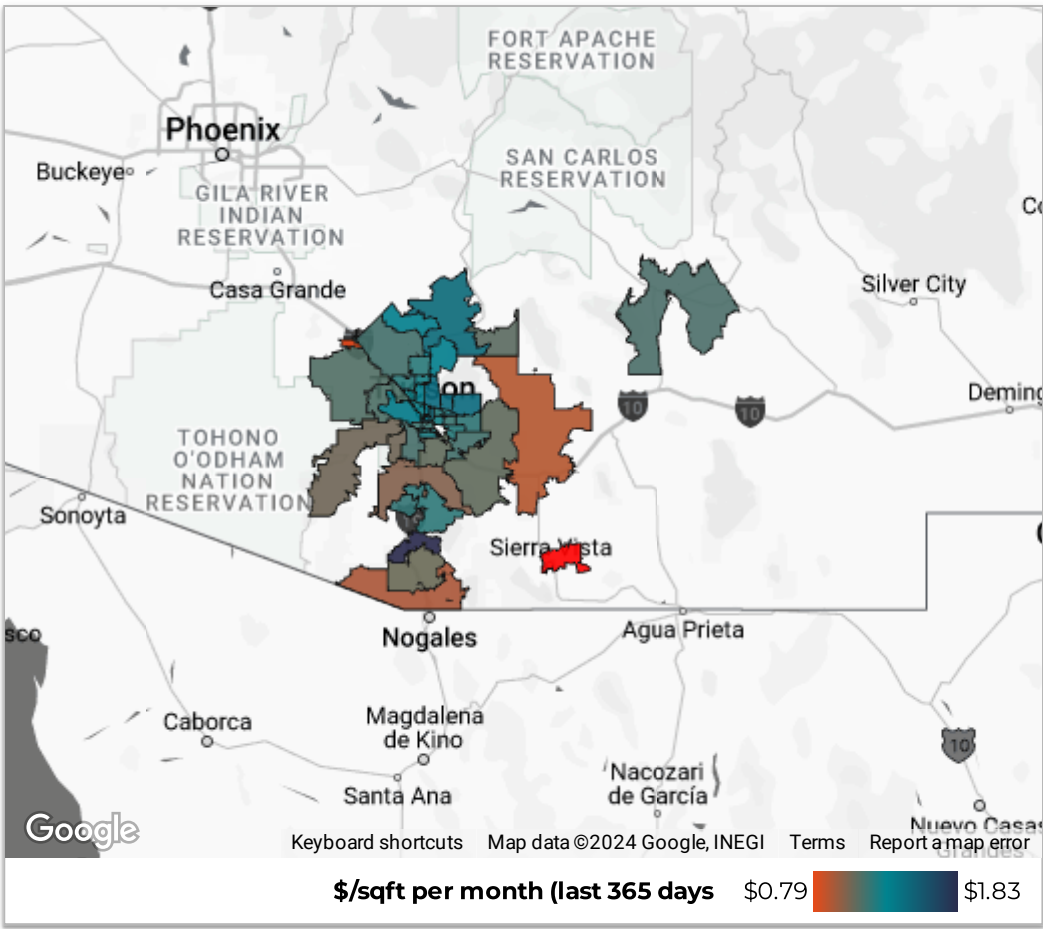
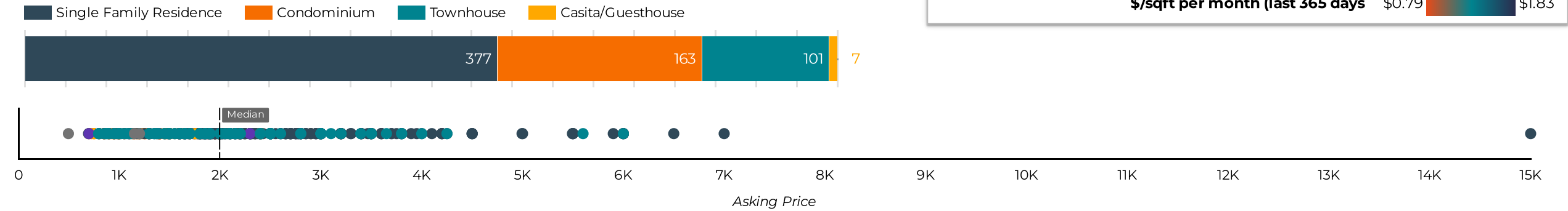
of Bedrooms Delivered



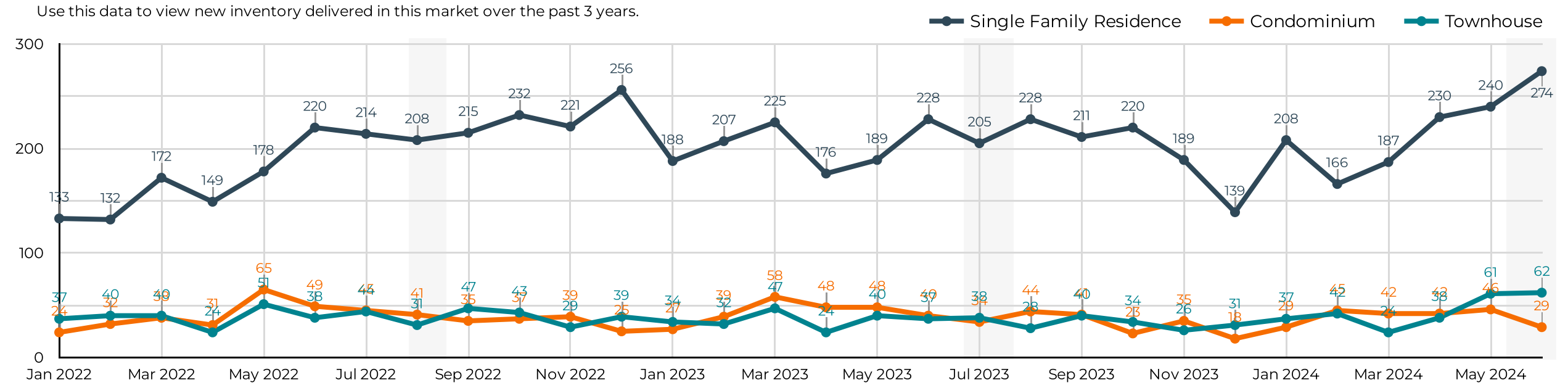
Months of Supply Now
2.85

Active Listings Now
656

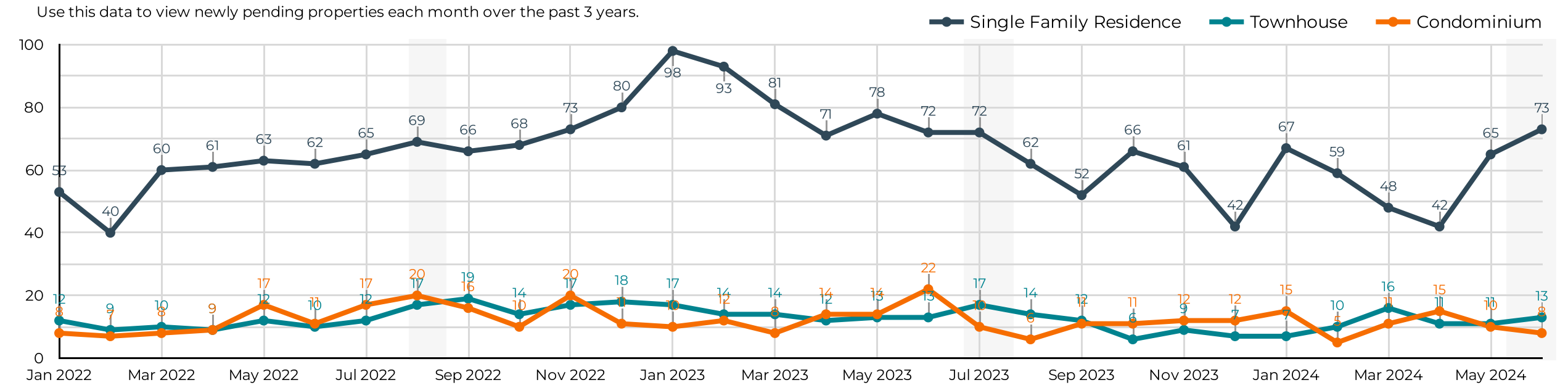
Active Now



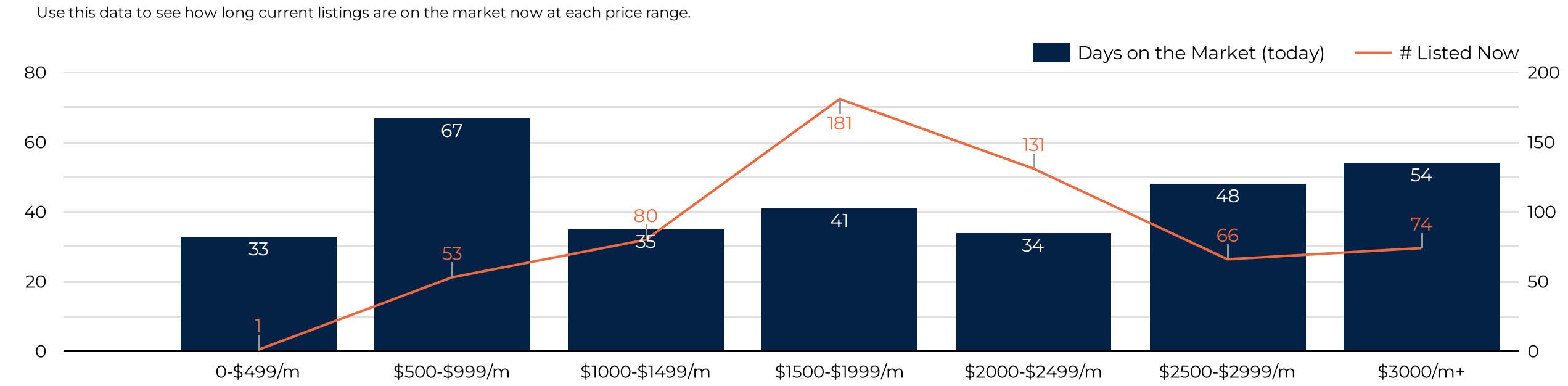
New Rental Listings



New Pending Leases



Active Listings Now



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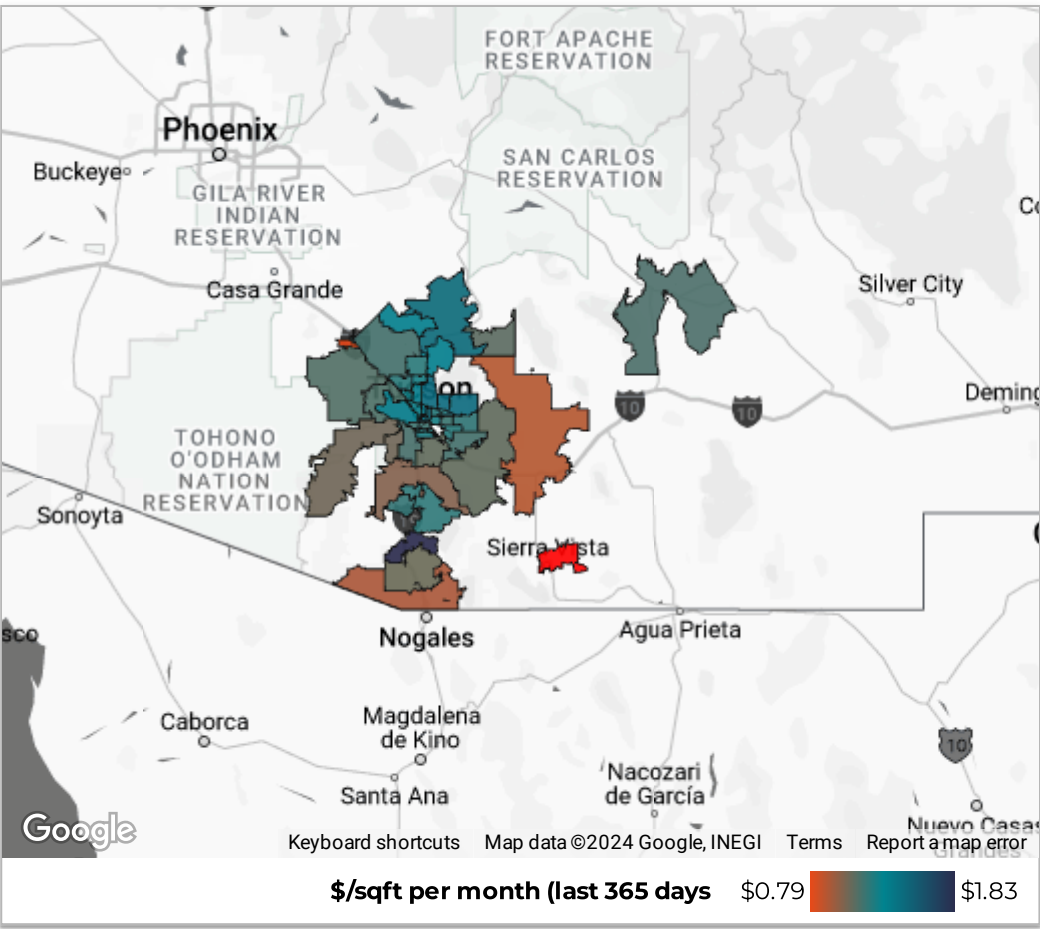
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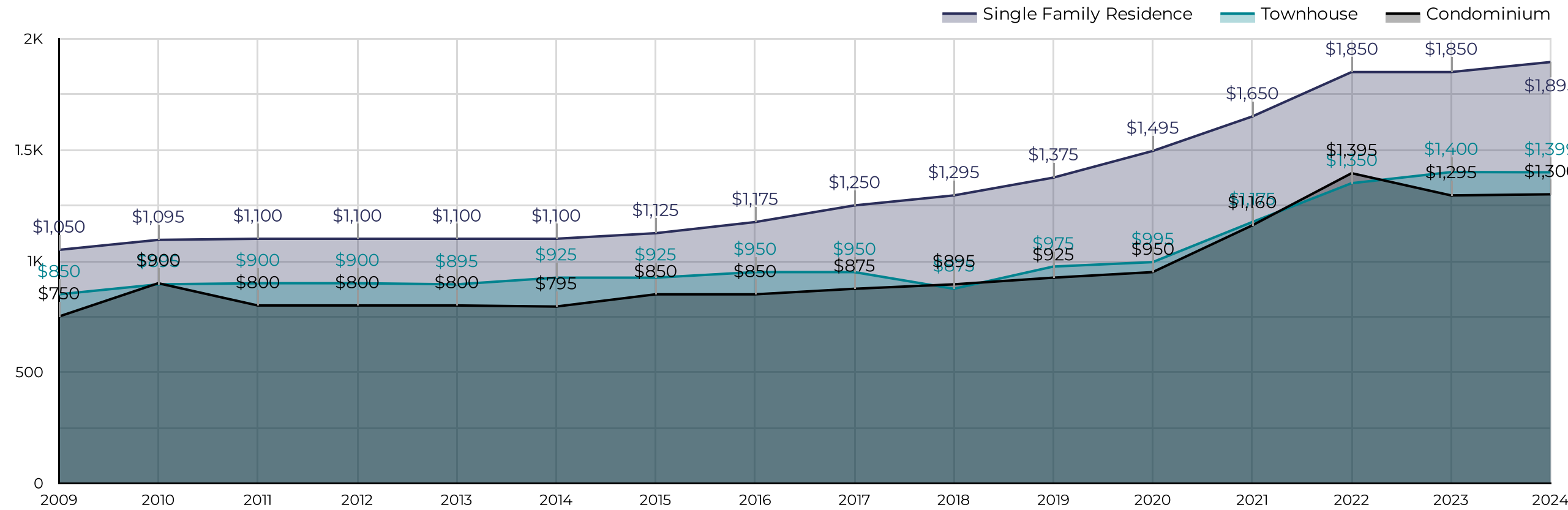
Year-to-Date Statistics

2024

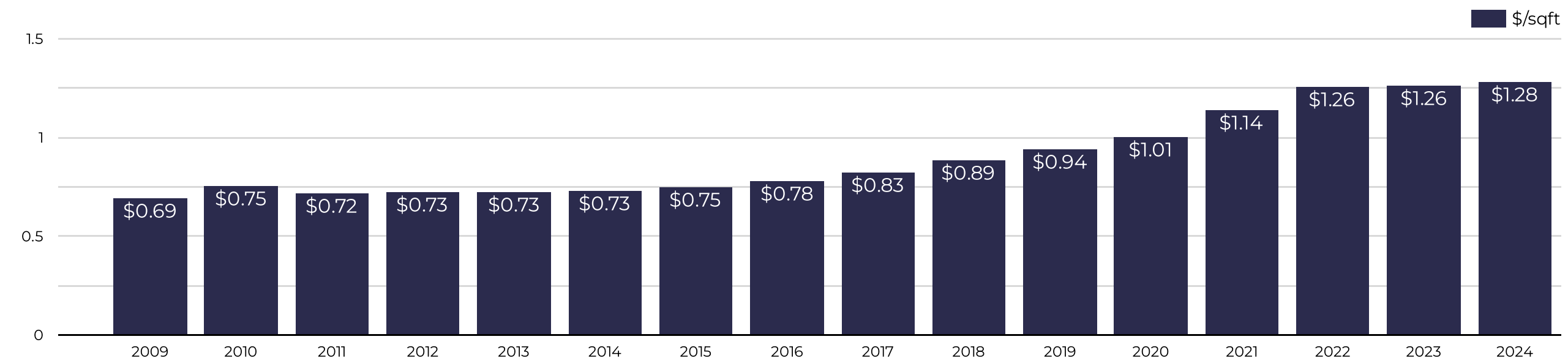
# of Leases	Total Monthly Volume	Median Lease (\$/month)
1,286	\$2.40M	\$1,800
↓ -8.6% from Jan 1, 2023 - Jul 9, 2023	↓ -7.6% from Jan 1, 2023 - Jul 9, 2023	↑ 1.7% from Jan 1, 2023 - Jul 9, 2023
New Listings	Median Days on Market	% Over or Under Asking
1,896	28	-0.2%
↑ 4.2% from Jan 1, 2023 - Jul 9, 2023	↓ -1 from Jan 1, 2023 - Jul 9, 2023	↓ -0.8% from Jan 1, 2023 - Jul 9, 2023



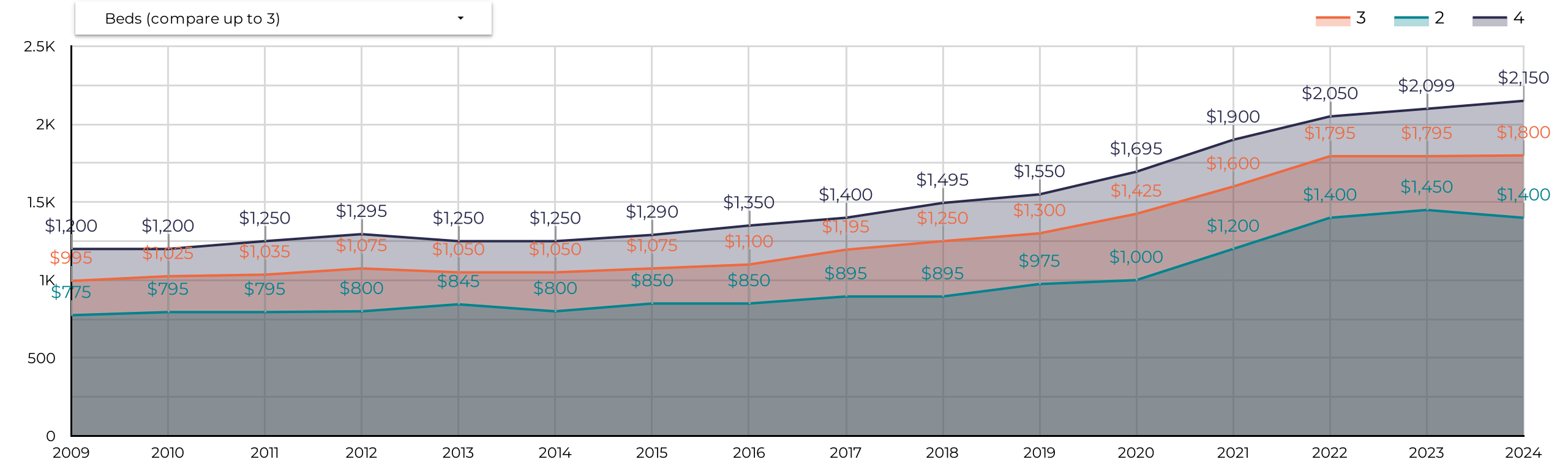
Median Rental Price/Month



\$/Square Foot per Month



Median Lease By Bedrooms



Region

City

Zip Code

County

Type

Beds

Price Range

Between

Enter a value

and

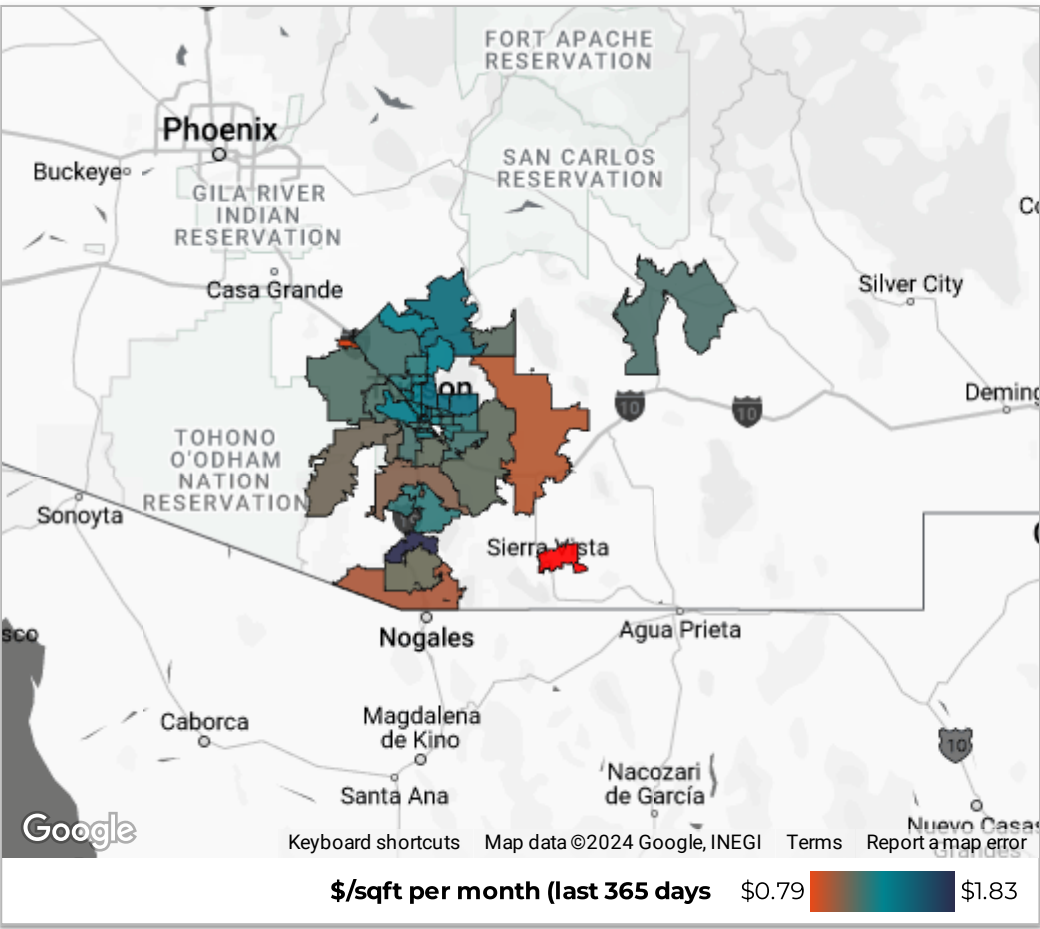
Enter a value

Download

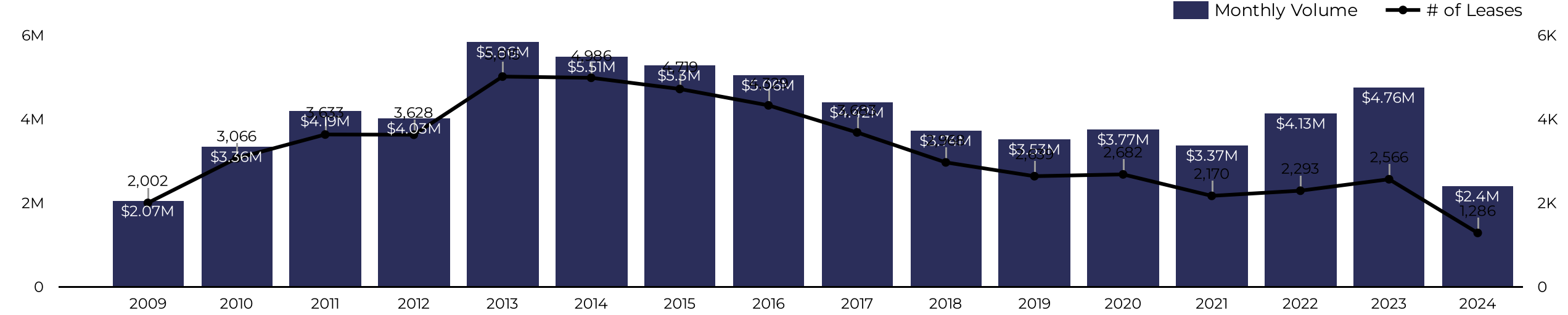
Year-to-Date Statistics

2024

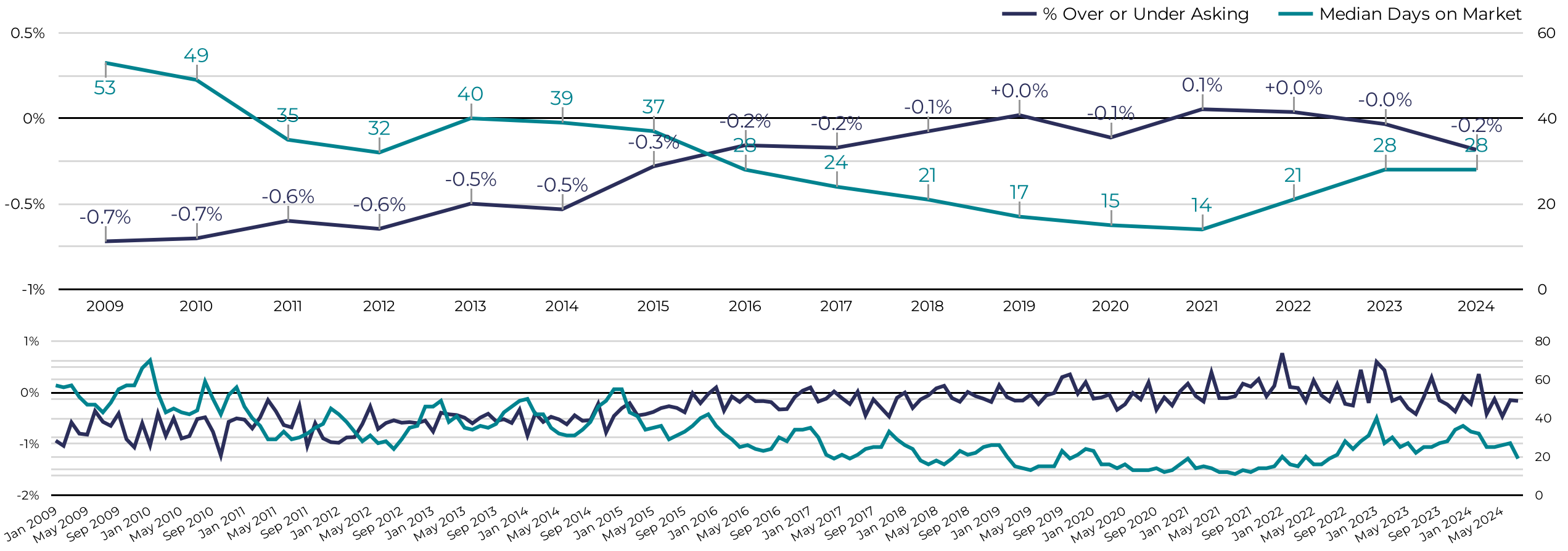
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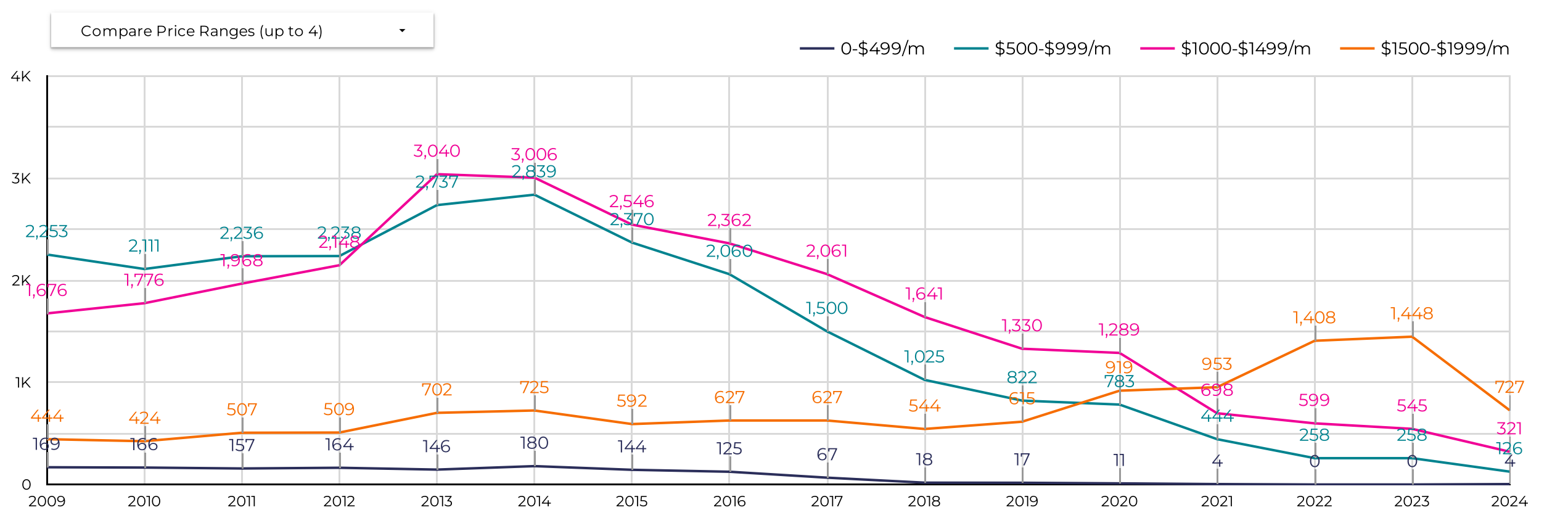
Total Leases



Renter Demand



New Rental Listings Delivered



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Between

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and

Enter a value

Download

June

of Leases

230

22.3% from previous year

Total Monthly Rental Volume

\$429.24K

19.9% from previous year

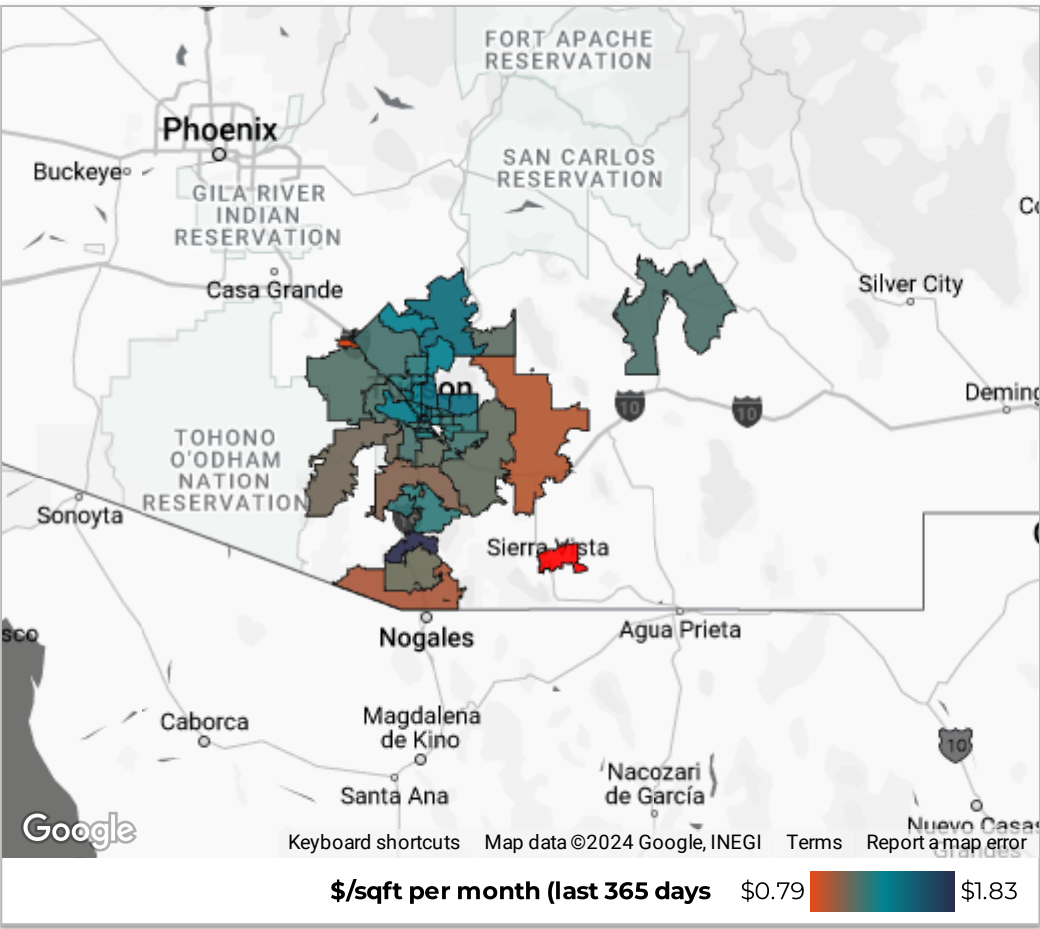
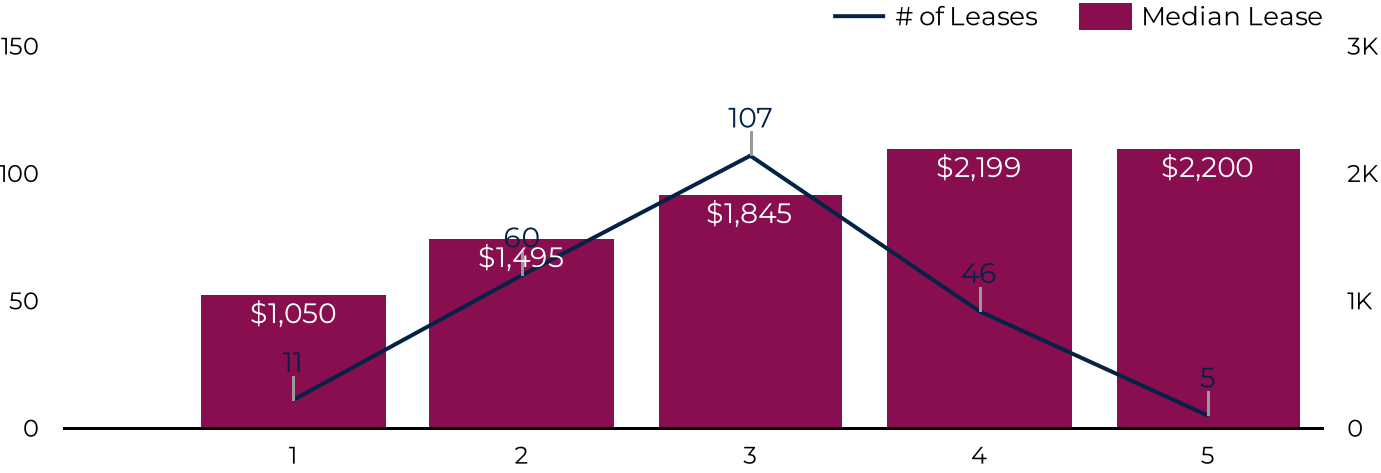
Average SqFt

1,512

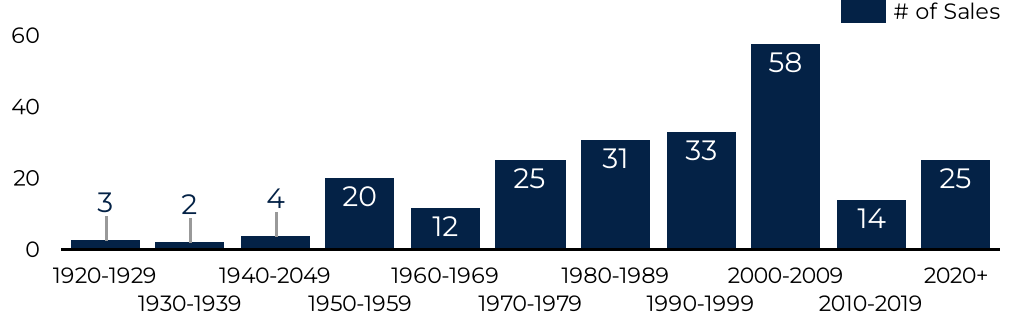
Median Year Built

1,996

Median Lease Price By Bedrooms



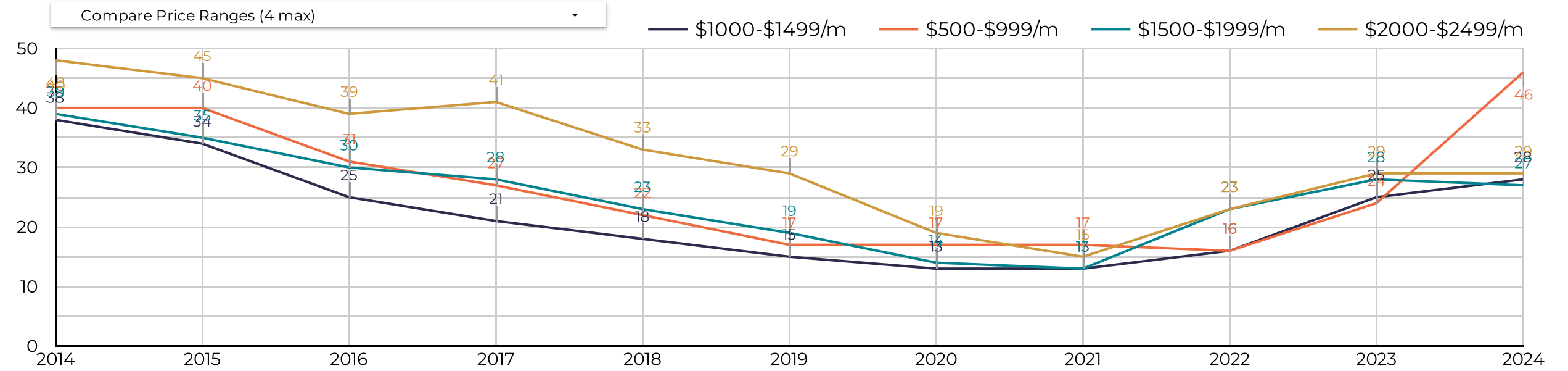
Leases By Property Age



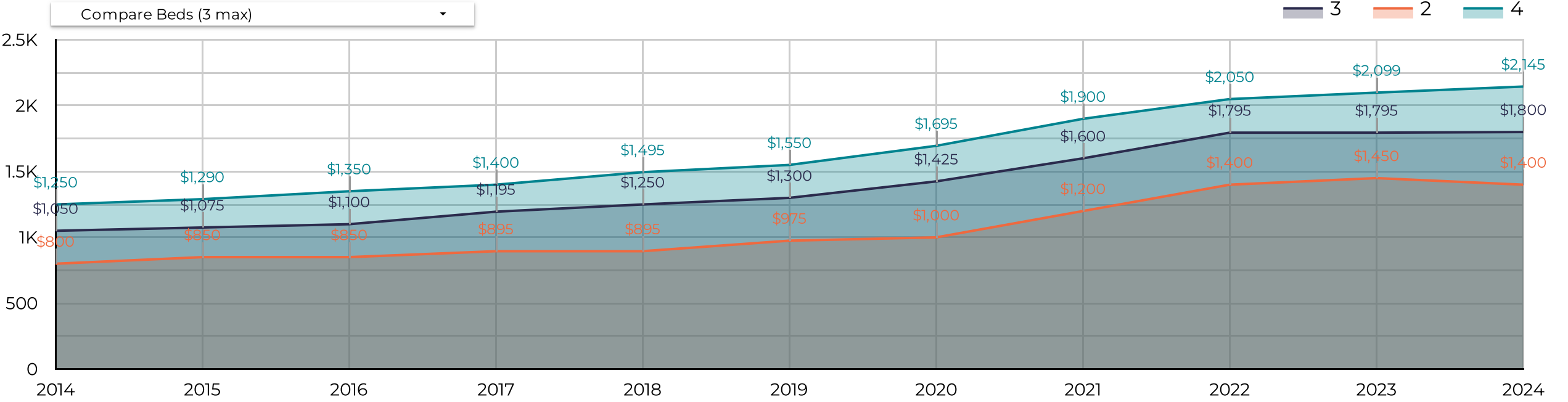
Data By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	7	7	0	0	81	-0.72%
\$1000-\$1499/m	42	37	4	1	20	-0.44%
\$1500-\$1999/m	106	17	74	15	26	-0.11%
\$2000-\$2499/m	54	7	21	26	31	-0.65%
\$2500-\$2999/m	13	3	5	5	36	0.32%
\$3000/m+	8	0	3	5	14	3.92%
Grand total	230	71	107	52	27	-0.15%

Median Days on Market



Median Rental Price/Month



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Between

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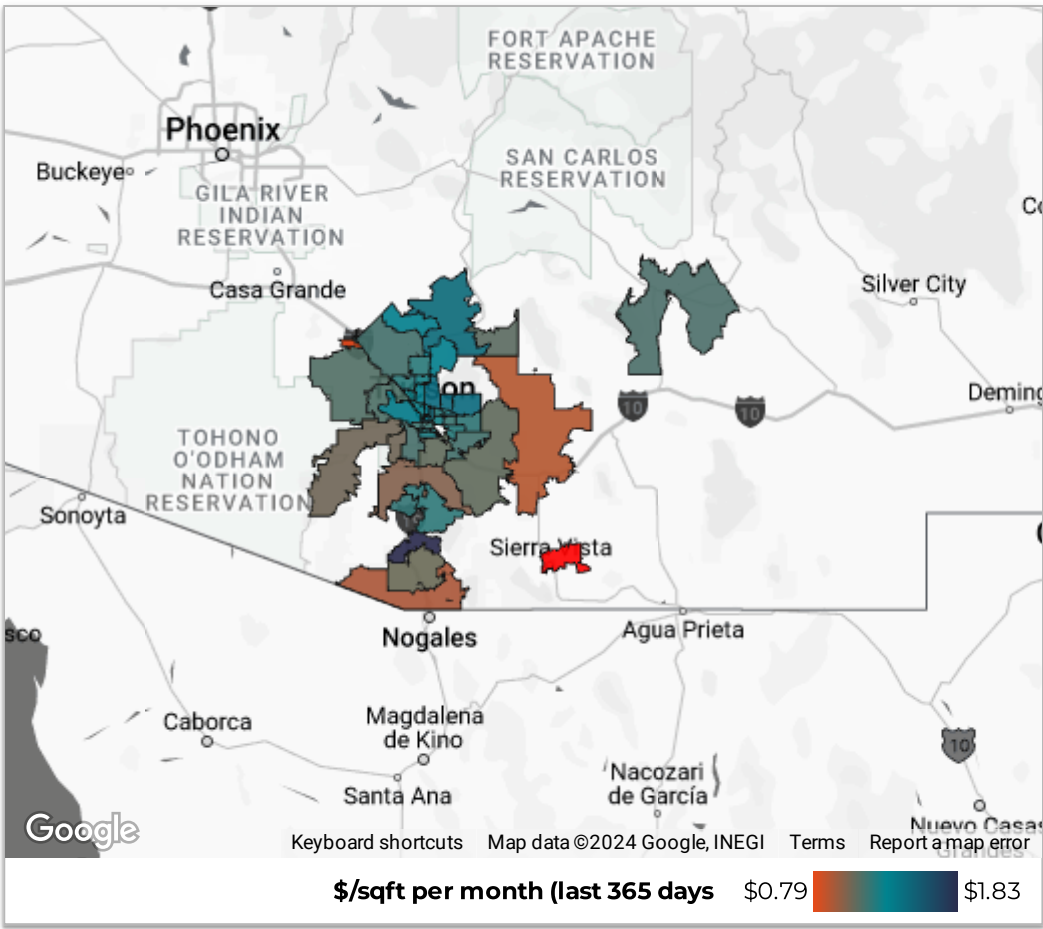
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Enter a value

Download

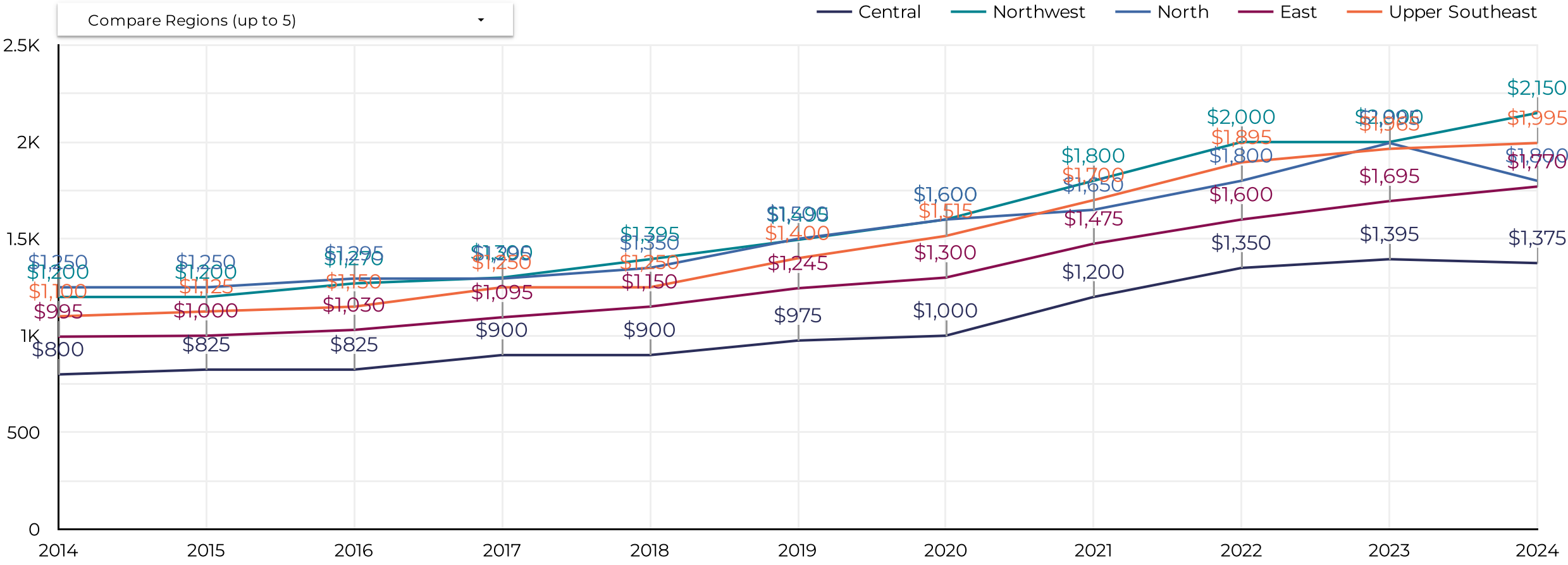
Jun 2024
vs. last year

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	42	-6.7%	\$70.46K	5.0%	\$1,530	\$180	\$1.39	\$-.05	22	0	0.9%	0.8%
2. Northwest	33	37.5%	\$72.34K	34.9%	\$2,200	\$200	\$1.22	\$0.01	32	1	-0.7%	-0.7%
3. East	28	55.6%	\$47.01K	69.1%	\$1,750	\$250	\$1.21	\$-.02	21	-3	-0.1%	-0.2%
4. North	27	3.8%	\$54.24K	-11.6%	\$1,750	\$-150	\$1.61	\$0.22	24	6	-0.2%	0.9%
5. West	18	-18.2%	\$31.13K	-24.4%	\$1,650	\$-145	\$1.21	\$-.03	27	10	-0.3%	0.8%
6. Upper Southeast	18	-10.0%	\$34.81K	-17.6%	\$1,895	\$-105	\$1.19	\$0.09	28	7	-1.1%	-0.7%
7. Extended West	15	200.0%	\$31.85K	214.3%	\$2,150	\$300	\$1.18	\$0.02	38	19	-0.3%	-0.3%
8. South	13	116.7%	\$22.29K	101.2%	\$1,625	\$-170	\$1.28	\$0.14	26	9	-0.2%	2.0%
9. Southwest	10	150.0%	\$17.6K	124.9%	\$1,745	\$-130	\$1.15	\$0.18	26	-52	-0.9%	1.8%
10. Green Valley North	5	150.0%	\$8.74K	115.8%	\$1,750	\$50	\$1.15	\$0.09	21	-11	0.6%	0.6%
11. Upper Northwest	4	300.0%	\$9.55K	356.9%	\$2,500	\$410	\$1.47	\$0.58	25	24	1.0%	1.0%
12. SCC-Rio Rico East	4	-	\$6.6K	-	\$1,700	-	\$1.16	-	47	-	0.0%	-
13. Northeast	3	-62.5%	\$6.13K	-67.4%	\$2,150	\$350	\$1.31	\$0.03	17	-5	0.0%	-0.4%
14. Southeast	3	50.0%	\$5.62K	54.0%	\$1,800	\$150	\$1.21	\$0.14	78	65	-0.4%	-0.4%
15. SCC-Nogales East	2	-	\$3.1K	-	\$900	-	\$1.04	-	13	-	-2.2%	-
16. Pinal	2	0.0%	\$2.2K	-4.6%	\$995	\$-105	\$1.15	\$0.06	0	-20	0.0%	0.0%
17. Graham	2	-	\$4.4K	-	\$1,900	-	\$1.10	-	8	-	0.0%	-
18. Green Valley Nort...	1	-	\$1.2K	-	\$1,200	-	\$0.93	-	44	-	0.0%	-

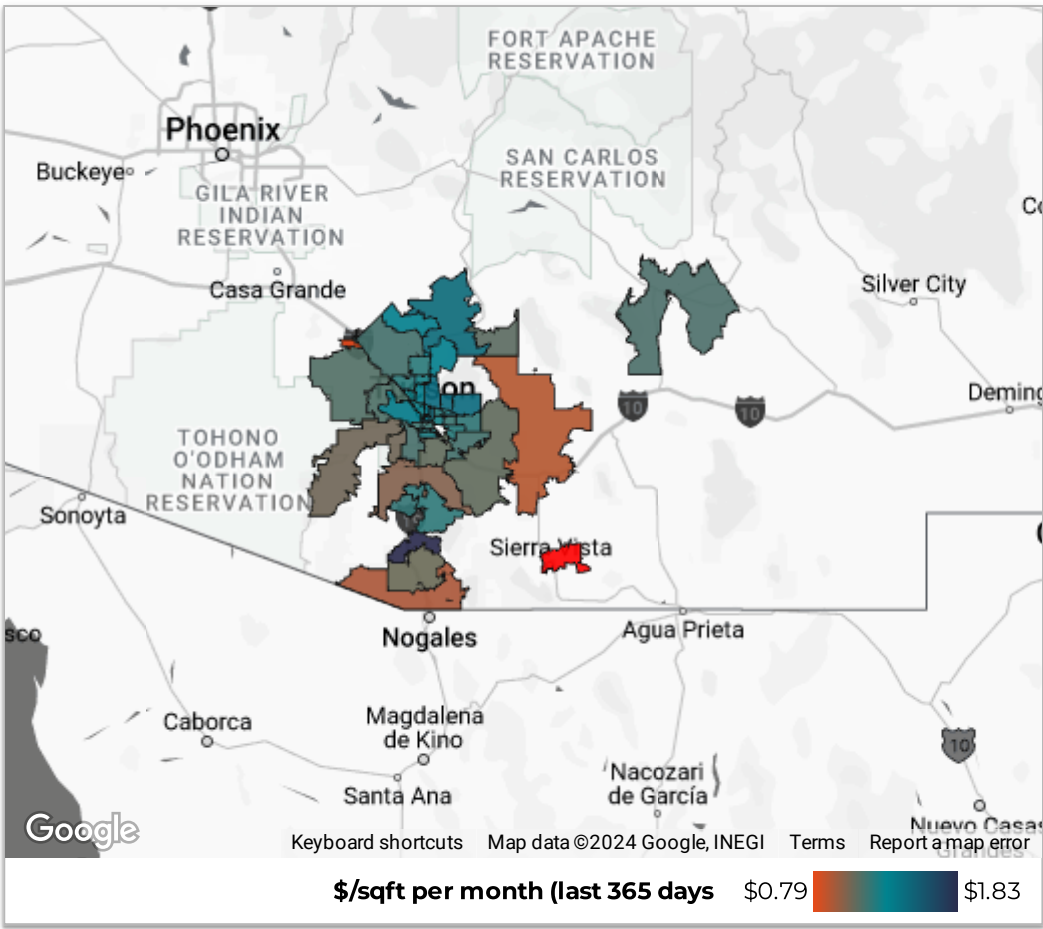
Median Lease by Region



Jun 2024

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. 85710	15	36.4%...	\$24,240	47.3%	\$1,700	\$305	\$1.21	\$-0.04	18	-11	-0.2%	-0.4%...
2. 85718	14	55.6%...	\$26,105	32.2%	\$1,650	\$-250	\$1.60	\$0.28	28	10	-0.9%	-0.9%
3. 85747	14	100.0%...	\$26,615	75.8%	\$1,895	\$-105	\$1.22	\$0.21	29	15	-0.6%	0.7%
4. 85745	14	40.0%...	\$23,530	30.0%	\$1,650	\$-145	\$1.22	\$-0.11	36	11	-0.4%	1.6%
5. 85653	14	180.0%...	\$30,003	196.0%	\$2,195	\$345	\$1.20	\$0.04	38	19	-0.3%	-0.3%
6. 85742	12	140.0%...	\$26,035	146.3%	\$2,195	\$320	\$1.28	\$0.13	21	8	-1.1%	-0.7%
7. 85716	11	57.1%	\$18,365	40.8%	\$1,250	\$-750	\$1.46	\$0.07	28	16	3.2%	1.9%
8. 85730	11	83.3%...	\$18,515	95.2%	\$1,695	\$100	\$1.19	\$-0.04	21	1	0.0%	0.0%
9. 85750	10	-41.2%...	\$22,645	-45.6%	\$1,750	\$-500	\$1.65	\$0.22	21	-1	0.7%	2.4%
10. 85746	9	350.0%...	\$16,045	295.7%	\$1,745	\$-50	\$1.15	\$0.17	26	-1	-1.0%	4.0%
11. 85711	9	28.6%...	\$16,425	55.4%	\$1,700	\$200	\$1.11	\$-0.24	40	31	0.0%	0.0%
12. 85719	8	33.3%...	\$16,835	127.8%	\$2,050	\$950	\$1.49	\$-0.23	21	-2	0.0%	0.0%
13. 85705	8	-27.3%...	\$10,025	-35.3%	\$1,015	\$-185	\$1.54	\$-0.17	31	-5	0.3%	0.8%
14. 85756	7	-12.5%...	\$12,830	-21.4%	\$1,800	\$-195	\$1.22	\$0.06	33	14	-0.6%	-0.6%
15. 85737	7	-12.5%...	\$15,295	-25.3%	\$2,250	\$-250	\$1.24	\$-0.01	39	17	-0.7%	-0.7%
16. 85658	6	500.0%...	\$13,740	450.7%	\$2,195	\$-300	\$1.06	\$-0.27	34	3	-1.0%	-1.0%
17. 85706	6	100.0%...	\$10,255	95.5%	\$1,595	\$-100	\$1.42	\$0.32	22	-19	-0.5%	5.9%
18. 85755	5	150.0%...	\$12,395	161.2%	\$2,450	\$700	\$1.20	\$0.10	36	23	0.0%	0.0%
19. 85704	5	400.0%...	\$8,590	191.2%	\$1,700	\$-1,250	\$1.36	\$0.23	41	-65	0.0%	0.0%
20. 85648	4	-	\$6,600	-	\$1,700	-	\$1.16	-	47	-	0.0%	-
21. 85641	4	-50.0%...	\$8,215	-49.4%	\$2,000	\$105	\$1.00	\$-0.13	78	57	-2.2%	-2.2%
22. 85629	4	100.0%...	\$6,990	72.6%	\$1,745	\$45	\$1.18	\$0.13	21	-11	0.8%	0.8%
23. 85623	3	-	\$6,300	-	\$2,500	-	\$1.62	-	25	-	1.4%	-

Median Lease by Zip Code

