

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, 2026



Region

City

Zip Code

County

Type

Beds

Price Range

Between

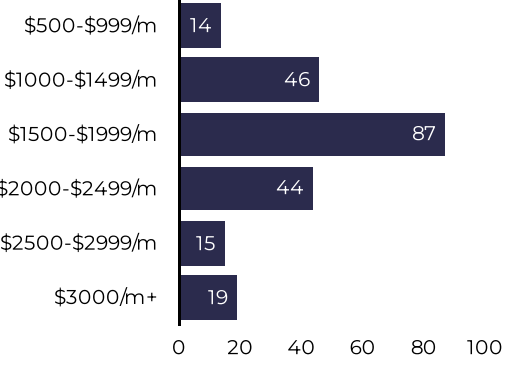
Enter a value

and

Enter a value

Download

August



of Leases

225

-14.4% from previous year

Median Lease (\$/month)

\$1,850

2.8% from previous year

Total Monthly Rental Volume

\$432,117

-14.7% from previous year

Median Days on Market

33

-3 from previous year

\$/sqft

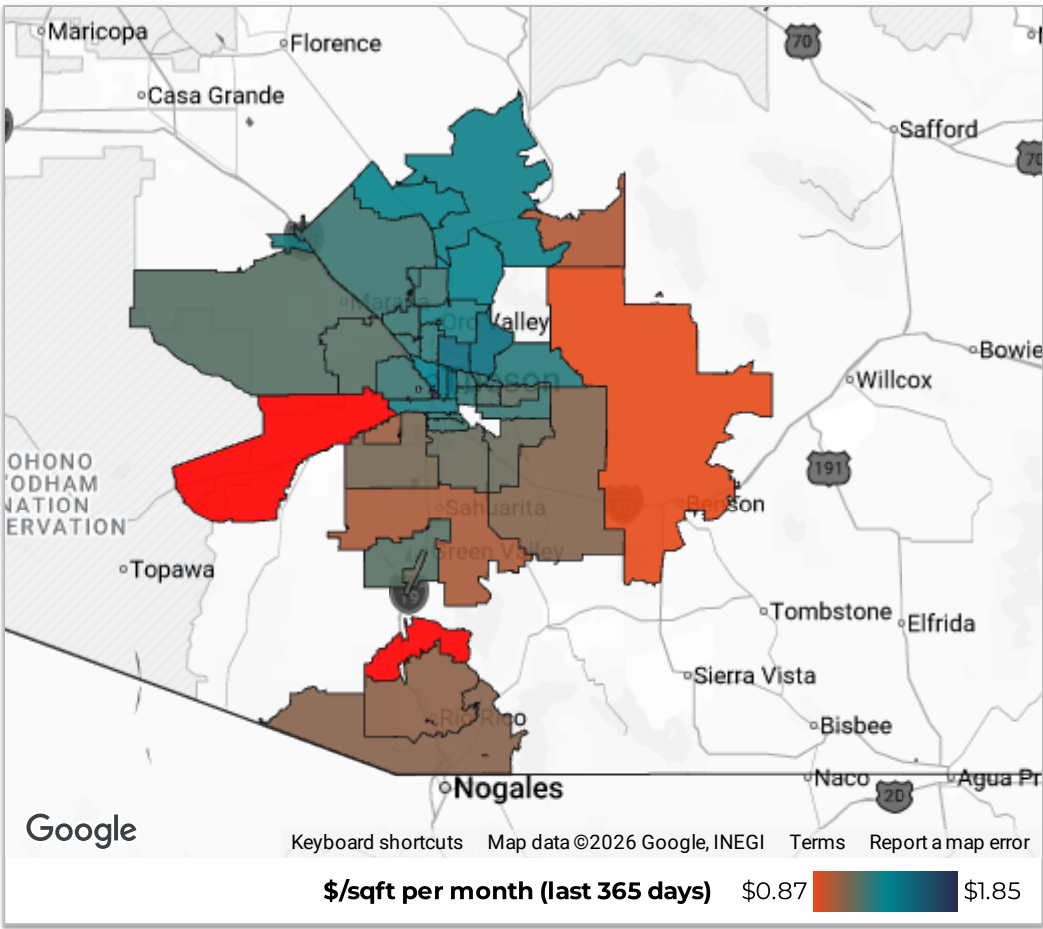
\$1.38

\$0.05 from previous year

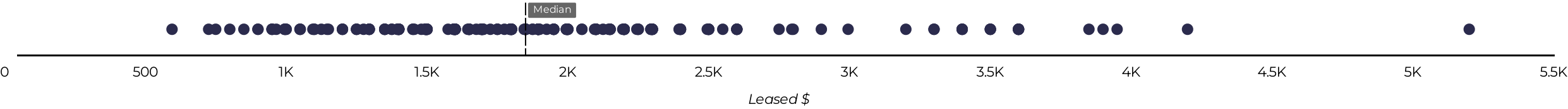
Average % Over Asking

0.53%

0.16% from previous year



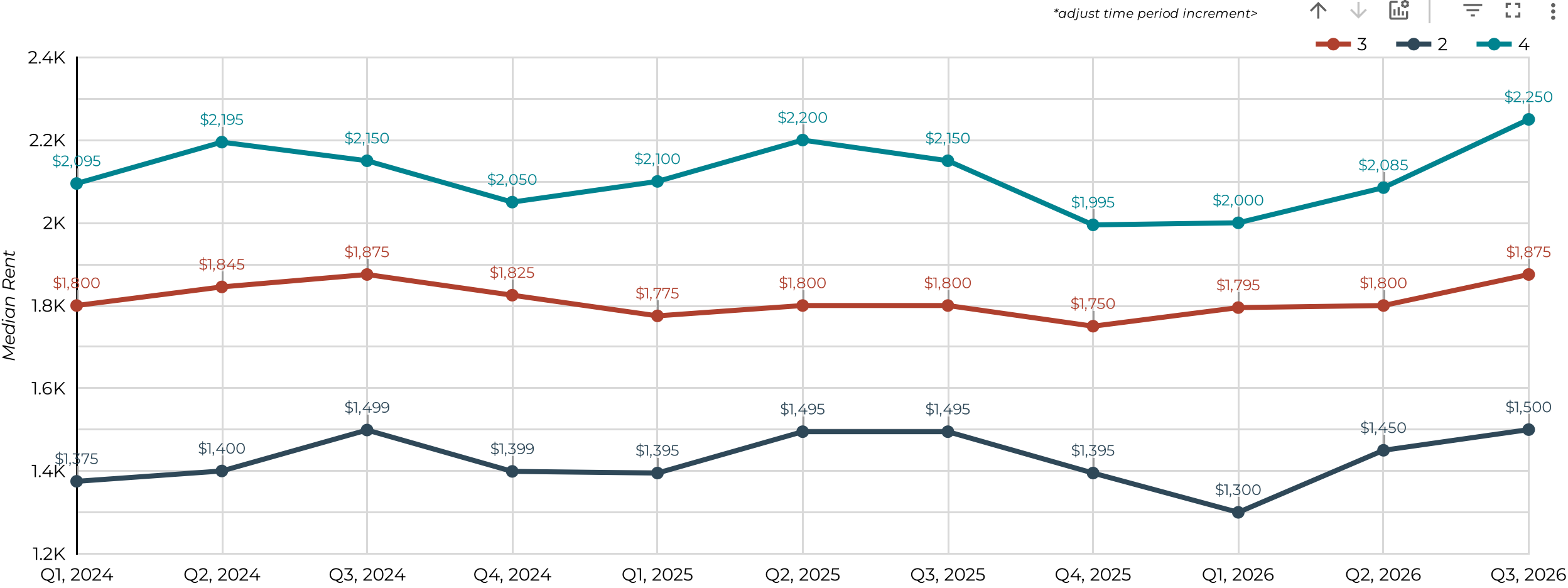
Leases



Market Prices

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

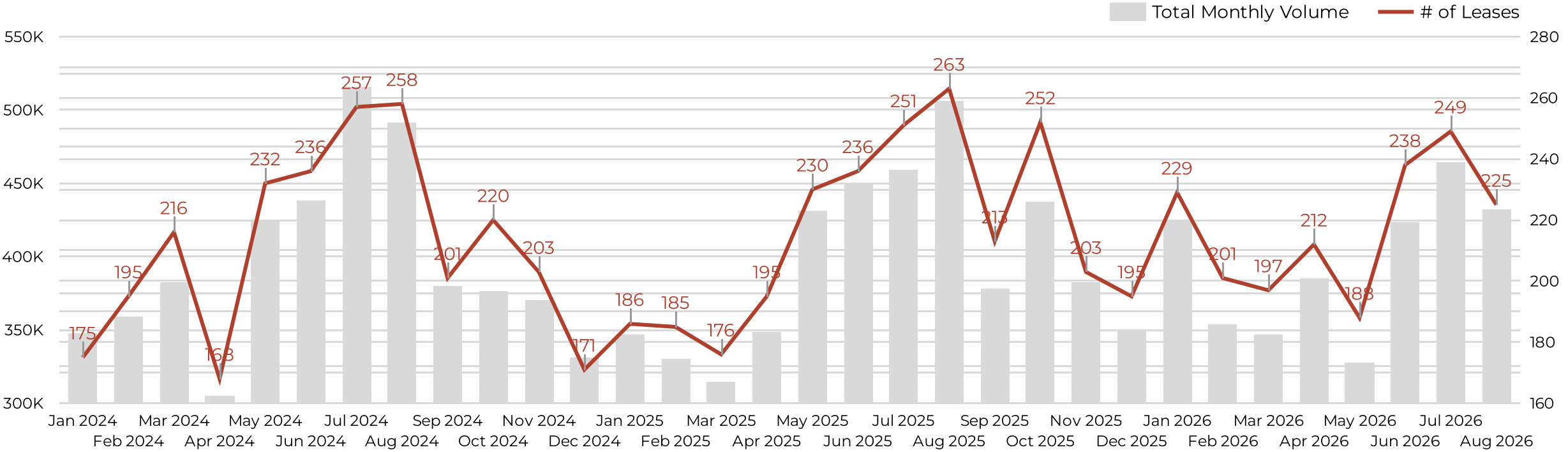
Beds



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2026	1,799	\$1,795	\$1,820	\$1.31
2025	2,585	\$1,750	\$1,833	\$1.79
2024	2,532	\$1,800	\$1,866	\$1.29
2023	2,570	\$1,795	\$1,854	\$1.26
2022	2,293	\$1,750	\$1,803	\$1.70

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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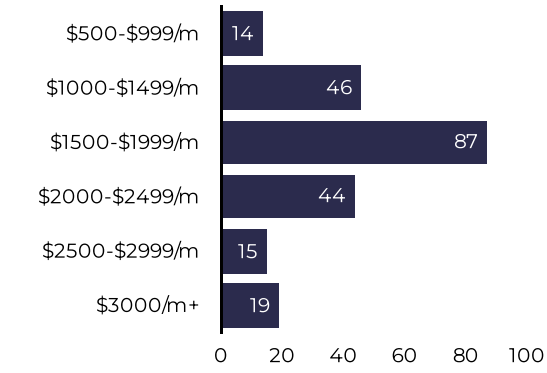
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\$/sqft

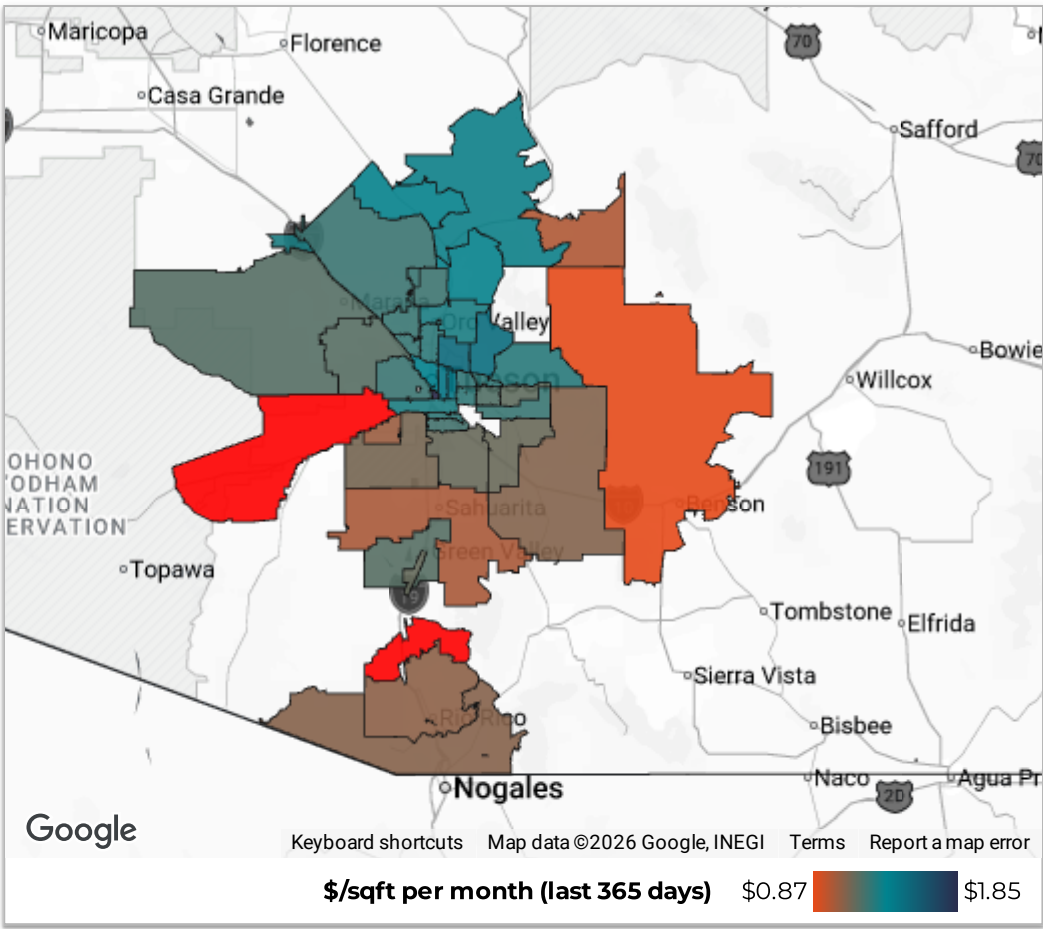
\$1.38

↑ \$0.05 from previous year

Average % Over Asking

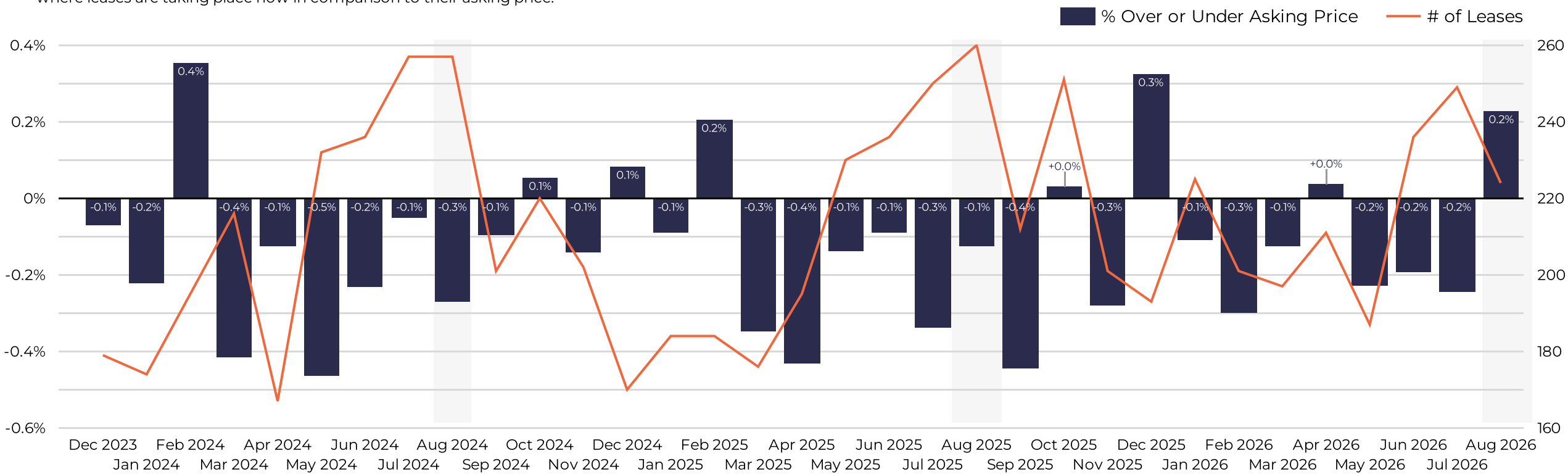
0.53%

↑ 0.16% from previous year



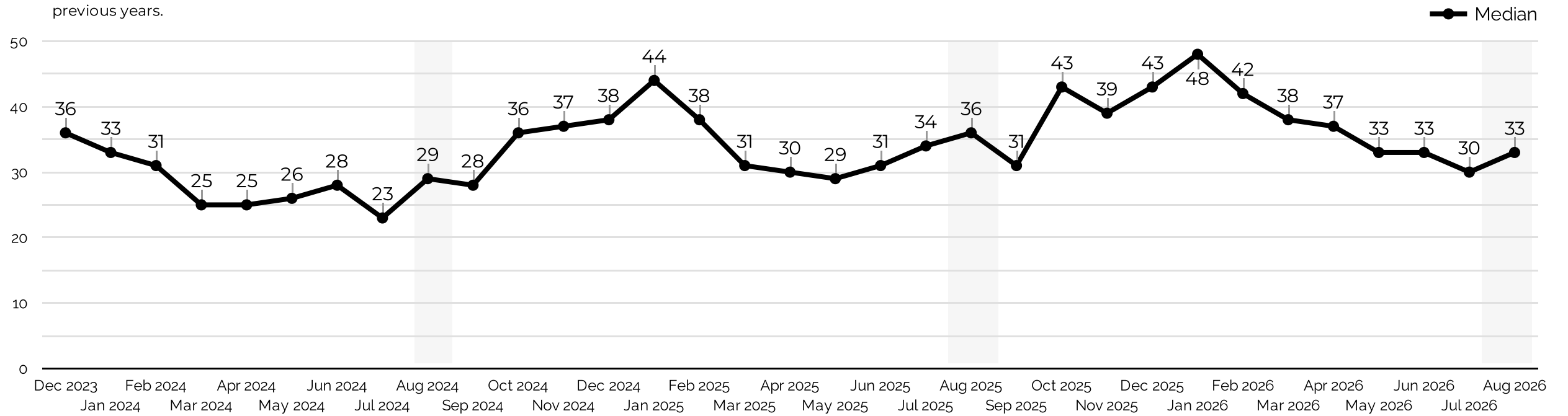
Renter Demand

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



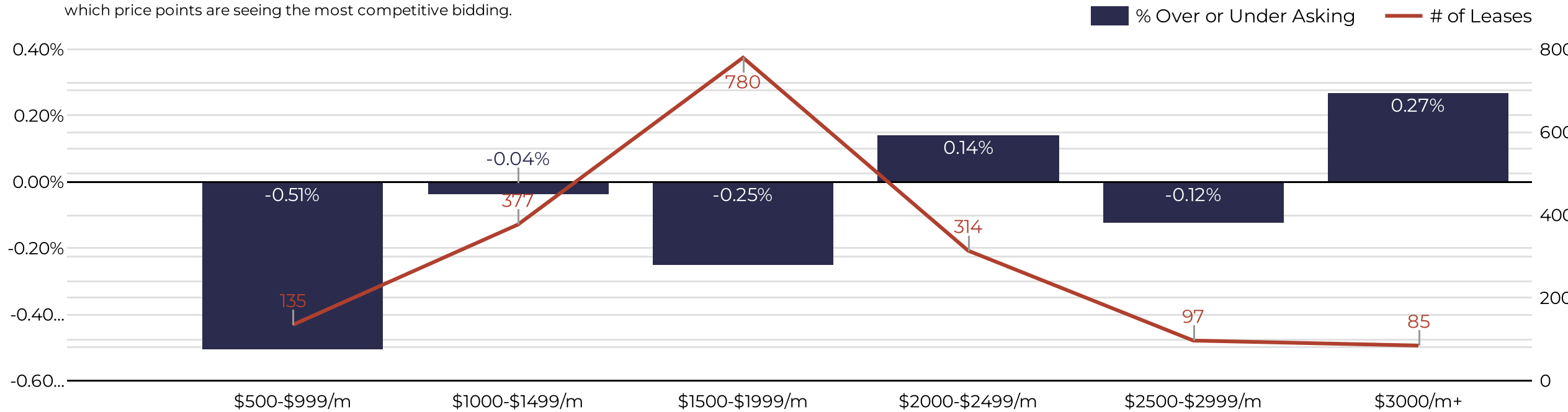
Days on Market

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

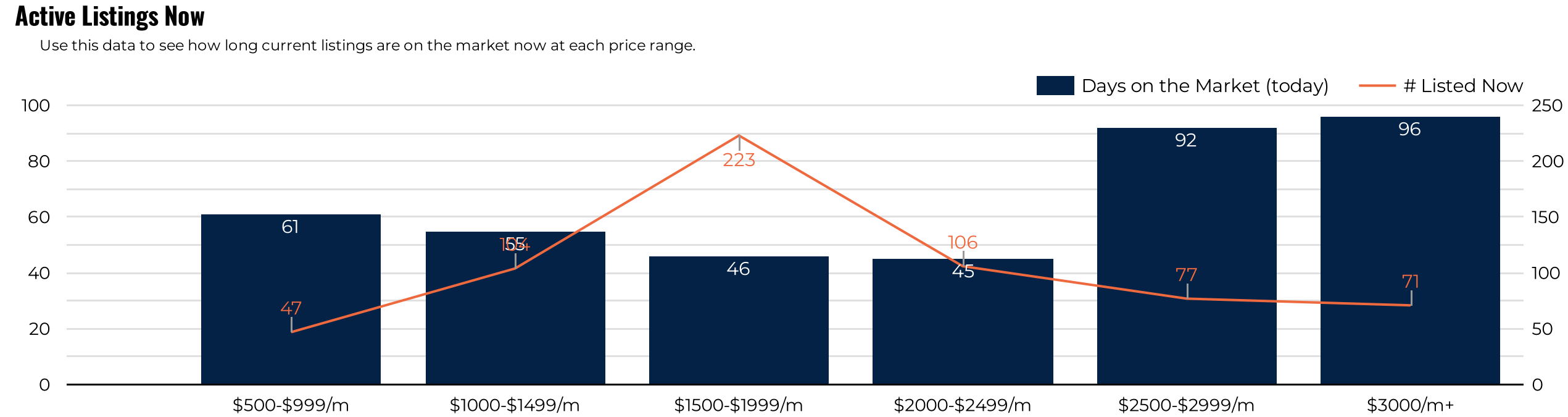
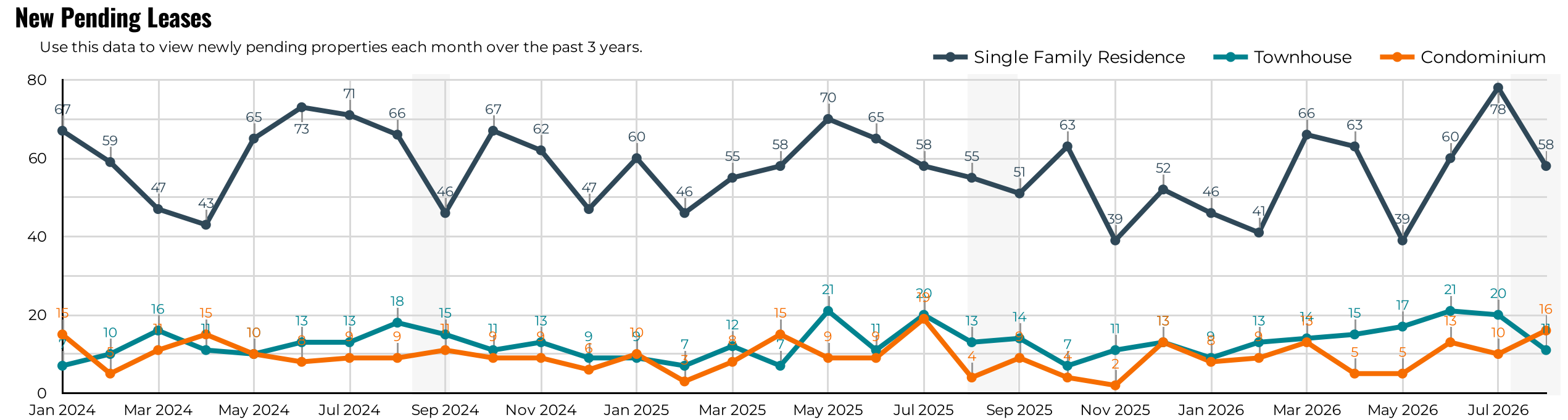
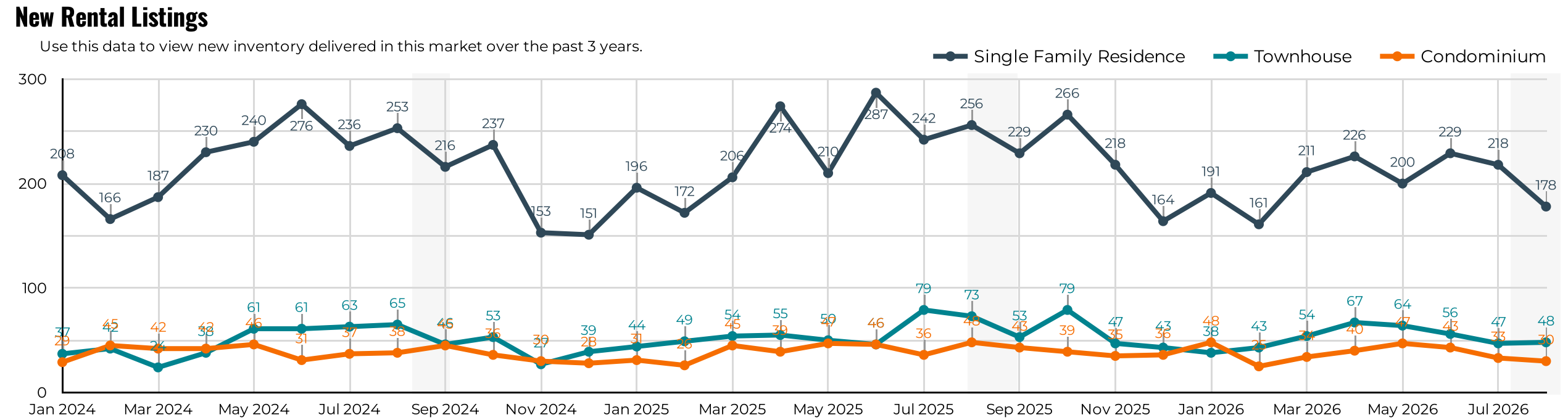
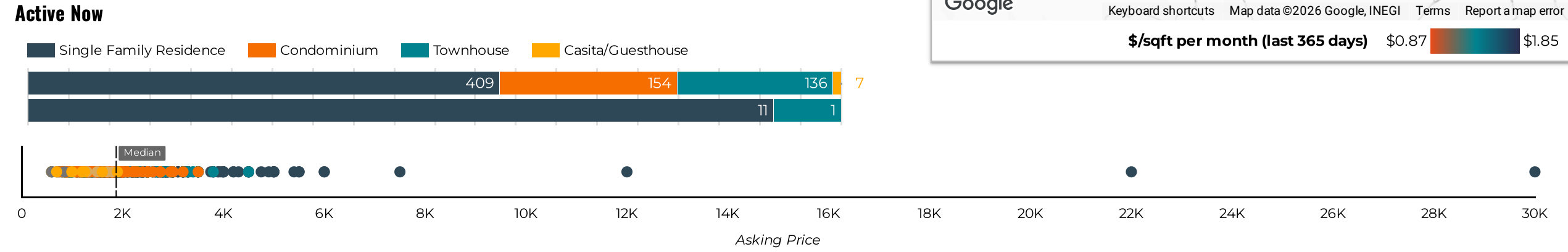
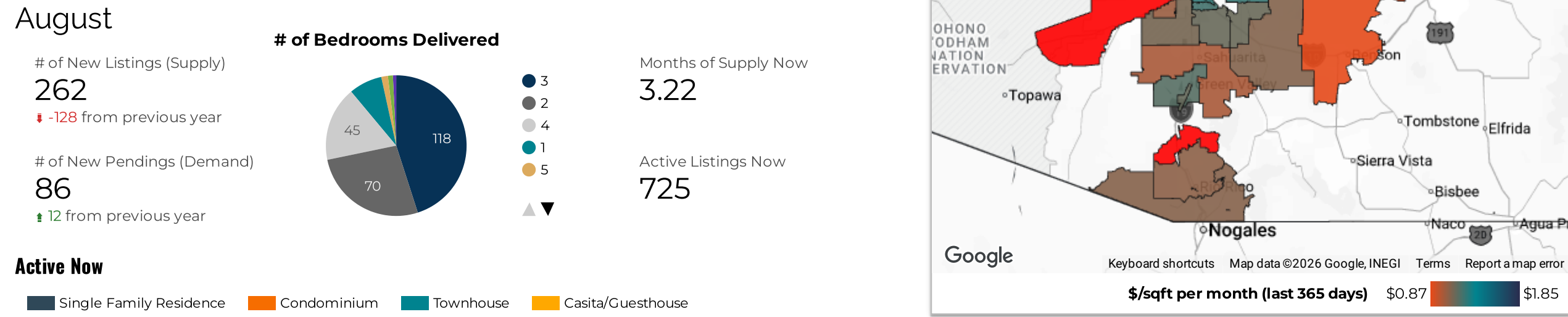
Between

Enter a value

and

Enter a value

Download



YEARLY Sales & Pricing

MLSSAZ® Rental Housing Market

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Between

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and

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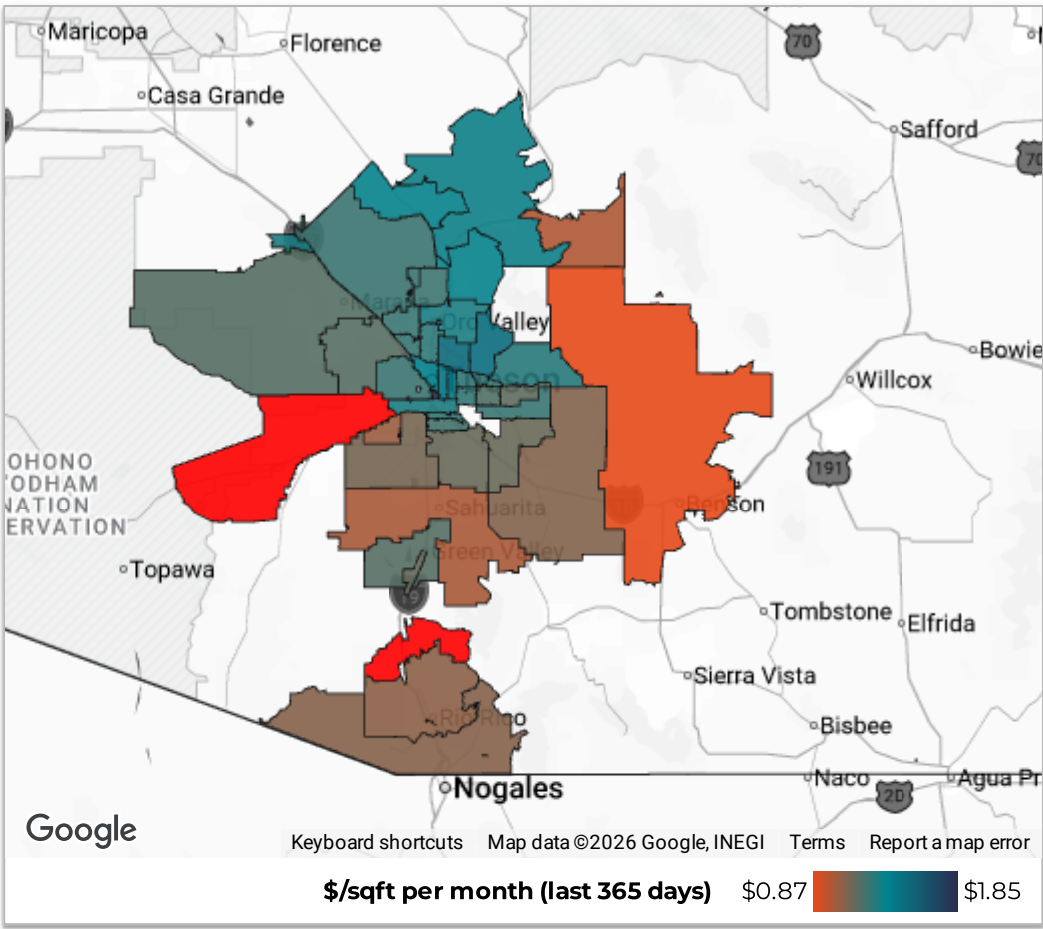
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Year-to-Date Statistics

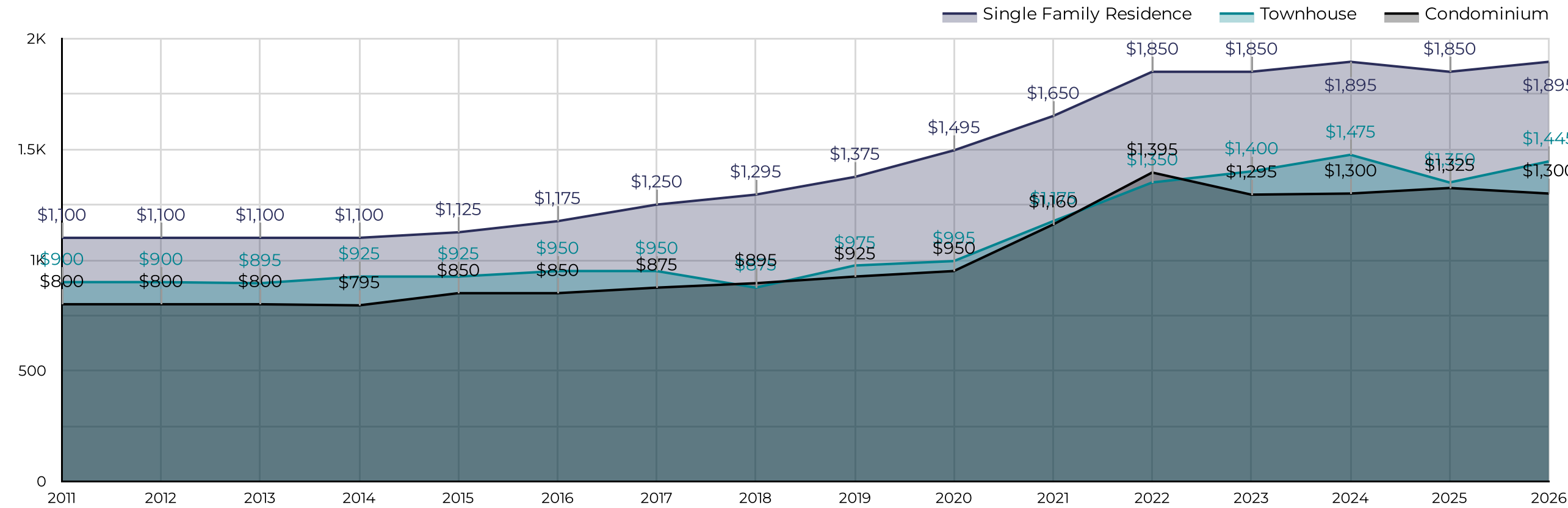
2026



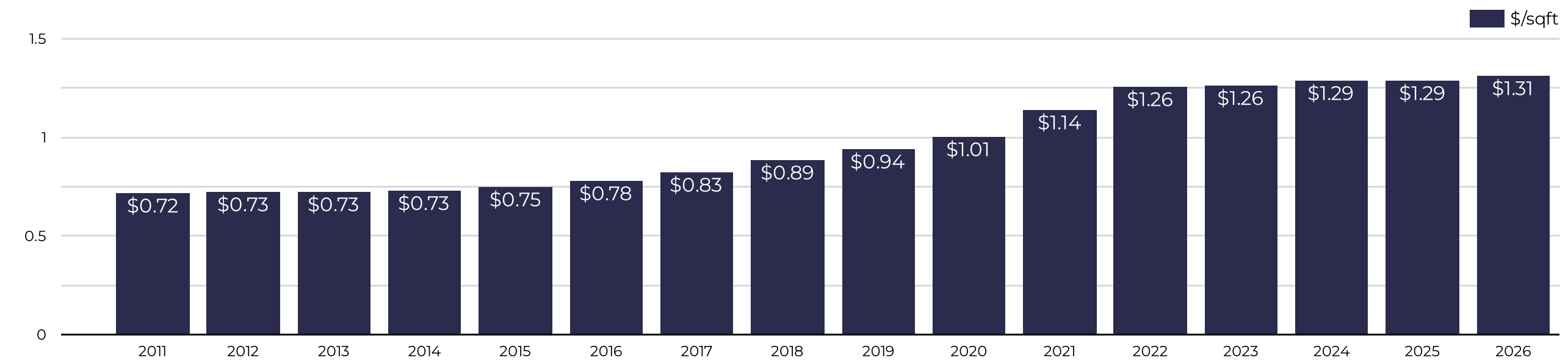
# of Leases 1,799 -0.6% from previous year YTD	Total Monthly Volume \$3.27M -2.2% from previous year YTD	Median Lease (\$/month) \$1,795 0.0% from previous year YTD
New Listings 2,465 -12.2% from previous year YTD	Median Days on Market 36 2 from previous year YTD	% Over or Under Asking -0.0% +0.0% from previous year YTD



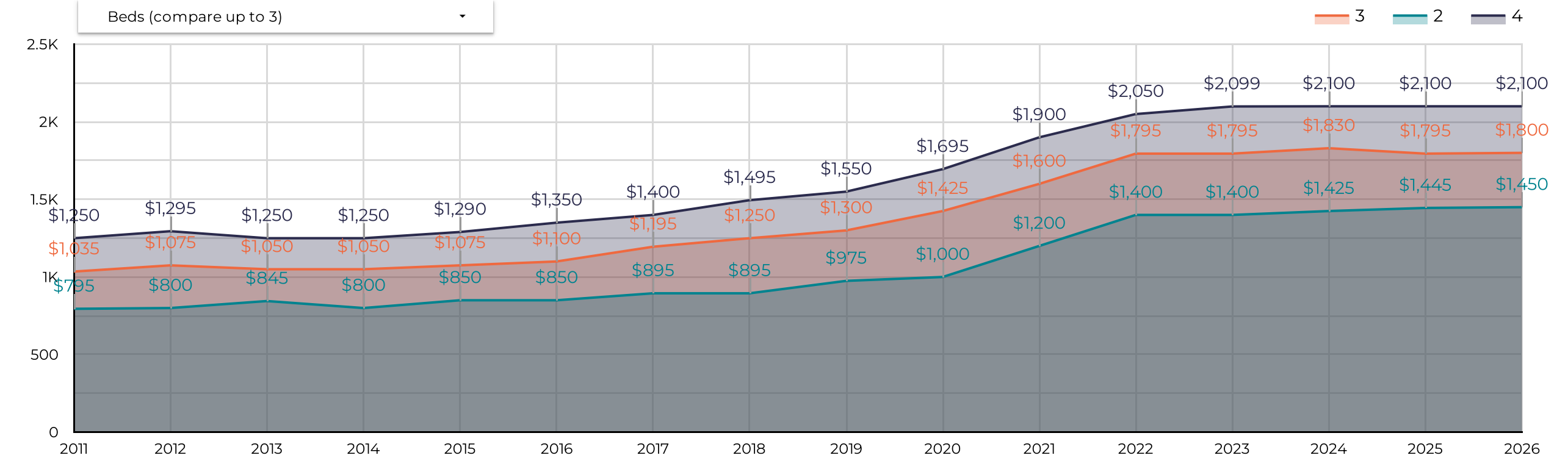
Median Rental Price/Month



\$/Sqft



Median Lease By Bedrooms



YEARLY Inventory & Demand
MLSSAZ® Rental Housing Market

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Price Range

Between

Enter a value

and

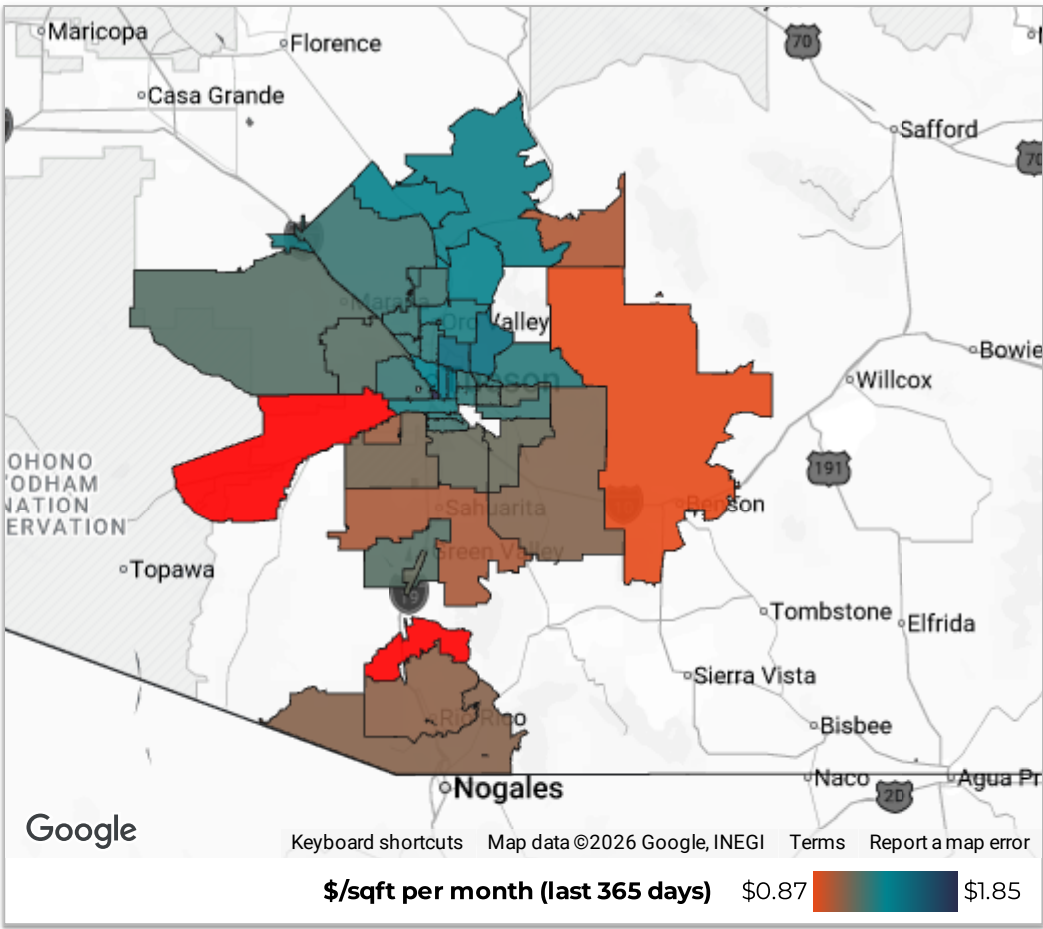
Enter a value

Download

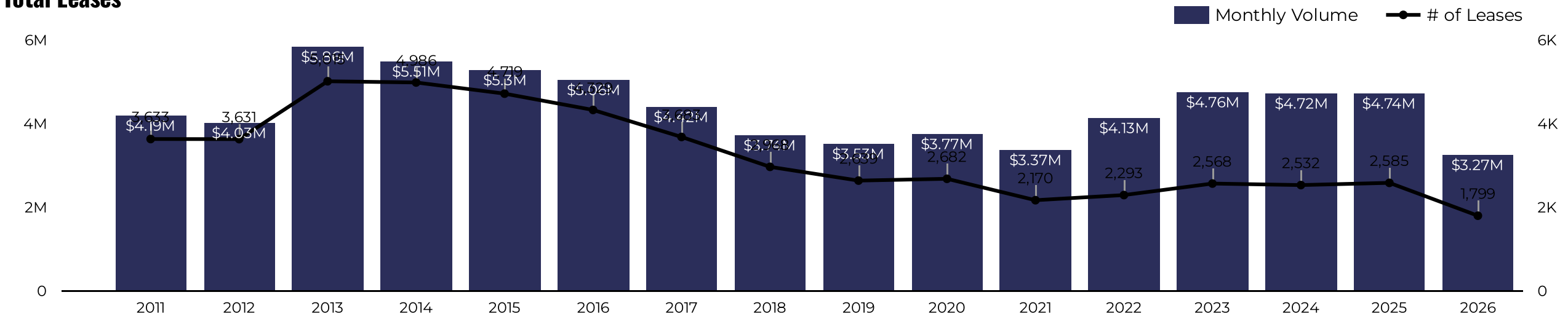
Year-to-Date Statistics
2026



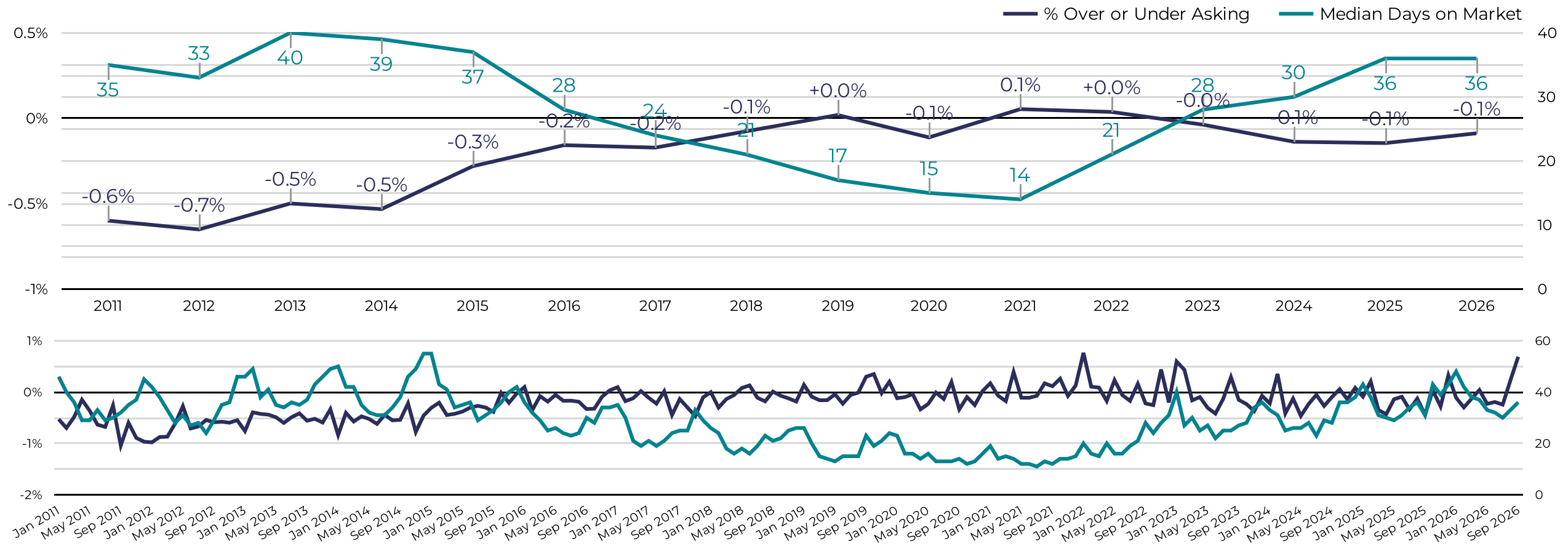
# of Leases 1,799 -0.6% from previous year YTD	Total Monthly Volume \$3.27M -2.2% from previous year YTD	Median Lease (\$/month) \$1,795 0.0% from previous year YTD
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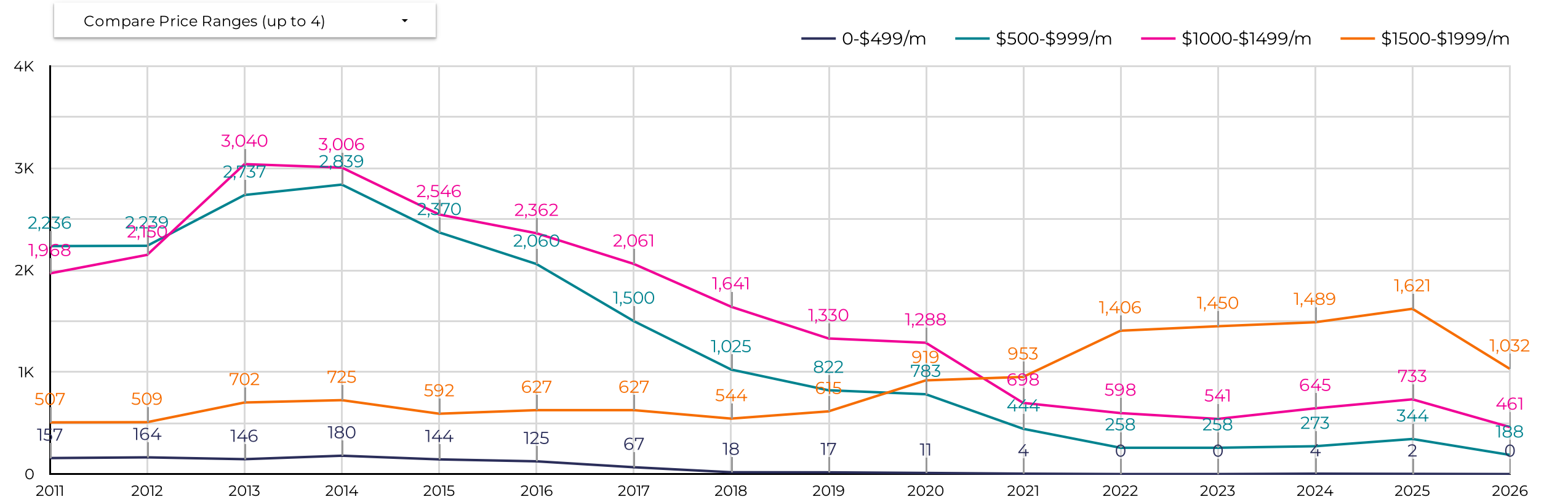
Total Leases



Renter Demand



New Rental Listings Delivered



Housing Breakdown By Beds & Price Range

MLSSAZ® Rental Housing Market

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August

of Leases

225

-14.4% from previous year

Total Monthly Rental Volume

\$432.12K

-14.7% from previous year

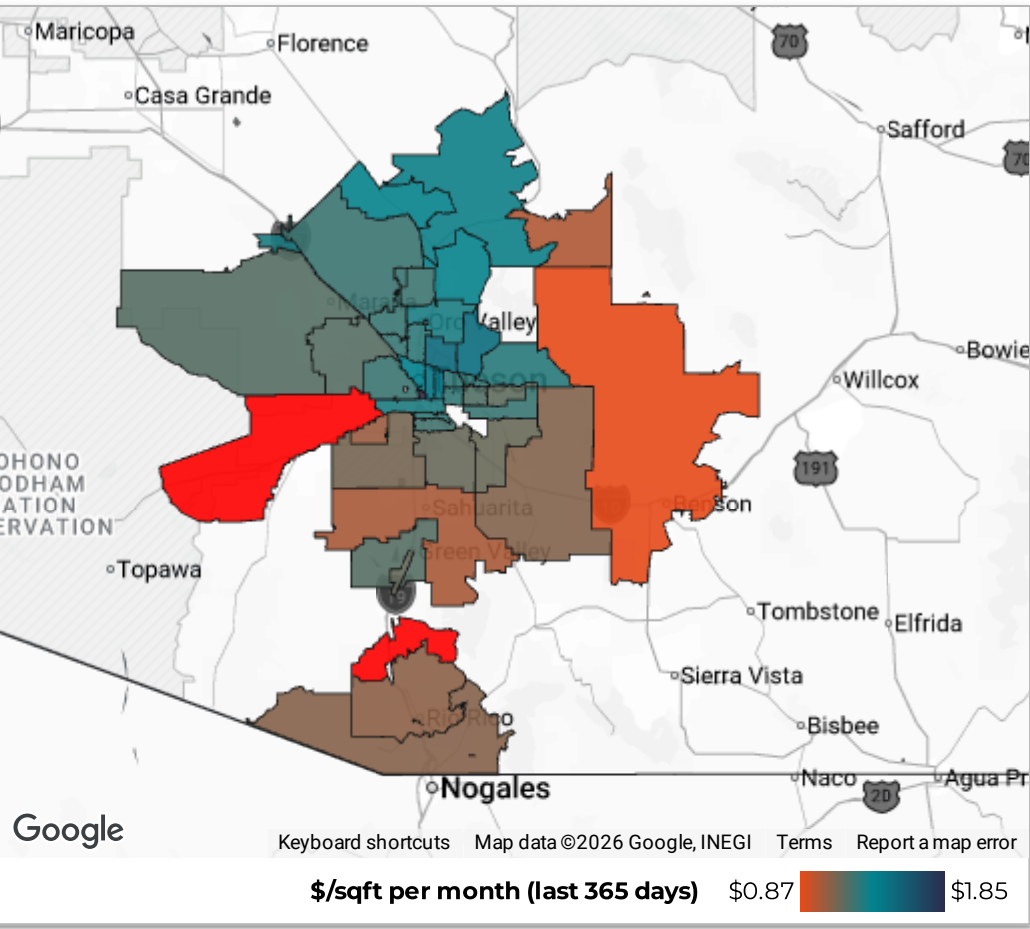
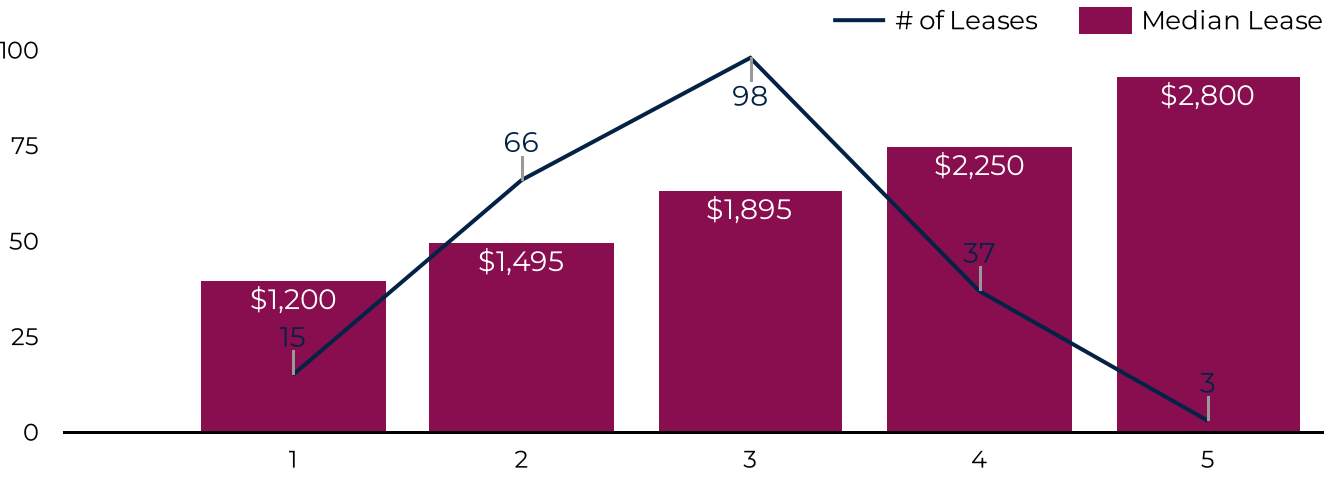
Average SqFt

1,477

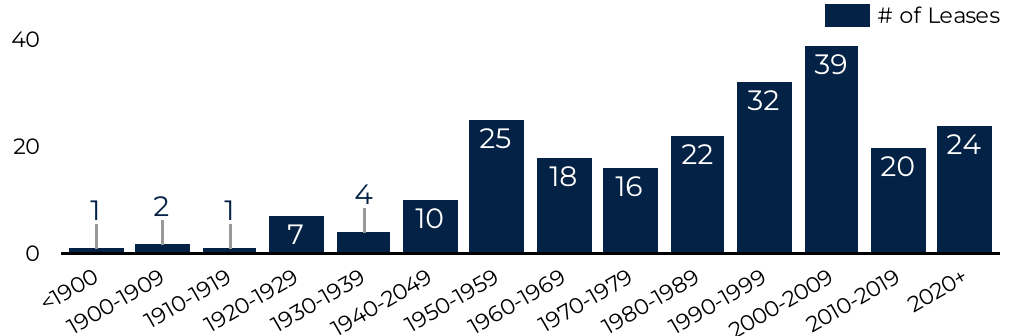
Median Year Built

1,995

Median Lease Price By Bedrooms



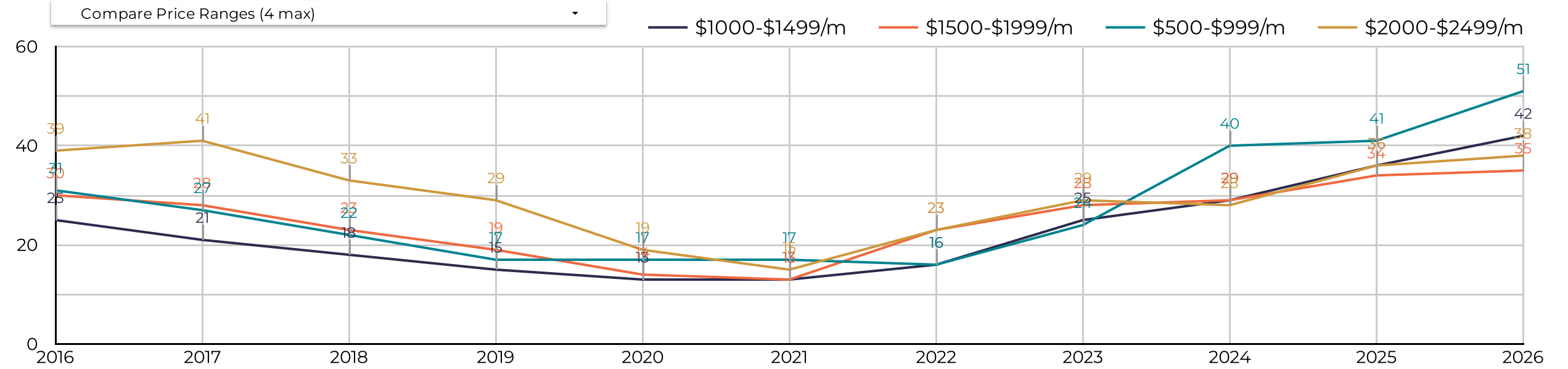
Leases By Property Age



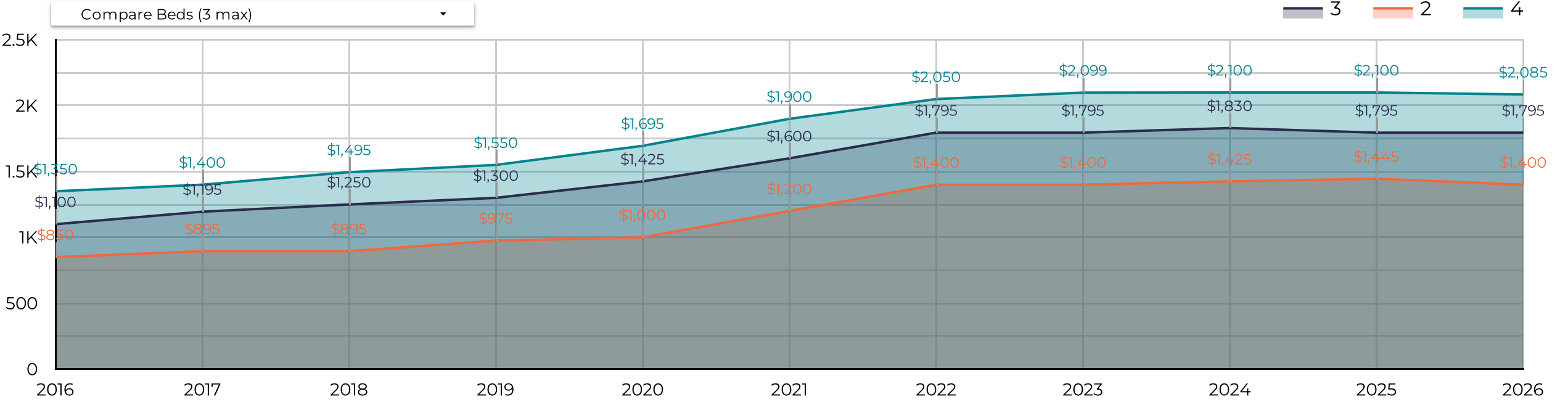
Renter Demand By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	14	13	1	0	59	-0.37%
\$1000-\$1499/m	46	37	9	0	33	0.48%
\$1500-\$1999/m	87	26	52	9	31	-0.18%
\$2000-\$2499/m	44	4	23	17	29	2.03%
\$2500-\$2999/m	15	4	5	6	53	2.43%
\$3000/m+	19	1	8	10	33	-0.44%
Grand total	225	85	98	42	33	0.53%

Median Days on Market



Median Rental Price/Month



COMPARISONS By Region

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Price Range

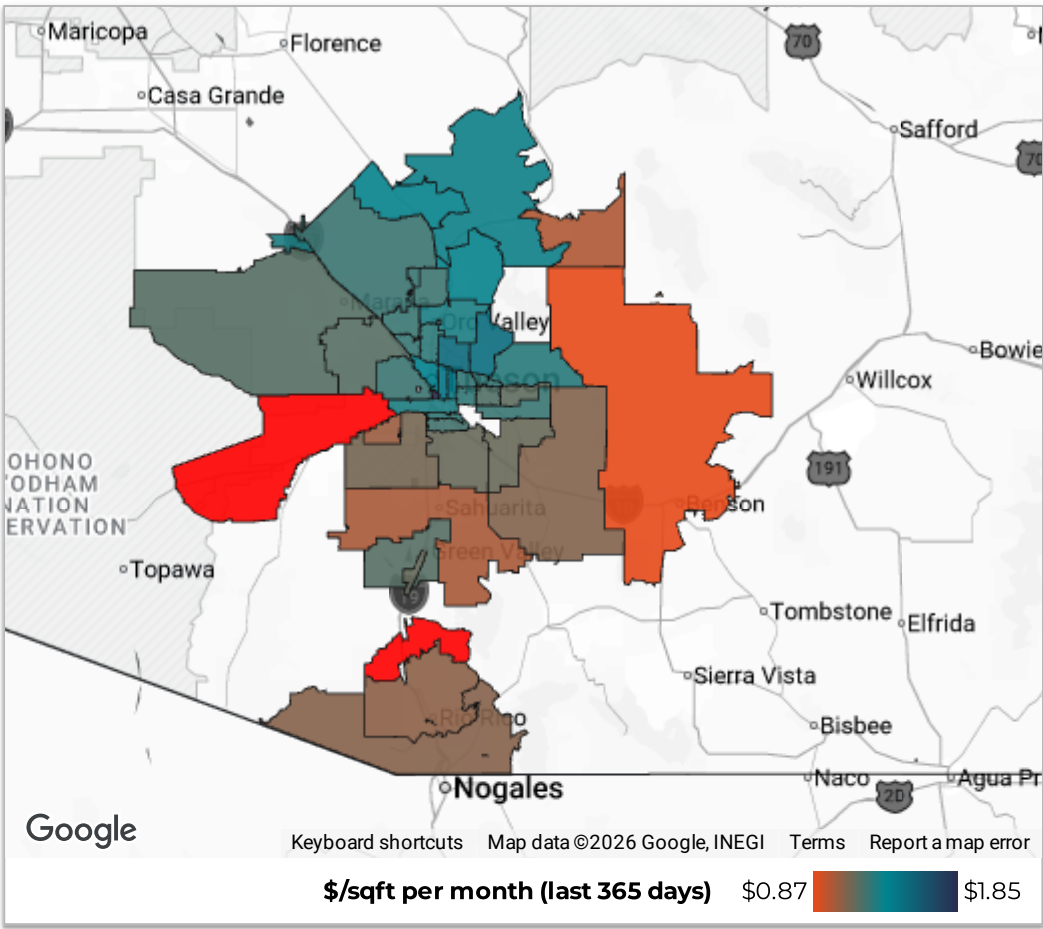
Between

Enter a value

and

Enter a value

Download

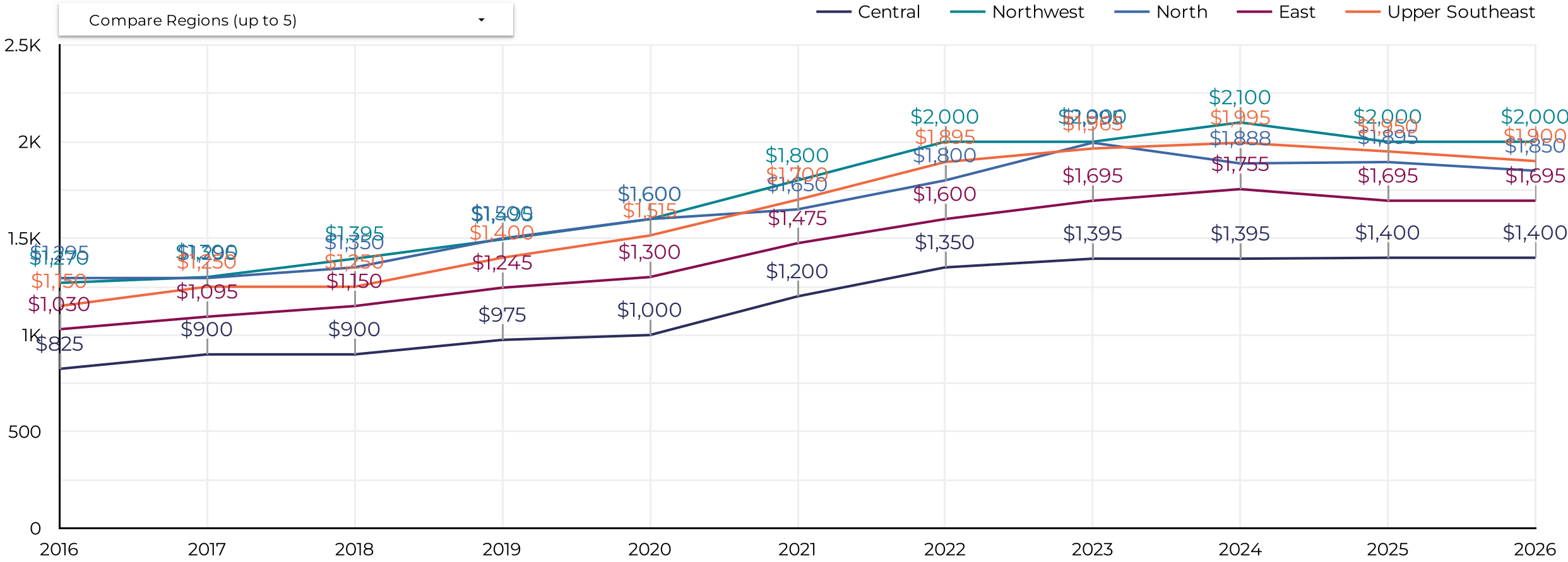


Aug 2026 vs. last year

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	97	14.1% ↑	\$184.33K	25.6% ↑	\$1,695	\$50 ↑	\$1.52	\$0.01 ↑	41	-8 ↓	0.6%	0.3% ↑
2. Upper Southeast	24	71.4% ↑	\$46.61K	58.7% ↑	\$1,895	\$-100 ↓	\$1.15	\$0.06 ↑	27	0	0.0%	0.0%
3. Northwest	22	-26.7%...	\$46.23K	-34.1% ↓	\$1,850	\$-250 ↓	\$1.45	\$0.16 ↑	20	-8 ↓	-0.3%	-0.2% ↓
4. North	18	-28.0%...	\$36.9K	-35.0% ↓	\$1,800	\$-100 ↓	\$1.42	\$-0.05 ↓	33	-4 ↓	-0.6%	+0.0%...
5. East	14	-39.1% ↓	\$21.45K	-50.1% ↓	\$1,495	\$-205 ↓	\$1.26	\$-0.04 ↓	33	-1 ↓	1.1%	1.1% ↑
6. Extended West	9	50.0% ↑	\$19.57K	59.5% ↑	\$2,100	\$100 ↑	\$1.25	\$0.13 ↑	20	-28 ↓	0.3%	1.3% ↑
7. West	7	-36.4%...	\$11.8K	-37.5% ↓	\$1,999	\$449 ↑	\$1.22	\$-0.06 ↓	35	5 ↑	0.0%	0.3% ↑
8. South	7	-30.0%...	\$9.63K	-37.8% ↓	\$1,400	\$-250 ↓	\$1.36	\$0.17 ↑	35	-20 ↓	0.0%	0.8% ↑
9. Northeast	6	-40.0%...	\$17.39K	-18.5% ↓	\$2,400	\$405 ↑	\$1.40	\$0.26 ↑	16	-9 ↓	-0.3%	-0.3% ↓
10. Upper Northwest	4	-20.0%...	\$8.2K	-31.8% ↓	\$1,895	\$-500 ↓	\$1.30	\$-0.09 ↓	54	25 ↑	-3.8%	-7.0% ↓
11. Southwest	3	-72.7%...	\$5.04K	-74.5% ↓	\$1,595	\$-300 ↓	\$1.19	\$0.13 ↑	55	23 ↑	0.0%	2.0% ↑
12. SCC-Nogales West	2	-	\$3.9K	-	\$1,750	-	\$0.94	-	64	-	0.0%	-
13. Benson/St. David	2	100.0%...	\$3.2K	276.5% ↑	\$900	\$50 ↑	\$1.00	\$0.07 ↑	20	-199 ↓	0.0%	0.0%
14. Pinal	2	-50.0%...	\$2.05K	-66.9% ↓	\$850	\$-300 ↓	\$1.03	\$0.05 ↑	28	19 ↑	0.0%	1.0% ↑
15. Green Valley North	2	-50.0%...	\$4.1K	-55.2% ↓	\$1,795	\$-100 ↓	\$0.89	\$-0.25 ↓	26	-41 ↓	0.0%	0.0%
16. Graham	1	-	\$1.6K	-	\$1,600	-	\$1.43	-	32	-	0.0%	-
17. Green Valley Nort...	1	0.0%	\$2.3K	9.5% ↑	\$2,300	\$200 ↑	\$0.97	\$-0.36 ↓	12	-51 ↓	9.5%	9.5% ↑
18. SCC-Rio Rico East	1	-80.0%...	\$2K	-77.1% ↓	\$2,000	\$50 ↑	\$1.07	\$0.03 ↑	12	-60 ↓	0.0%	-1.1% ↓
19. Southeast	1	-85.7%...	\$1.7K	-87.9% ↓	\$1,695	\$-300 ↓	\$1.32	\$0.24 ↑	9	-11 ↓	0.0%	0.6% ↑
20. Green Valley Sout...	1	-	\$1.65K	-	\$1,650	-	\$1.13	-	105	-	0.0%	-

Median Lease by Region



COMPARISONS By Zip Code

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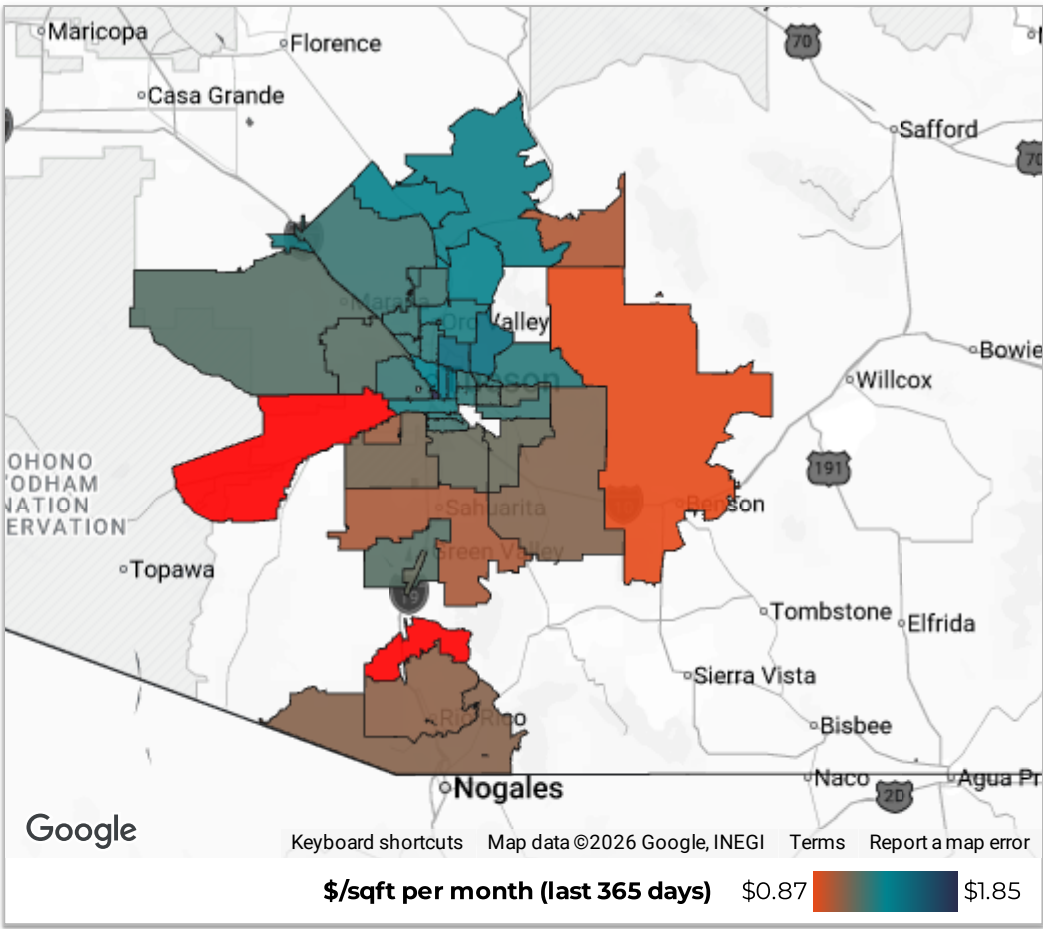
Between

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and

Enter a value

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		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	46	70.4%...	\$100,660	84.1% ↑	\$2,050	\$150 ↑	\$1.61	\$-0.11 ↓	52	-1 ↓	1.2%	0.2% ↑	
2.	85705	16	23.1% ↑	\$28,815	36.1% ↑	\$1,400	\$-245 ↓	\$1.57	\$0.04 ↑	36	-27 ↓	0.6%	-0.2% ↓	
3.	85747	16	77.8%...	\$30,875	63.1% ↑	\$1,895	\$45 ↑	\$1.16	\$0.02 ↑	15	-8 ↓	0.0%	0.0%	
4.	85716	12	-42.9%...	\$19,250	-44.7% ↓	\$1,295	\$-100 ↓	\$1.42	\$-0.06 ↓	22	2 ↑	-0.1%	0.1% ↑	
5.	85712	10	-37.5%...	\$13,890	-41.4% ↓	\$1,000	\$-475 ↓	\$1.24	\$0.08 ↑	27	-23 ↓	0.0%	0.9% ↑	
6.	85711	10	25.0%...	\$15,735	18.3% ↑	\$1,500	\$-250 ↓	\$1.35	\$-0.13 ↓	29	-1 ↓	0.0%	-0.9% ↓	
7.	85710	10	-16.7%...	\$15,389	-29.5% ↓	\$1,495	\$-255 ↓	\$1.20	\$-0.02 ↓	38	4 ↑	2.2%	1.7% ↑	
8.	85718	9	-18.2%...	\$16,740	-33.9% ↓	\$1,650	\$-345 ↓	\$1.52	\$0.07 ↑	33	-5 ↓	-0.3%	-0.0%...	
9.	85653	8	14.3% ↑	\$16,165	15.3% ↑	\$2,050	\$50 ↑	\$1.27	\$0.14 ↑	19	-29 ↓	0.3%	1.2% ↑	
10.	85641	7	-12.5%...	\$13,784	-17.9% ↓	\$1,895	\$-105 ↓	\$1.12	\$0.07 ↑	52	20 ↑	0.0%	0.5% ↑	
11.	85742	6	0.0%	\$11,495	-1.2% ↓	\$1,850	\$-60 ↓	\$1.64	\$0.28 ↑	20	-4 ↓	-1.1%	-3.9% ↓	
12.	85750	6	-45.5%...	\$13,940	-45.4% ↓	\$1,595	\$-305 ↓	\$1.42	\$-0.11 ↓	29	14 ↑	-1.4%	-0.4%...	
13.	85704	6	0.0%	\$12,645	12.9% ↑	\$1,950	\$150 ↑	\$1.15	\$-0.15 ↓	15	-8 ↓	0.2%	0.2% ↑	
14.	85741	5	-16.7%...	\$8,515	-29.9% ↓	\$1,695	\$-105 ↓	\$1.46	\$0.20 ↑	7	-25 ↓	0.1%	1.1% ↑	
15.	85745	5	-37.5%...	\$7,649	-40.7% ↓	\$1,450	\$-45 ↓	\$1.24	\$-0.03 ↓	35	5 ↑	0.0%	0.5% ↑	
16.	85737	4	-20.0%...	\$11,845	4.9% ↑	\$2,395	\$145 ↑	\$1.60	\$0.32 ↑	13	-21 ↓	0.0%	1.3% ↑	
17.	85706	4	300.0%...	\$5,735	210.0% ↑	\$1,400	\$-450 ↓	\$1.23	\$-0.54 ↓	31	28 ↑	0.0%	-17.5%...	
18.	85715	3	-57.1%...	\$5,790	-57.8% ↓	\$1,895	\$-100 ↓	\$1.48	\$0.35 ↑	16	-7 ↓	-0.7%	-0.7% ↓	
19.	85749	3	0.0%	\$11,595	52.7% ↑	\$3,600	\$1,000 ↑	\$1.31	\$0.13 ↑	28	-57 ↓	0.0%	0.0%	
20.	85743	3	0.0%	\$7,550	25.9% ↑	\$2,150	\$355 ↑	\$1.13	\$-0.16 ↓	29	14 ↑	0.0%	0.0%	
21.	85739	3	200.0%...	\$6,300	163.0% ↑	\$1,950	\$-445 ↓	\$1.32	\$0.22 ↑	54	42 ↑	-5.1%	-5.1% ↓	
22.	85713	3	200.0%...	\$3,900	136.4% ↑	\$1,400	\$-250 ↓	\$1.75	\$0.38 ↑	33	-70 ↓	0.0%	0.0%	
23.	85629	3	-25.0%...	\$5,745	-37.2% ↓	\$1,795	\$-100 ↓	\$0.97	\$-0.17 ↓	53	-14 ↓	0.0%	0.0%	

1 - 39 / 39

Median Lease By Zip Code

