

MONTHLY Leasing Activity & Pricing

MLSSAZ® Rental Housing Market

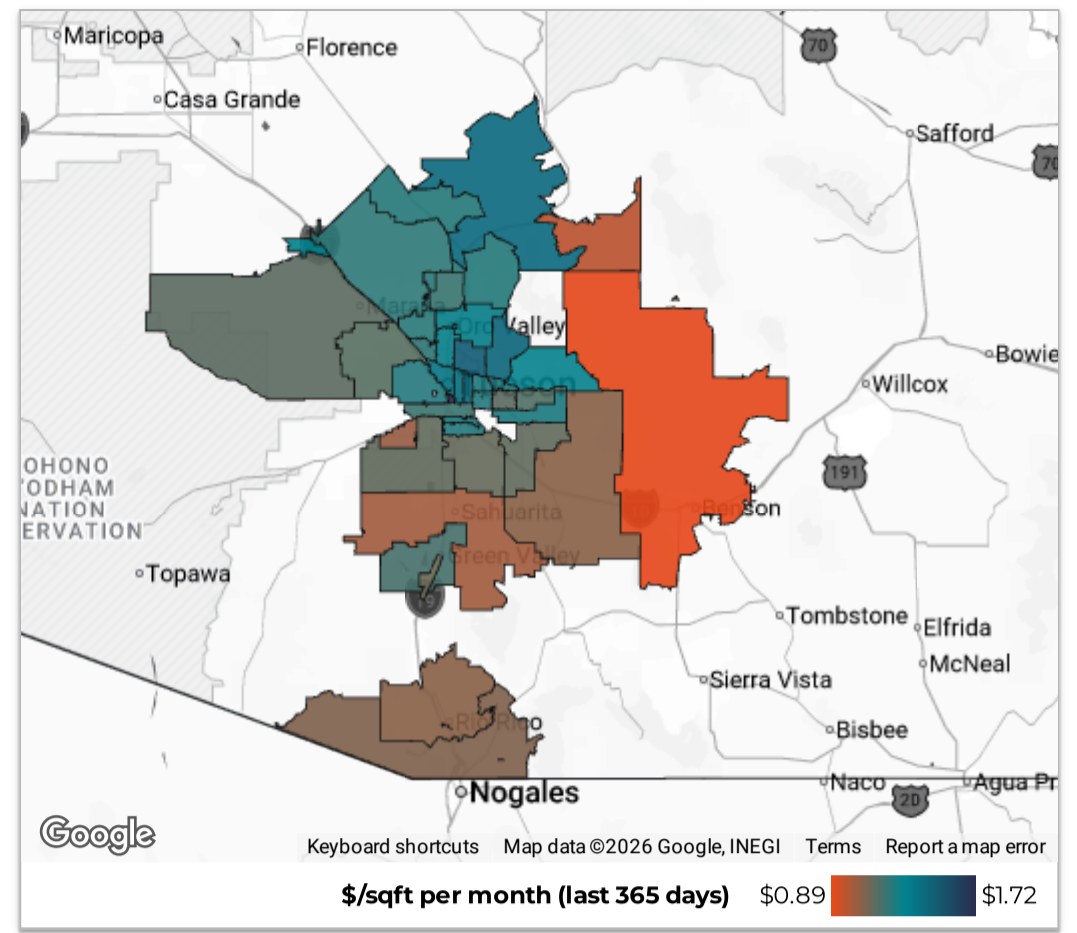
All data is updated in realtime in accordance with content from MLSSAZ.
This report provides a snapshot of the market as taken on: Jul 6, 2026

Region City Zip Code

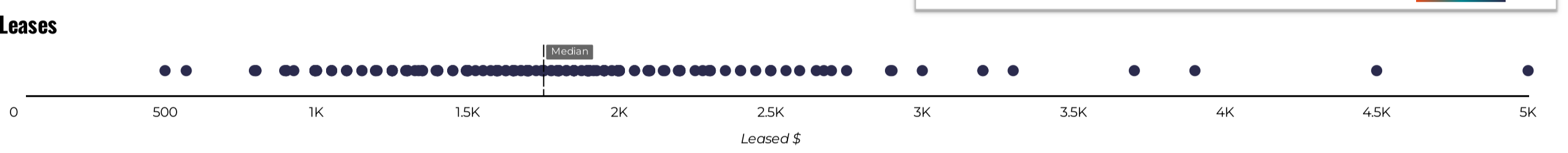
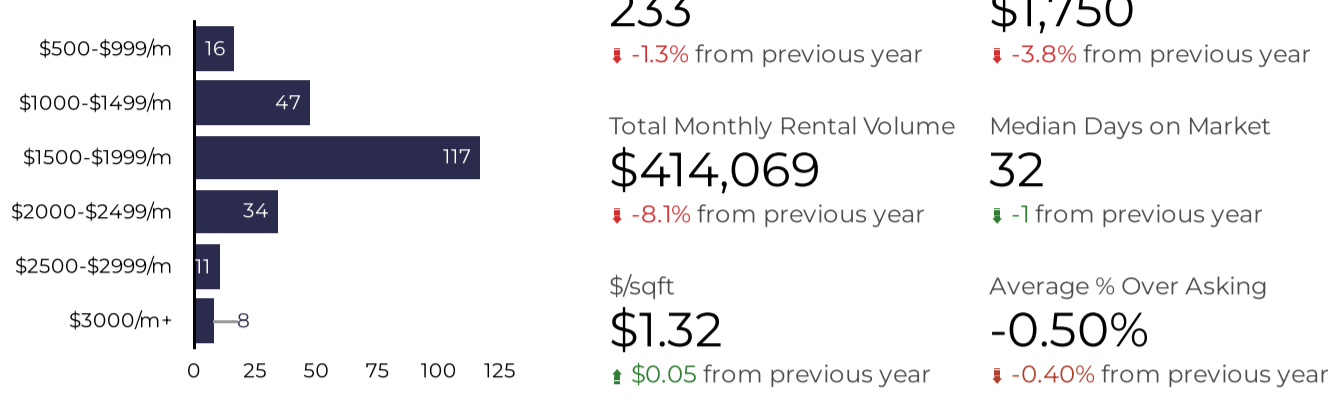
County Type Beds

Price Range Between and

[Download](#)

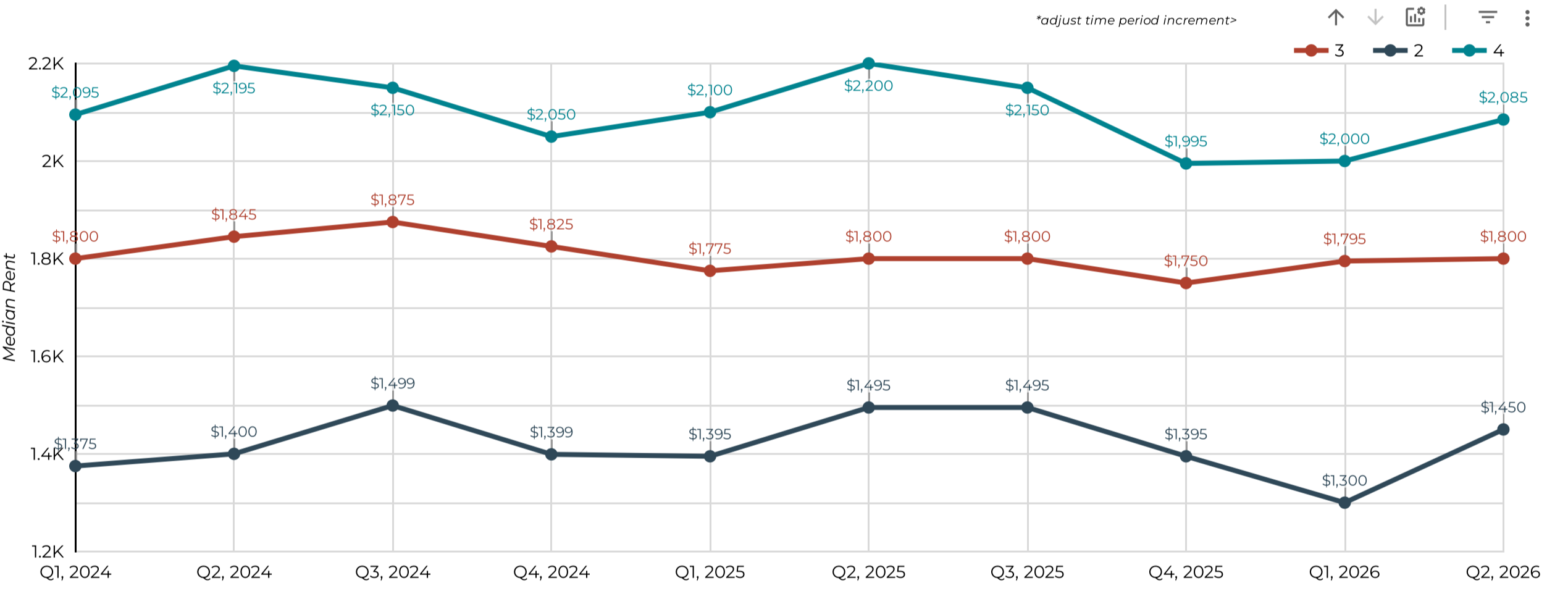


June



Market Prices

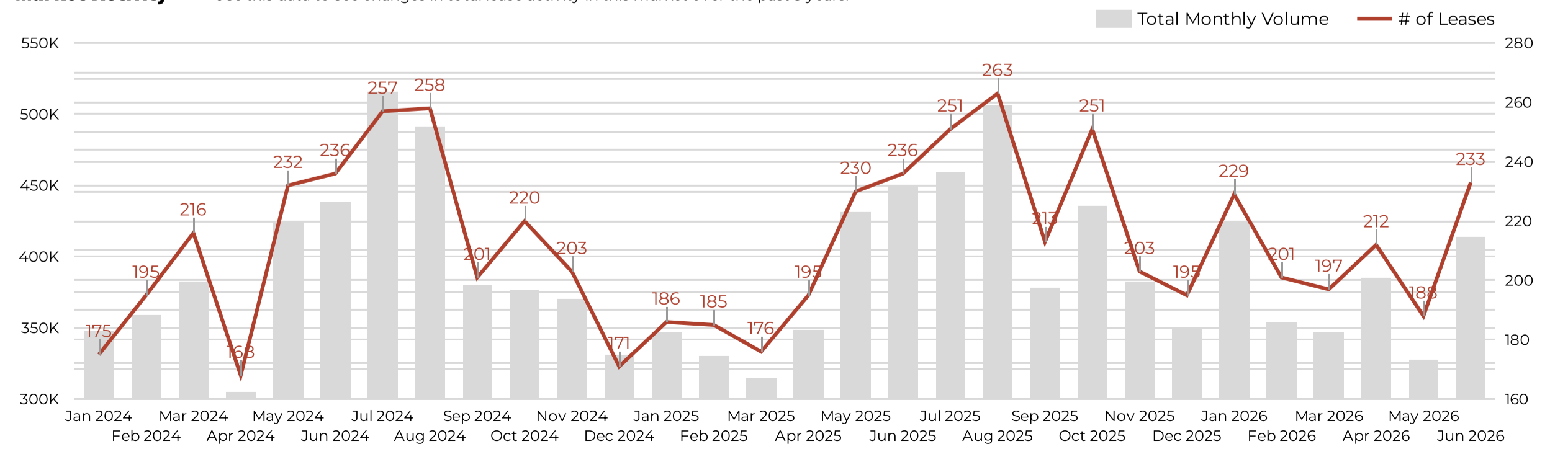
Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2026	1,312	\$1,750	\$1,798	\$1.30
2025	2,584	\$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

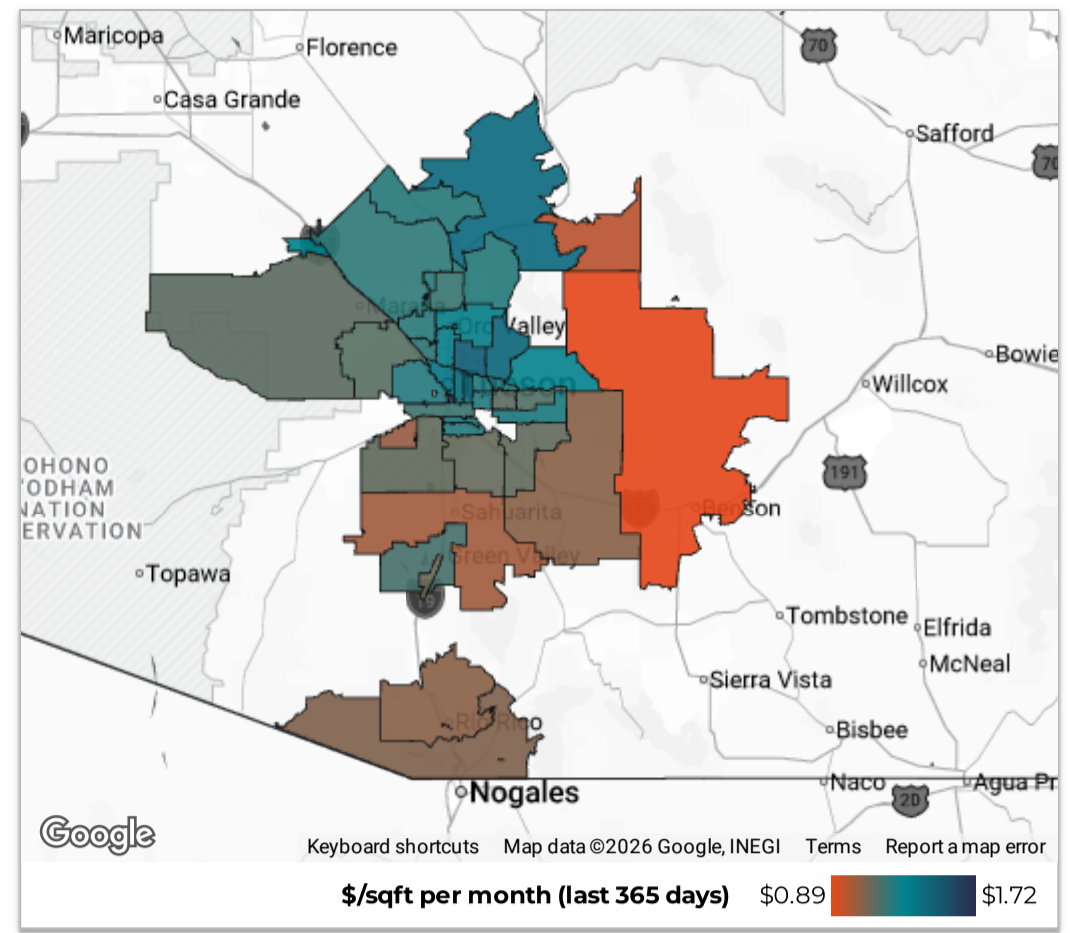
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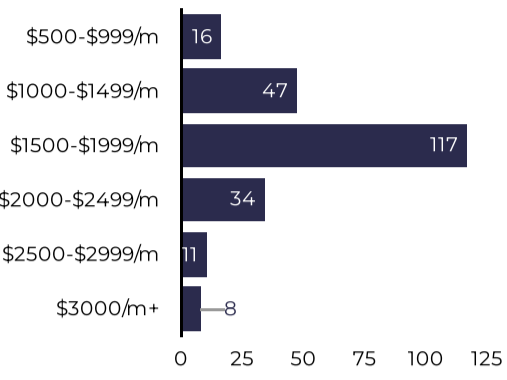
Region City Zip Code

County Type Beds

Price Range Between and



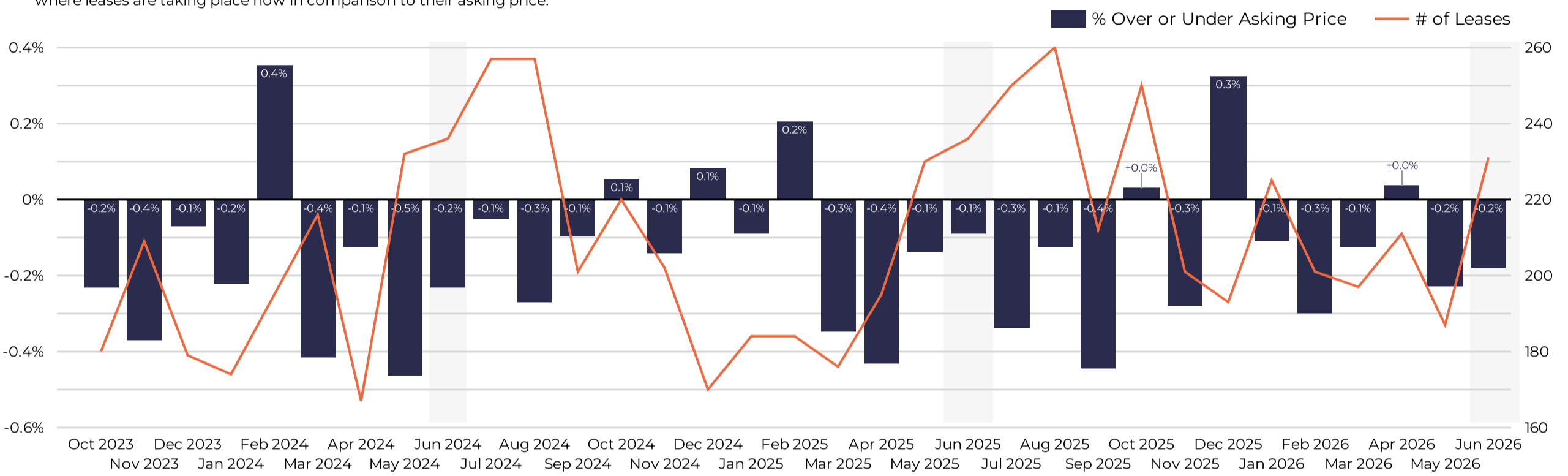
June



# of Leases	233	Median Lease (\$/month)	\$1,750
	↓ -1.3% from previous year		↓ -3.8% from previous year
Total Monthly Rental Volume	\$414,069	Median Days on Market	32
	↓ -8.1% from previous year		↓ -1 from previous year
\$/sqft	\$1.32	Average % Over Asking	-0.50%
	↑ \$0.05 from previous year		↓ -0.40% from previous year

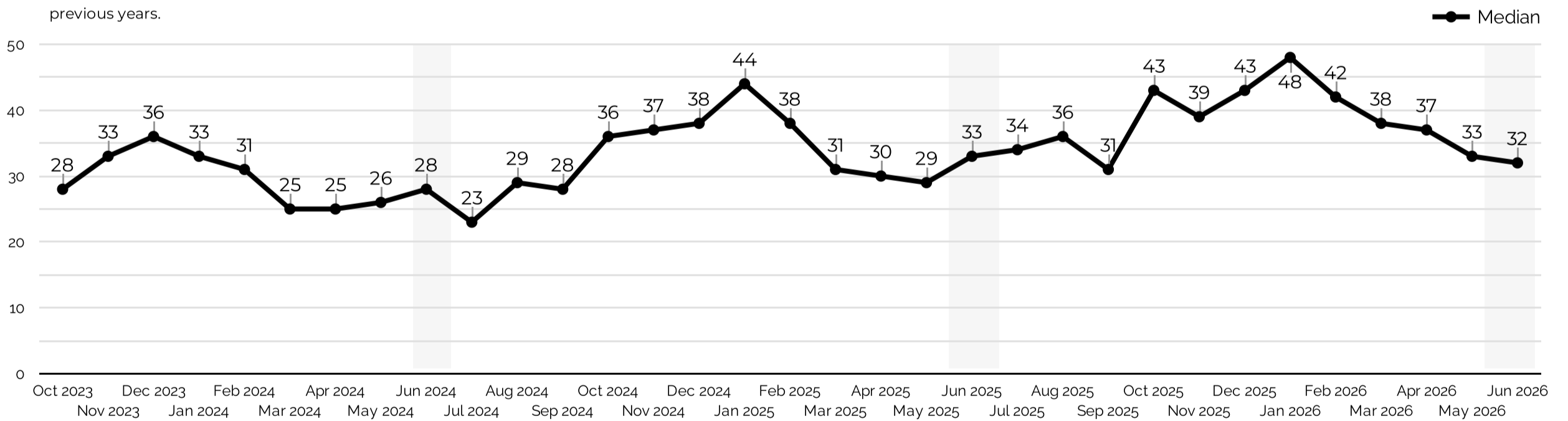
Renter Demand

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

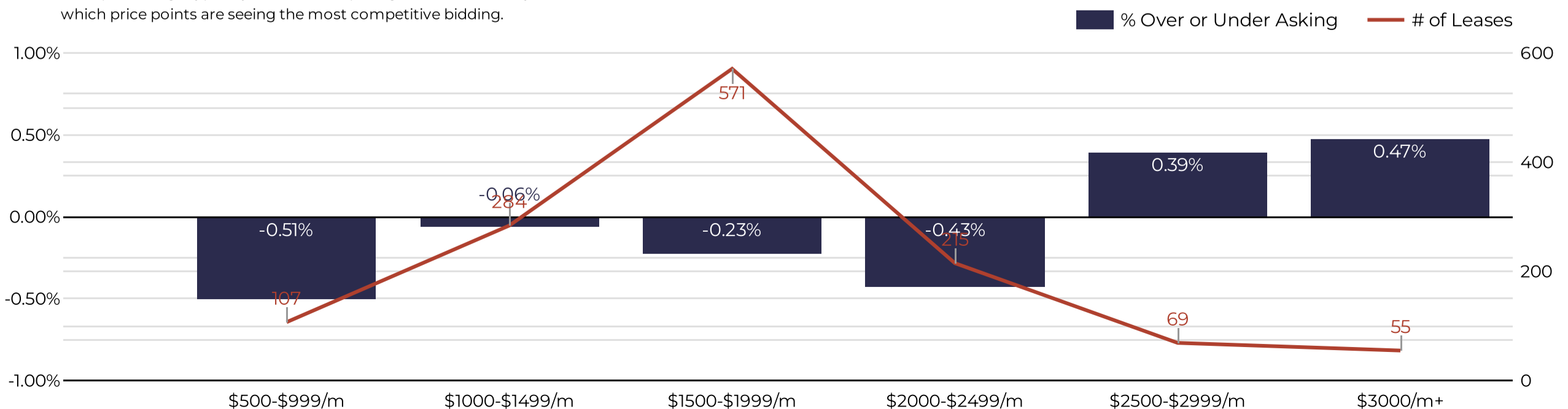
This graphic will help to show how fast listings are leasing vs. in previous years.



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.

Jan 1, 2026 - Jul 5, 2026



MONTHLY Inventory

MLSSAZ® Rental Housing Market

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Region City Zip Code

County Type Beds

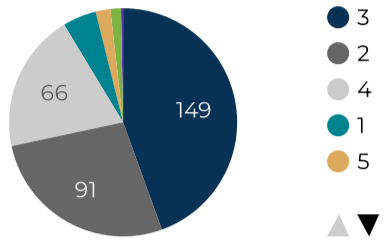
Price Range Between and

June

of New Listings (Supply)
335
-52 from previous year

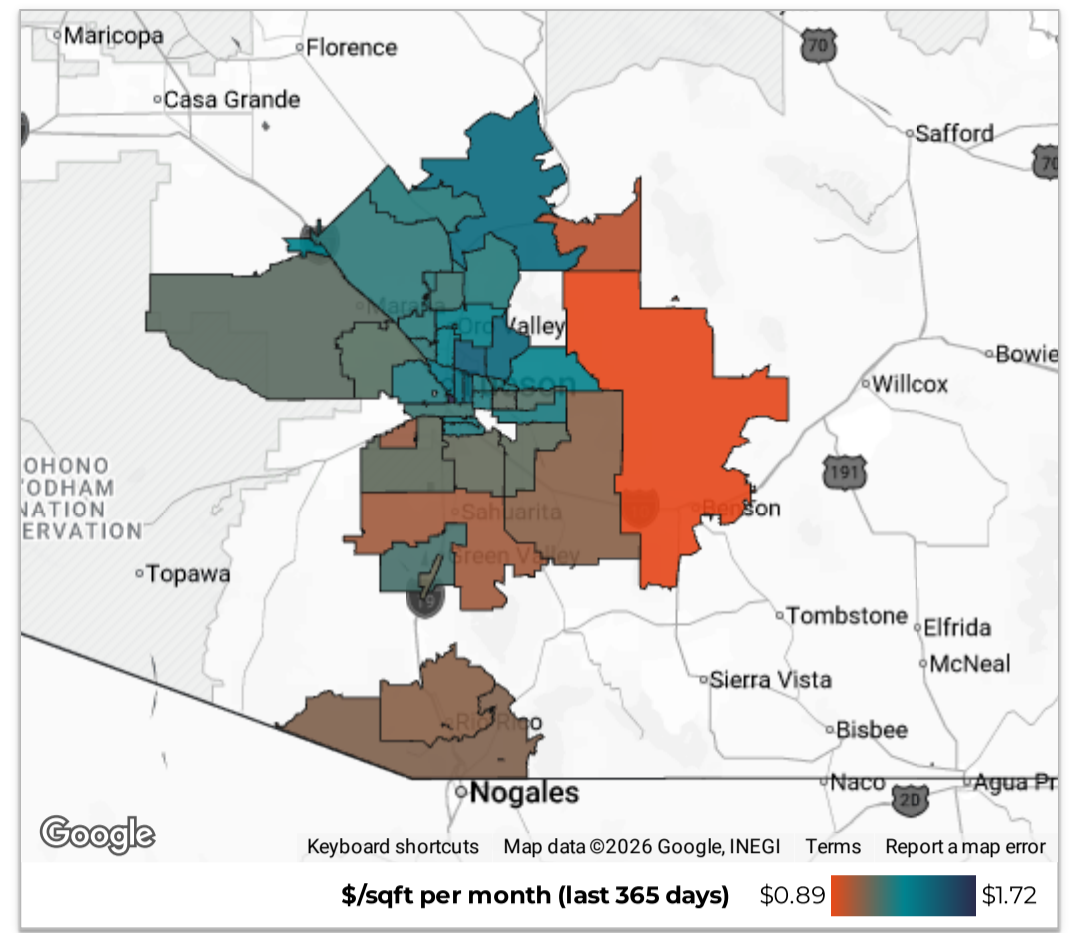
of New Pendings (Demand)
96
+10 from previous year

of Bedrooms Delivered

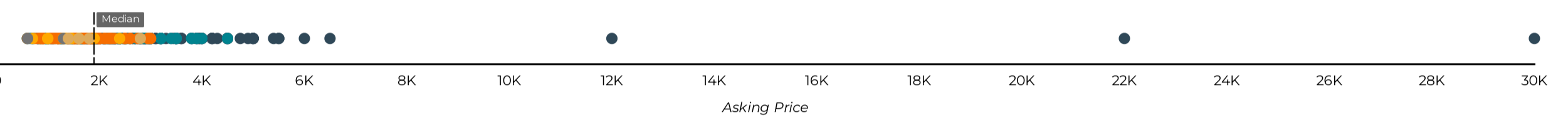
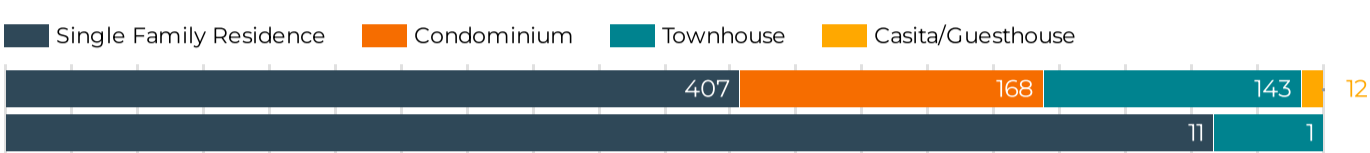


Months of Supply Now
3.21

Active Listings Now
748

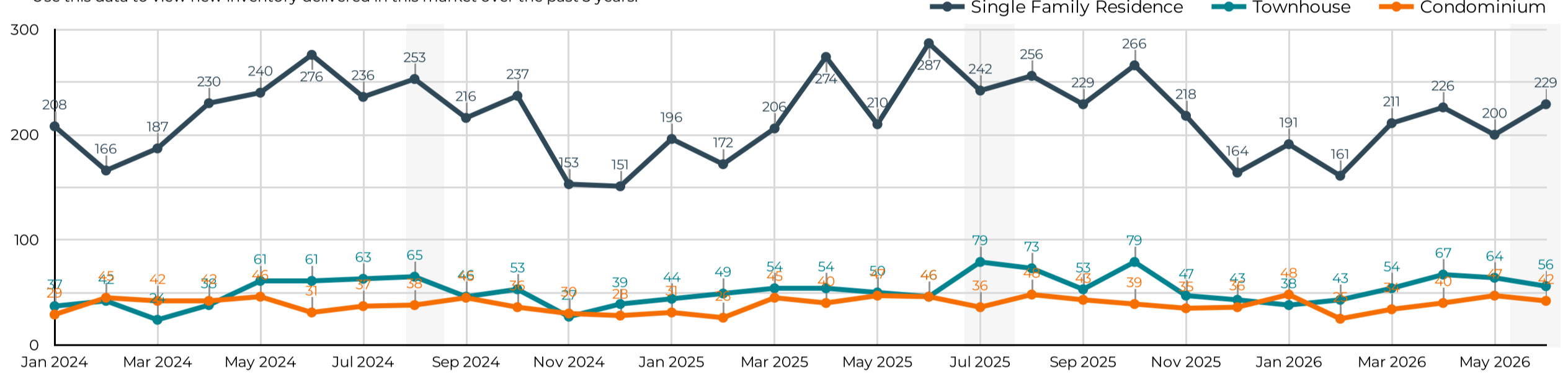


Active Now



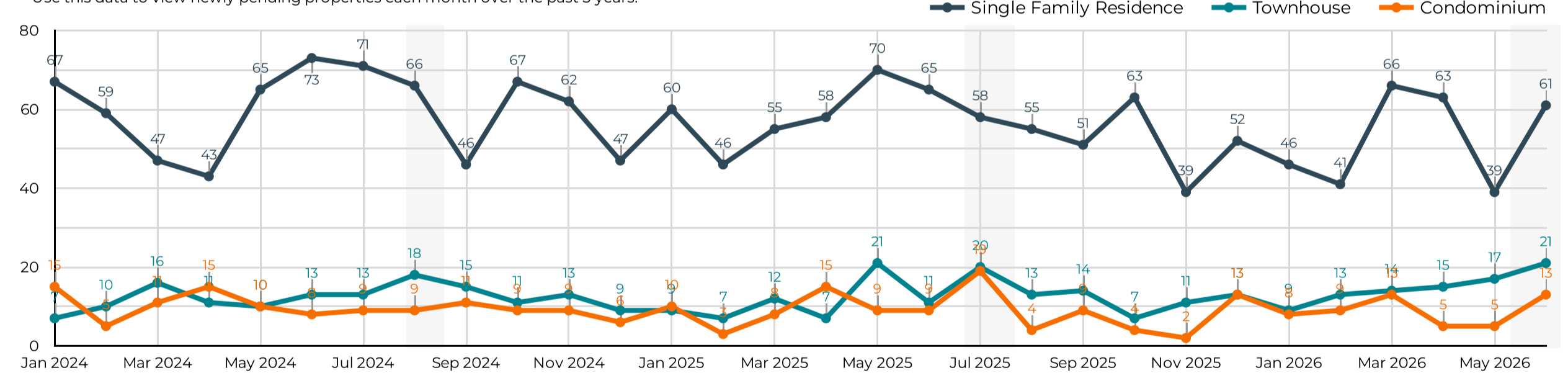
New Rental Listings

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



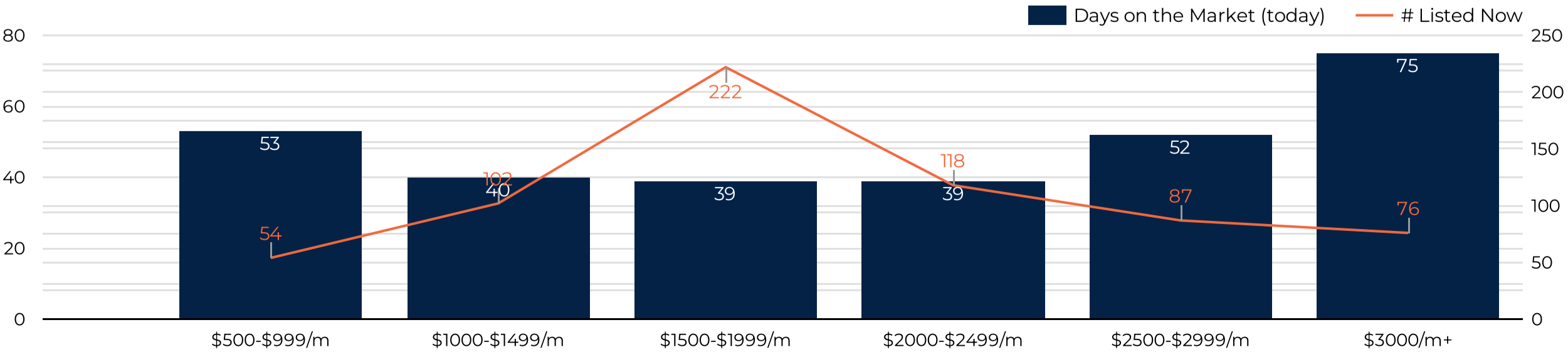
New Pending Leases

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.



YEARLY Sales & Pricing

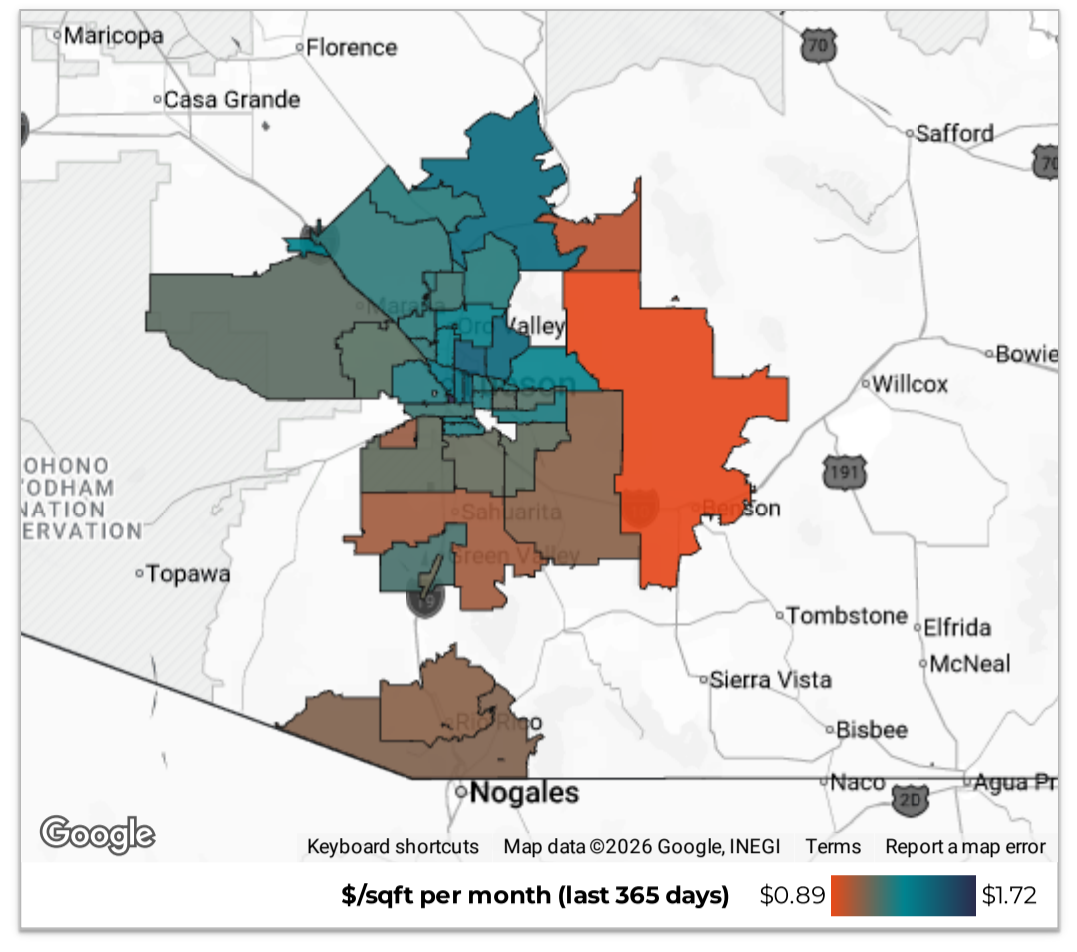
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County Type Beds

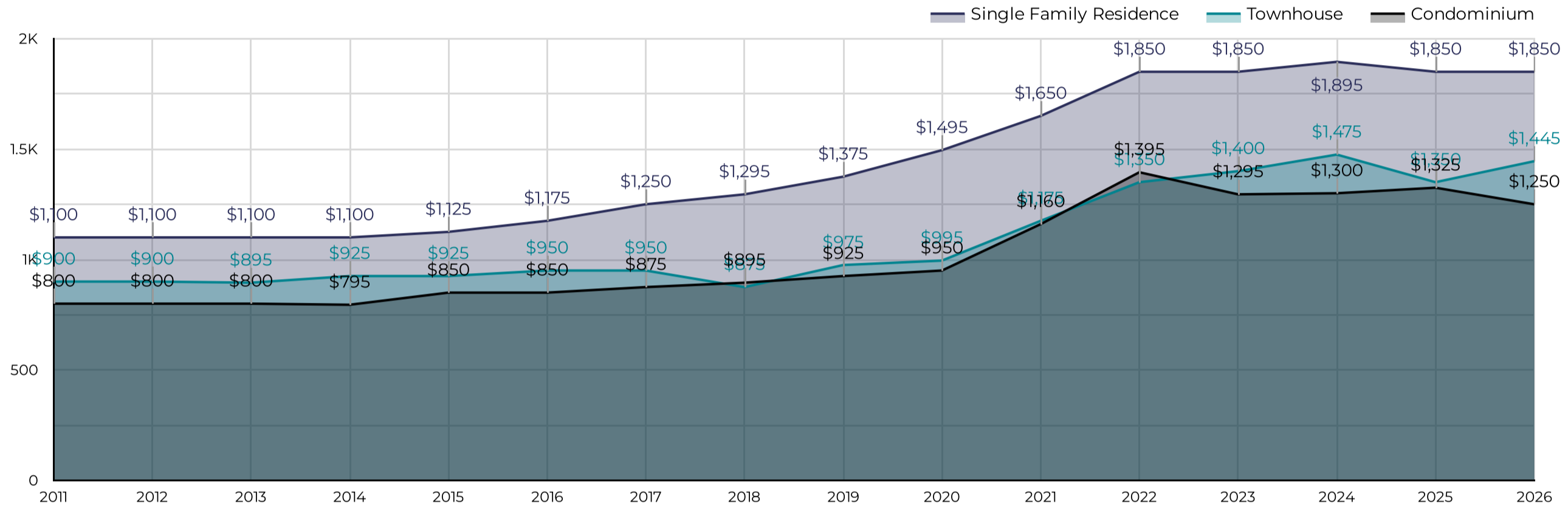
Price Range Between and



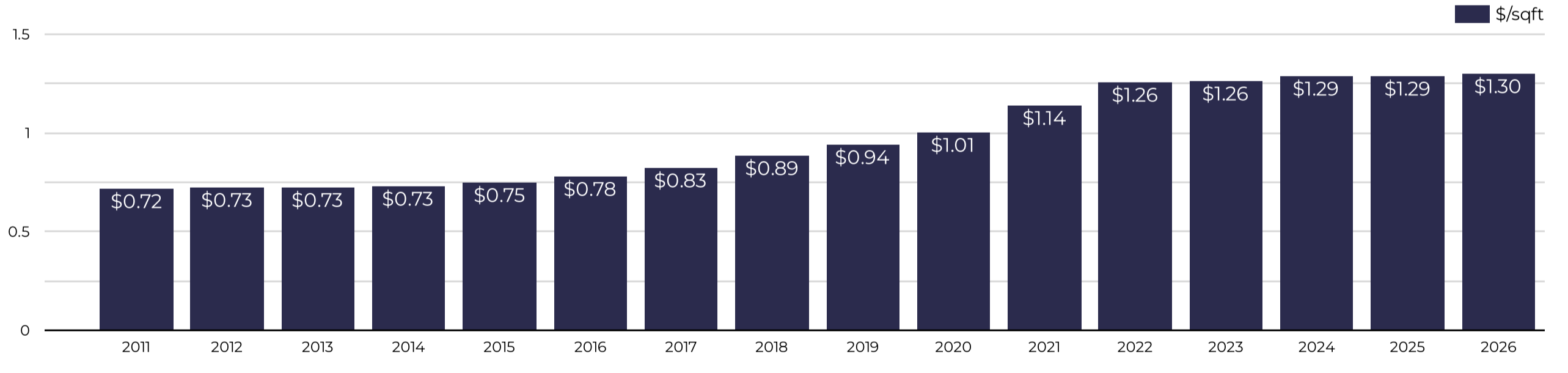
Year-to-Date Statistics 2026

# of Leases 1,312 ↑ 2.6% from previous year YTD	Total Monthly Volume \$2.36M ↑ 0.0% from previous year YTD	Median Lease (\$/month) \$1,750 ↓ -1.6% from previous year YTD
New Listings 1,879 ↓ -6.0% from previous year YTD	Median Days on Market 37 ↑ 3 from previous year YTD	% Over or Under Asking -0.1% ↓ -0.0% from previous year YTD

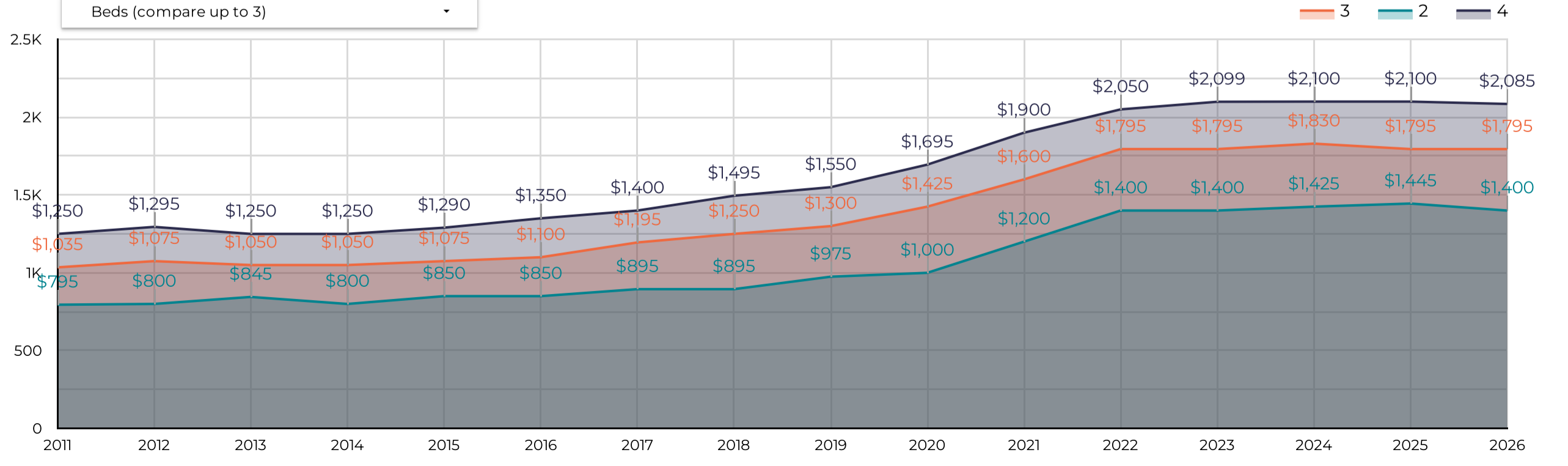
Median Rental Price/Month



\$/Sqft



Median Lease By Bedrooms



YEARLY Inventory & Demand

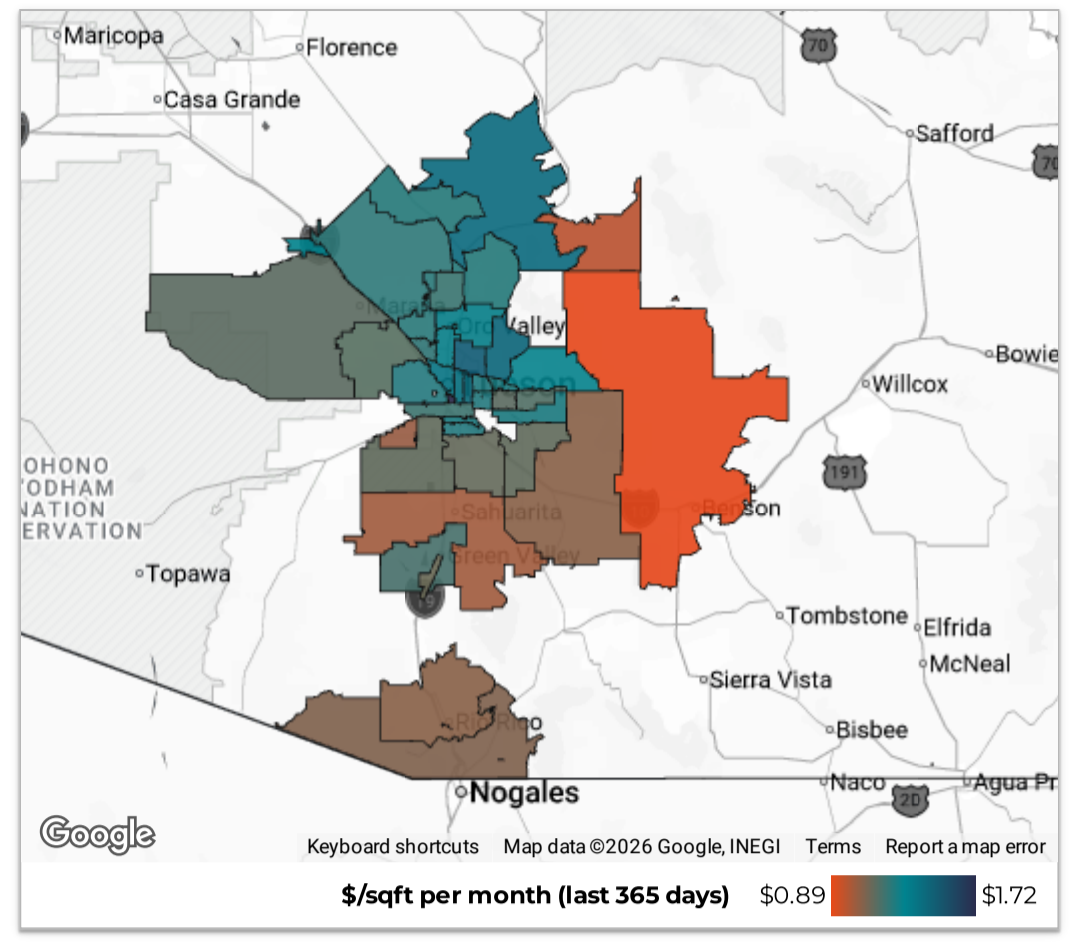
MLSSAZ® Rental Housing Market

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County Type Beds

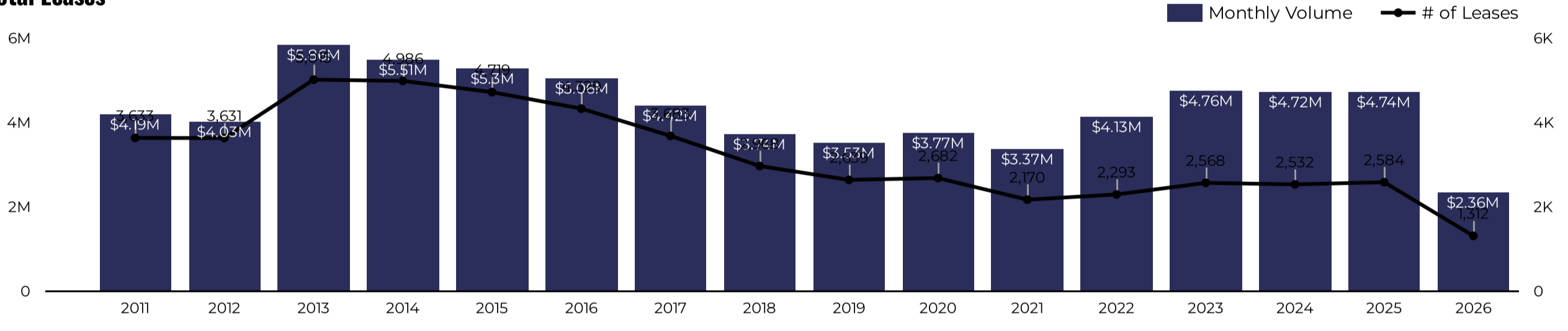
Price Range Between and



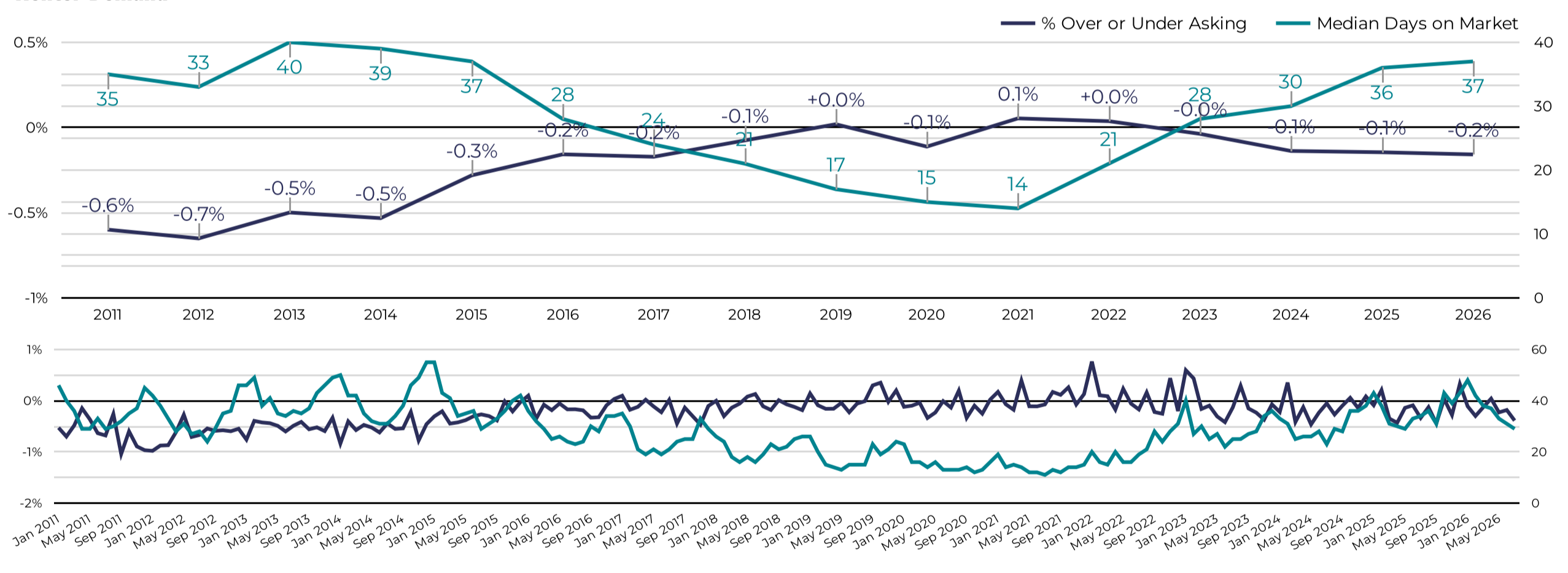
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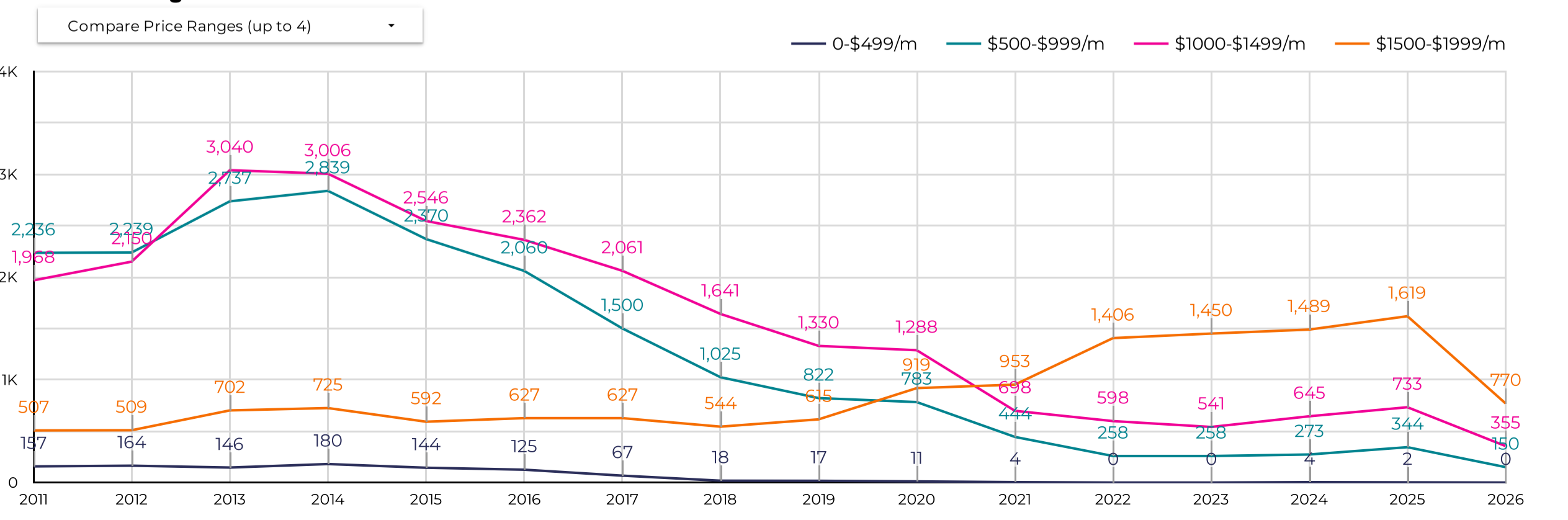
Total Leases



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 and

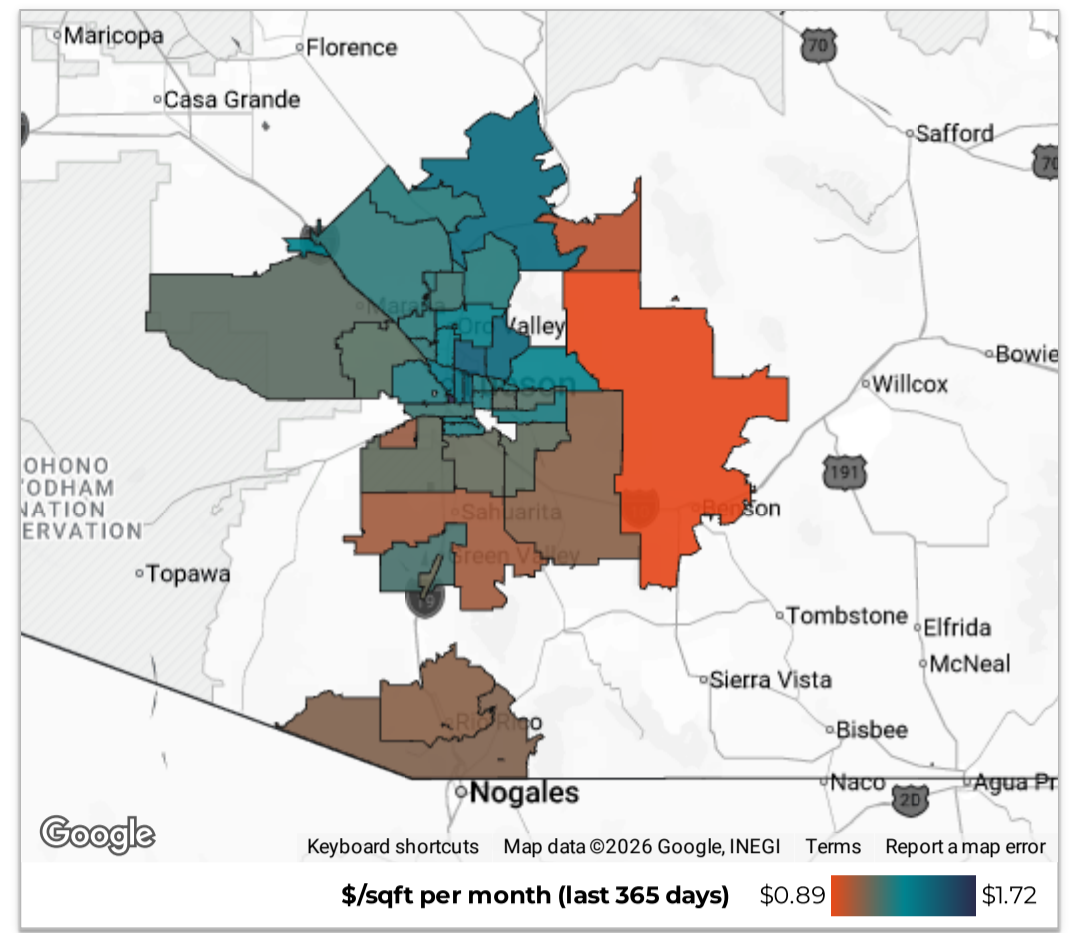
June

of Leases **233** -1.3% from previous year

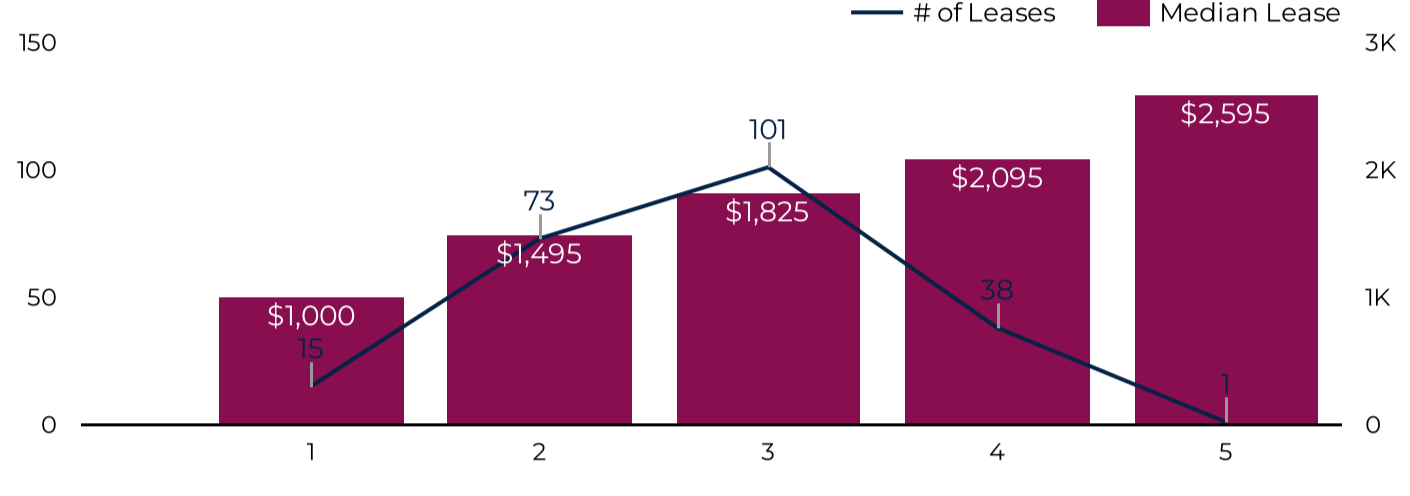
Total Monthly Rental Volume **\$414.07K** -8.1% from previous year

Average SqFt **1,437**

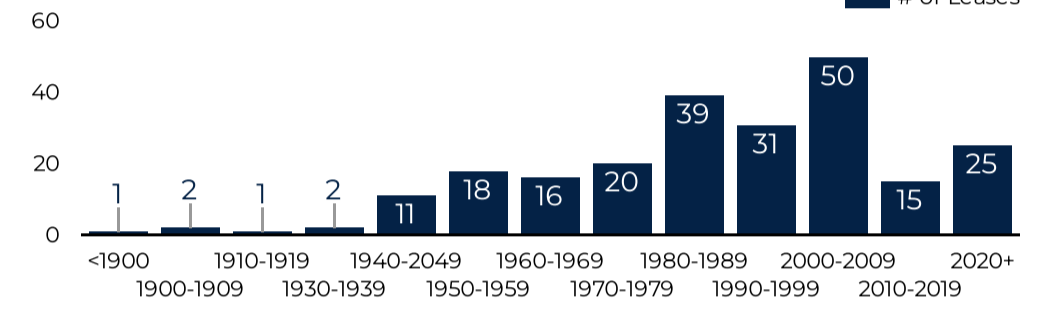
Median Year Built **1,994**



Median Lease Price By Bedrooms



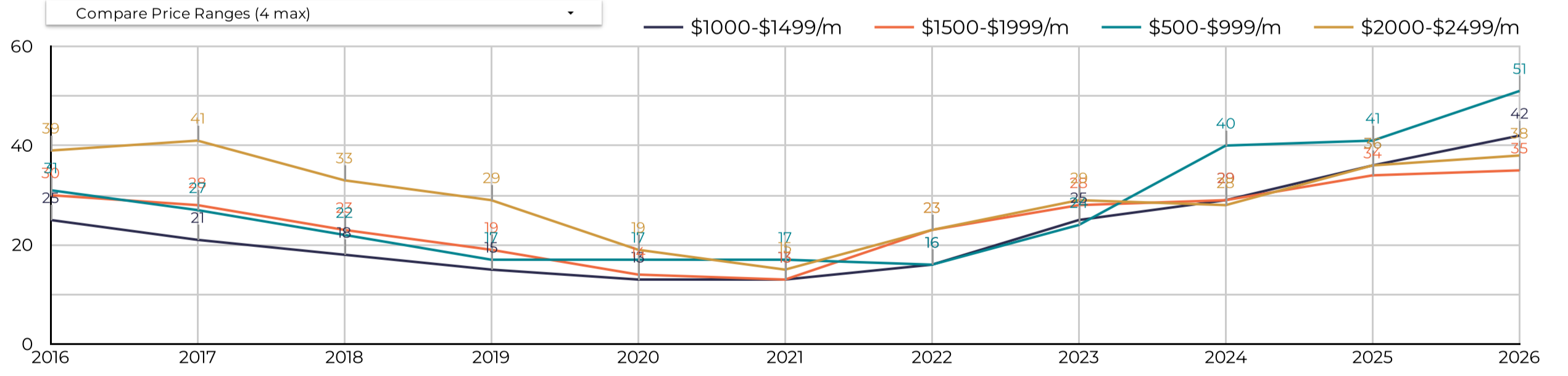
Leases By Property Age



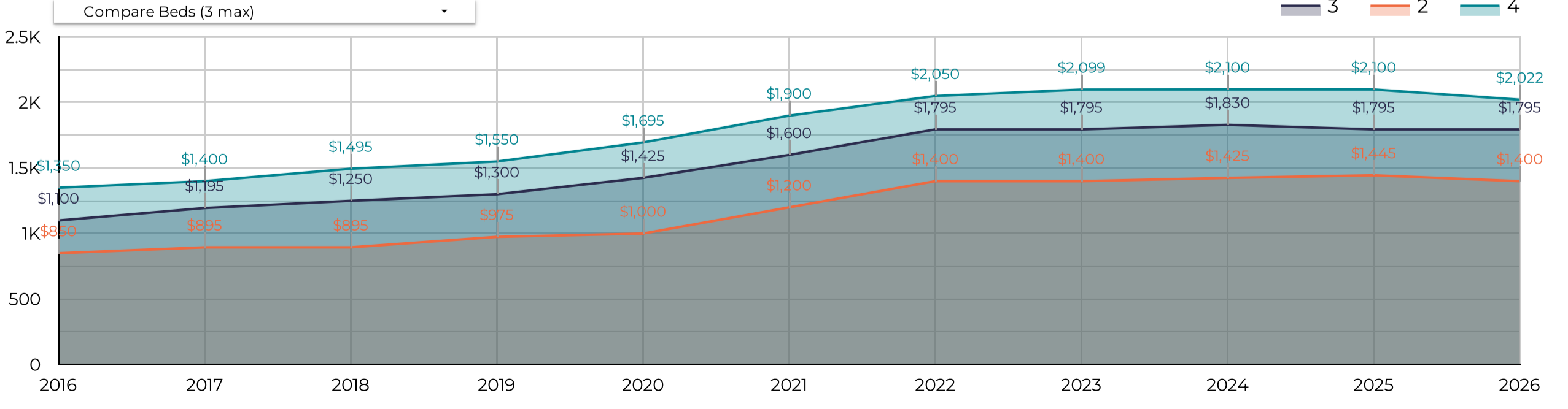
Renter Demand By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	16	15	1	0	51	-2.45%
\$1000-\$1499/m	47	39	8	0	42	-1.31%
\$1500-\$1999/m	117	29	70	18	28	-0.12%
\$2000-\$2499/m	34	7	15	12	35	-0.16%
\$2500-\$2999/m	11	2	5	4	14	0.52%
\$3000/m+	8	1	2	5	20	-0.15%
Grand total	233	93	101	39	32	-0.5%

Median Days on Market



Median Rental Price/Month



COMPARISONS By Region

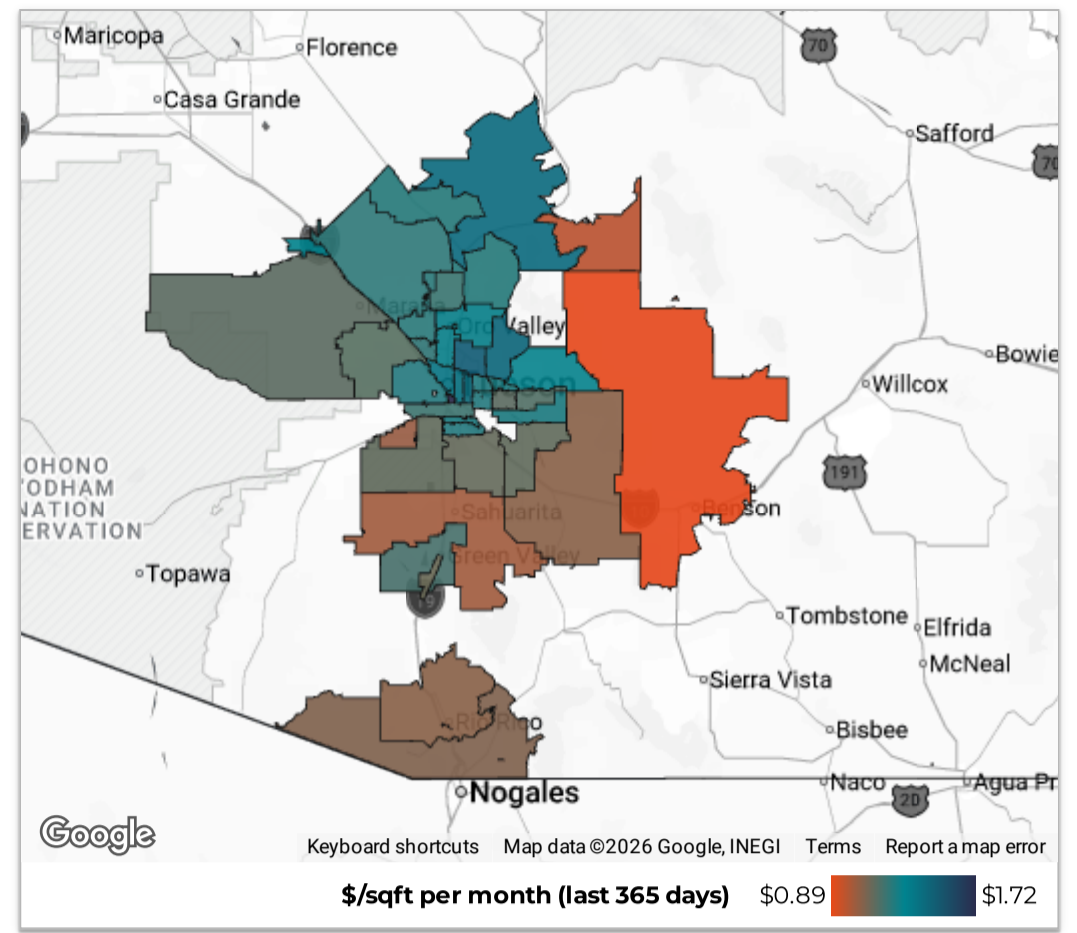
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Price Range Between and



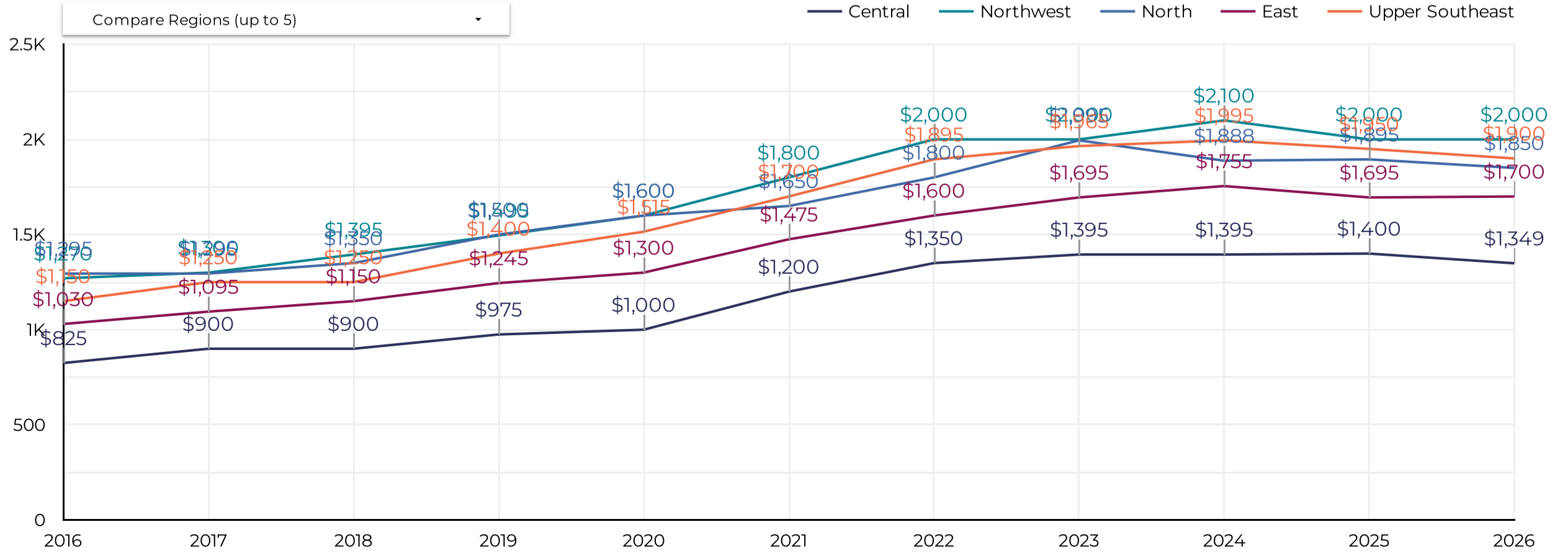
Jun 2026
 vs. last year

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	61	24.5% ↑	\$87.22K	26.7% ↑	\$1,350	-\$150 ↓	\$1.49	\$0.15 ↑	39	8 ↑	0.3%	-0.2% ↓
2. Northwest	29	-21.6% ↓	\$59.99K	-30.8% ↓	\$1,950	-\$400 ↓	\$1.26	-\$0.03 ↓	27	-4 ↓	-1.1%	-0.8% ↓
3. North	28	-12.5% ↓	\$62.21K	-3.8% ↓	\$1,995	\$395 ↑	\$1.50	\$0.05 ↑	27	-15 ↓	-0.1%	-0.2% ↓
4. East	20	5.3% ↑	\$33.13K	2.2% ↑	\$1,650	-\$120 ↓	\$1.20	-\$0.02 ↓	29	-7 ↓	0.0%	0.5% ↑
5. Southwest	14	75.0% ↑	\$23.11K	58.4% ↑	\$1,695	-\$90 ↓	\$1.06	-\$0.10 ↓	39	1 ↑	0.0%	0.3% ↑
6. West	13	30.0% ↑	\$23.1K	23.8% ↑	\$1,895	\$145 ↑	\$1.23	-\$0.10 ↓	28	6 ↑	-0.7%	-0.5% ↓
7. Upper Southeast	13	-48.0% ↓	\$24.82K	-53.4% ↓	\$1,895	-\$280 ↓	\$1.14	\$0.02 ↑	13	-5 ↓	0.2%	0.4% ↑
8. South	11	-15.4% ↓	\$17.16K	-14.9% ↓	\$1,625	\$125 ↑	\$1.30	\$0.10 ↑	28	-7 ↓	-1.5%	-1.5% ↓
9. Northeast	9	-25.0% ↓	\$20.88K	-28.0% ↓	\$2,250	\$255 ↑	\$1.26	\$0.02 ↑	52	6 ↑	0.0%	0.7% ↑
10. Extended West	8	0.0%	\$17.42K	8.6% ↑	\$2,095	\$81 ↑	\$1.14	\$0.04 ↑	18	-10 ↓	-0.7%	1.1% ↑
11. Southeast	6	50.0% ↑	\$10.95K	52.9% ↑	\$1,850	\$100 ↑	\$1.11	\$0.11 ↑	11	-31 ↓	-1.0%	-1.3% ↓
12. Upper Northwest	4	-42.9% ↓	\$8.03K	-55.4% ↓	\$2,350	-\$50 ↓	\$2.02	\$0.81 ↑	59	23 ↑	0.0%	-1.3% ↓
13. SCC-Rio Rico West	3	200.0% ↑	\$5.3K	152.4% ↑	\$1,900	-\$200 ↓	\$0.84	-\$0.13 ↓	26	-17 ↓	3.4%	8.0% ↑
14. Green Valley North	2	-33.3% ↓	\$3.9K	-41.4% ↓	\$1,595	-\$605 ↓	\$1.16	\$0.16 ↑	49	25 ↑	0.0%	0.0%
15. Pinal	2	0.0%	\$2.35K	-23.1% ↓	\$1,050	\$0	\$0.84	-\$0.43 ↓	0	-53 ↓	0.0%	0.0%
16. Green Valley Nort...	2	100.0% ↑	\$2.85K	216.7% ↑	\$1,400	\$500 ↑	\$1.11	-\$0.52 ↓	56	-15 ↓	0.0%	0.0%
17. Extended North...	2	-	\$3.33K	-	\$1,600	-	\$1.34	-	13	-	0.0%	-
18. Green Valley Sout...	1	-	\$2K	-	\$2,000	-	\$1.14	-	41	-	0.0%	-
19. Green Valley Nort...	1	-50.0% ↓	\$1.7K	-51.1% ↓	\$1,700	\$325 ↑	\$1.21	-\$0.10 ↓	22	-82 ↓	0.0%	0.0%
20. SCC-Nogales East	1	0.0%	\$1.1K	15.8% ↑	\$1,100	\$150 ↑	\$1.07	-\$0.04 ↓	22	19 ↑	0.0%	0.0%
21. SCC-Rio Rico East	1	-50.0% ↓	\$1.5K	-60.5% ↓	\$1,500	-\$200 ↓	\$1.12	\$0.07 ↑	118	101 ↑	0.0%	0.0%

1 - 21/21 < >

Median Lease by Region



COMPARISONS By Zip Code

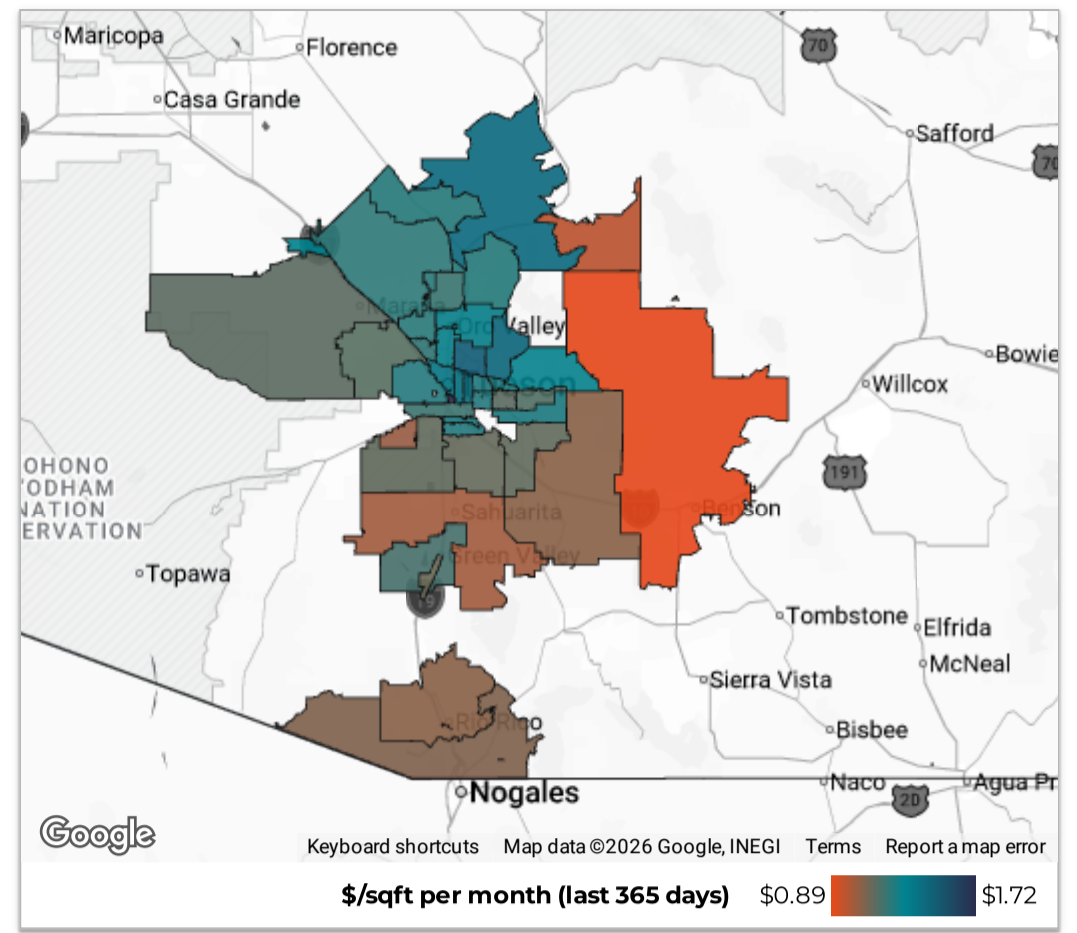
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County Type Beds

Price Range Between Enter a value and Enter a value



Jun 2026 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. 85711	13	116.7%	\$22,310	172.2%	\$1,800	\$500	\$1.30	-\$0.20	33	-20	0.4%	0.4%
2. 85719	12	71.4%	\$19,165	77.3%	\$1,500	-\$125	\$1.56	\$0.26	35	-36	0.4%	-0.0%
3. 85742	11	83.3%	\$22,389	80.7%	\$1,825	-\$70	\$1.22	-\$0.03	20	-11	-0.1%	-0.1%
4. 85716	11	-8.3%	\$15,539	-16.8%	\$1,350	-\$245	\$1.49	\$0.24	22	-5	0.8%	0.8%
5. 85705	11	-15.4%	\$12,624	-20.5%	\$1,100	-\$100	\$1.44	-\$0.00	52	27	0.0%	-1.7%
6. 85718	11	-35.3%	\$28,015	-18.5%	\$1,995	\$395	\$1.59	\$0.11	18	-9	0.1%	0.3%
7. 85712	11	0.0%	\$15,039	-1.9%	\$1,250	-\$250	\$1.49	\$0.28	32	12	-0.3%	+0.0%
8. 85704	10	233.3%	\$19,820	183.1%	\$1,825	-\$125	\$1.44	\$0.14	26	-15	+0.0%	+0.0%
9. 85747	10	0.0%	\$18,725	-11.1%	\$1,850	-\$250	\$1.14	-\$0.01	11	-1	-0.4%	-0.1%
10. 85653	9	28.6%	\$19,610	34.9%	\$2,145	\$45	\$1.17	\$0.12	18	-10	-0.6%	0.1%
11. 85710	9	50.0%	\$15,669	54.6%	\$1,850	\$205	\$1.19	\$0.01	30	15	0.0%	0.0%
12. 85745	9	125.0%	\$16,275	124.5%	\$1,895	\$195	\$1.22	-\$0.24	44	28	-1.1%	-1.1%
13. 85746	8	33.3%	\$12,875	19.4%	\$1,695	-\$90	\$1.12	-\$0.07	35	-8	0.0%	0.0%
14. 85756	8	-20.0%	\$14,750	-15.7%	\$1,825	\$130	\$1.09	-\$0.06	23	-12	+0.0%	+0.0%
15. 85713	8	300.0%	\$11,434	312.8%	\$1,450	\$325	\$1.29	-\$0.27	37	33	-0.9%	-0.9%
16. 85750	8	-46.7%	\$15,445	-49.0%	\$1,550	-\$450	\$1.44	\$0.03	14	-44	0.0%	-0.5%
17. 85730	7	-12.5%	\$10,770	-16.4%	\$1,550	\$0	\$1.19	-\$0.13	79	50	0.0%	0.1%
18. 85737	7	-36.4%	\$13,945	-52.7%	\$1,995	-\$605	\$1.27	-\$0.11	47	14	-2.6%	-2.4%
19. 85715	6	-14.3%	\$11,835	-11.1%	\$1,895	\$0	\$1.17	-\$0.02	52	18	0.0%	1.0%
20. 85658	4	-33.3%	\$9,695	-26.9%	\$1,895	\$45	\$1.32	\$0.09	52	24	-3.0%	-3.0%
21. 85701	4	300.0%	\$4,445	393.9%	\$1,000	\$100	\$1.95	\$0.15	51	0	+0.0%	+0.0%
22. 85641	4	-76.5%	\$7,590	-78.6%	\$1,895	-\$100	\$1.13	\$0.07	29	2	0.0%	+0.0%
23. 85757	4	33.3%	\$7,840	35.2%	\$1,950	\$100	\$0.99	-\$0.14	21	-14	0.0%	0.8%

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Median Lease By Zip Code

