

# MONTHLY Leasing Activity & Pricing

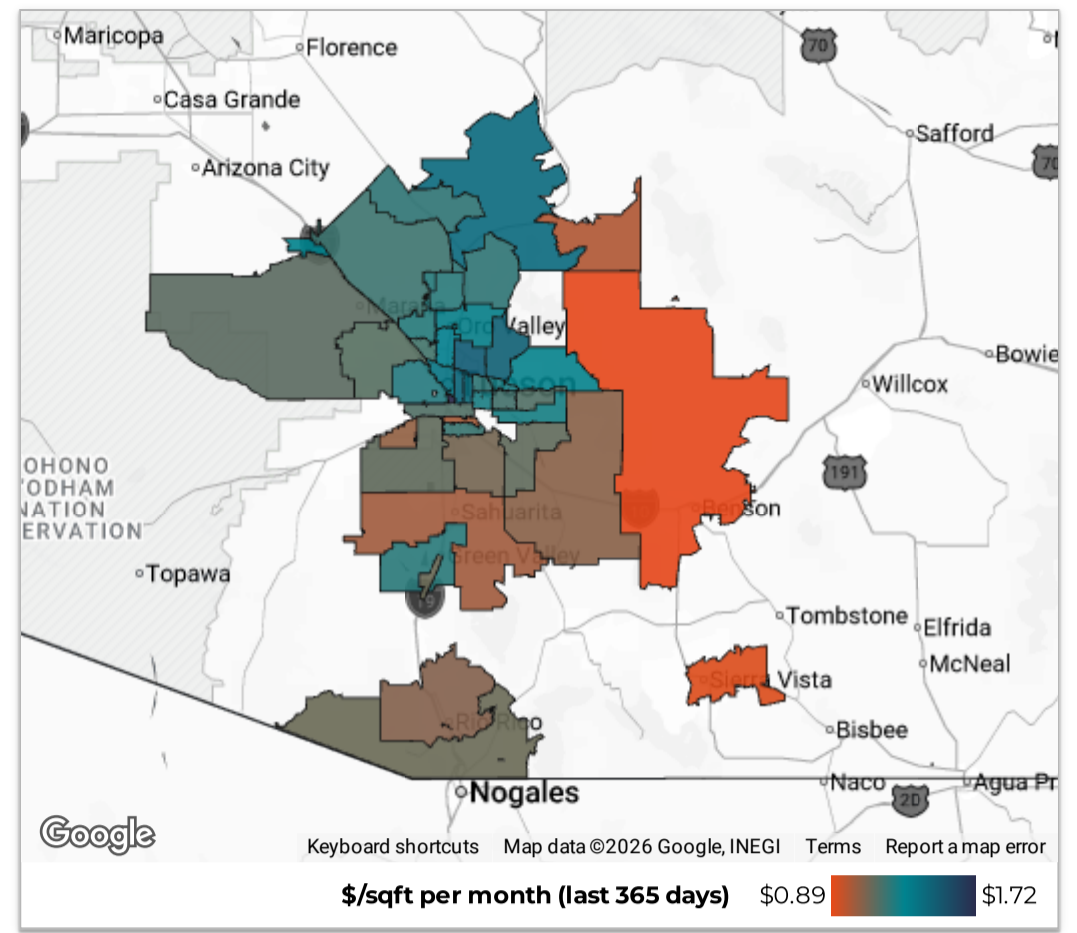
## MLSSAZ® Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.  
This report provides a snapshot of the market as taken on: Jun 5, 2026

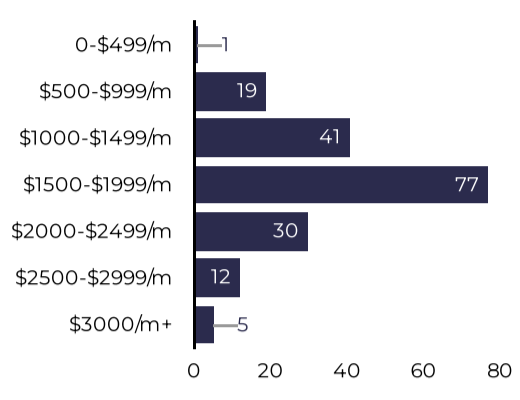
Region  City  Zip Code

County  Type  Beds

Price Range Between  and



### May



# of Leases **185**  
↓ -19.6% from previous year

Median Lease (\$/month) **\$1,795**  
0.0% from previous year

Total Monthly Rental Volume **\$323,198**  
↓ -25.1% from previous year

Median Days on Market **33**  
↑ 4 from previous year

\$/sqft **\$1.29**  
↑ \$0.02 from previous year

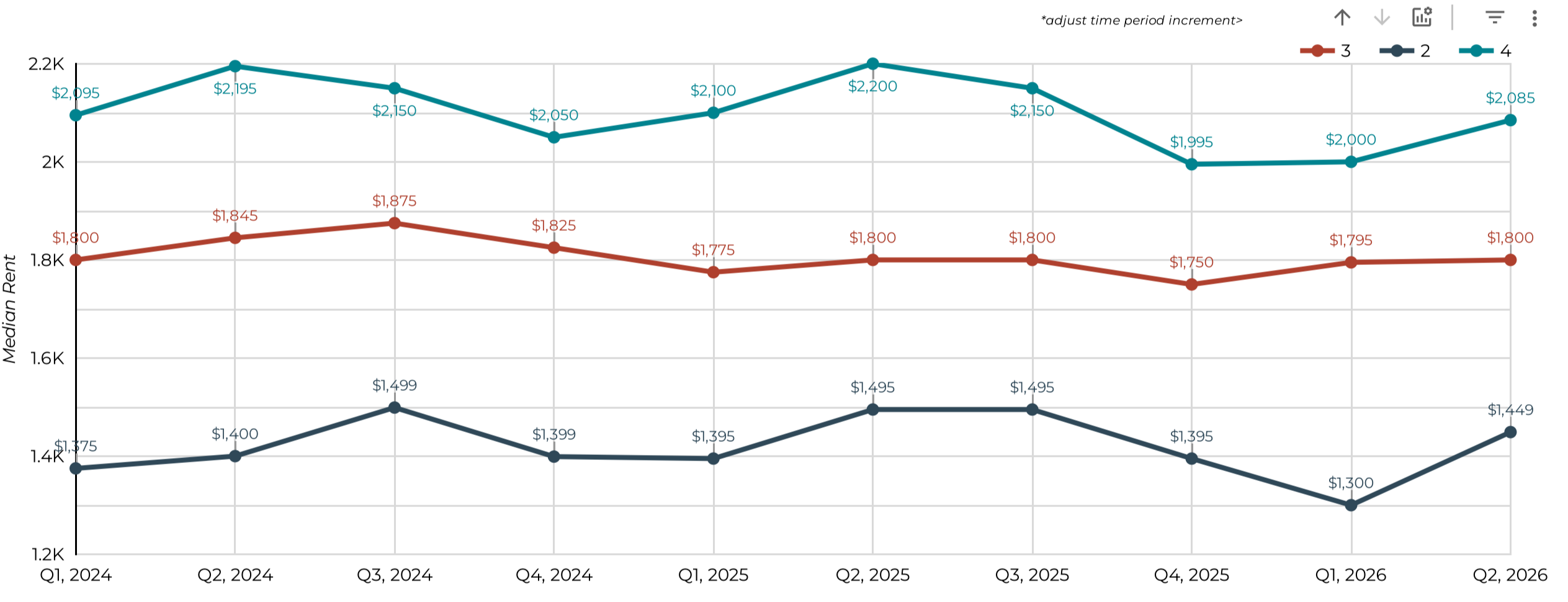
Average % Over Asking **-0.65%**  
↓ -0.51% from previous year

### Leases



### Market Prices

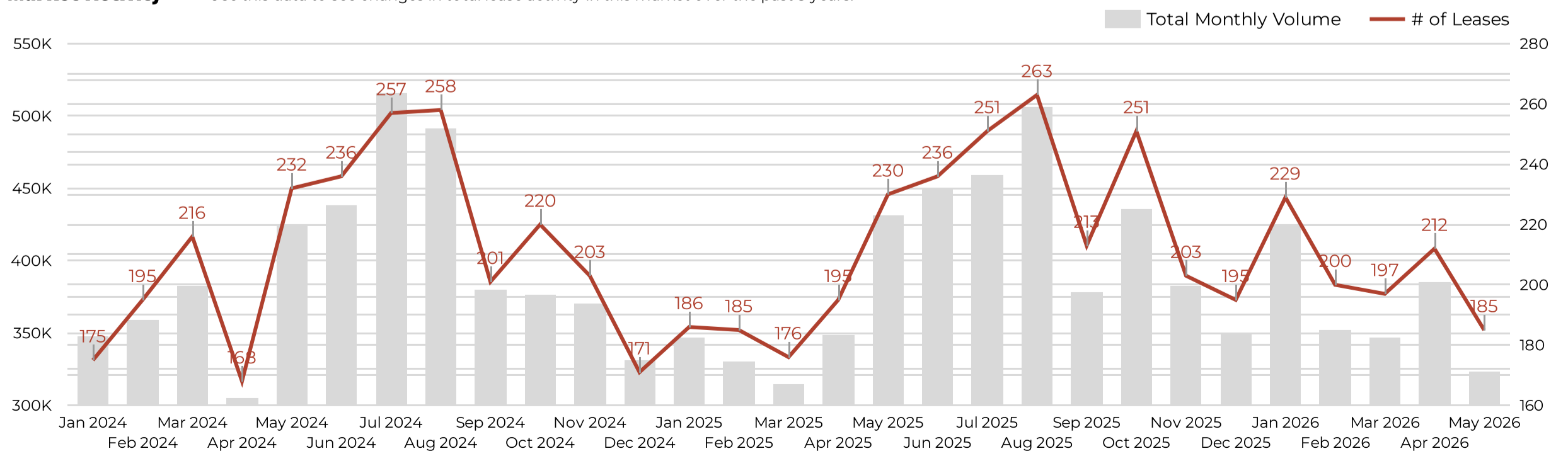
Use this data to see how the cost of real estate has changed in this area over the last 3 years.



Year	# of Leases	Median Lease	Average Lease	\$/sqft
2026	1,085	\$1,750	\$1,793	\$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

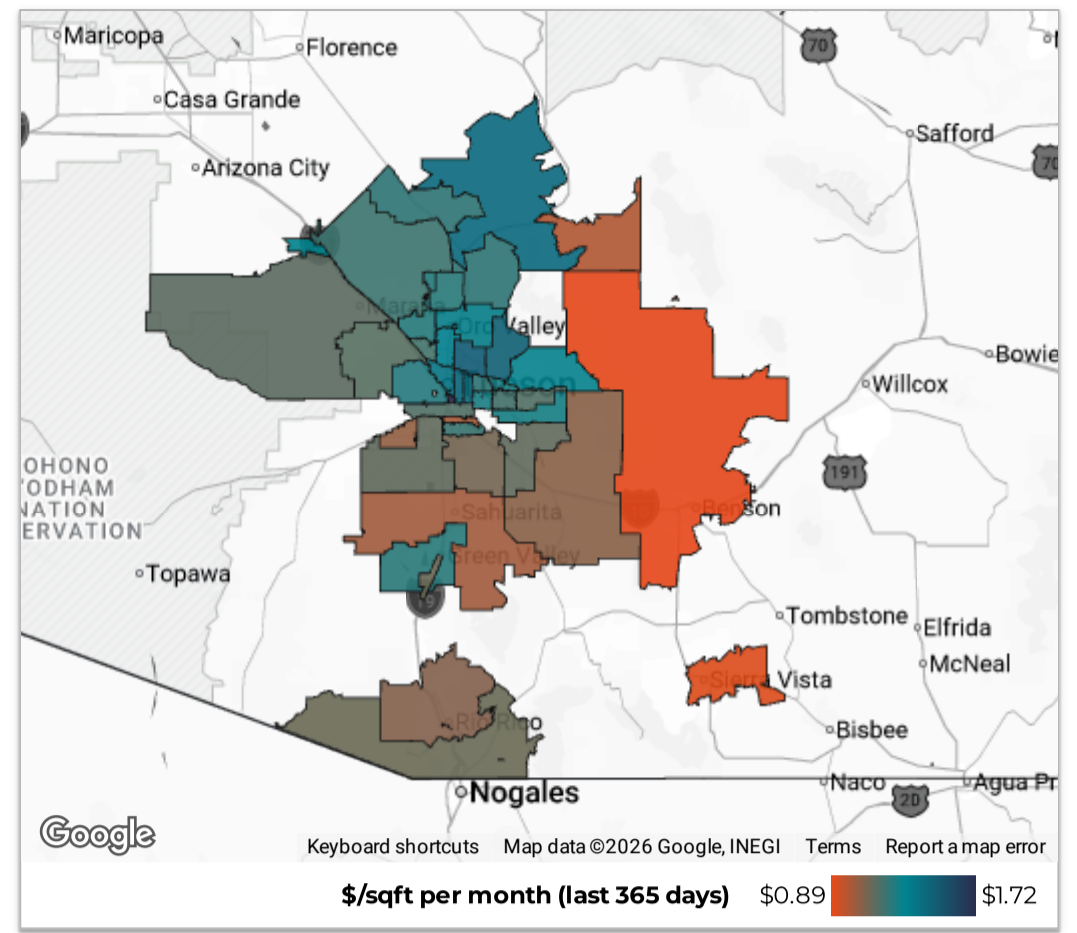
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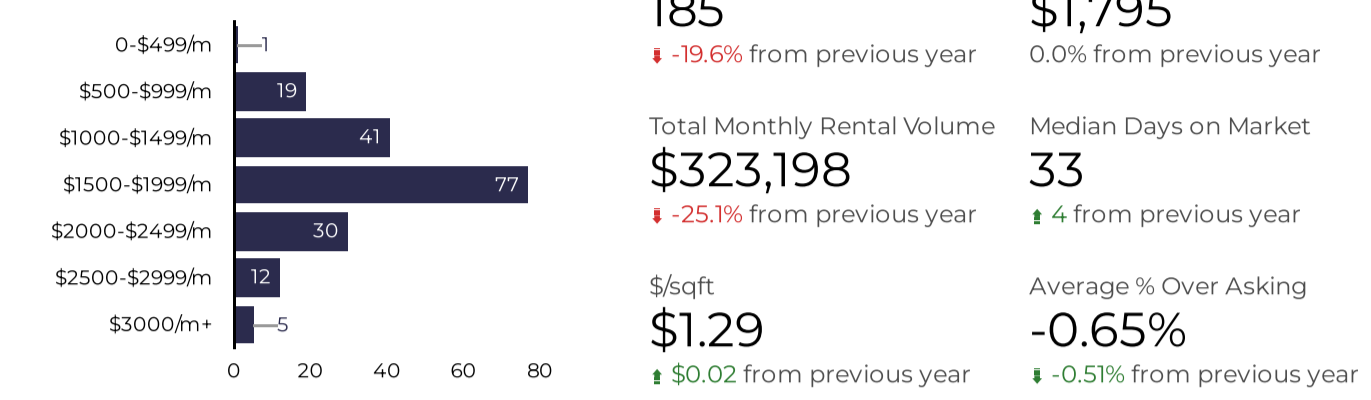
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Price Range Between  and

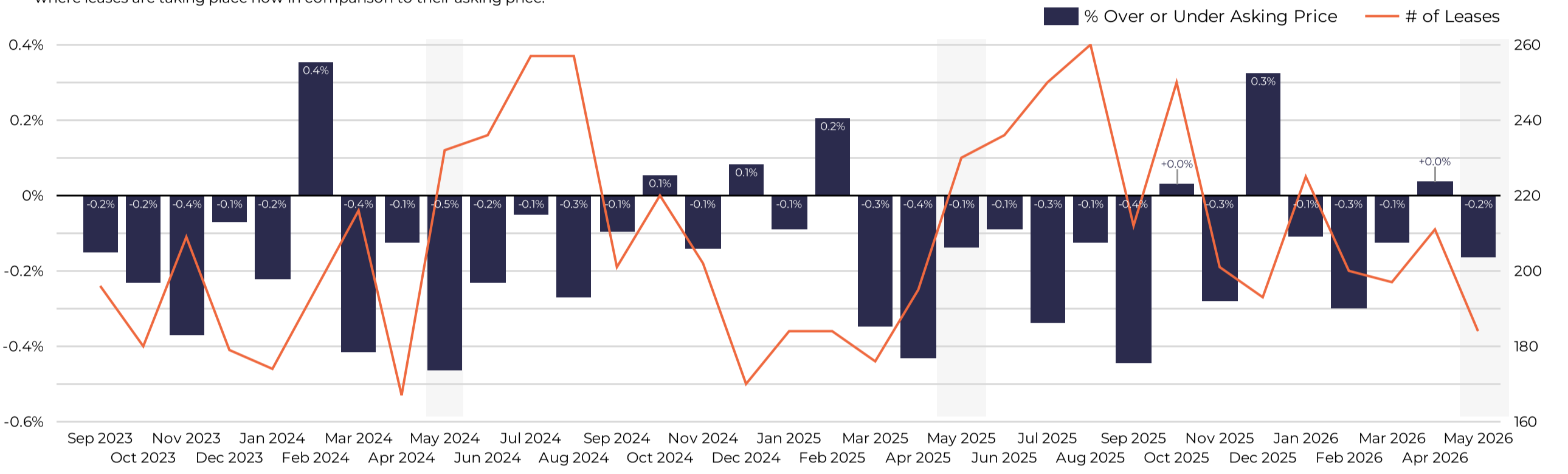


### May



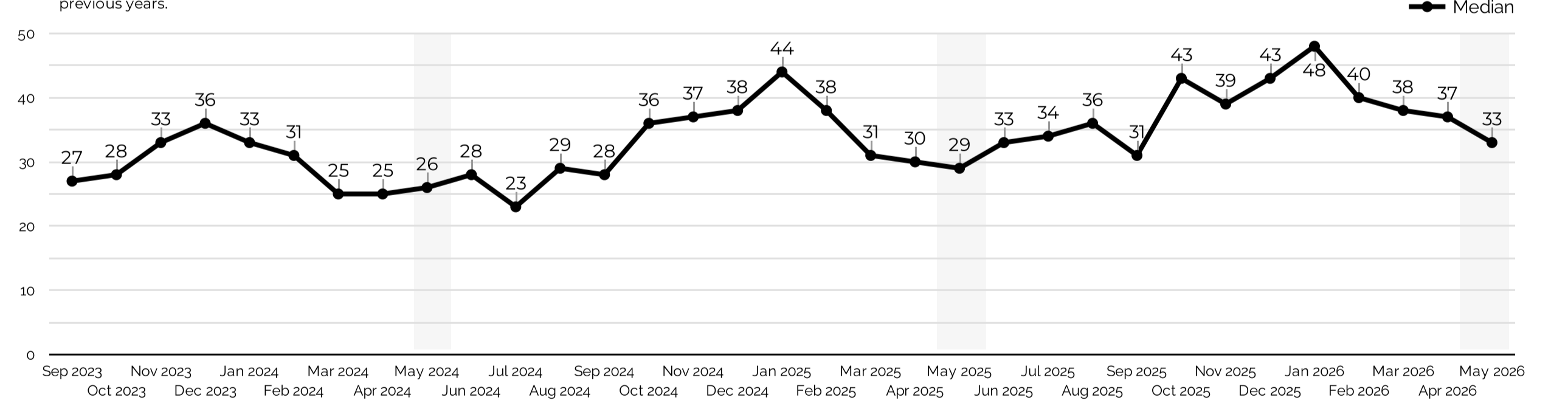
### Renter Demand

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



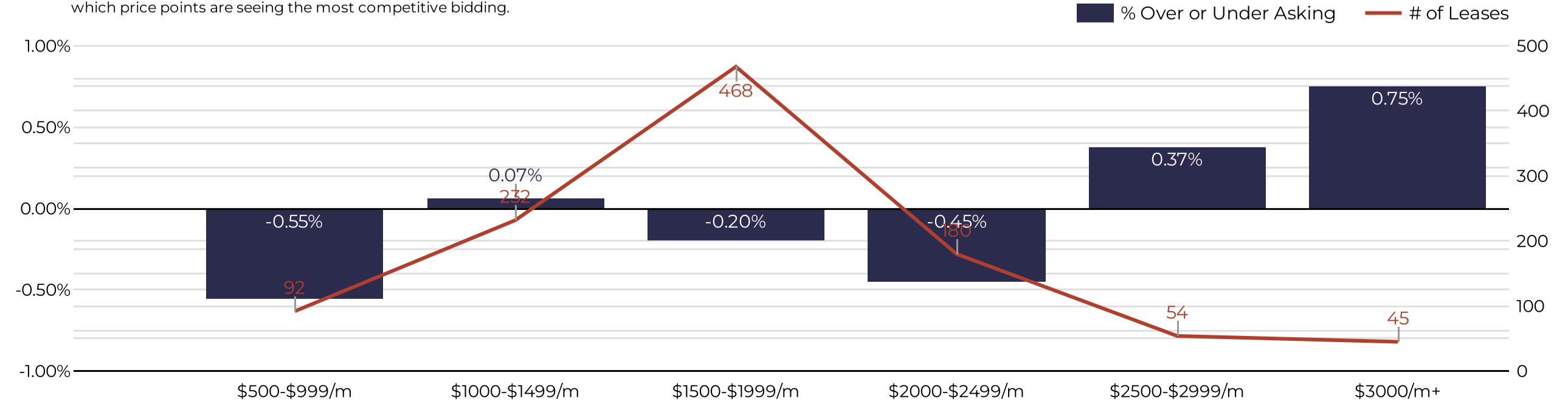
### Days on Market

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

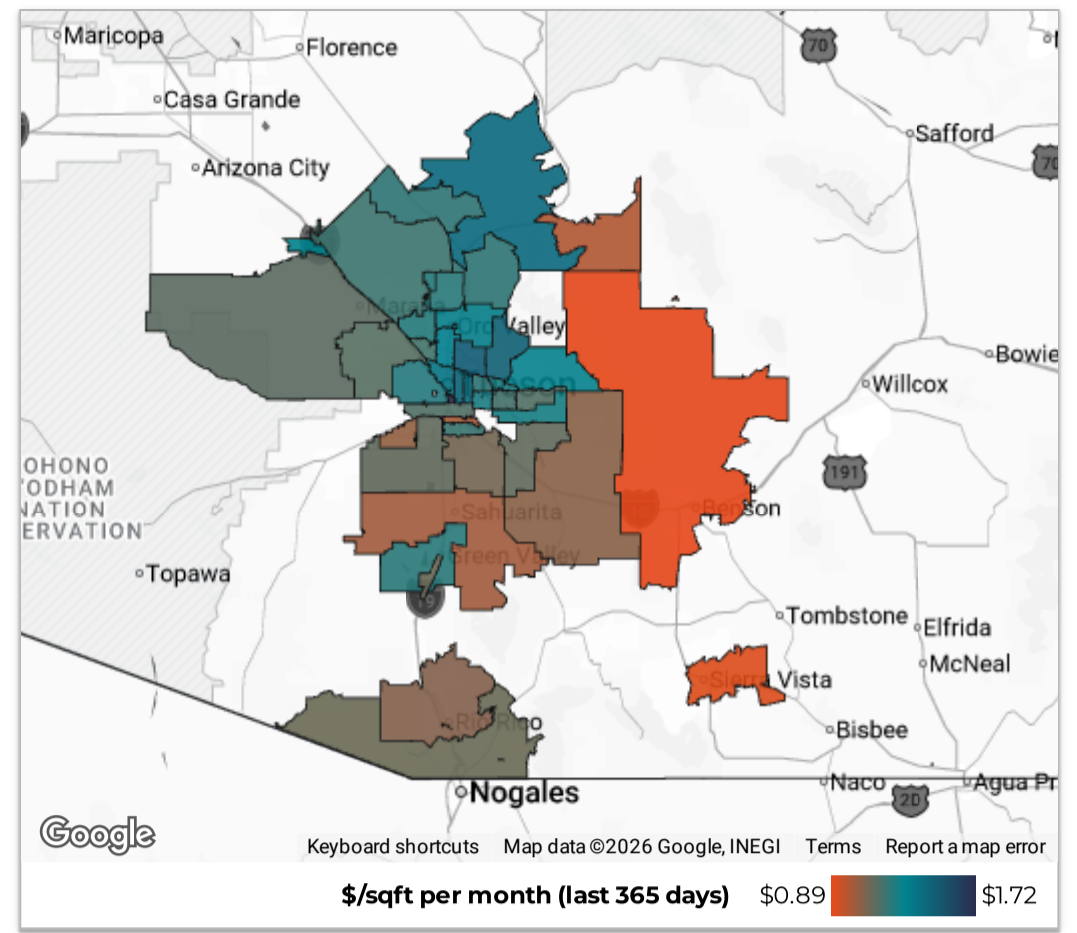
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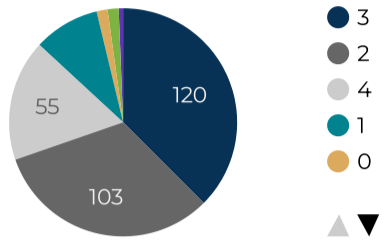


### May

# of New Listings (Supply)  
**320**  
↑ 7 from previous year

# of New Pendings (Demand)  
**66**  
↓ -36 from previous year

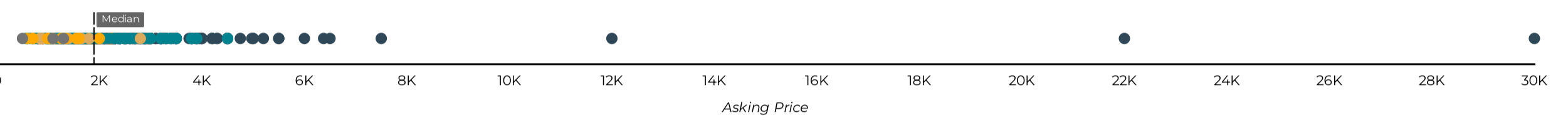
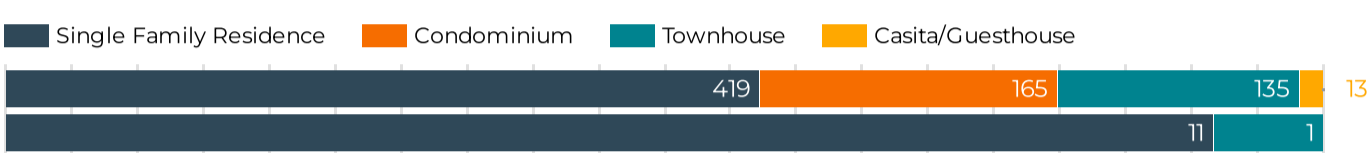
#### # of Bedrooms Delivered



Months of Supply Now  
**4.07**

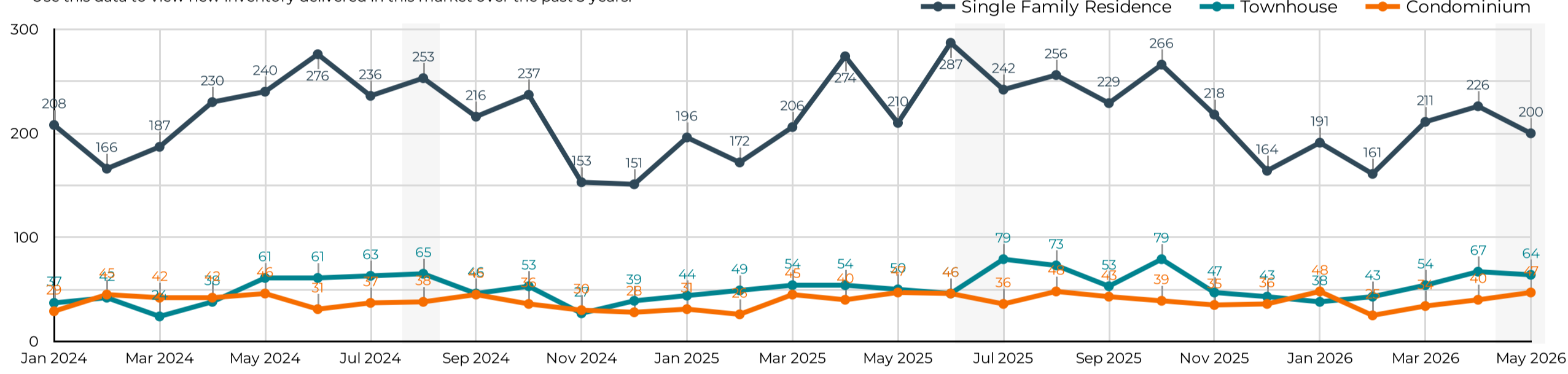
Active Listings Now  
**753**

### Active Now



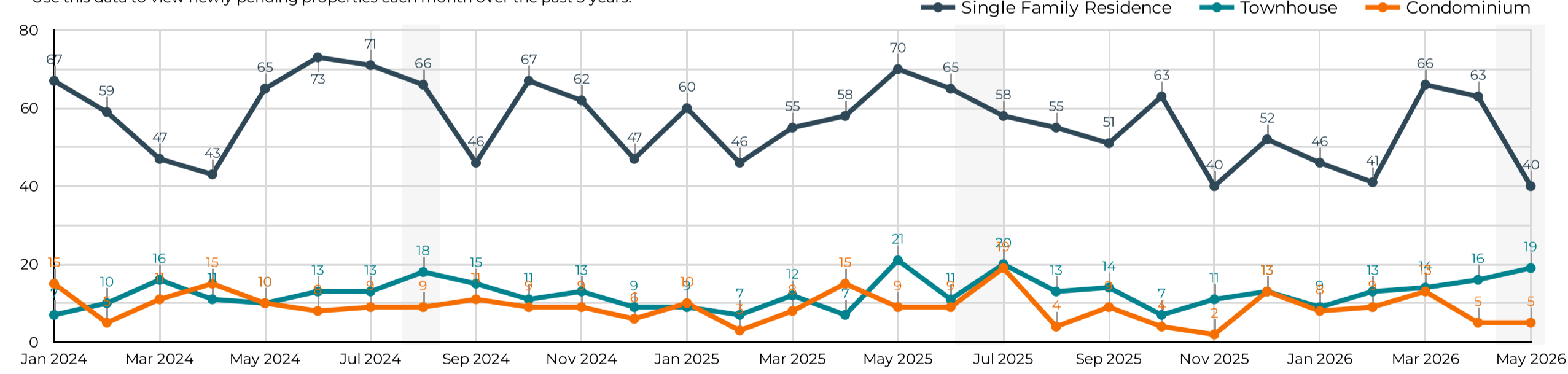
### New Rental Listings

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



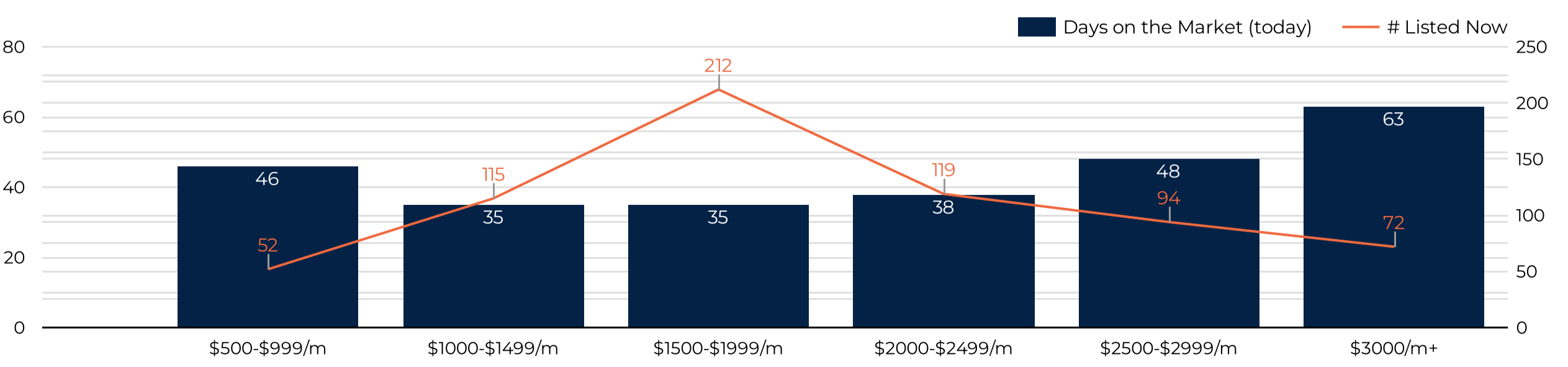
### New Pending Leases

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

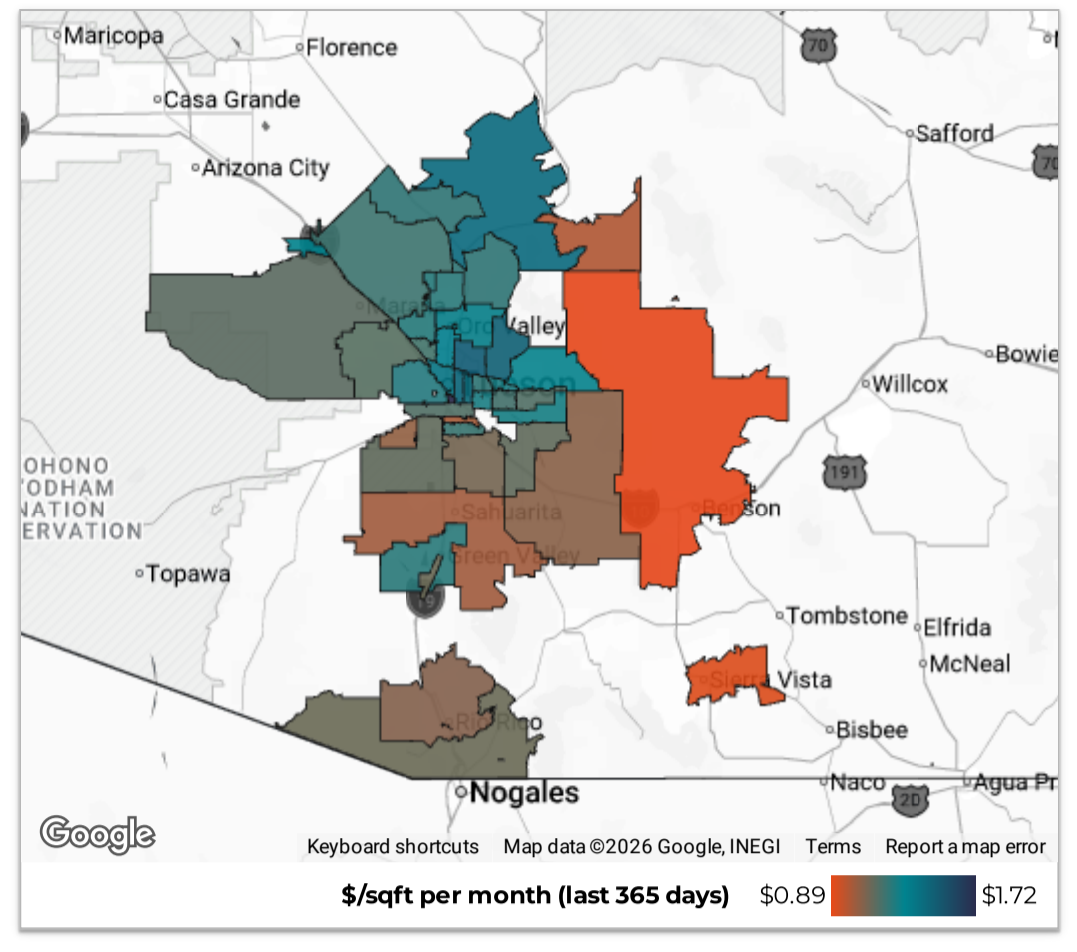
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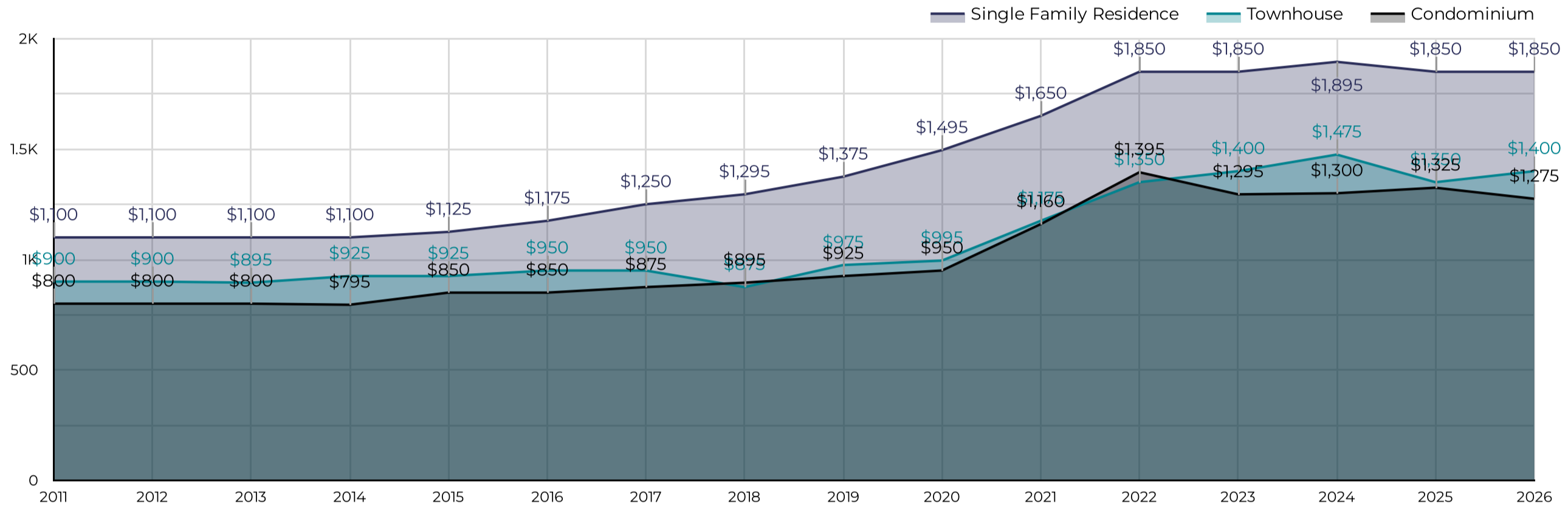
Price Range Between  and



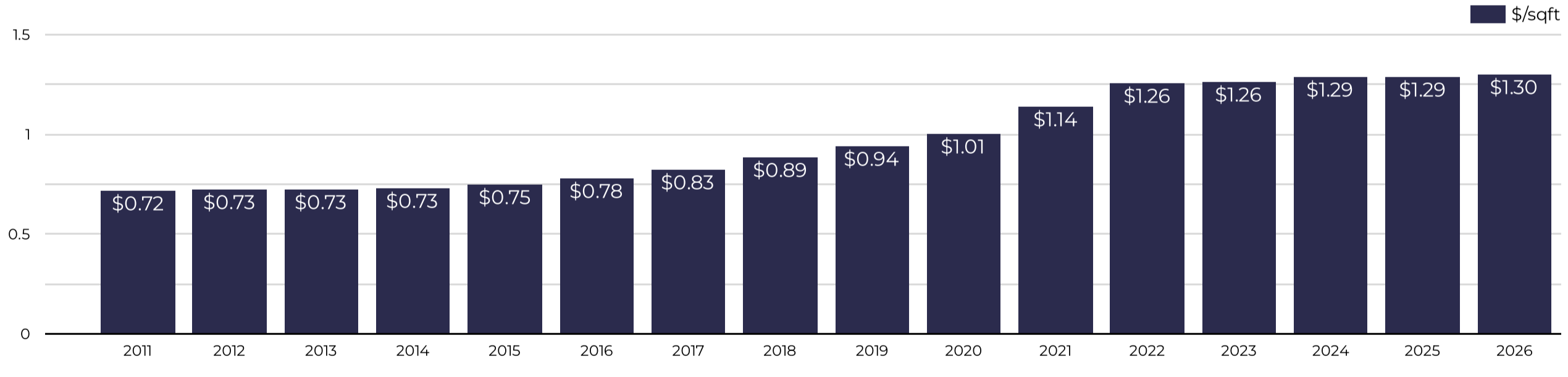
### Year-to-Date Statistics 2026

# of Leases <b>1,085</b> ↑ 4.1% from previous year YTD	Total Monthly Volume <b>\$1.95M</b> ↑ 2.0% from previous year YTD	Median Lease (\$/month) <b>\$1,750</b> 0.0% from previous year YTD
New Listings <b>1,578</b> ↓ -2.7% from previous year YTD	Median Days on Market <b>39</b> ↑ 4 from previous year YTD	% Over or Under Asking <b>-0.0%</b> ↓ -0.1% from previous year YTD

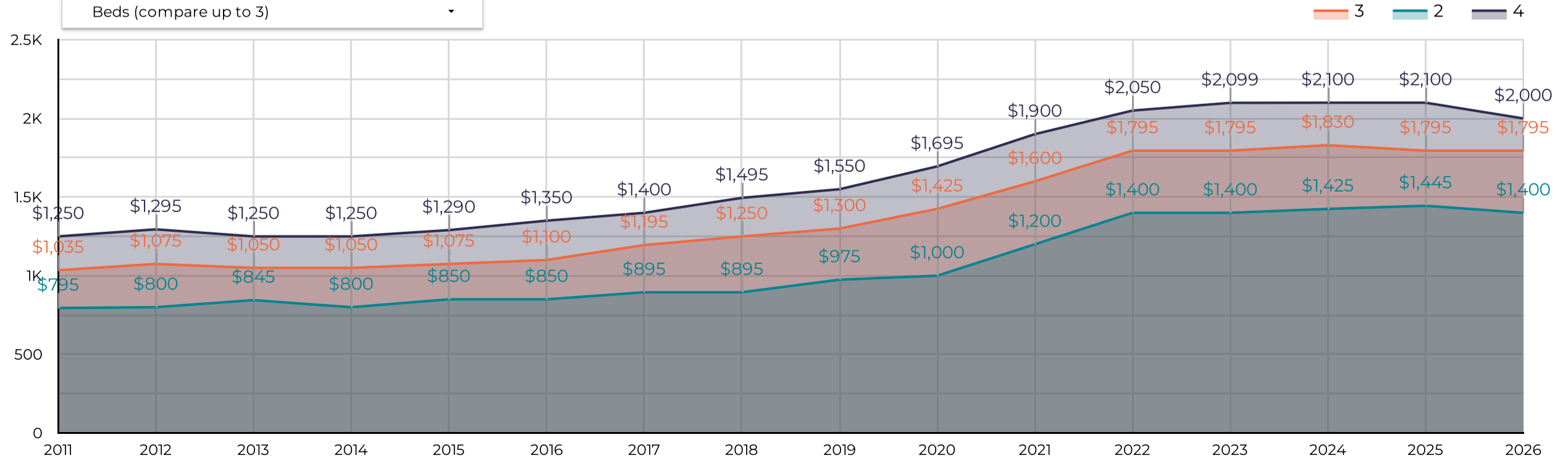
### Median Rental Price/Month



### \$/Sqft



### Median Lease By Bedrooms



# YEARLY Inventory & Demand

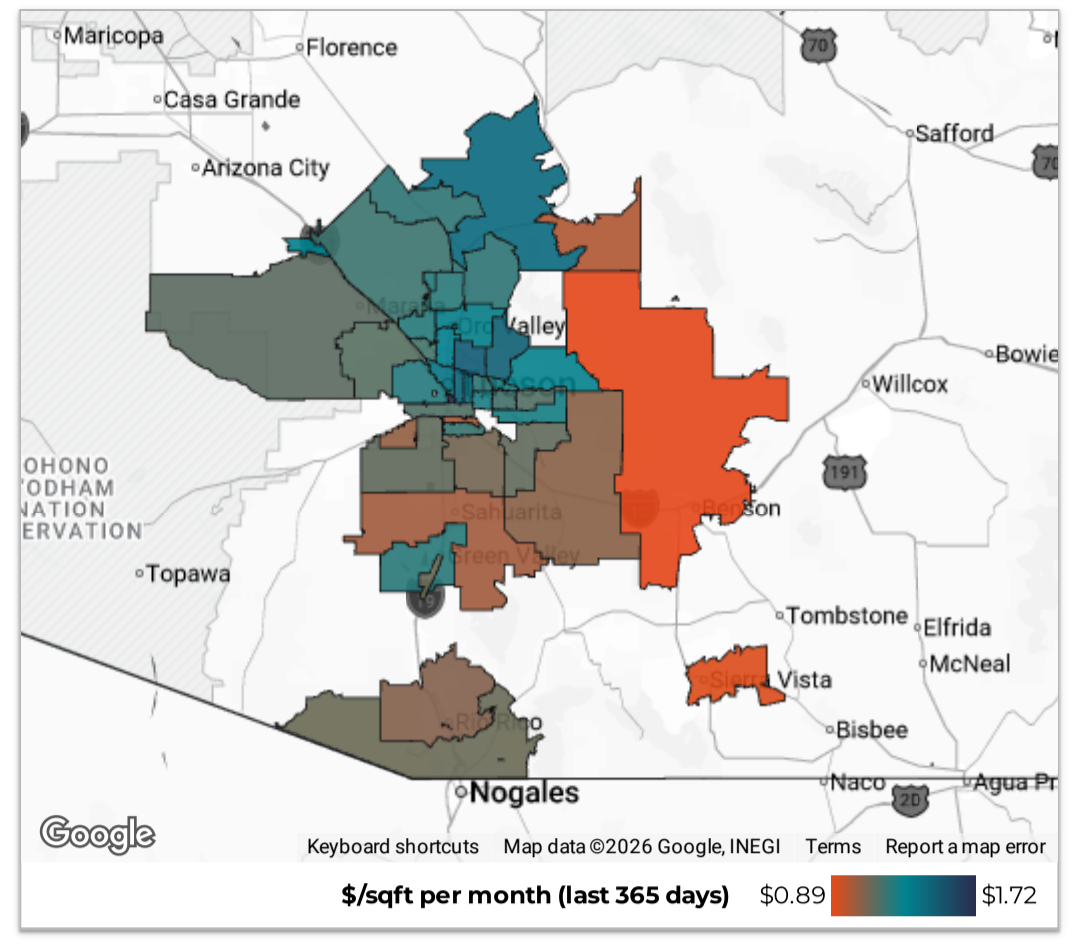
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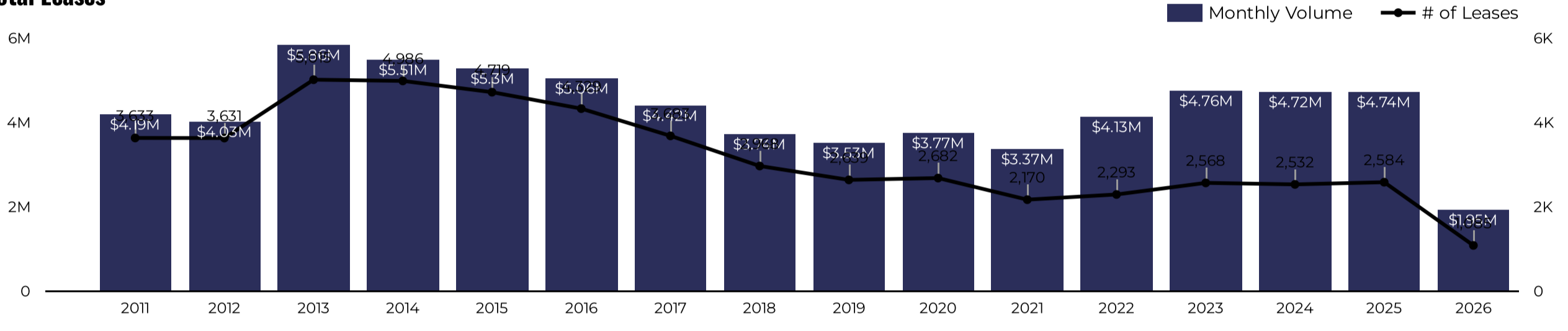
Price Range Between  and



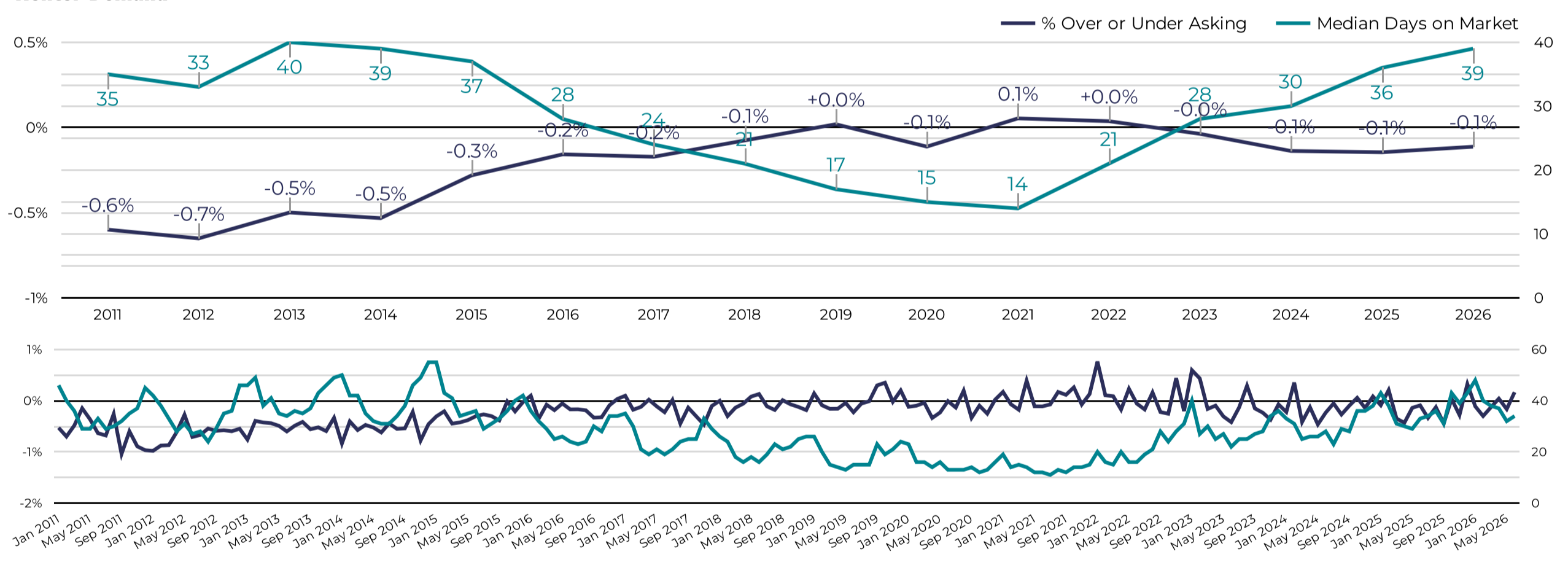
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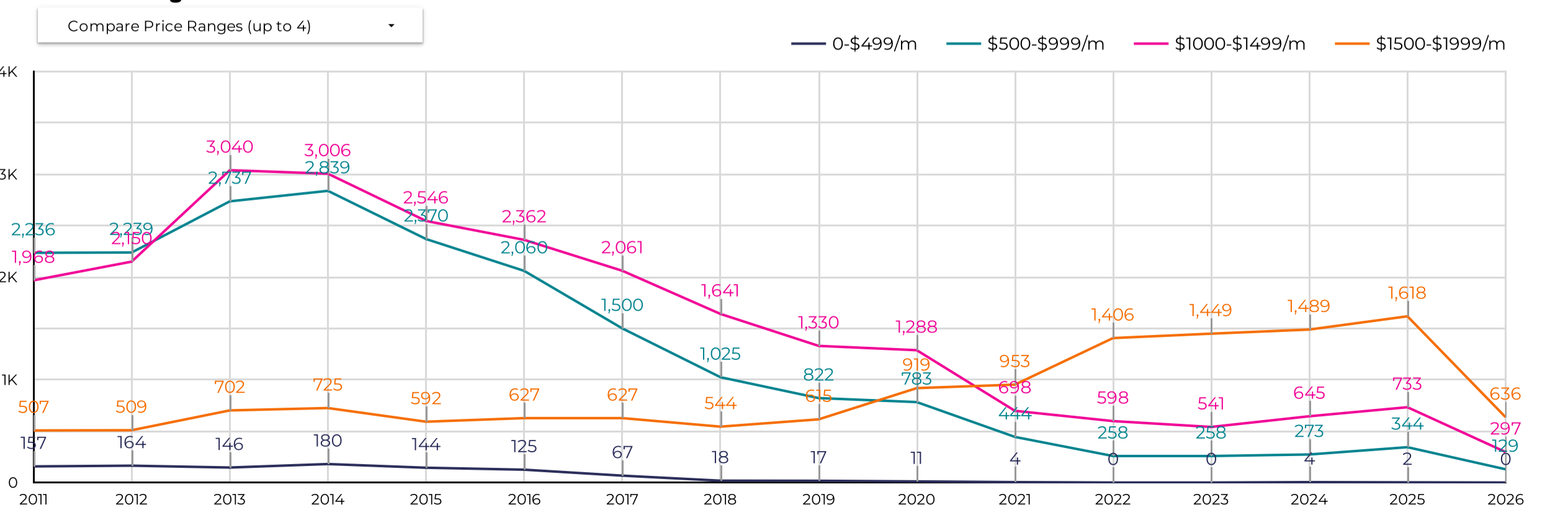
### Total Leases



### 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

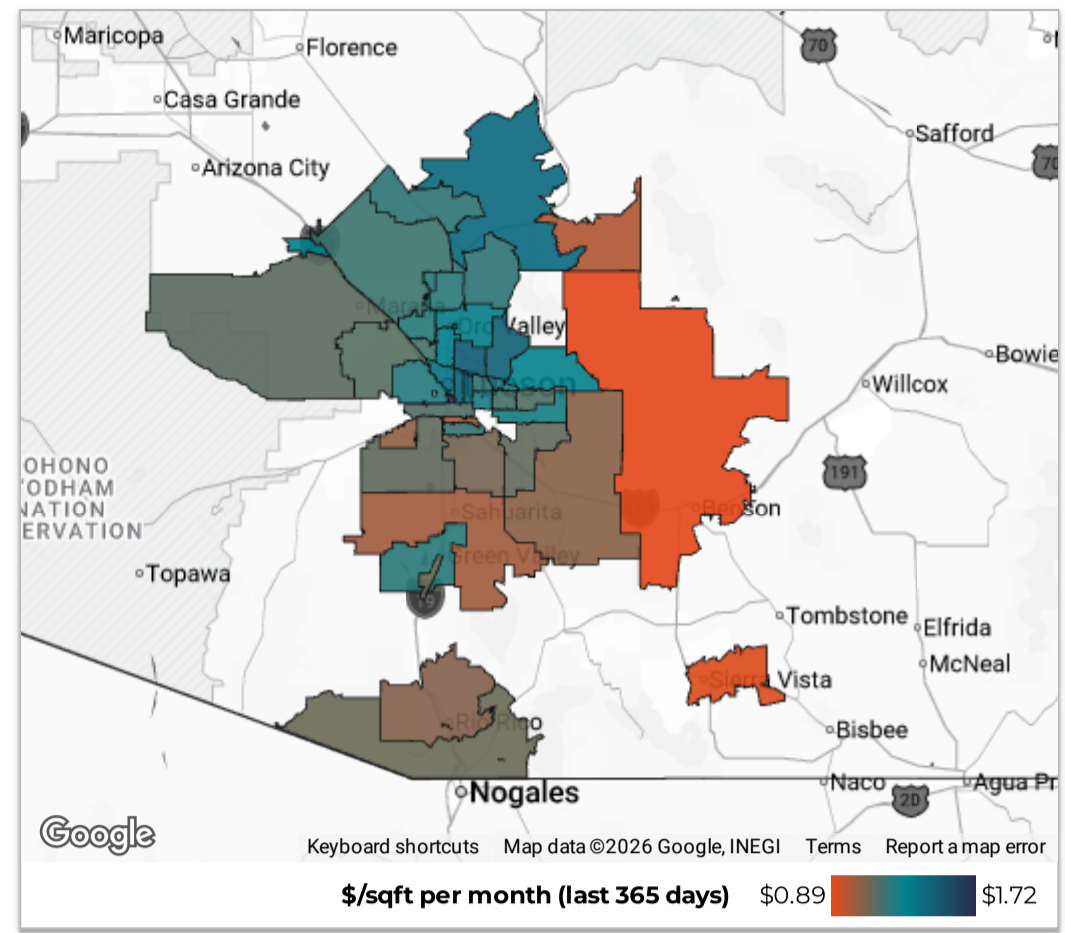
May

# of Leases: **185** (-19.6% from previous year)

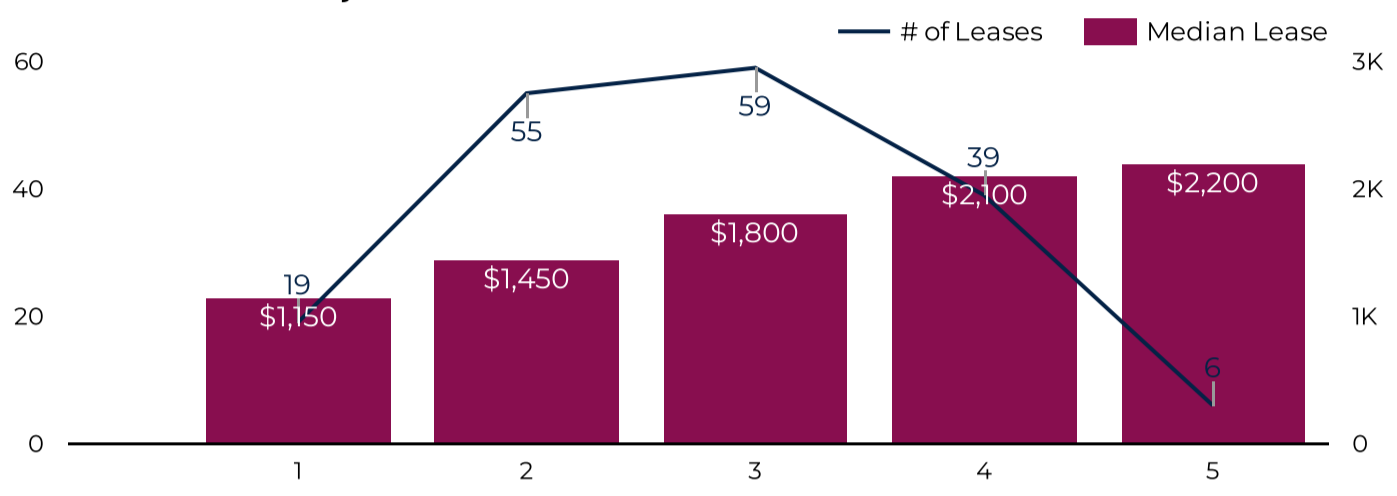
Total Monthly Rental Volume: **\$323.20K** (-25.1% from previous year)

Average SqFt: **1,427**

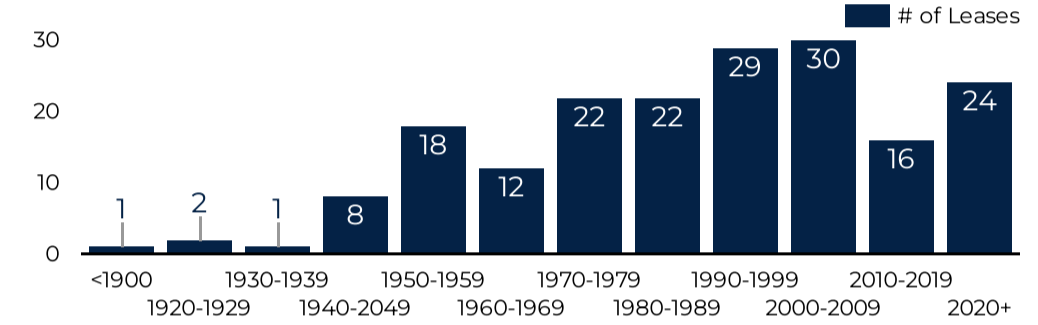
Median Year Built: **1,995**



### Median Lease Price By Bedrooms



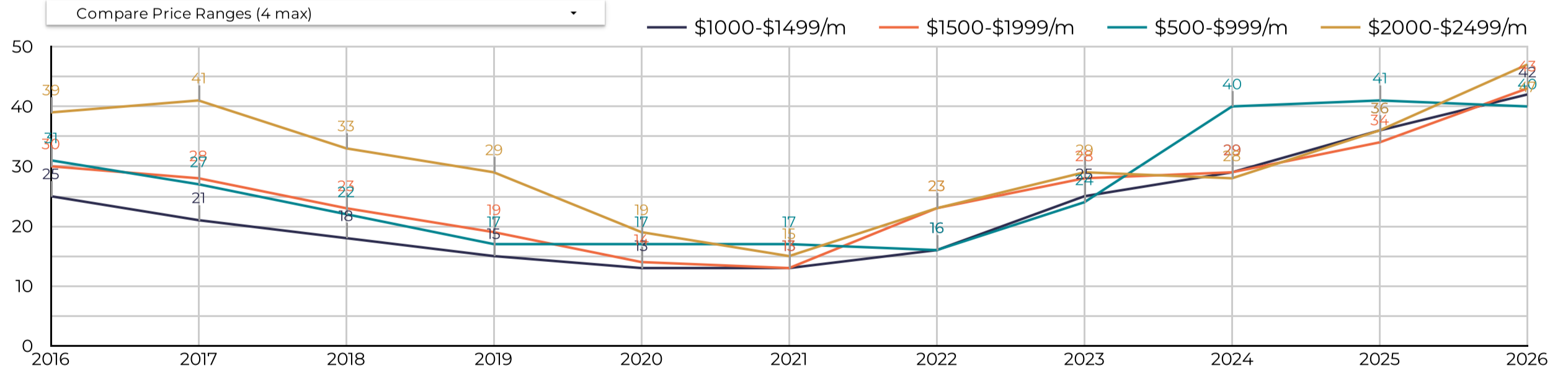
### Leases By Property Age



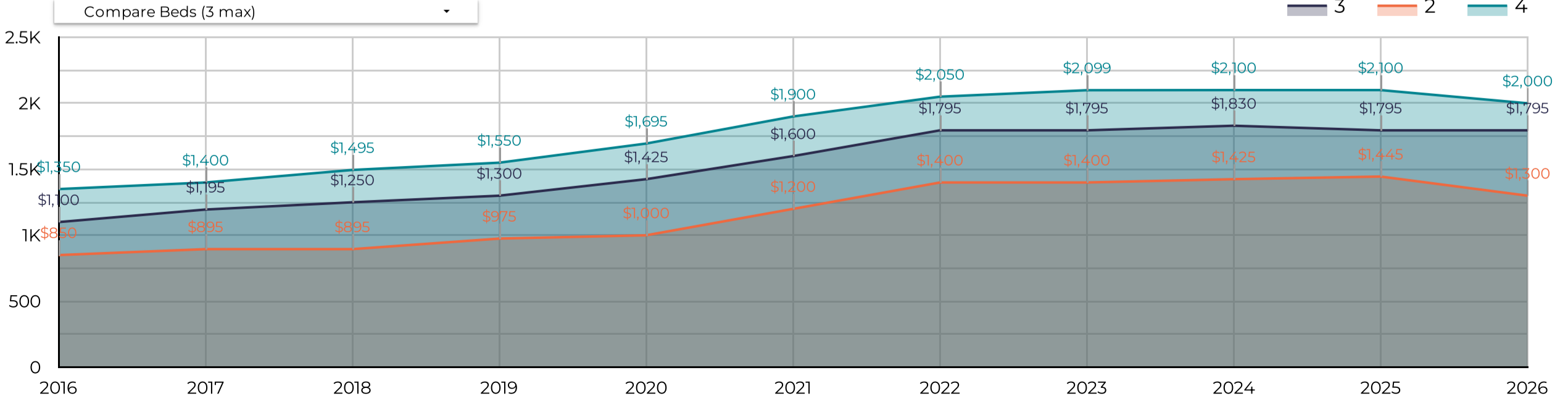
### Renter Demand By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
0-\$499/m	1	0	0	1	38	-89.35%
\$500-\$999/m	19	19	0	0	58	-0.26%
\$1000-\$1499/m	41	36	5	0	46	-0.33%
\$1500-\$1999/m	77	17	43	17	28	-0.11%
\$2000-\$2499/m	30	3	7	20	32	0.14%
\$2500-\$2999/m	12	4	3	5	17	0.31%
<b>Grand total</b>	<b>185</b>	<b>80</b>	<b>59</b>	<b>46</b>	<b>33</b>	<b>-0.65%</b>

### Median Days on Market



### Median Rental Price/Month



# COMPARISONS By Region

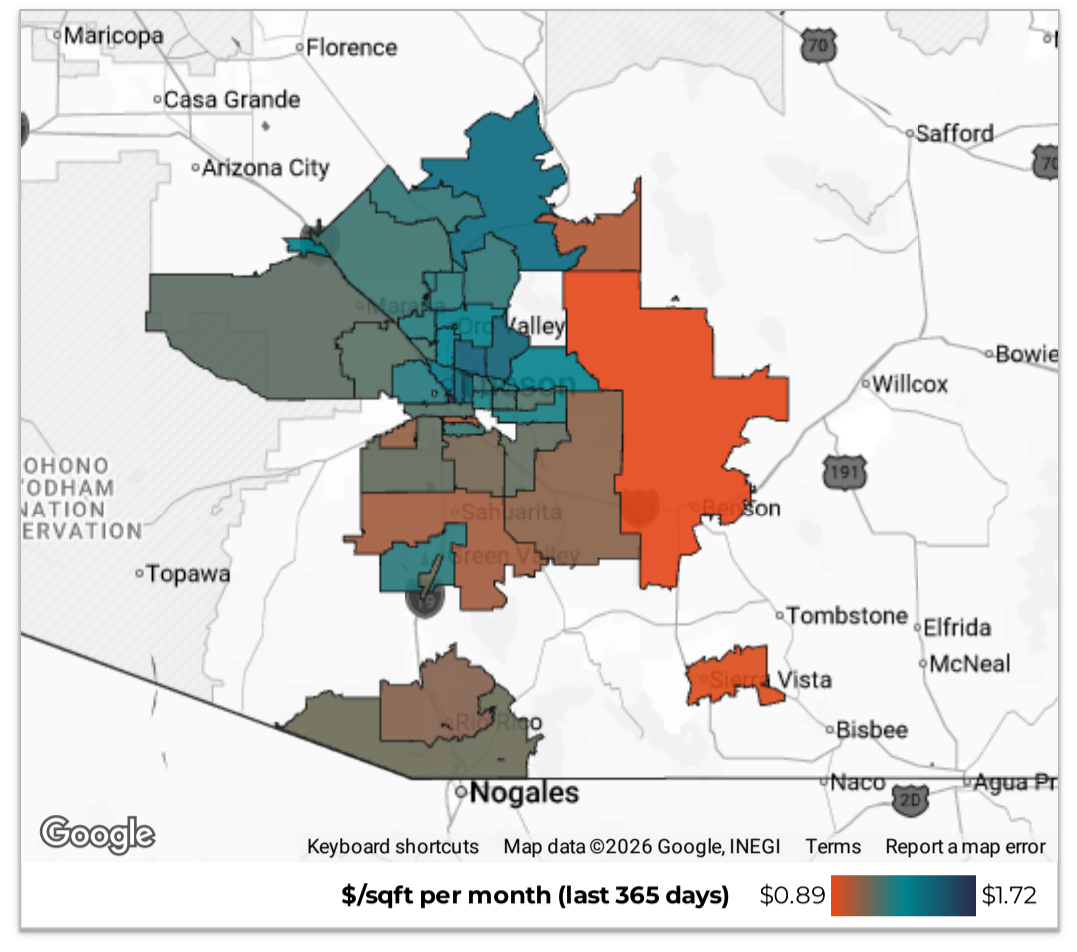
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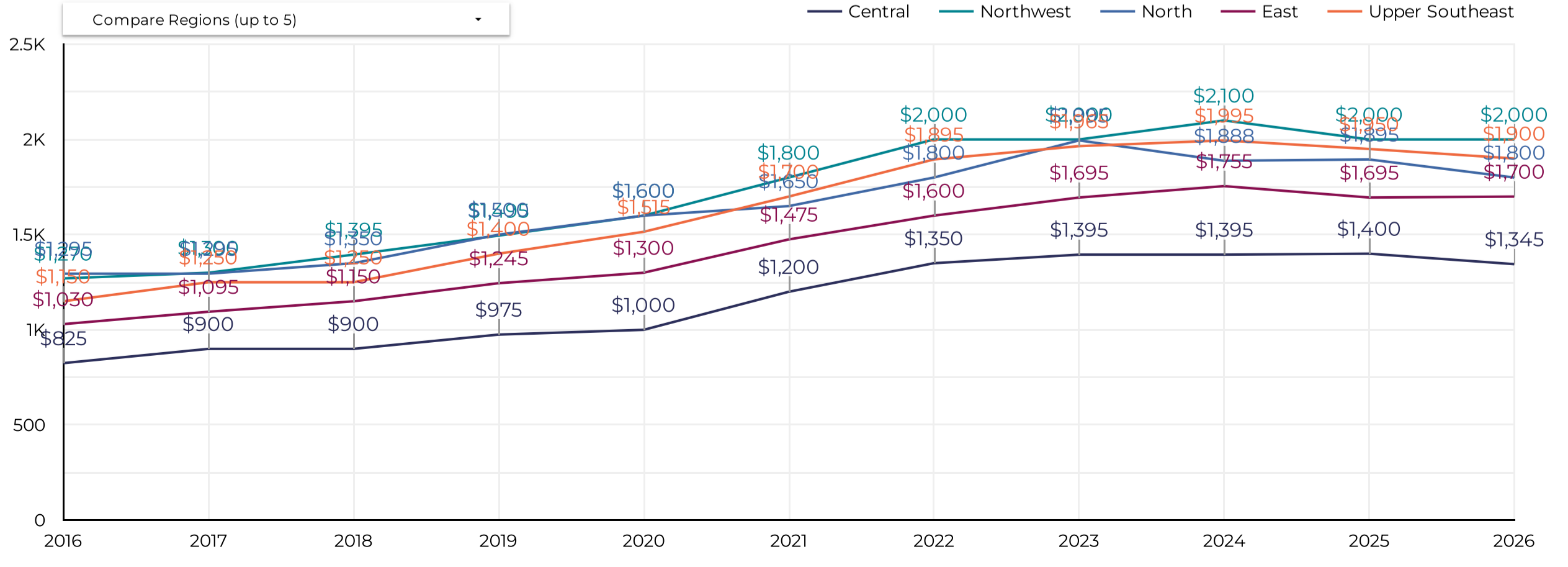


### May 2026 vs. last year

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	56	21.7% ↑	\$78.17K	24.8% ↑	\$1,275	-\$20 ↓	\$1.32	-\$0.07 ↓	35	7 ↑	0.2%	0.6% ↑
2. Northwest	22	-40.5% ↓	\$46.82K	-43.2% ↓	\$1,999	-\$1 ↓	\$1.37	\$0.10 ↑	24	-6 ↓	-0.1%	0.8% ↑
3. North	21	-12.5% ↓	\$42.51K	-26.7% ↓	\$1,800	-\$200 ↓	\$1.46	\$0.01 ↑	33	-7 ↓	-0.4%	0.1% ↑
4. East	17	-26.1% ↓	\$31.28K	-22.6% ↓	\$1,795	\$45 ↑	\$1.18	-\$0.09 ↓	27	-1 ↓	0.0%	0.4% ↑
5. Upper Southeast	14	-39.1% ↓	\$29.32K	-36.0% ↓	\$2,195	\$285 ↑	\$1.10	-\$0.09 ↓	33	5 ↑	0.0%	-1.1% ↓
6. Southwest	10	-41.2% ↓	\$18.83K	-33.8% ↓	\$1,774	\$79 ↑	\$1.11	-\$0.03 ↓	41	6 ↑	0.0%	0.4% ↑
7. Extended West	8	33.3% ↑	\$16.1K	26.2% ↑	\$1,900	-\$100 ↓	\$1.28	\$0.04 ↑	10	-10 ↓	-0.4%	-0.1% ↓
8. Northeast	7	-22.2% ↓	\$8.97K	-46.6% ↓	\$1,275	-\$725 ↓	\$1.54	\$0.23 ↑	118	90 ↑	-2.2%	-1.9% ↓
9. Southeast	7	75.0% ↑	\$13.6K	68.0% ↑	\$1,900	\$105 ↑	\$1.13	\$0.07 ↑	29	19 ↑	0.0%	0.0%
10. Green Valley North	4	0.0%	\$7.14K	-0.1% ↓	\$1,800	\$100 ↑	\$1.04	\$0.05 ↑	20	-36 ↓	-0.7%	-0.7% ↓
11. South	4	-71.4% ↓	\$6.84K	-69.1% ↓	\$1,795	\$100 ↑	\$1.33	\$0.21 ↑	10	-28 ↓	-1.7%	-0.8% ↓
12. Upper Northwest	3	-50.0% ↓	\$6.88K	-58.7% ↓	\$2,400	-\$400 ↓	\$1.55	\$0.16 ↑	36	20 ↑	-0.2%	-2.9% ↓
13. Pinal	3	0.0%	\$4.2K	-14.4% ↓	\$1,450	-\$300 ↓	\$1.08	-\$0.16 ↓	44	33 ↑	0.0%	0.0%
14. West	2	-80.0% ↓	\$2.77K	-85.4% ↓	\$1,349	-\$291 ↓	\$1.56	\$0.37 ↑	49	20 ↑	0.0%	-2.4% ↓
15. Green Valley Nort...	2	-	\$2.4K	-	\$950	-	\$1.16	-	4	-	0.0%	-
16. Extended South...	1	-	\$1.8K	-	\$1,799	-	\$1.24	-	33	-	0.0%	-
17. Green Valley Nort...	1	-	\$2.6K	-	\$2,600	-	\$1.89	-	185	-	0.0%	-
18. SCC-Rio Rico West	1	0.0%	\$1.9K	100.0% ↑	\$1,900	\$950 ↑	\$0.81	-\$0.33 ↓	88	67 ↑	0.0%	0.0%
19. SCC-Nogales East	1	-	\$850	-	\$850	-	\$1.77	-	11	-	0.0%	-

### Median Lease by Region



# COMPARISONS By Zip Code

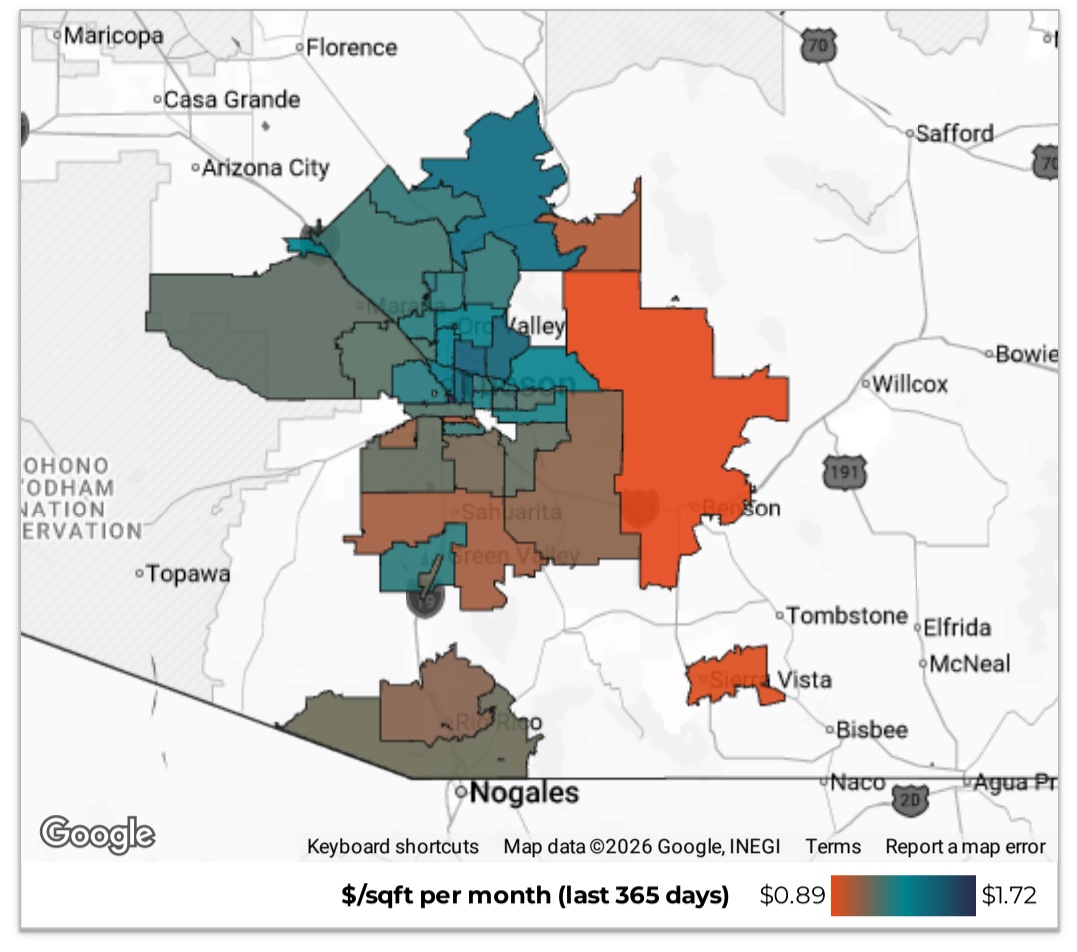
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1. 85716	15	87.5%	\$17,705	125.3%	\$1,000	\$100	\$1.29	-\$0.18	24	-27	0.0%	0.0%
2. 85712	14	40.0%	\$18,232	45.1%	\$1,200	\$150	\$1.35	\$0.17	42	8	1.0%	1.8%
3. 85705	12	0.0%	\$16,238	7.3%	\$1,275	\$75	\$1.34	-\$0.22	38	24	0.0%	-2.1%
4. 85750	11	83.3%	\$23,950	15.8%	\$1,900	-\$1,600	\$1.43	-\$0.11	23	0	0.5%	0.5%
5. 85710	10	-28.6%	\$19,239	-18.5%	\$1,800	\$50	\$1.13	-\$0.13	32	2	0.0%	0.6%
6. 85747	9	-35.7%	\$18,749	-30.2%	\$1,950	\$50	\$1.16	-\$0.07	31	0	0.0%	-0.1%
7. 85641	9	0.0%	\$18,169	-7.2%	\$2,100	\$0	\$1.08	-\$0.01	30	7	0.0%	-2.6%
8. 85719	9	-18.2%	\$12,660	-27.8%	\$1,400	-\$450	\$1.37	-\$0.00	37	6	-0.4%	3.0%
9. 85653	8	33.3%	\$16,095	26.2%	\$1,900	-\$100	\$1.28	\$0.04	10	-10	-0.4%	-0.1%
10. 85718	8	-33.3%	\$14,760	-41.0%	\$1,395	-\$400	\$1.56	\$0.15	33	-16	-1.8%	-0.9%
11. 85737	6	-14.3%	\$13,345	-7.1%	\$2,000	\$251	\$1.51	\$0.02	30	-11	-0.9%	-2.8%
12. 85711	6	-14.3%	\$11,910	3.7%	\$1,975	\$375	\$1.26	-\$0.07	28	0	0.0%	0.4%
13. 85742	5	-64.3%	\$10,293	-67.0%	\$1,999	-\$251	\$1.47	\$0.23	14	-4	0.0%	1.1%
14. 85756	5	-50.0%	\$9,590	-44.7%	\$1,900	\$200	\$1.18	\$0.06	14	-19	0.0%	0.7%
15. 85730	5	-28.6%	\$8,344	-36.2%	\$1,695	-\$55	\$1.26	-\$0.03	22	0	0.0%	0.0%
16. 85757	5	-16.7%	\$9,646	-10.1%	\$2,075	\$345	\$0.96	-\$0.17	44	20	0.0%	1.0%
17. 85623	4	-20.0%	\$8,425	-29.8%	\$1,750	-\$1,050	\$1.30	-\$0.07	44	33	1.9%	2.2%
18. 85704	4	-50.0%	\$7,095	-54.9%	\$1,800	\$5	\$1.24	-\$0.17	42	2	-0.3%	-0.3%
19. 85715	4	0.0%	\$6,025	-18.8%	\$1,275	-\$400	\$1.41	\$0.05	35	7	-0.5%	-0.5%
20. 85614	4	-	\$6,800	-	\$1,450	-	\$1.39	-	17	-	-0.7%	-
21. 85713	4	-33.3%	\$6,990	-23.4%	\$1,600	\$40	\$1.34	\$0.11	18	-6	-1.7%	-0.7%
22. 85748	3	50.0%	\$4,990	35.0%	\$1,795	\$95	\$1.53	\$0.35	23	11	-4.5%	-4.5%
23. 85629	3	-25.0%	\$5,335	-25.3%	\$1,845	\$145	\$0.94	-\$0.05	32	-24	0.0%	0.0%

1 - 36 / 36 < >

### Median Lease By Zip Code

