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, 2026

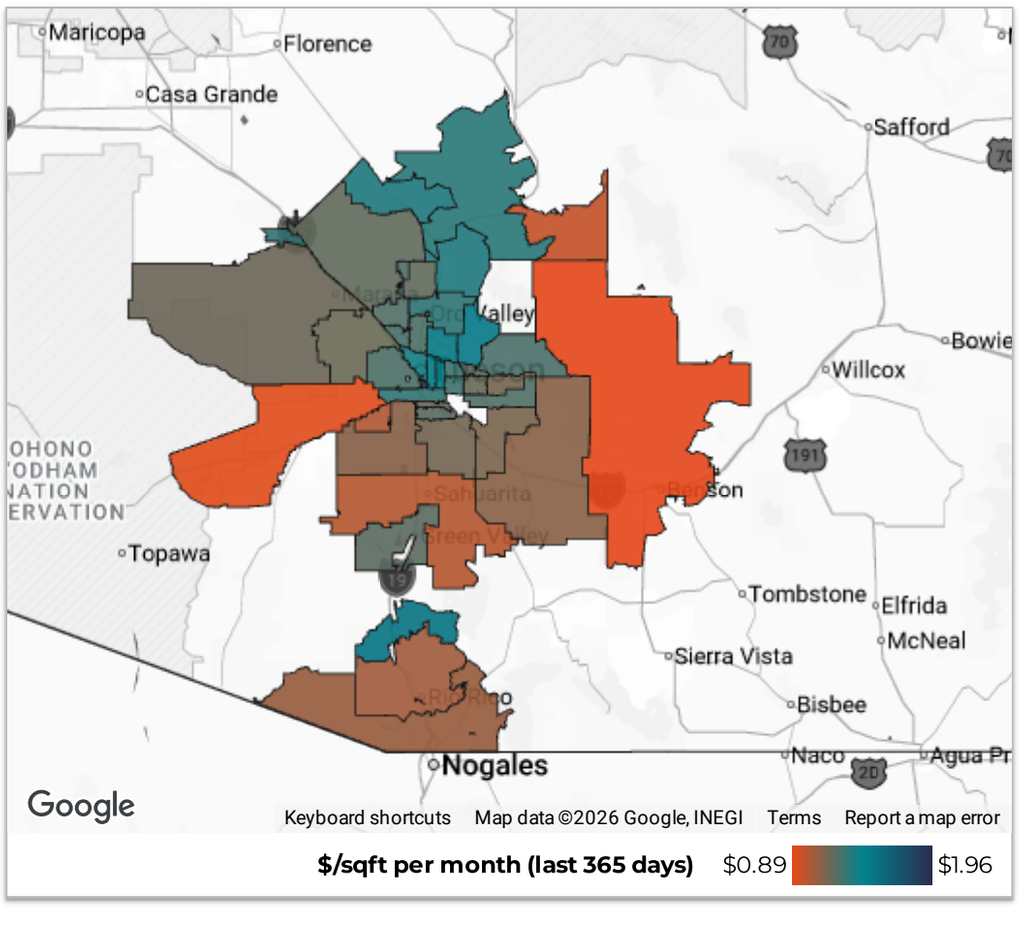
MLSSAZ MULTIPLE LISTING SERVICE OF SOUTHERN ARIZONA

Region | City | Zip Code

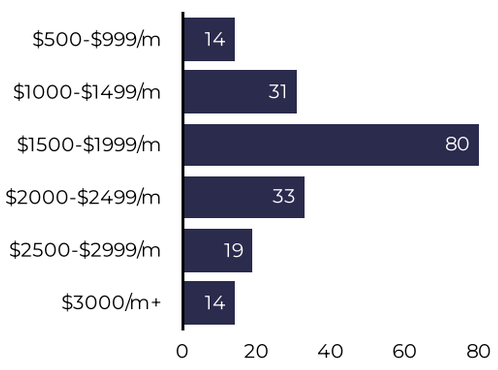
County | Type | Beds

Price Range | Between | Enter a value | and | Enter a value

Download



October



# of Leases
191
-24.2% from previous year

Median Lease ($/month)
$1,800
5.9% from previous year

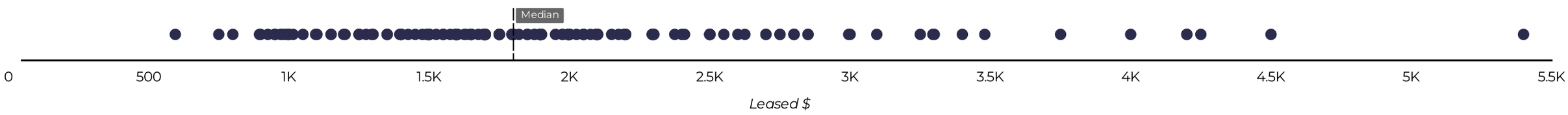
Total Monthly Rental Volume
$367,190
-16.1% from previous year

Median Days on Market
39
-4 from previous year

$/sqft
$1.34
$0.09 from previous year

Average % Over Asking
0.70%
0.41% from previous year

Leases

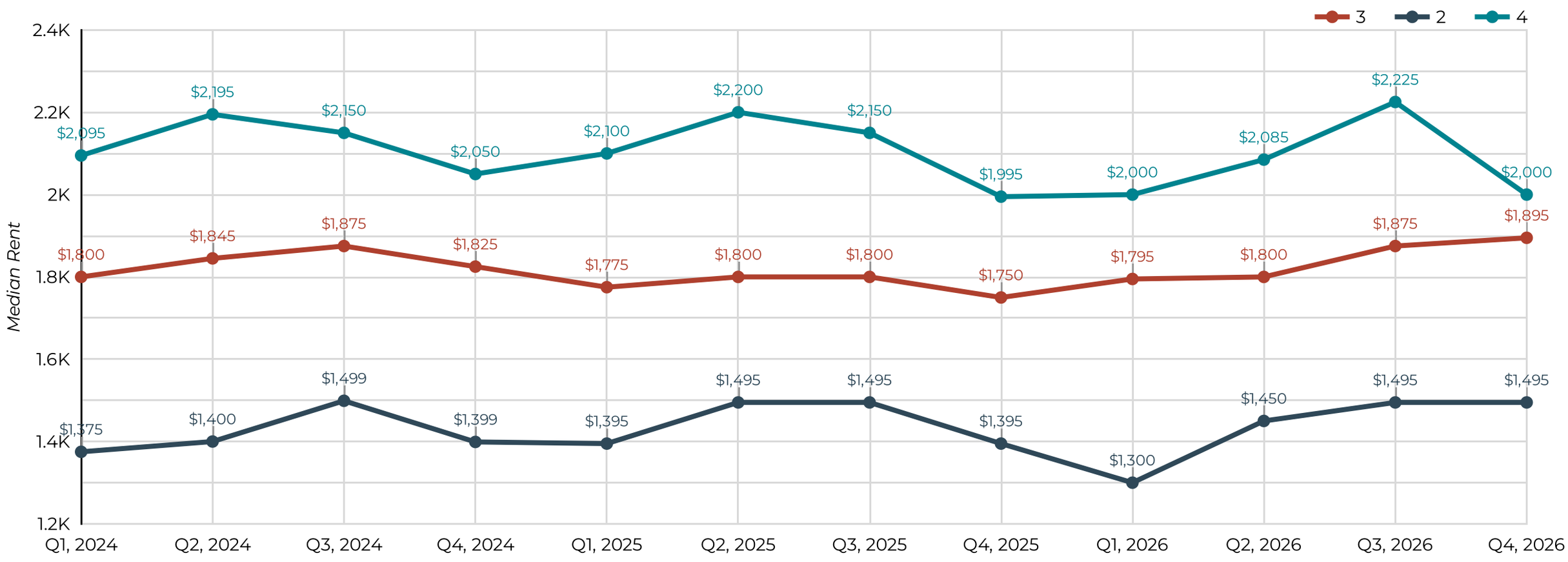


Market Prices

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

Beds

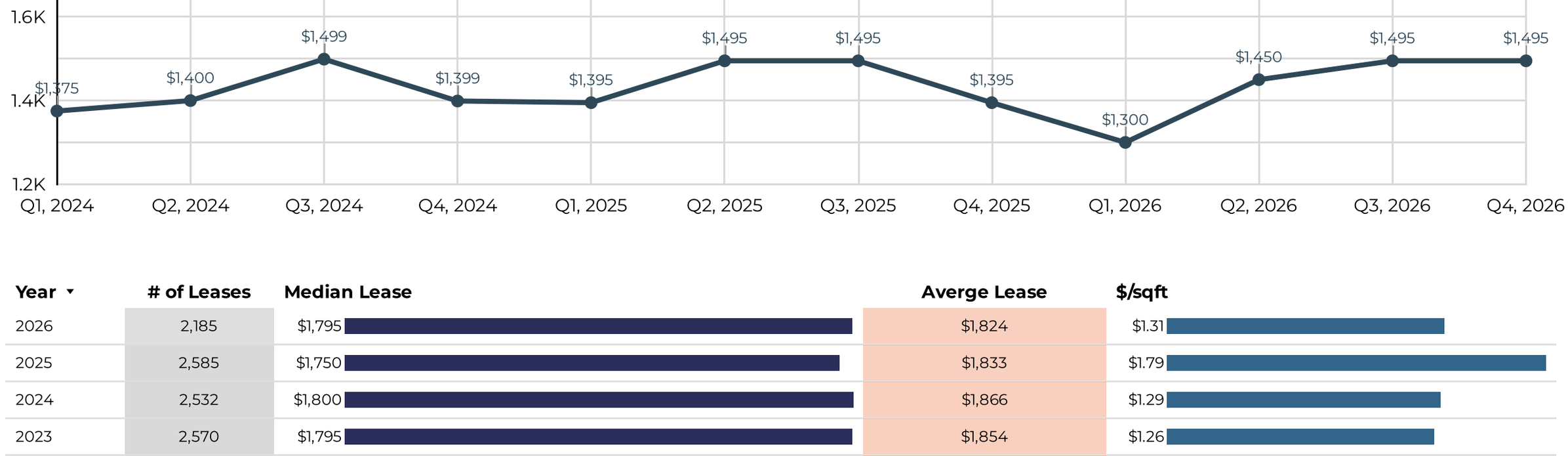
**adjust time period increment>*



Year	# of Leases	Median Lease	Averge Lease	$/sqft
2026	2,185	$1,795	$1,824	$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.



All data from MLSSAZ,.. Updated as of: Nov 5, 2026

MONTHLY **Renter Demand**

MLSSAZ® Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.

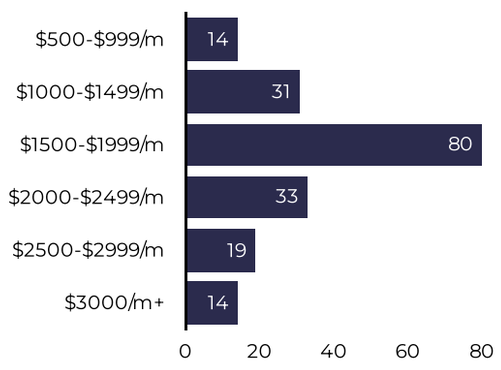
This report provides a snapshot of the market as taken on: Nov 5, 2026

Region | City | Zip Code

County | Type | Beds

Price Range | Between | Enter a value | and | Enter a value | Download

October



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-24.2% from previous year

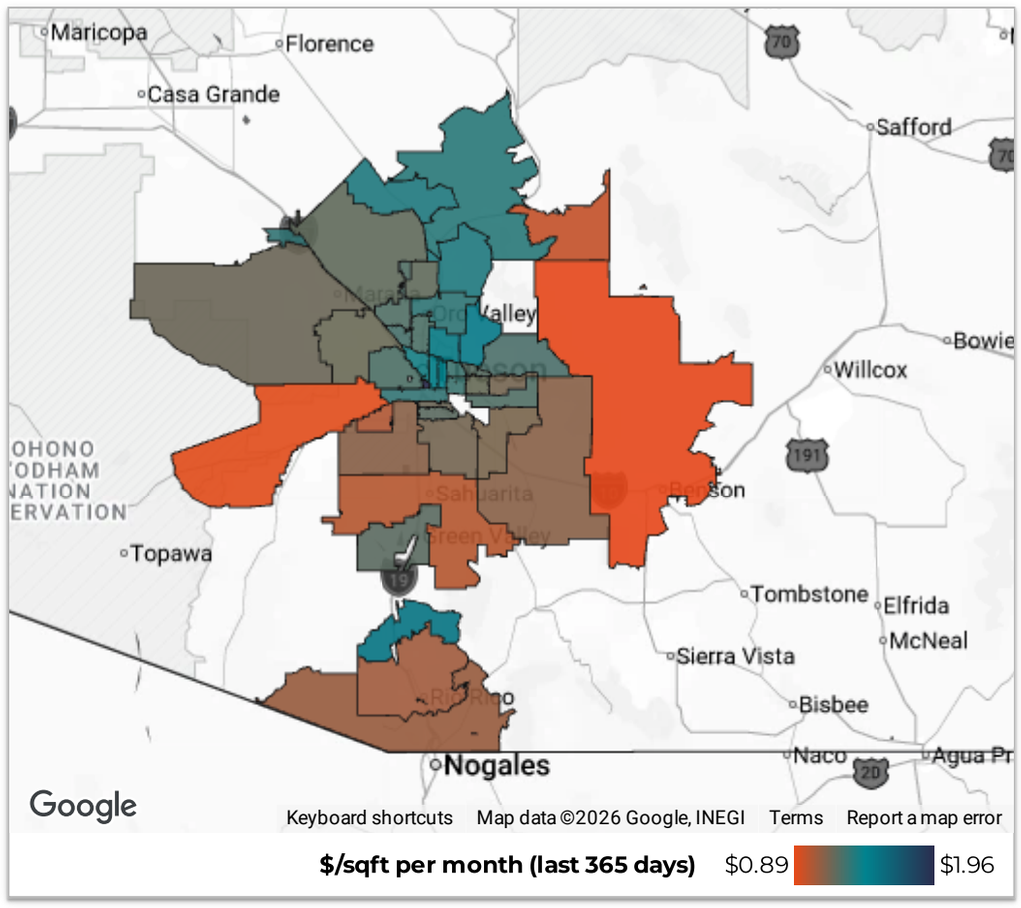
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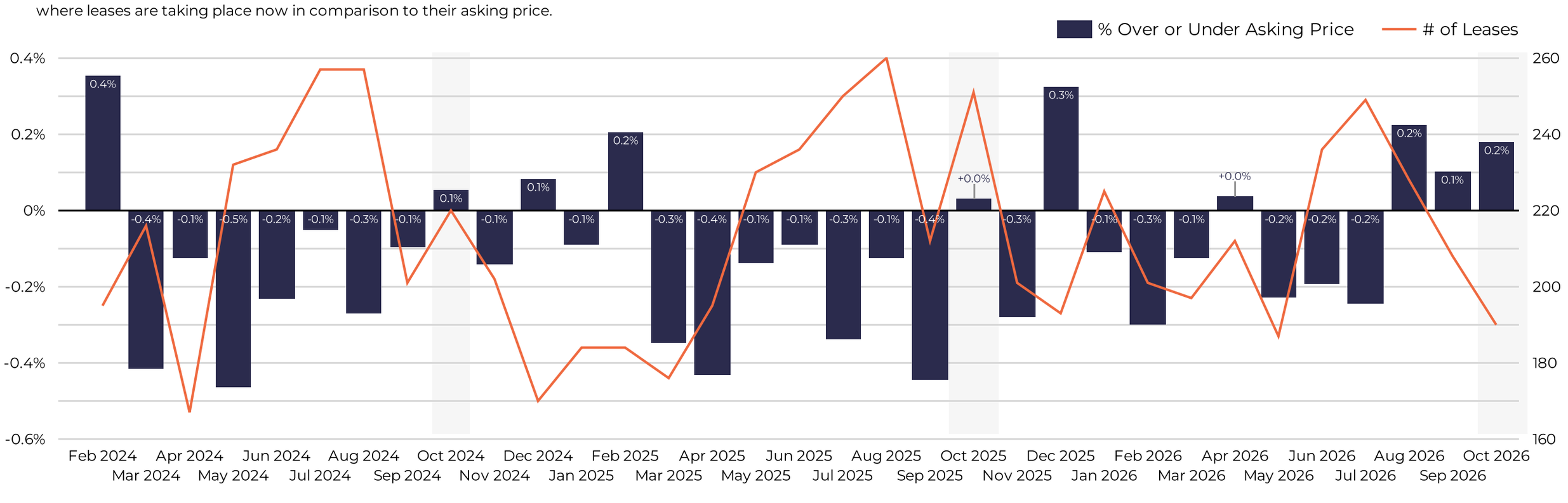
$/sqft
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$0.09 from previous year

Average % Over Asking
0.70%
0.41% from previous year



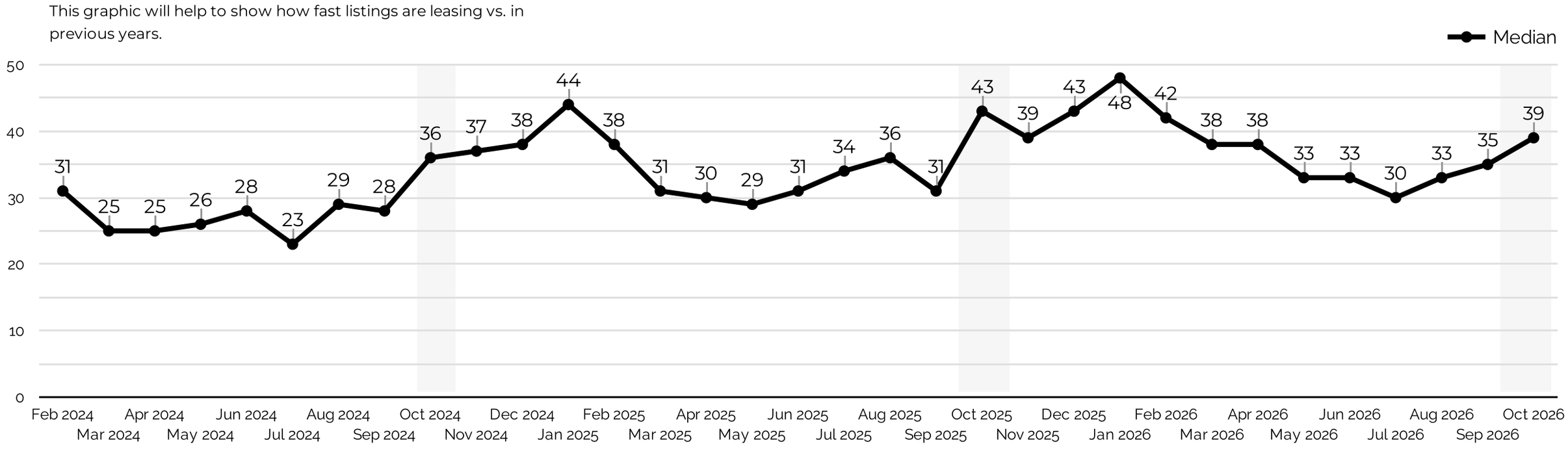
Renter Demand

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

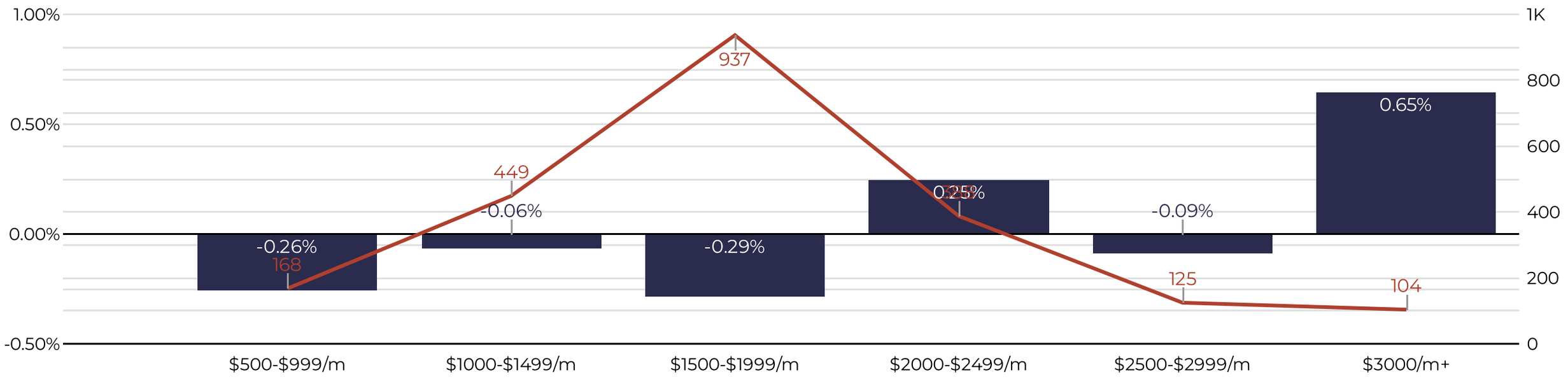
This graphic will help to show how fast listings are leasing vs. in previous years.



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 - Nov 4, 2026



All data from MLSSAZ,.. Updated as of: Nov 5, 2026

MONTHLY **Inventory**

MLSSAZ® Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.

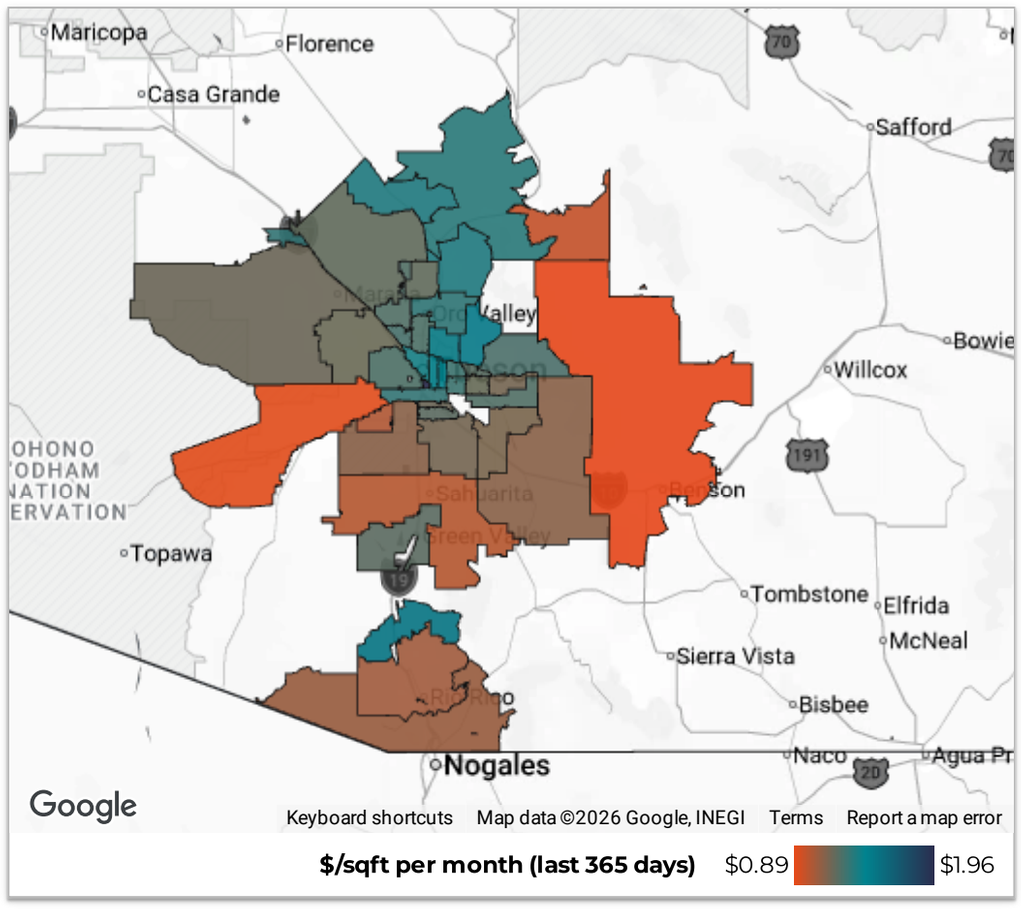
This report provides a snapshot of the market as taken on: Nov 5, 2026

Region | City | Zip Code

County | Type | Beds

Price Range Between Enter a value and Enter a value

Download

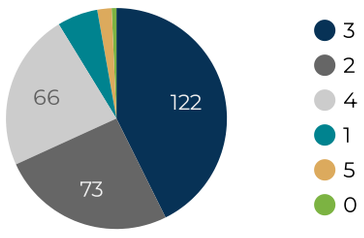


October

of New Listings (Supply)
286
-107 from previous year

# of New Pendings (Demand)
70
-6 from previous year

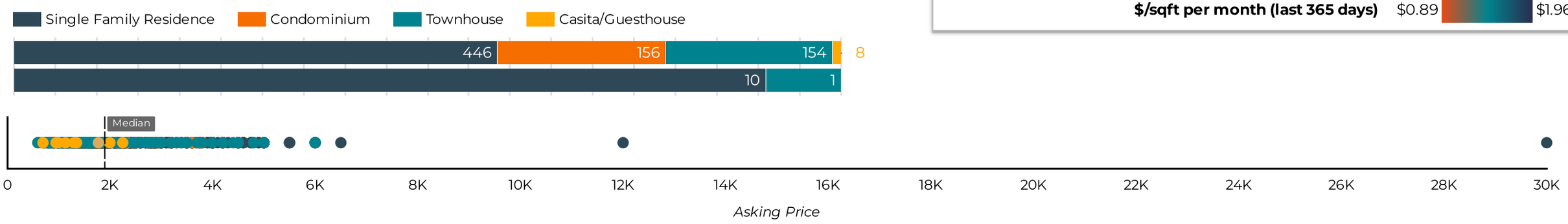
# of Bedrooms Delivered



Months of Supply Now
4.06

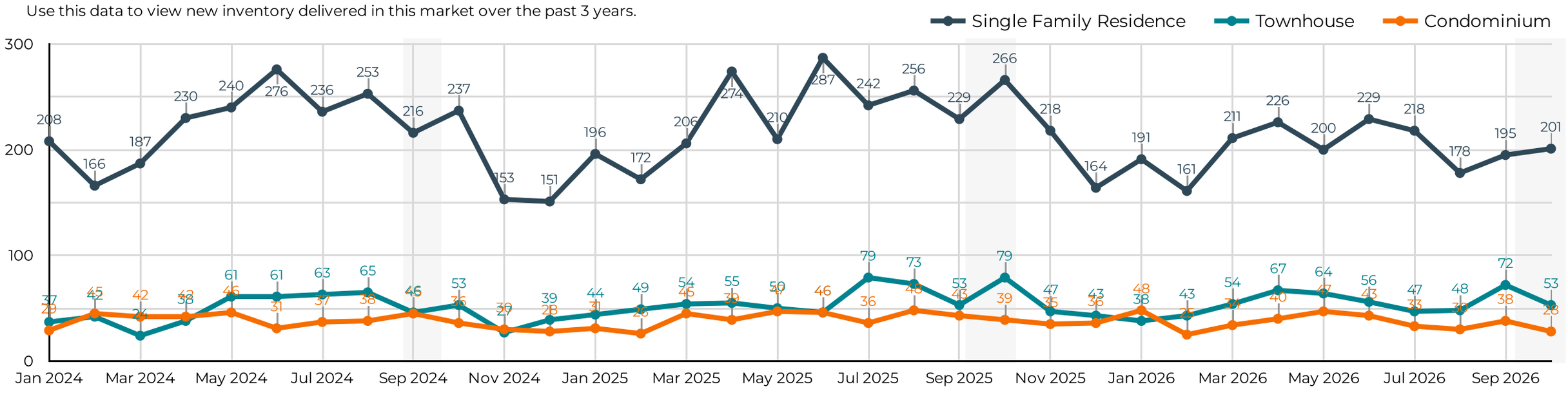
Active Listings Now
776

Active Now



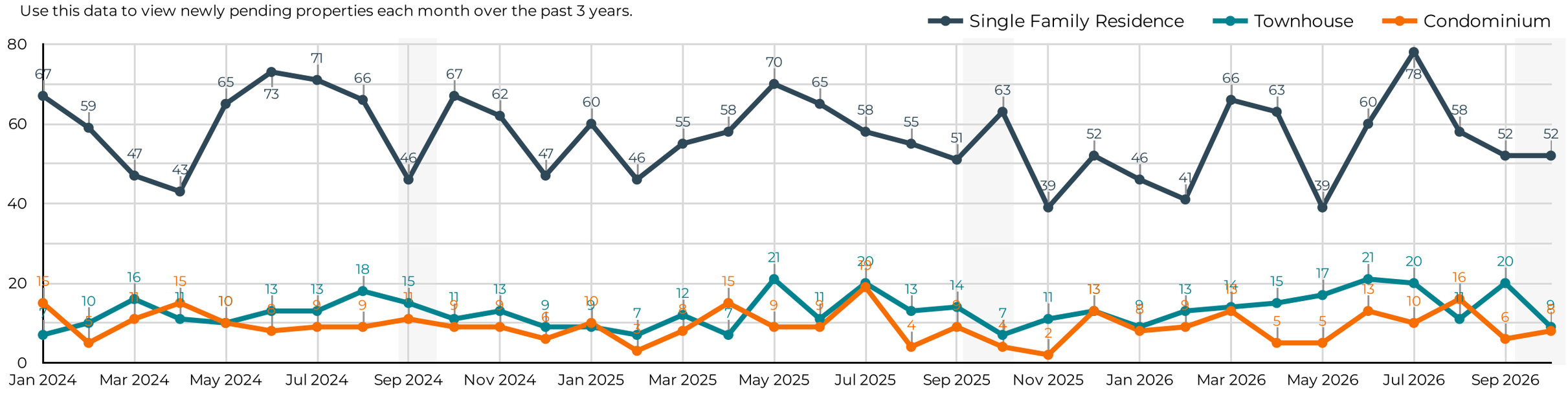
New Rental Listings

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



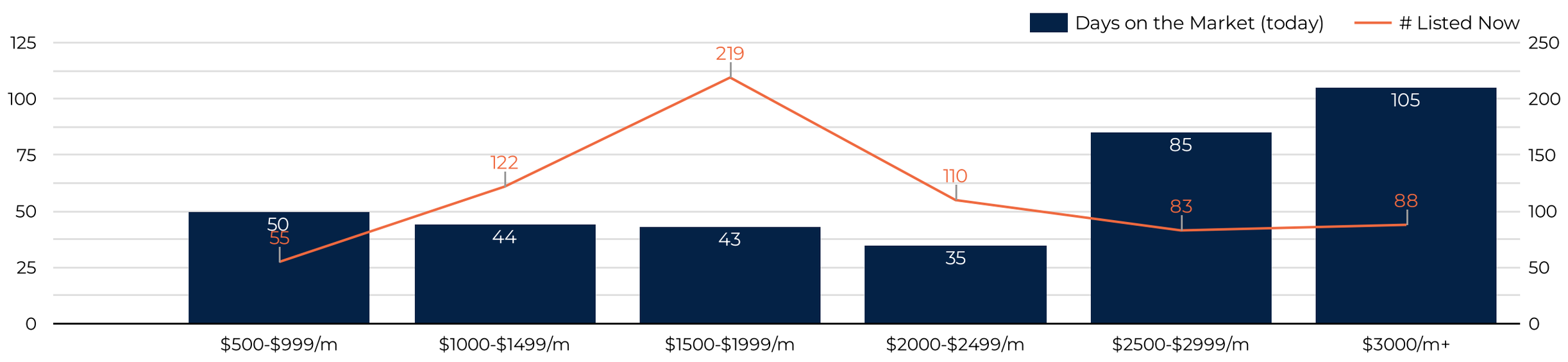
New Pending Leases

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.



All data from MLSSAZ,.. Updated as of: Nov 5, 2026

YEARLY **Sales & Pricing**

MLSSAZ® Rental Housing Market

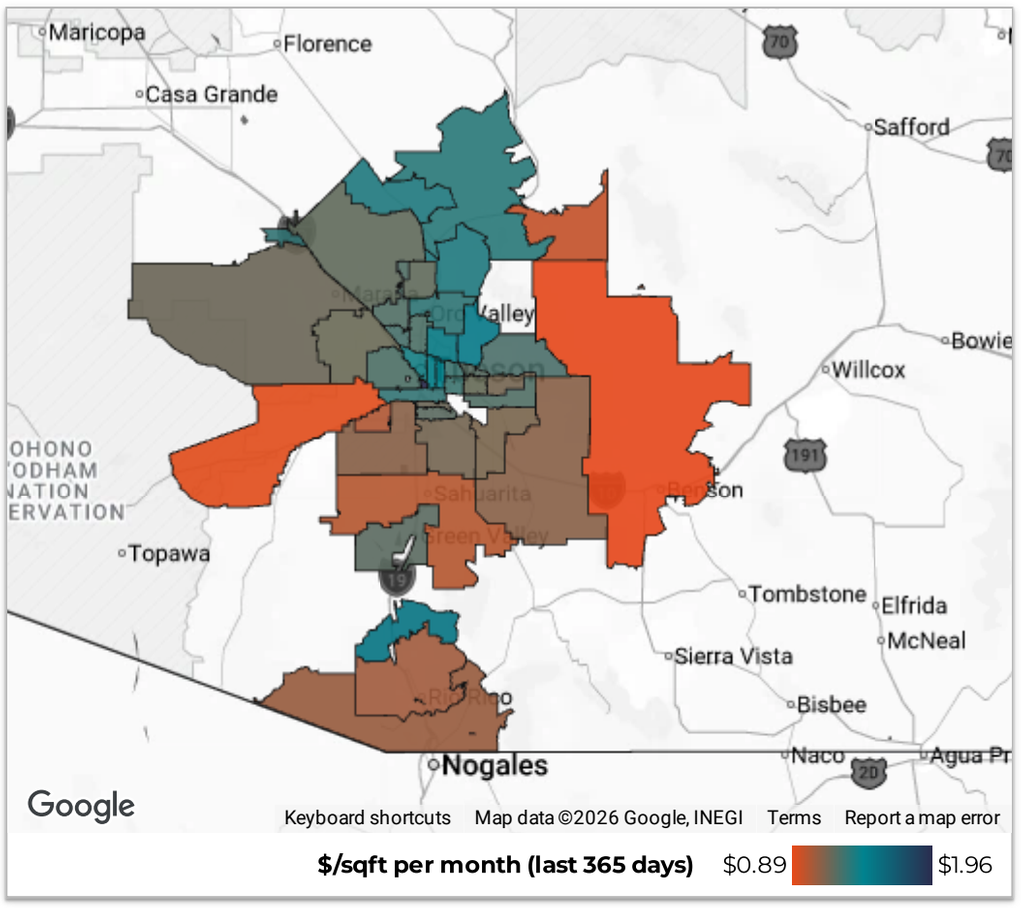
All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Nov 5, 2026

Region | City | Zip Code

County | Type | Beds

Price Range | Between | Enter a value | and | Enter a value | Download



Year-to-Date Statistics

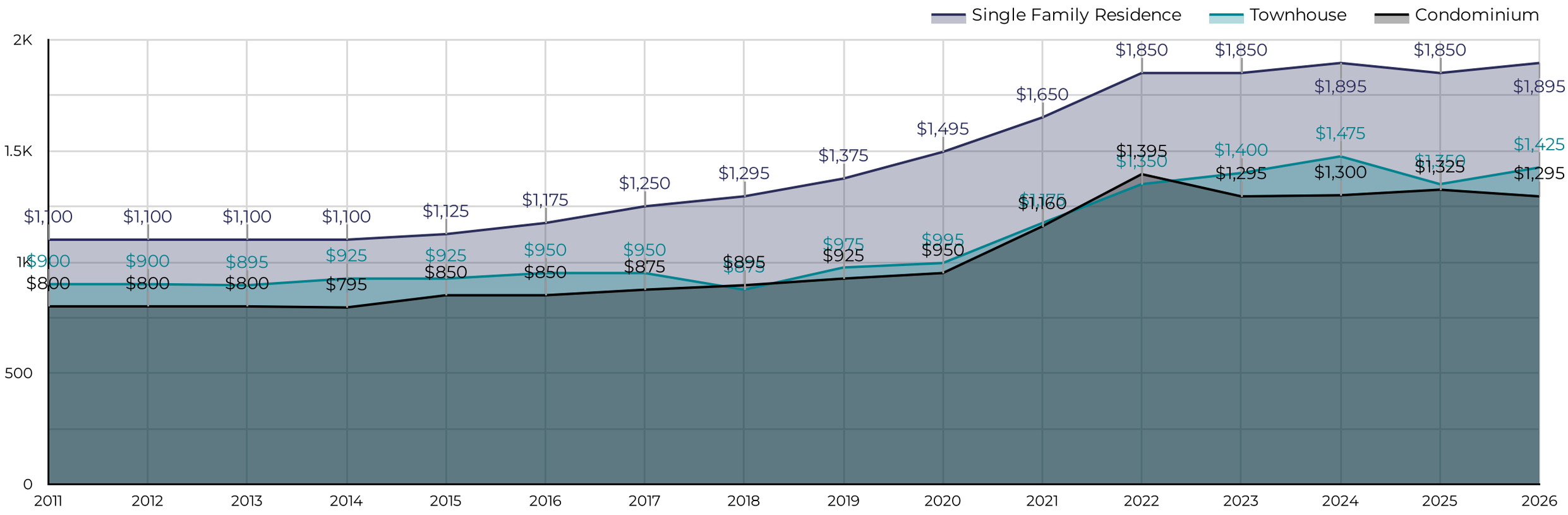
2026



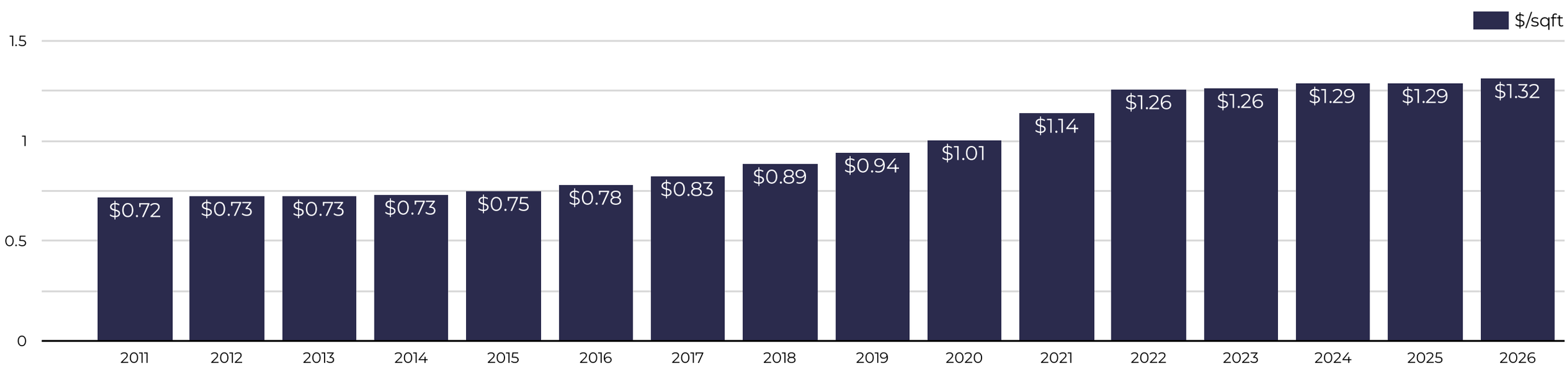
# of Leases	Total Monthly Volume	Median Lease ($/month)
2,185	$3.98M	$1,795
-2.9% from previous year YTD	-3.7% from previous year YTD	1.4% from previous year YTD
New Listings	**Median Days on Market**	**% Over or Under Asking**
3,042	36	0.1%
-12.7% from previous year YTD	1 from previous year YTD	+0.0% from previous year YTD

Jan 1, 2011 - Nov 5, 2026

Median Rental Price/Month



$/Sqft



Median Lease By Bedrooms

Beds (compare up to 3)

All data from MLSSAZ,.. Updated as of: Nov 5, 2026

YEARLY **Inventory & Demand**
MLSSAZ® Rental Housing Market

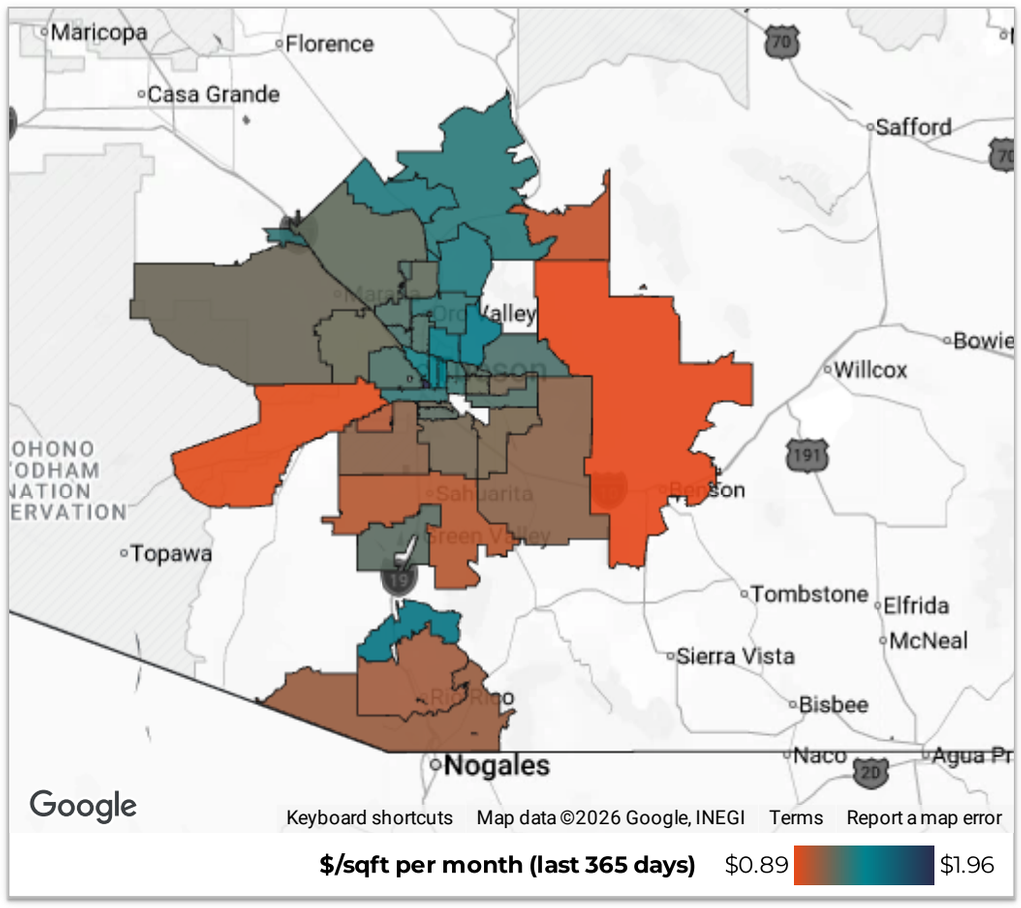
All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Nov 5, 2026

Region | City | Zip Code

County | Type | Beds

Price Range | Between | Enter a value | and | Enter a value | Download



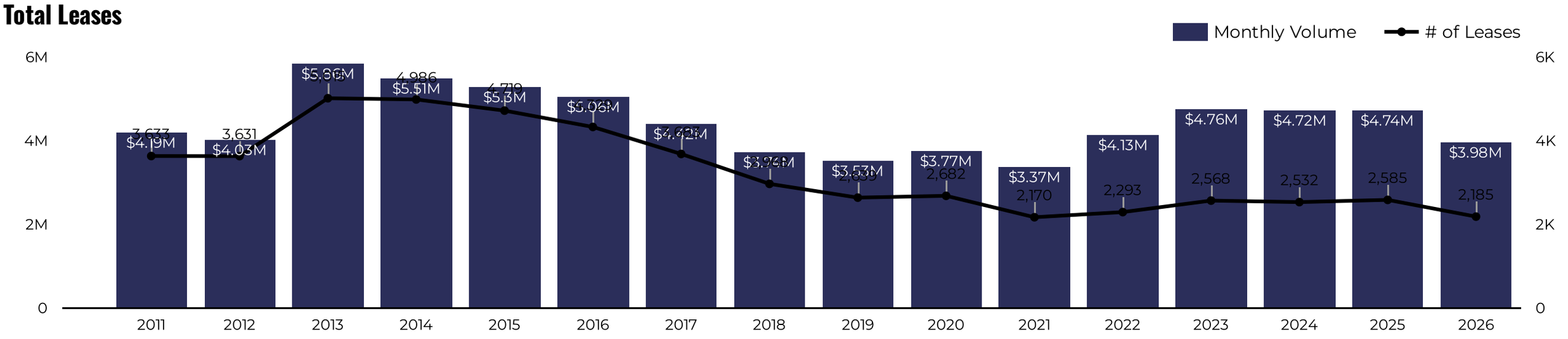
Year-to-Date Statistics
2026



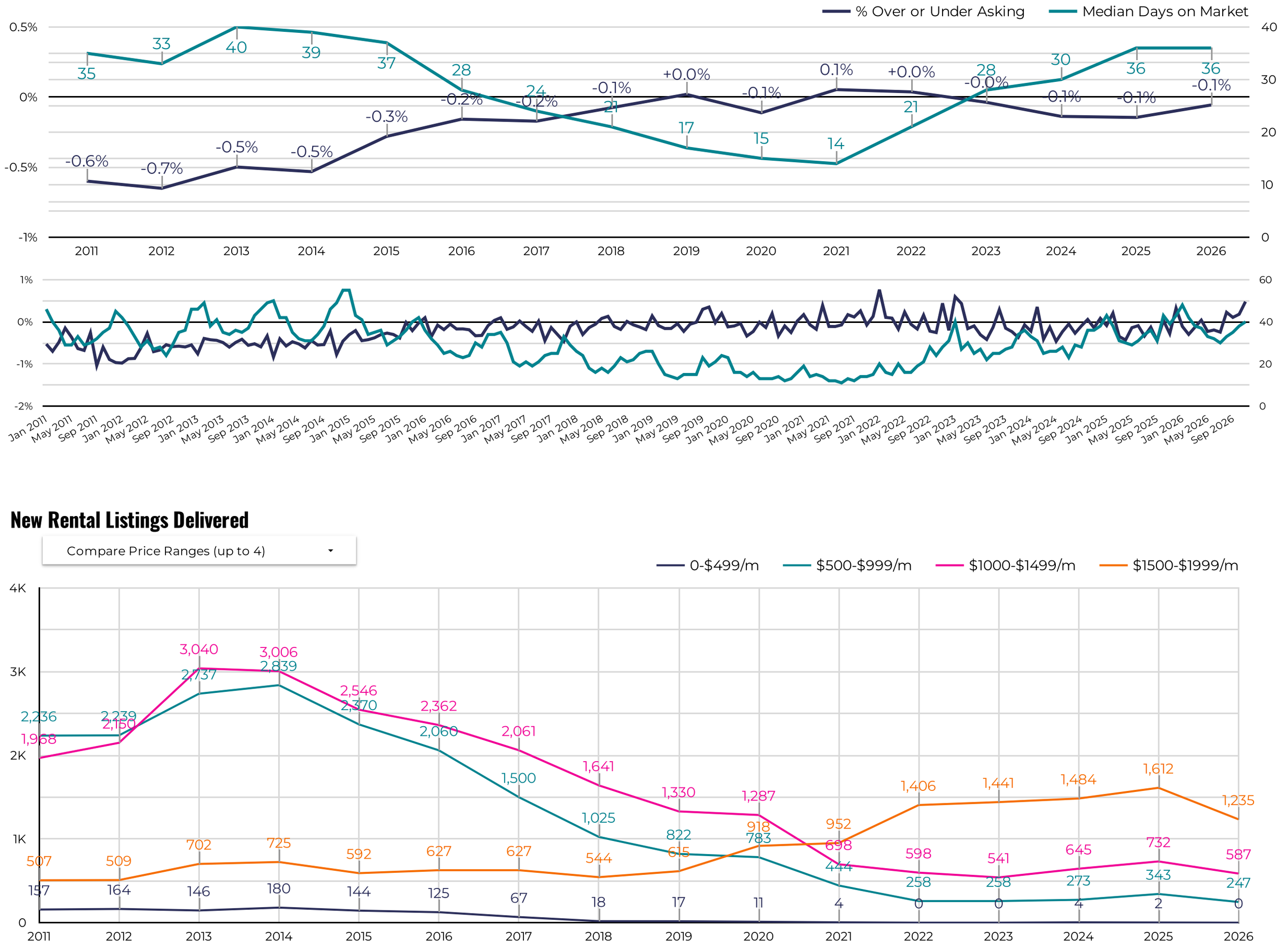
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Jan 1, 2011 - Nov 5, 2026

Total Leases



Renter Demand



New Rental Listings Delivered

Compare Price Ranges (up to 4)

All data from MLSSAZ,.. Updated as of: Nov 5, 2026

HOUSING BREAKDOWN **By Beds & Price Range**

MLSSAZ® Rental Housing Market

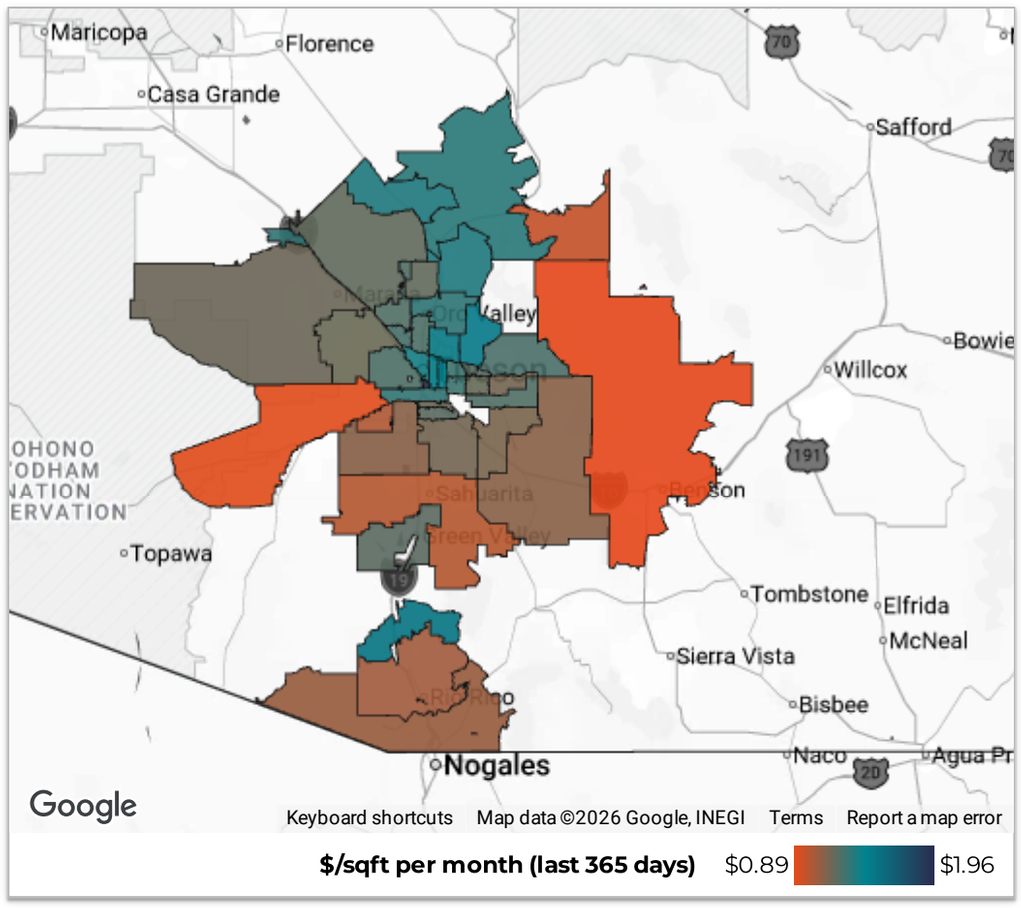
All data is updated in realtime in accordance with content from MLSSAZ.

This report provides a snapshot of the market as taken on: Nov 5, 2026

Region | City | Zip Code

County | Type | Beds

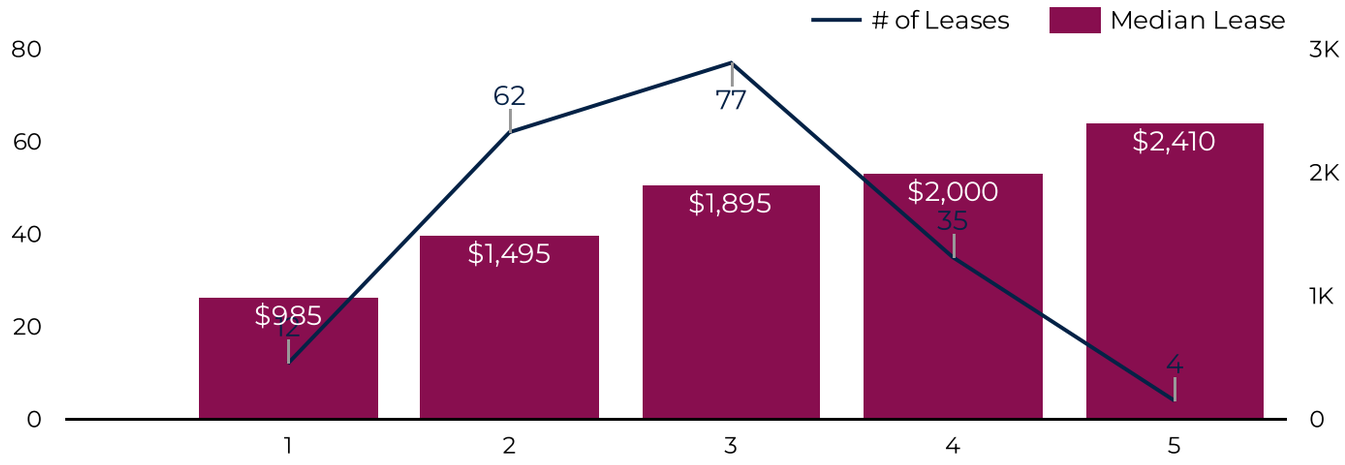
Price Range | Between | Enter a value | and | Enter a value | Download



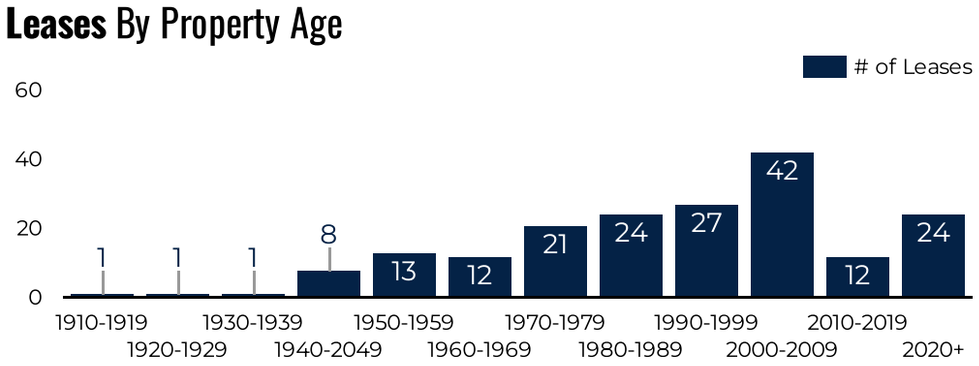
October

# of Leases	Total Monthly Rental Volume	Average SqFt	Median Year Built
191	$367.19K	1,636	1,995
▼ -24.2% from previous year	▼ -16.1% from previous year		

Median Lease Price By Bedrooms



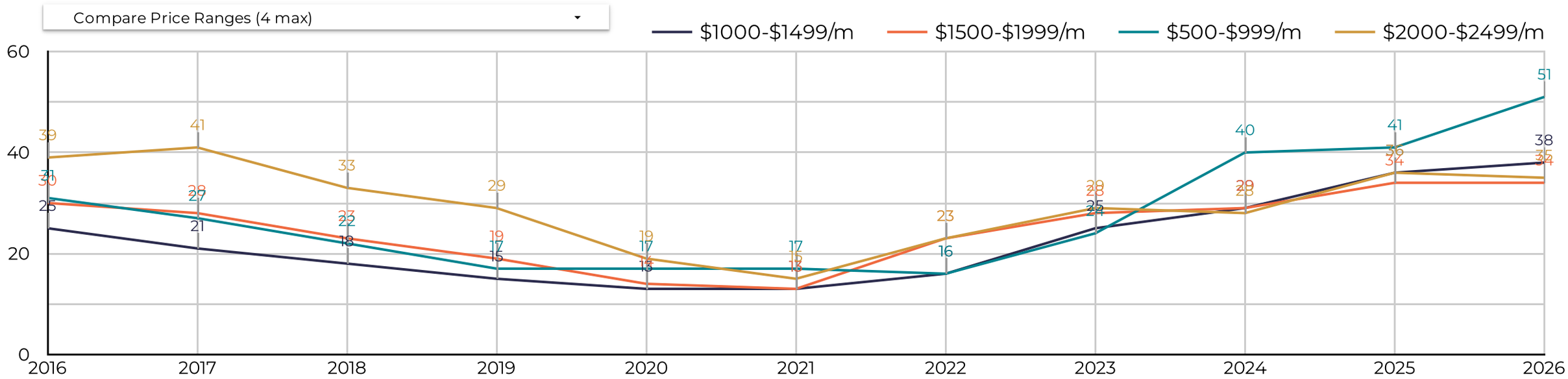
Leases By Property Age



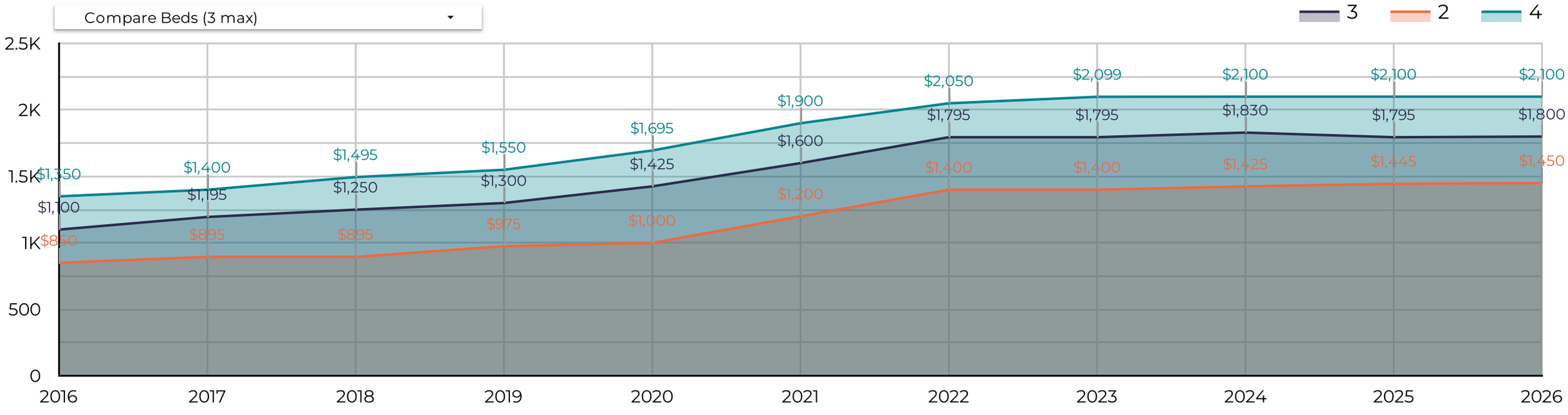
Renter Demand By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
$500-$999/m	14	14	0	0	55	0%
$1000-$1499/m	31	26	5	0	59	-0.58%
$1500-$1999/m	80	20	43	17	36	0.05%
$2000-$2499/m	33	4	16	13	21	0.68%
$2500-$2999/m	19	5	8	6	43	0.03%
$3000/m+	14	5	5	4	49	8.93%
Grand total	**191**	**74**	**77**	**40**	**39**	**0.7%**

Median Days on Market



Median Rental Price/Month



All data from MLSSAZ,.. Updated as of: Nov 5, 2026

COMPARISONS **By Region**

MLSSAZ® Rental Housing Market

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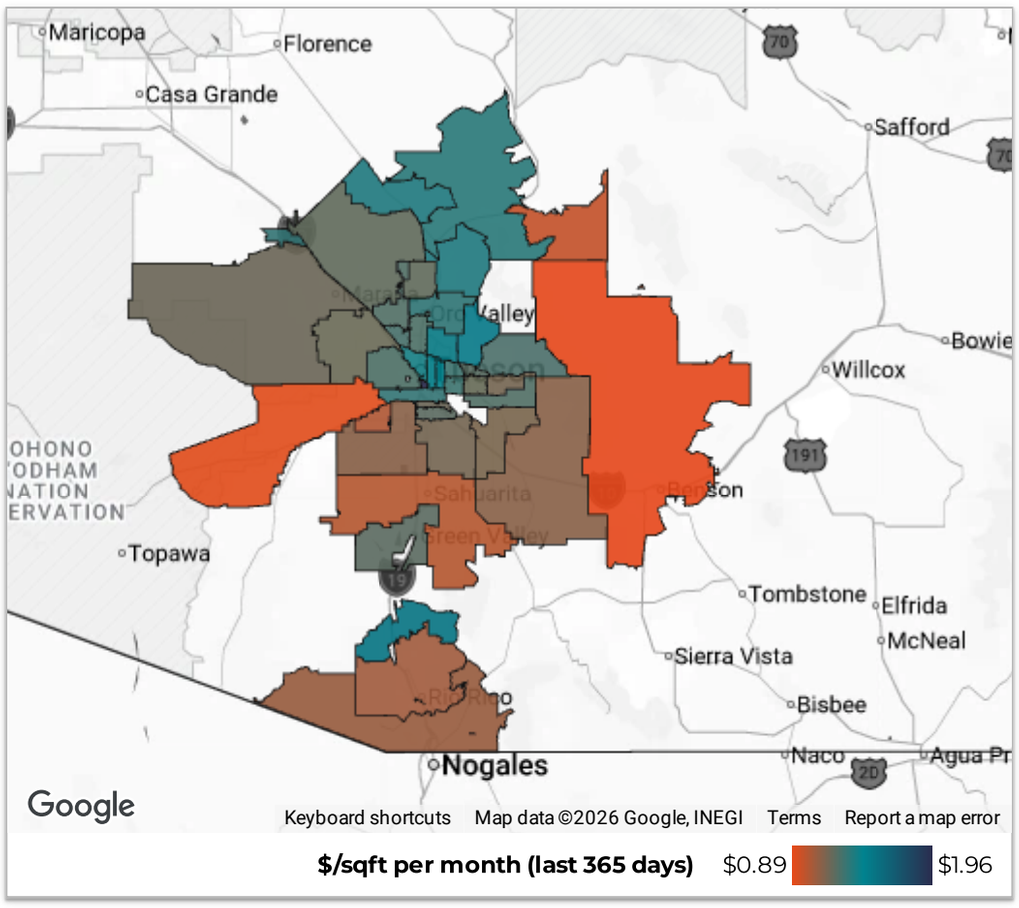
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Region | City | Zip Code

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Price Range Between Enter a value and Enter a value

Download



Oct 2026

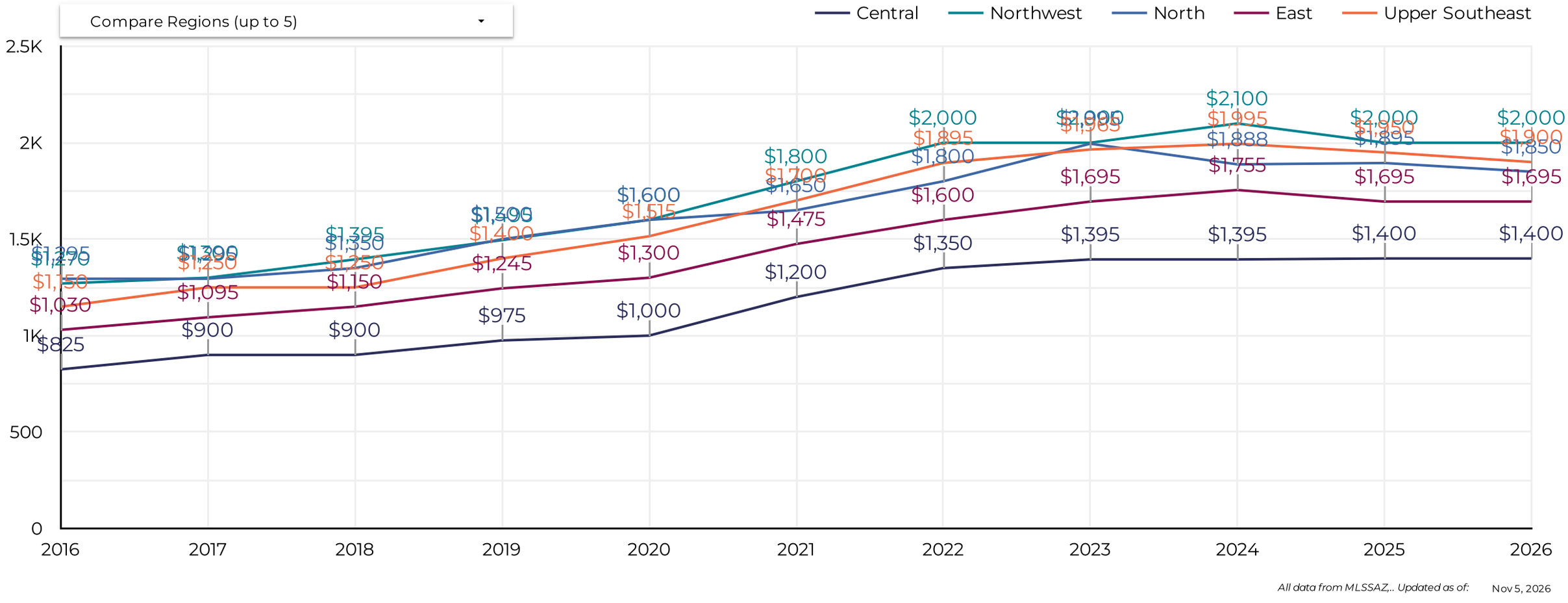
vs. last year

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	41	-38.8%...	$64.25K	-32.0%	$1,500	$150	$1.35	$-0.00	57	14	+0.0%	0.1%
2.	Northwest	32	33.3%	$71.2K	35.2%	$1,950	$100	$1.37	$0.07	26	-28	-0.1%	-0.4%...
3.	North	23	9.5%	$48.79K	11.8%	$1,895	$0	$1.50	$0.14	35	1	0.4%	-0.7%
4.	Upper Southeast	13	-45.8%...	$28.02K	-38.4%	$2,050	$200	$1.10	$0.05	39	-14	-0.2%	+0.0%...
5.	East	13	-60.6%...	$22.89K	-61.1%	$1,630	$-115	$1.20	$-0.02	25	-16	-0.4%	-0.5%
6.	South	12	-33.3%...	$18.69K	-32.7%	$1,500	$-100	$1.33	$0.15	23	-22	0.3%	0.3%
7.	West	11	-26.7%...	$23.87K	-10.6%	$2,050	$276	$1.57	$0.36	43	12	-0.2%	0.3%
8.	Upper Northwest	9	350.0...	$22.83K	525.3%	$2,500	$850	$1.62	$0.62	86	75	0.9%	0.9%
9.	Southwest	9	28.6%	$17.34K	62.8%	$1,995	$500	$1.06	$-0.30	51	16	-0.6%	-0.4%...
10.	Northeast	7	0.0%	$12.2K	-3.1%	$1,695	$-155	$1.26	$-0.03	50	26	1.7%	1.7%
11.	Green Valley North	6	50.0%	$11.18K	39.9%	$1,895	$0	$1.01	$0.06	27	-23	-0.8%	-0.8%...
12.	Southeast	4	33.3%	$7.12K	23.1%	$1,625	$-100	$1.09	$0.16	16	-30	0.0%	1.3%
13.	Green Valley Nort...	2	0.0%	$3.7K	4.2%	$1,700	$-50	$1.06	$-0.11	52	11	-2.8%	-2.8%
14.	Pinal	2	-33.3%...	$1.95K	-48.6%	$950	$-45	$0.95	$-0.19	14	-15	0.0%	-0.7%
15.	SCC-Nogales East	2	-	$3.3K	-	$1,100	-	$1.36	-	12	-	14.7%	-
16.	SCC-Rio Rico West	1	-80.0%...	$1.35K	-76.6%	$1,350	$375	$0.64	$-0.46	59	44	0.0%	-1.1%
17.	SCC-Tubac East	1	-	$1.65K	-	$1,650	-	$1.52	-	44	-	0.0%	-
18.	Benson/St. David	1	-	$1K	-	$1,000	-	$1.04	-	219	-	0.0%	-
19.	Extended West	1	-90.9%...	$1.9K	-91.9%	$1,895	$-160	$0.92	$-0.12	82	5	0.0%	0.0%

1 - 19 / 19

Median Lease by Region



All data from MLSSAZ,.. Updated as of: Nov 5, 2026

COMPARISONS **By Zip Code**

MLSSAZ® Rental Housing Market

All data is updated in realtime in accordance with content from MLSSAZ.

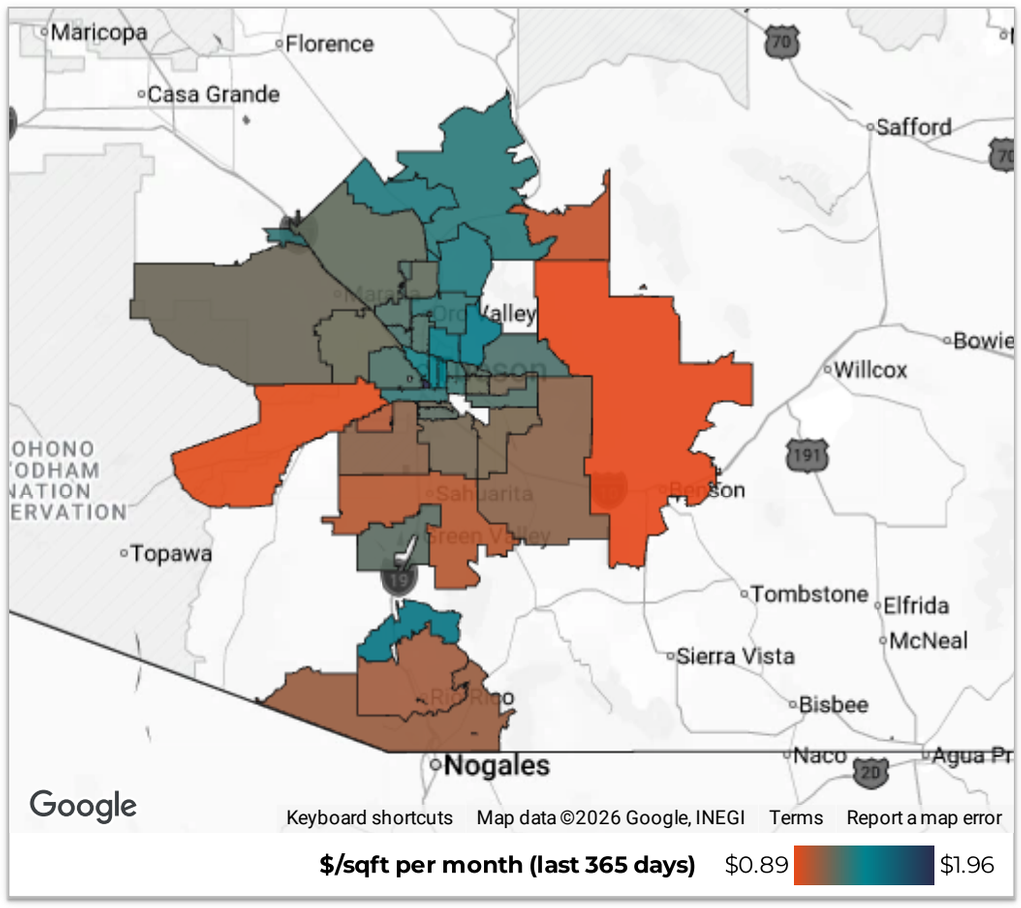
This report provides a snapshot of the market as taken on: Nov 5, 2026

Region | City | Zip Code

County | Type | Beds

Price Range Between Enter a value and Enter a value

Download



Oct 2026

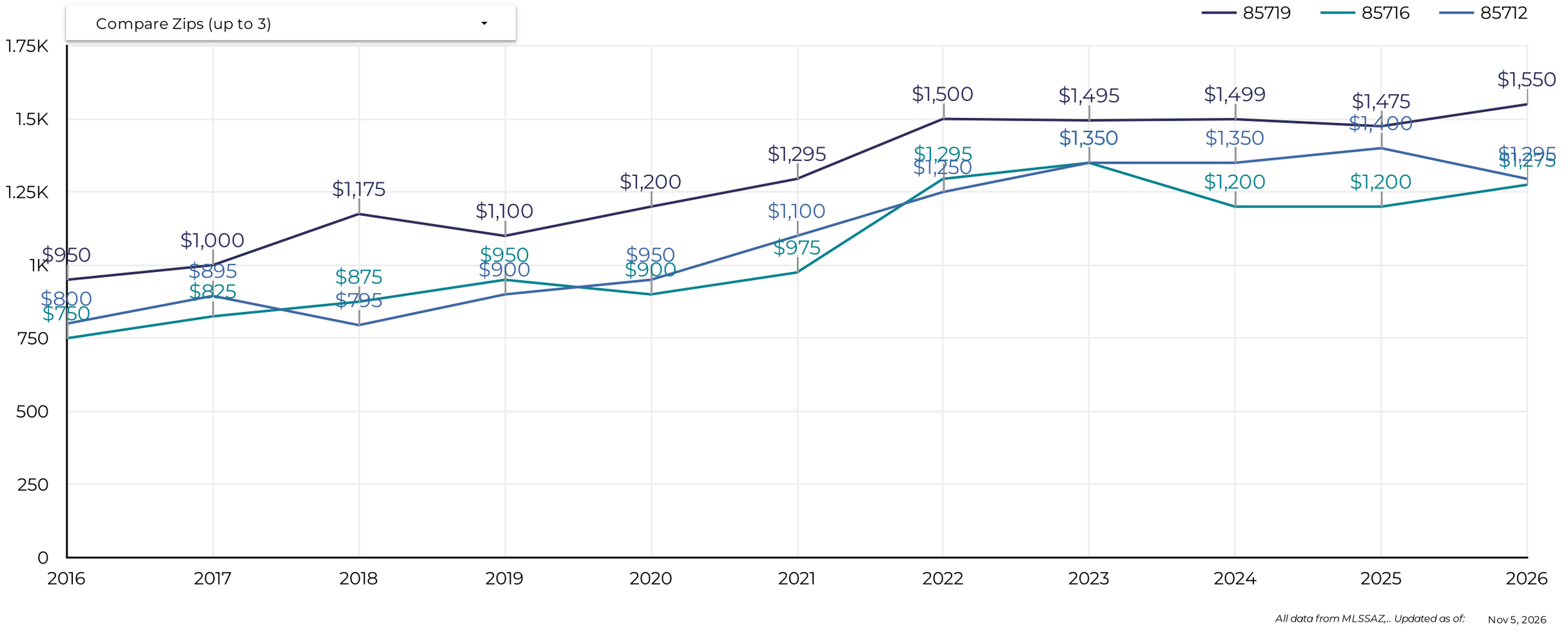
vs. last year

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.	85716	13	62.5%...	$18,600	112.0%	$1,475	$350	$1.58	$0.10	57	20	0.1%	-0.2%
2.	85719	10	-41.2%...	$19,815	-35.7%	$1,650	$-150	$1.36	$-0.11	47	4	0.0%	0.2%
3.	85750	10	42.9%...	$23,935	42.5%	$2,000	$-200	$1.58	$0.26	48	15	0.0%	0.5%
4.	85741	10	25.0%...	$17,484	29.4%	$1,700	$5	$1.30	$0.11	20	-34	-0.3%	0.3%
5.	85737	8	700.0...	$21,635	1,211.2%	$2,600	$950	$1.59	$0.20	22	0	0.0%	0.0%
6.	85710	8	-52.9...	$11,960	-58.3%	$1,400	$-292	$1.19	$0.00	33	-7	0.0%	0.0%
7.	85718	8	14.3%	$16,890	11.9%	$1,700	$-200	$1.53	$0.10	19	-15	1.1%	-2.7%
8.	85747	8	-46.7...	$15,465	-45.3%	$1,900	$75	$1.09	$0.03	39	-14	0.2%	-0.2%
9.	85745	7	-30.0...	$14,720	-16.7%	$1,750	$-45	$1.82	$0.59	43	12	-0.3%	0.5%
10.	85641	7	-12.5%...	$15,950	3.2%	$2,050	$155	$1.13	$0.15	34	-9	-0.5%	-0.0%...
11.	85623	7	-	$17,105	-	$2,500	-	$1.59	-	36	-	1.6%	-
12.	85715	7	0.0%	$12,195	-3.1%	$1,695	$-155	$1.26	$-0.03	50	26	1.7%	1.7%
13.	85629	7	16.7%	$13,179	14.2%	$1,900	$105	$0.99	$-0.03	28	-20	-0.6%	-0.6%
14.	85746	6	0.0%	$11,255	22.9%	$1,820	$420	$1.14	$-0.25	49	20	0.0%	0.2%
15.	85704	6	-40.0...	$9,859	-50.3%	$1,895	$95	$1.30	$-0.13	39	-16	0.0%	0.0%
16.	85705	6	-57.1%...	$9,255	-41.0%	$1,595	$445	$0.91	$-0.40	65	-4	-0.2%	-0.3%
17.	85712	6	-57.1%...	$9,065	-53.6%	$1,200	$-195	$1.08	$-0.16	18	-24	0.0%	0.0%
18.	85742	6	-25.0...	$13,270	-29.8%	$2,195	$195	$1.16	$-0.08	29	14	-0.7%	-0.7%
19.	85711	5	-58.3...	$6,010	-65.6%	$985	$-510	$1.34	$0.22	100	52	0.0%	0.6%
20.	85713	5	-16.7%...	$7,744	2.8%	$1,500	$331	$1.30	$-0.02	25	-23	0.0%	0.4%
21.	85756	5	-37.5...	$8,519	-40.2%	$1,625	$-70	$1.27	$0.19	34	-9	0.7%	1.9%
22.	85743	4	0.0%	$9,150	25.1%	$2,050	$400	$1.14	$-0.08	23	1	0.0%	0.0%
23.	85755	4	33.3%...	$8,270	23.5%	$2,025	$-75	$1.36	$0.15	26	-52	1.0%	0.1%

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Median Lease By Zip Code



All data from MLSSAZ,.. Updated as of: Nov 5, 2026