

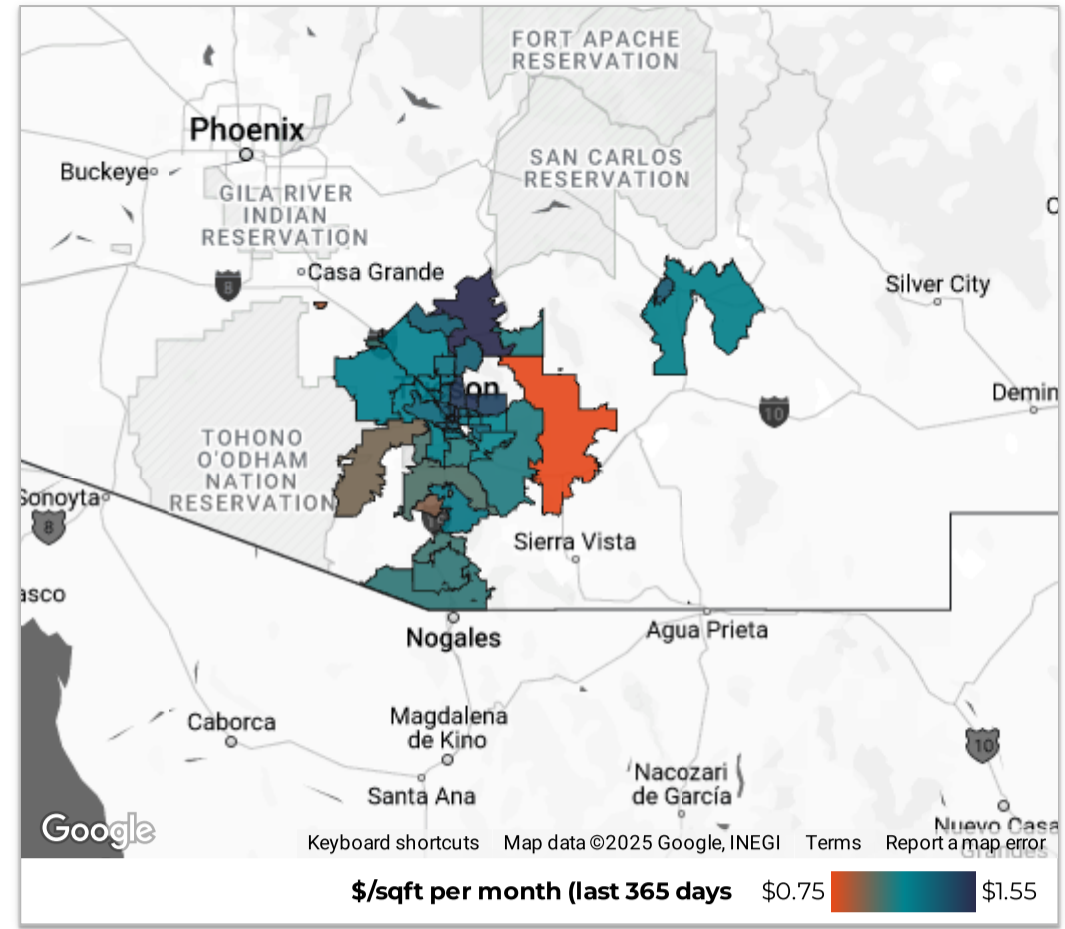
Southern AZ Rental Housing Market

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This report provides a snapshot of the market as taken on: Apr 4, 2025

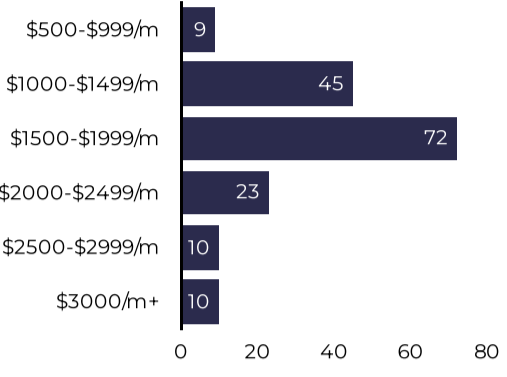
Region City Zip Code

County Type Beds

Price Range Between and



March



of Leases **169**
↓ -21.8% from previous year

Median Lease (\$/month) **\$1,700**
↓ -5.3% from previous year

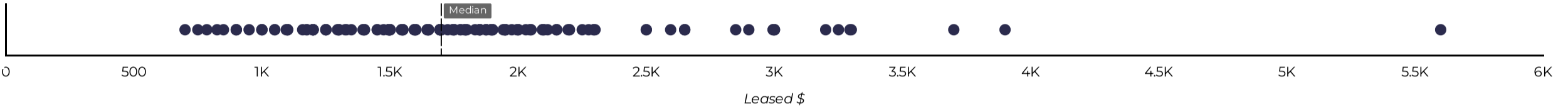
Total Monthly Rental Volume **\$302,027**
↓ -21.1% from previous year

Median Days on Market **30**
↑ 5 from previous year

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

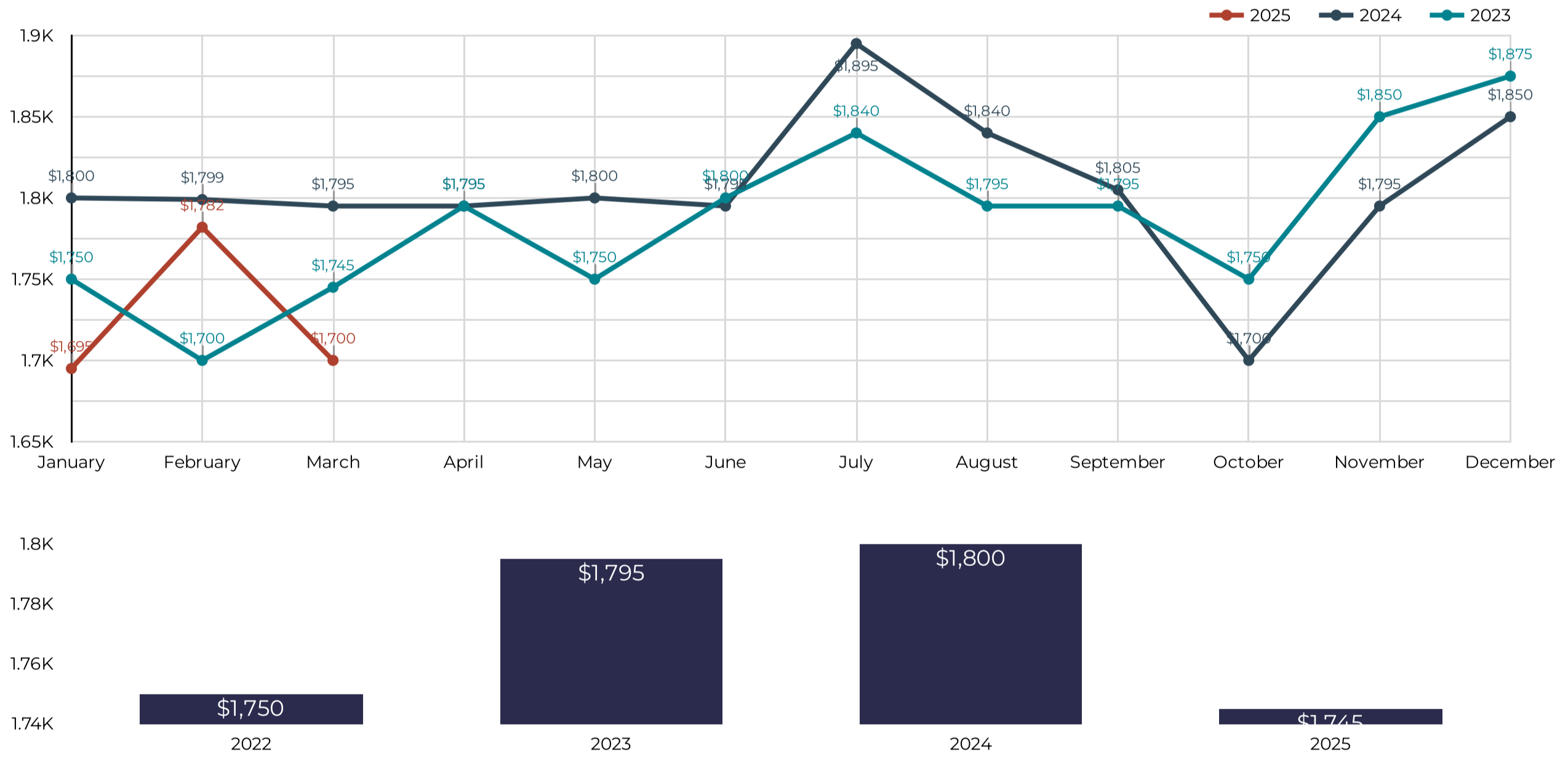
Average % Over Asking **-0.37%**
↑ 0.04% from previous year

Leases



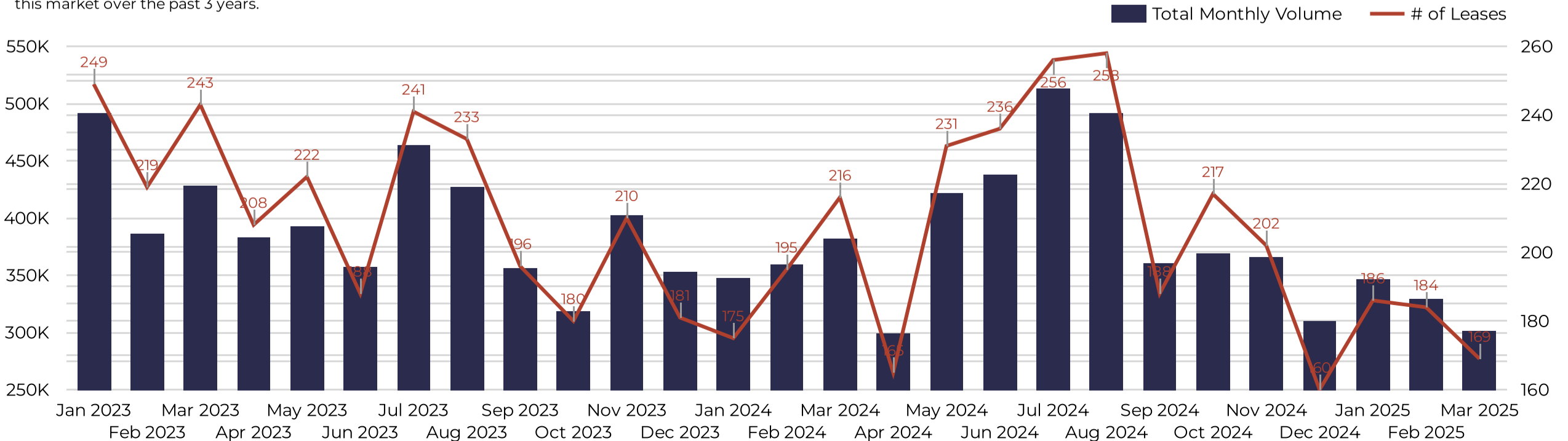
Median Rental Price/Month

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.



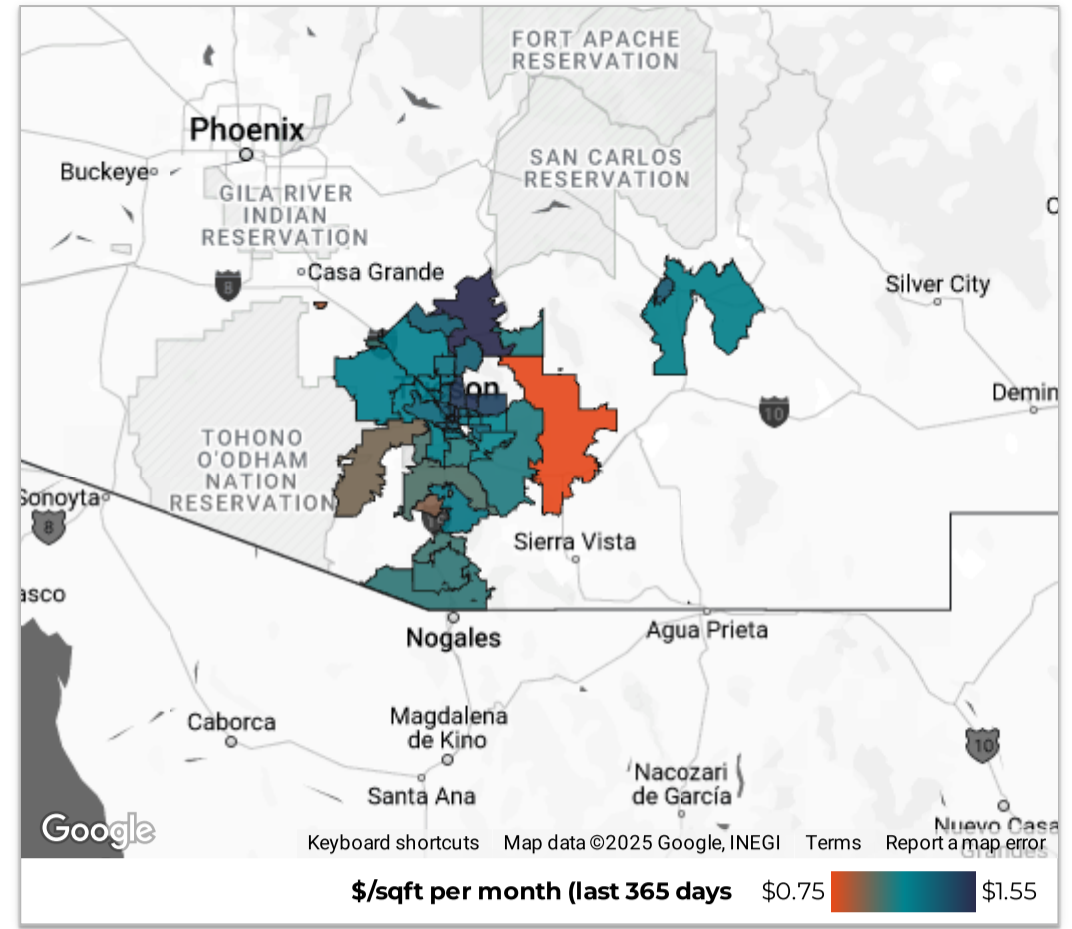
Southern AZ Rental Housing Market

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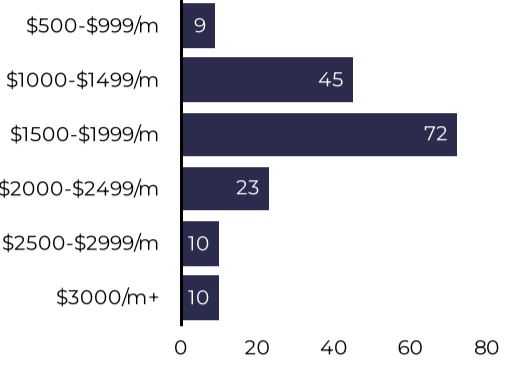
Region City Zip Code

County Type Beds

Price Range Between and



March



of Leases **169**
 ↓ -21.8% from previous year

Median Lease (\$/month) **\$1,700**
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Total Monthly Rental Volume **\$302,027**
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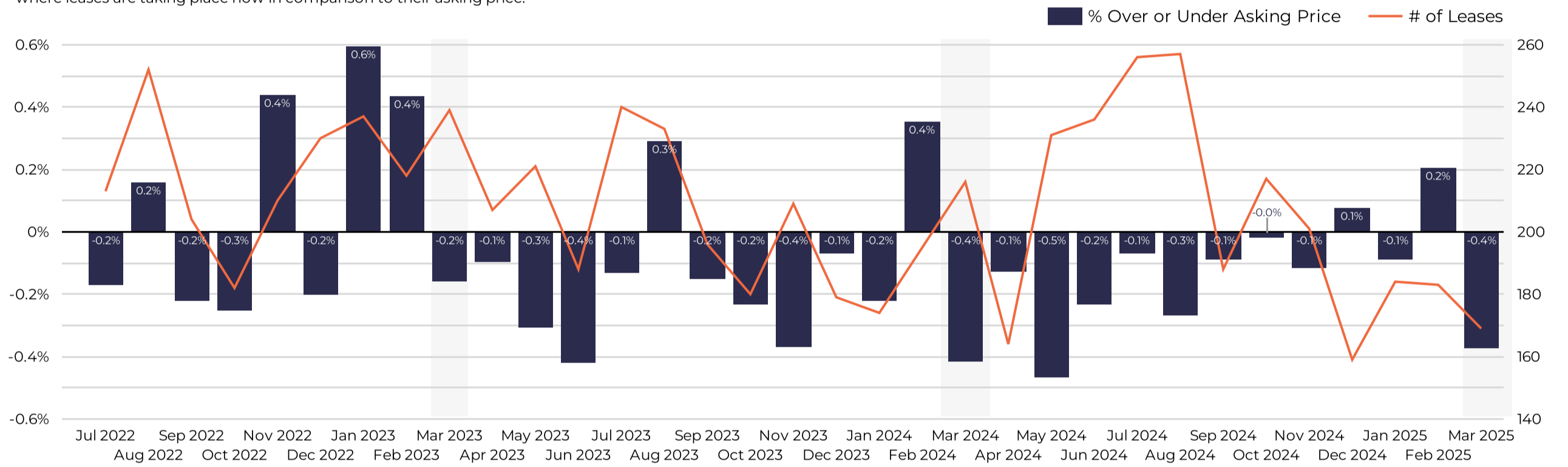
Median Days on Market **30**
 ↑ 5 from previous year

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

Average % Over Asking **-0.37%**
 ↑ 0.04% from previous year

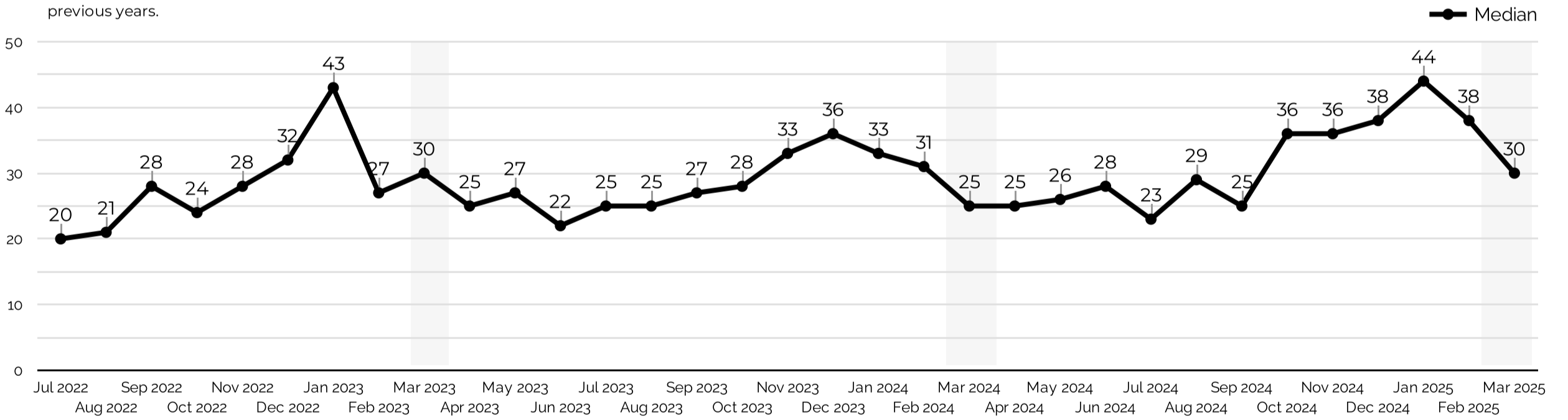
Renter Demand

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



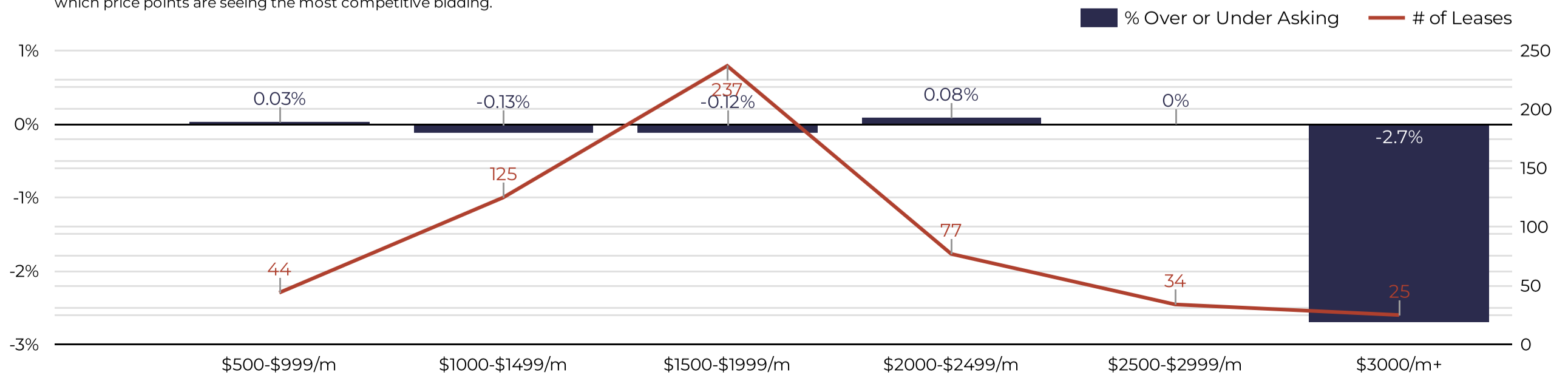
Days on Market

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



Renter Demand at Each Price Range (last 90 days)

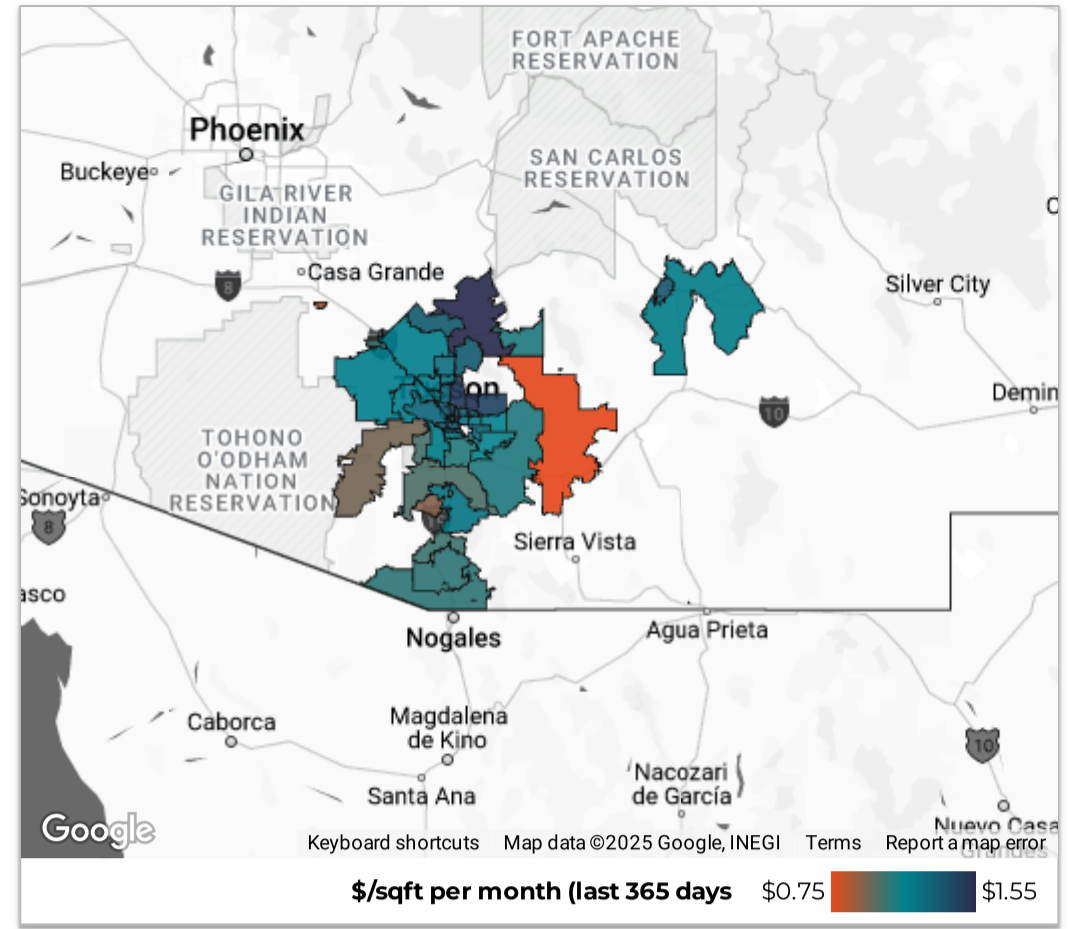
Each price range typically attracts competing renters differently. Use this data to see which price points are seeing the most competitive bidding.



Southern AZ Rental Housing Market

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Region: [Dropdown] City: [Dropdown] Zip Code: [Dropdown]
 County: [Dropdown] Type: [Dropdown] Beds: [Dropdown]
 Price Range: Between [Enter a value] and [Enter a value] [Download]

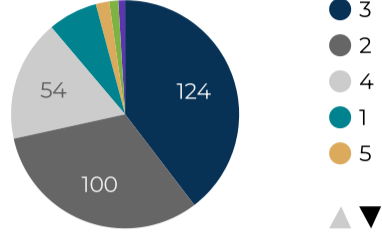


March

of New Listings (Supply)
313
 ↑ 56 from previous year

of New Pendings (Demand)
78
 ↑ 2 from previous year

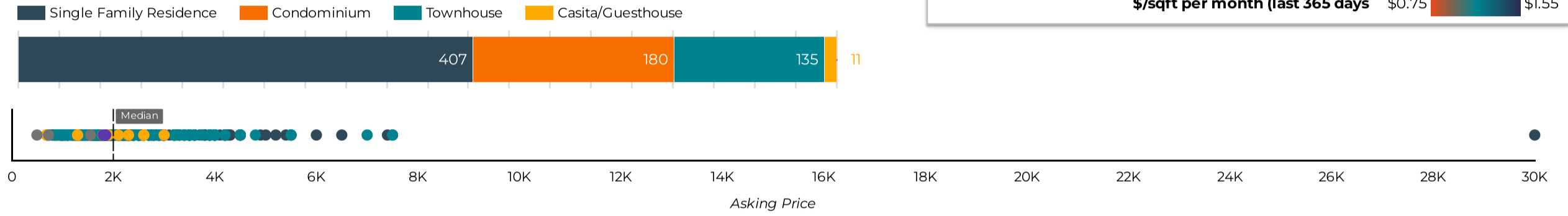
of Bedrooms Delivered



Months of Supply Now
4.37

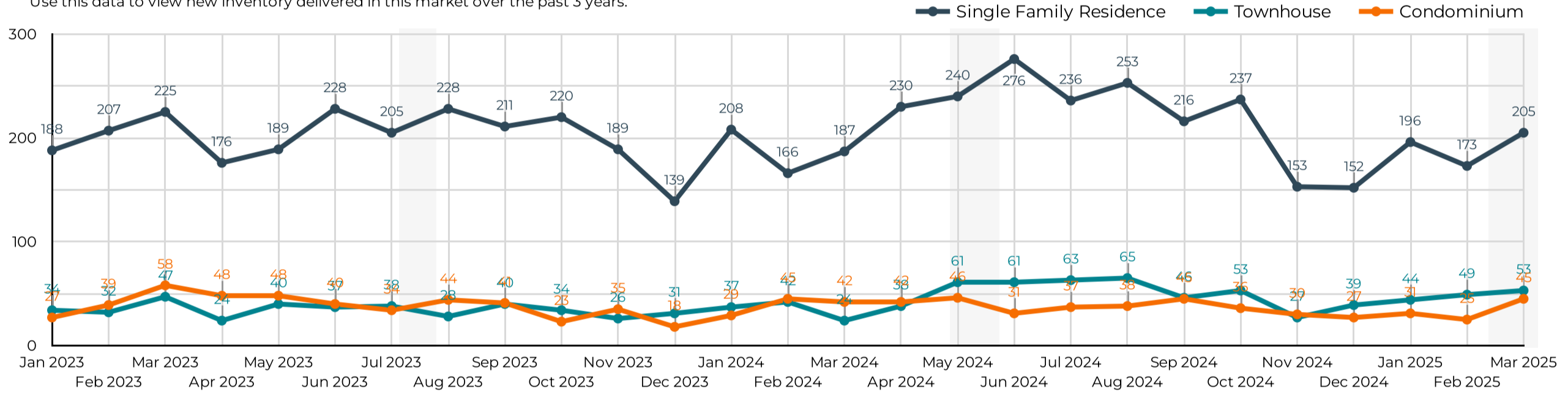
Active Listings Now
738

Active Now



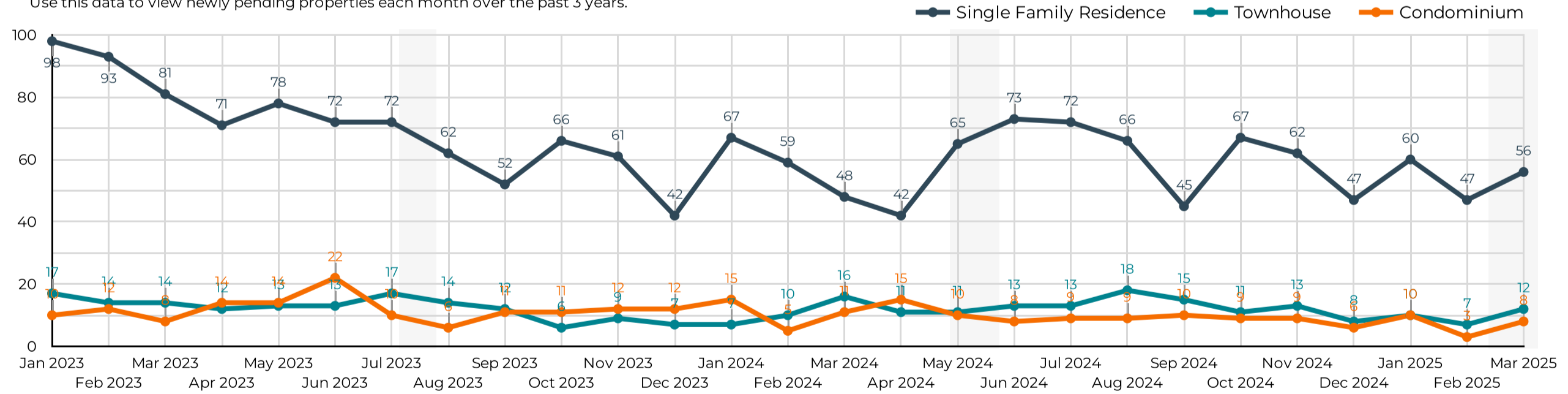
New Rental Listings

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



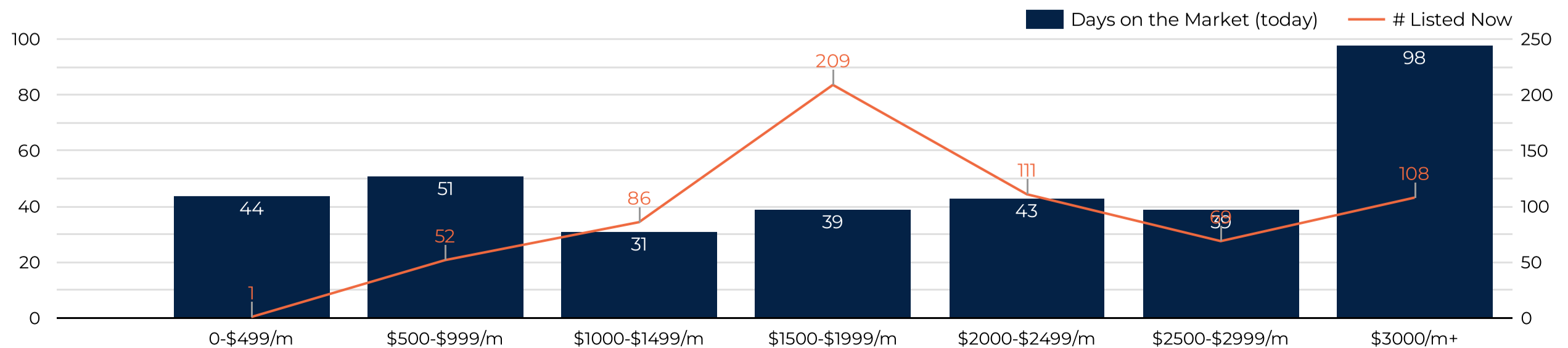
New Pending Leases

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.



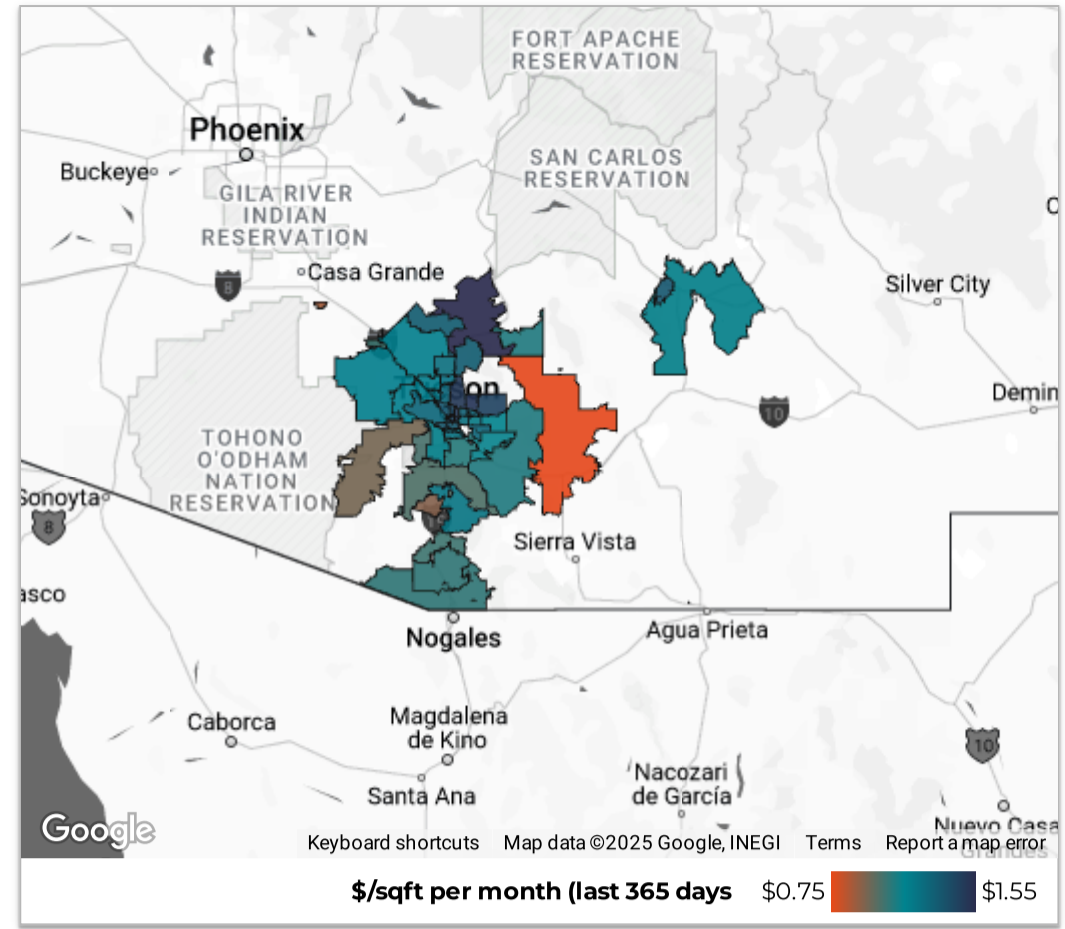
Southern AZ Rental Housing Market

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Region City Zip Code

County Type Beds

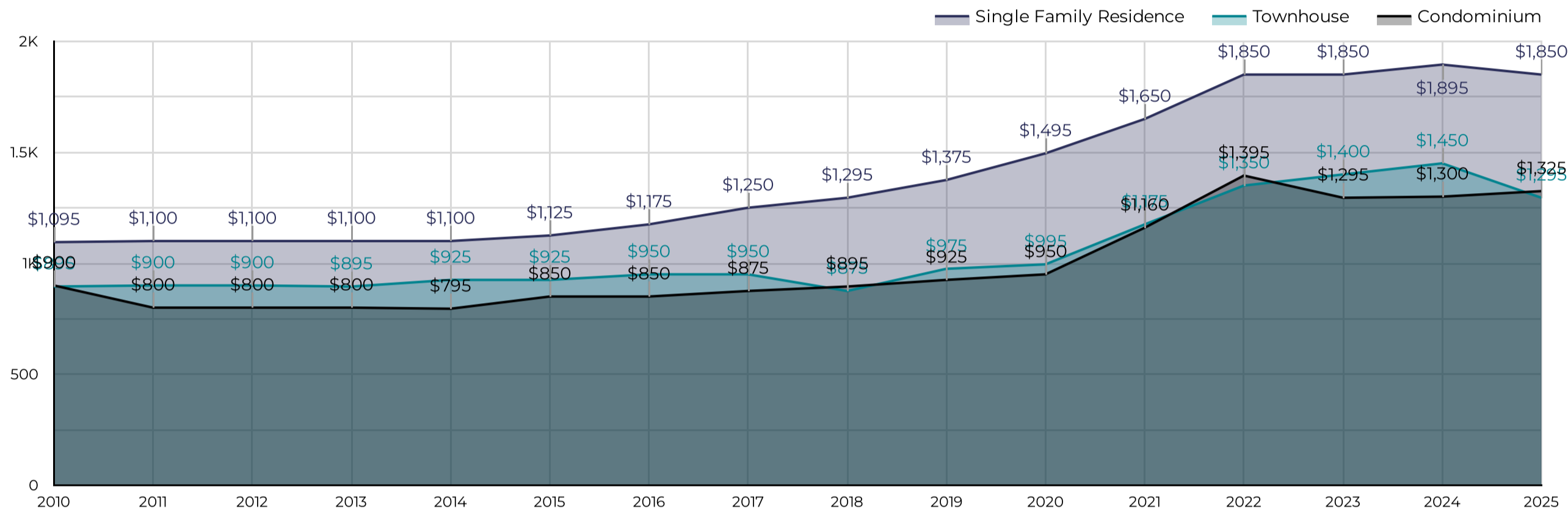
Price Range Between and



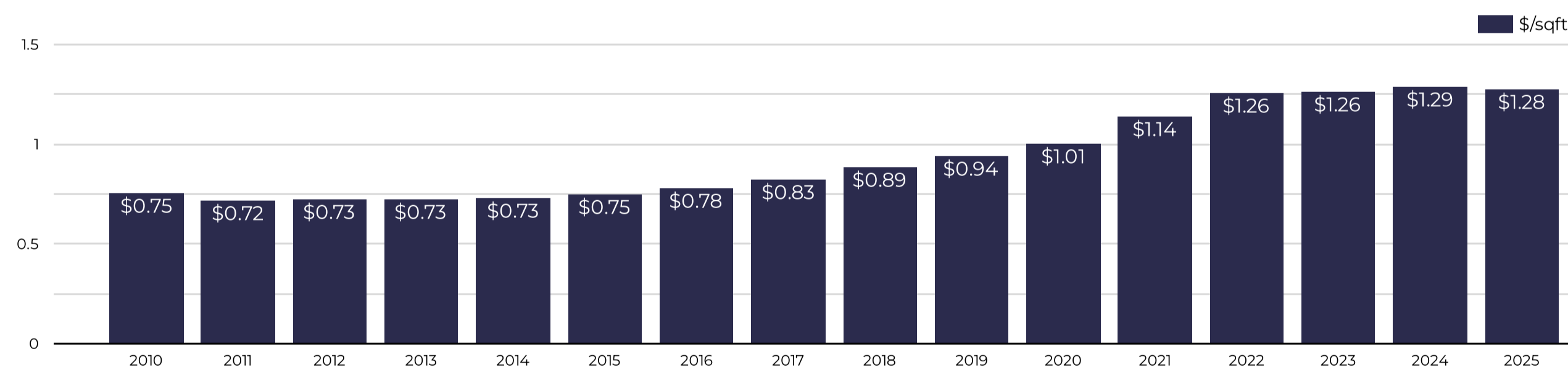
Year-to-Date Statistics 2025

# of Leases 586 ↑ 1,853.3% from Jan 1, 2024 - Jan 2, 2024	Total Monthly Volume \$1.07M ↑ 1,442.1% from Jan 1, 2024 - Jan 2, 2024	Median Lease (\$/month) \$1,745 ↓ -7.9% from Jan 1, 2024 - Jan 2, 2024
New Listings 914 ↑ 3,556.0% from Jan 1, 2024 - Jan 2, 2024	Median Days on Market 36 ↑ 1 from Jan 1, 2024 - Jan 2, 2024	% Over or Under Asking 0.1% ↓ -2.1% from Jan 1, 2024 - Jan 2, 2024

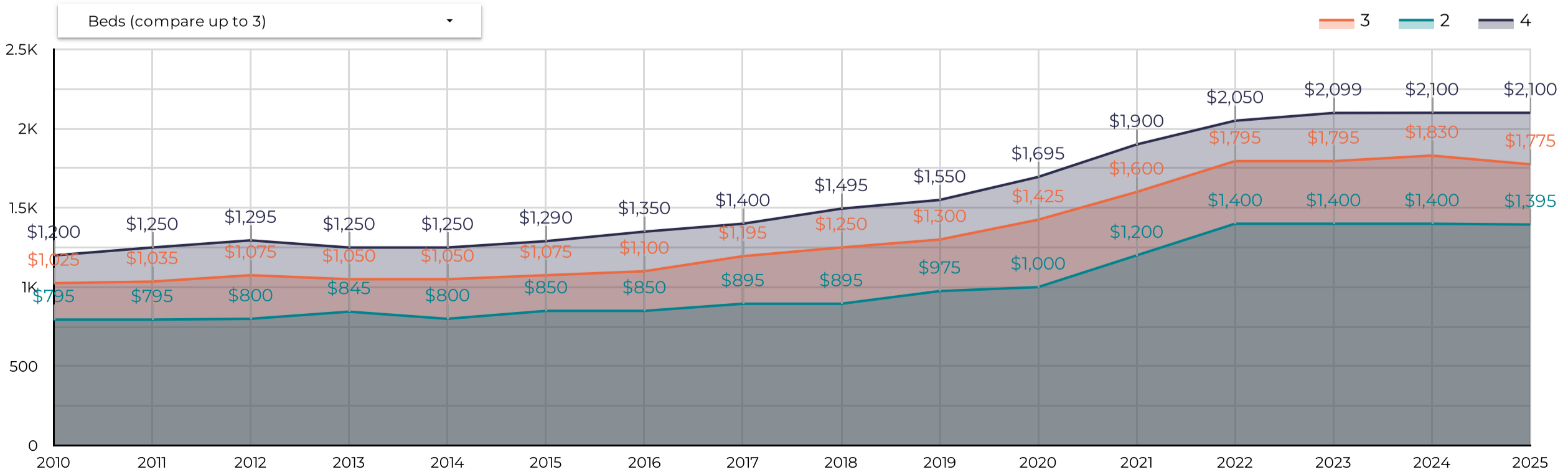
Median Rental Price/Month



\$/Square Foot per Month



Median Lease By Bedrooms



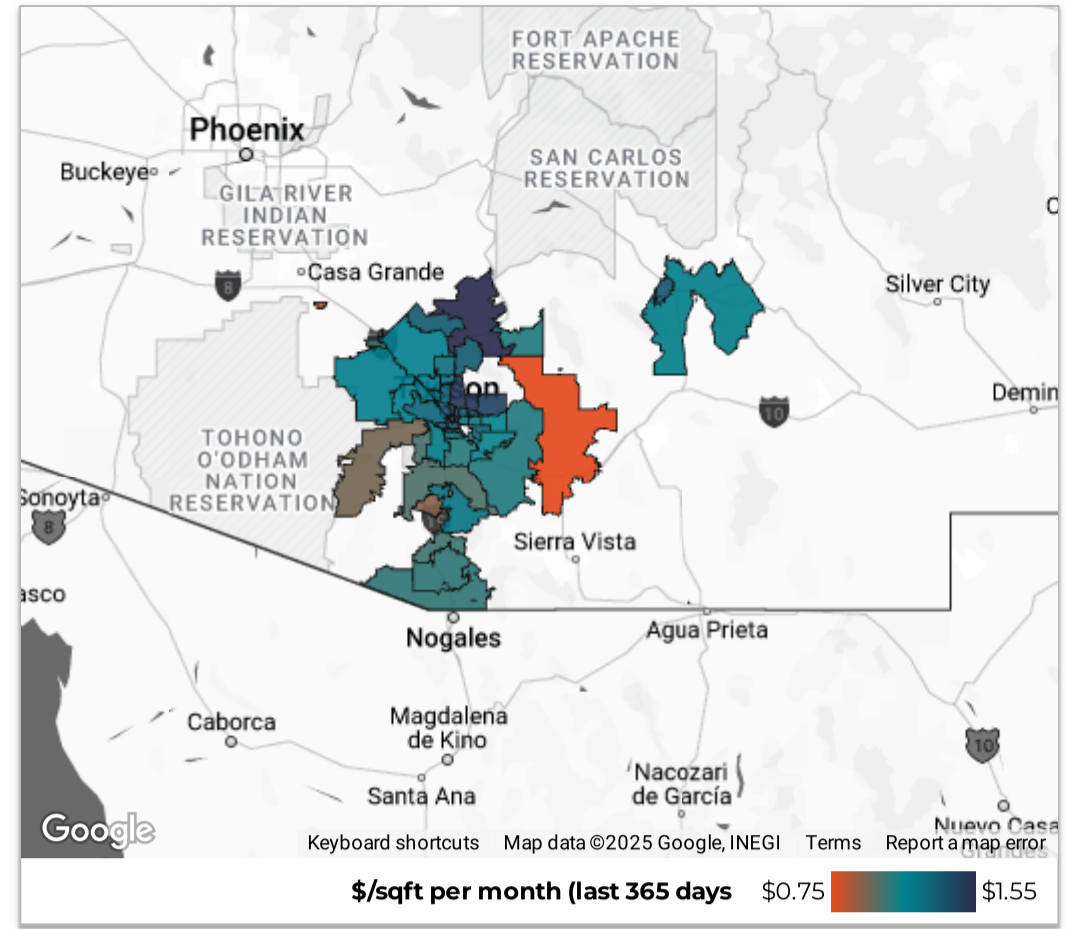
Southern AZ Rental Housing Market

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Region City Zip Code

County Type Beds

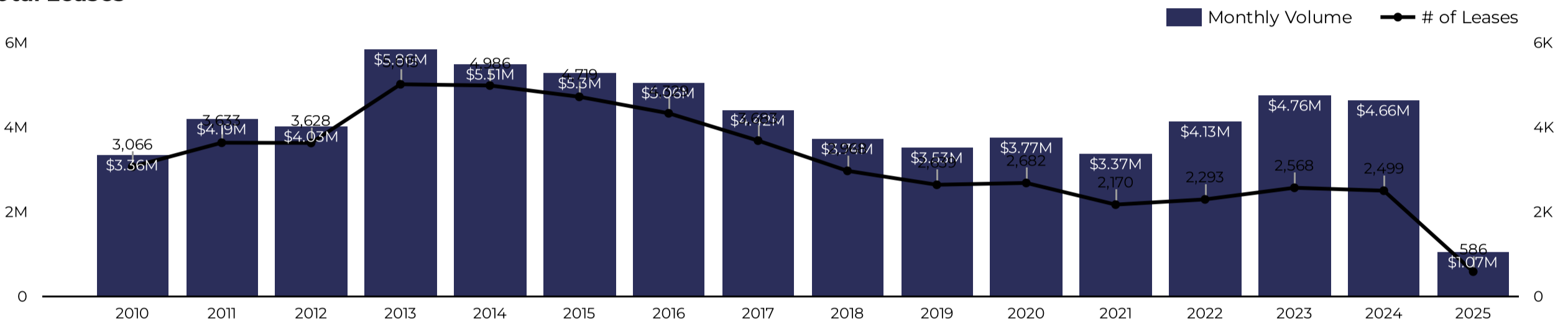
Price Range Between and



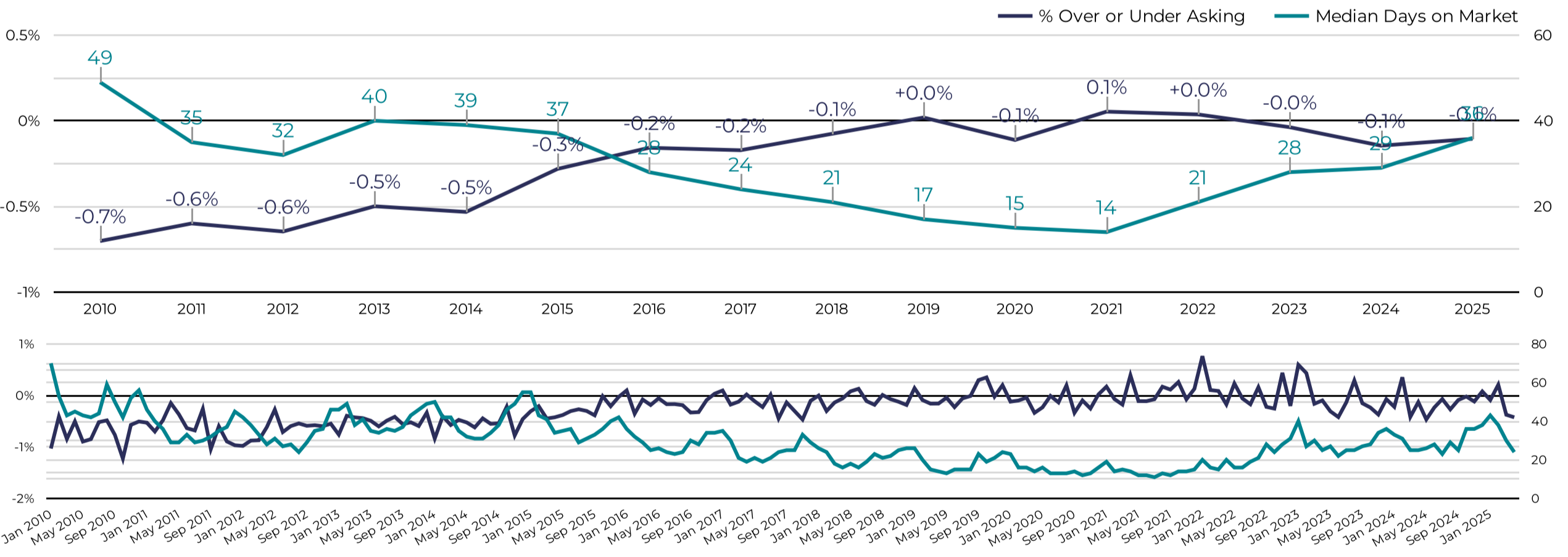
Year-to-Date Statistics
2025

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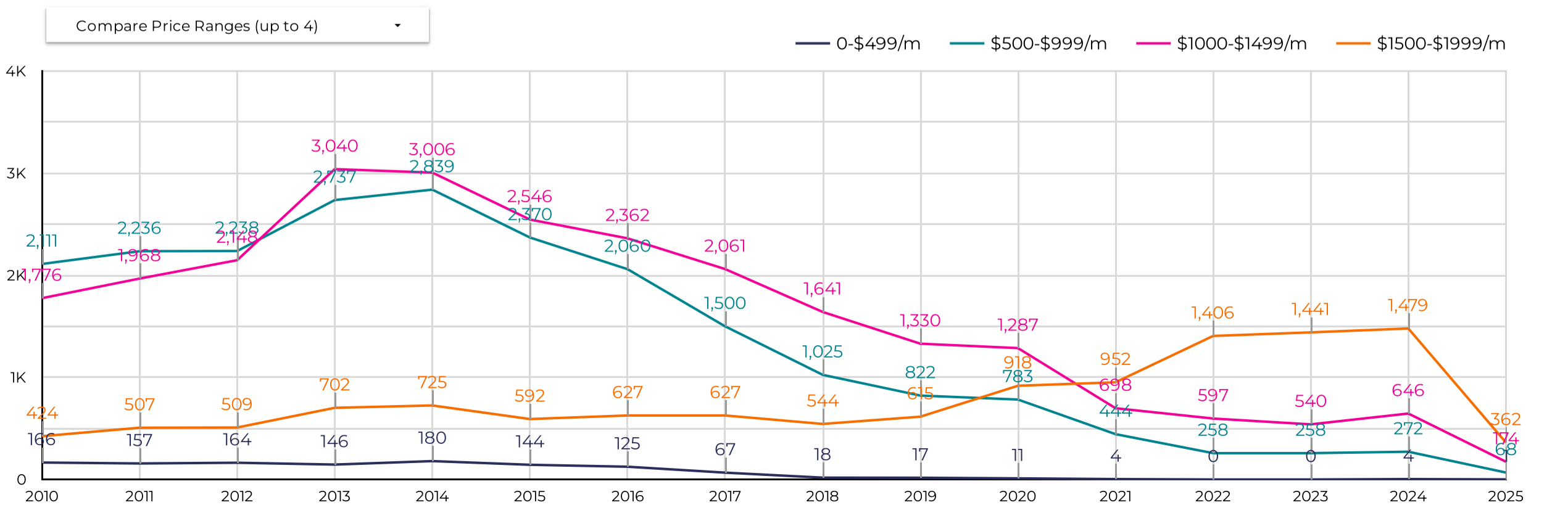
Total Leases



Renter Demand



New Rental Listings Delivered



Southern AZ Rental Housing Market

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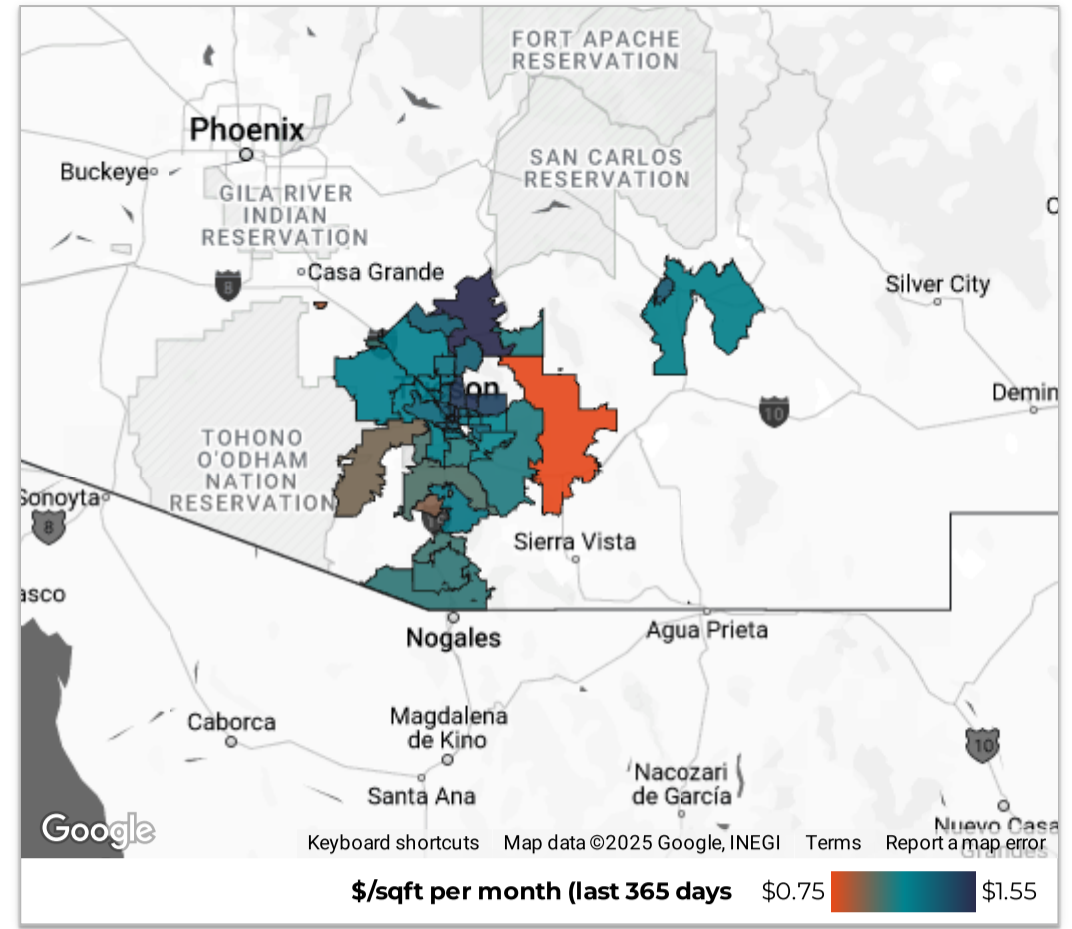
Region City Zip Code

County Type Beds

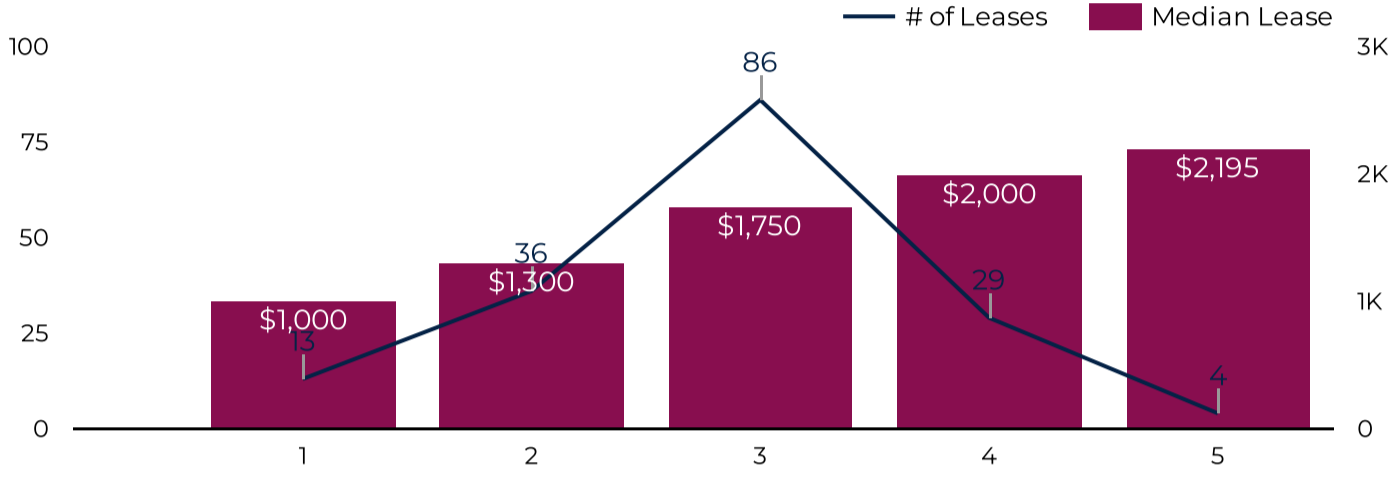
Price Range Between and

March

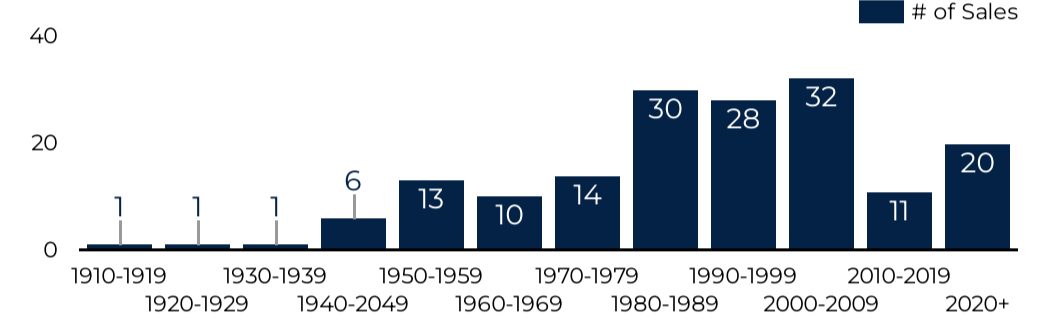
of Leases: **169** (-21.8% from previous year)
 Total Monthly Rental Volume: **\$302.03K** (-21.1% from previous year)
 Average SqFt: **1,462**
 Median Year Built: **1,995**



Median Lease Price By Bedrooms



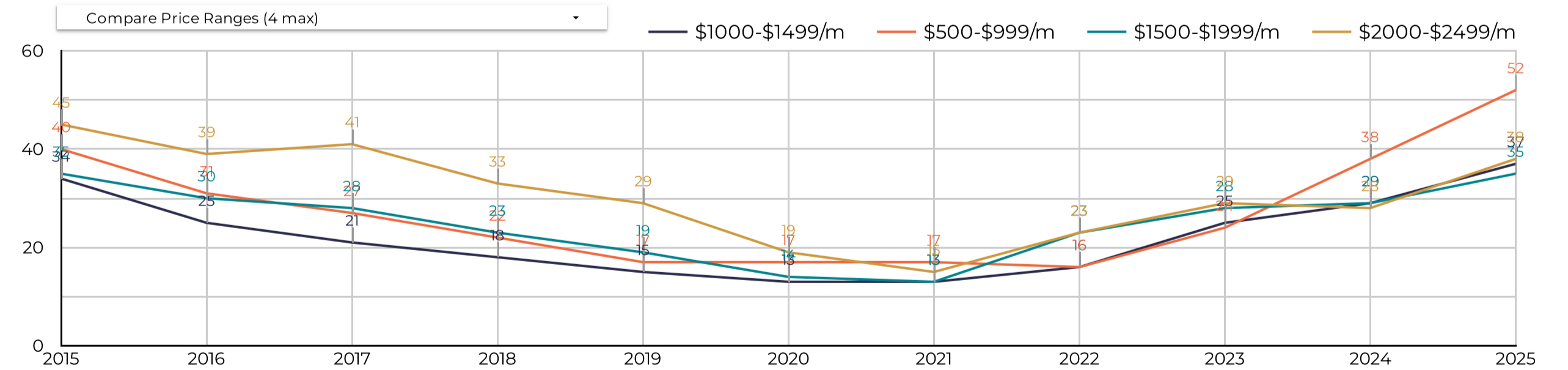
Leases By Property Age



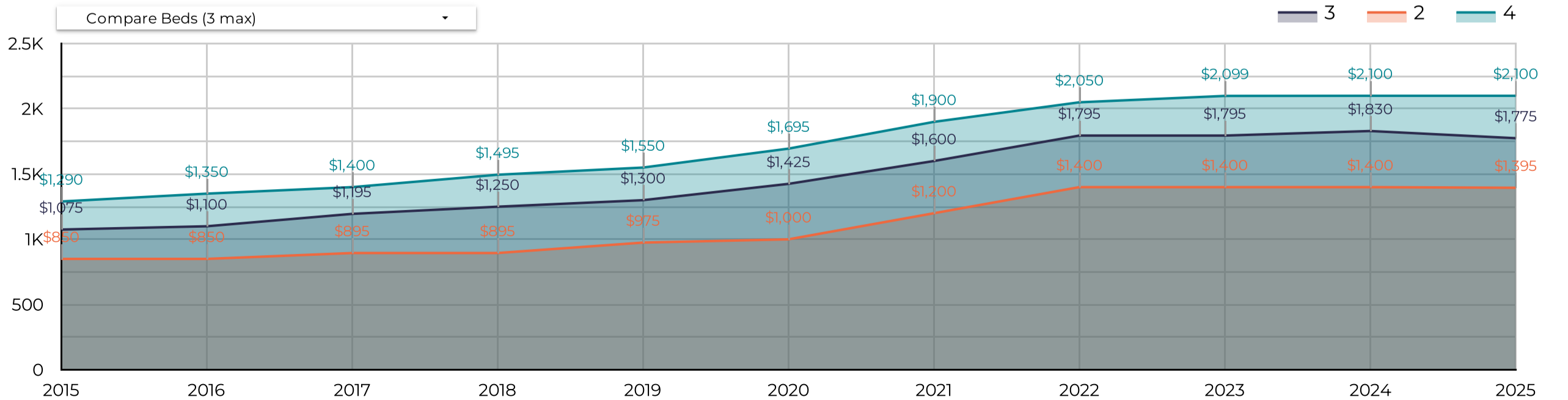
Data By Price Range

Price Range	# of Leases	0-2 Beds	3 Beds	4+ Beds	Median DOM	% Over or Under Asking
\$500-\$999/m	9	9	0	0	22	0%
\$1000-\$1499/m	45	26	19	0	37	-0.45%
\$1500-\$1999/m	72	12	47	13	26	-0.02%
\$2000-\$2499/m	23	0	11	12	36	-0.29%
\$2500-\$2999/m	10	0	6	4	25	0%
\$3000/m+	10	3	3	4	39	-3.52%
Grand total	169	50	86	33	30	-0.37%

Median Days on Market



Median Rental Price/Month



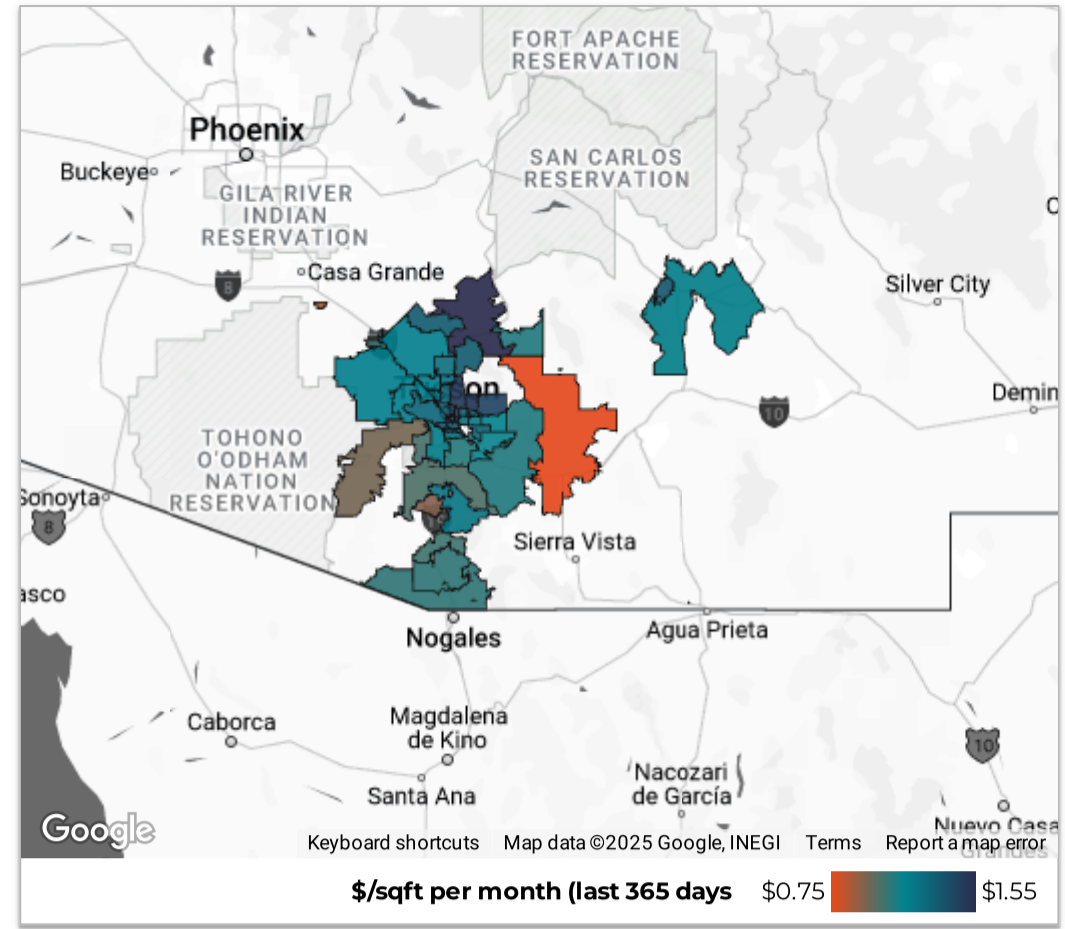
Southern AZ Rental Housing Market

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Region City Zip Code

County Type Beds

Price Range Between and

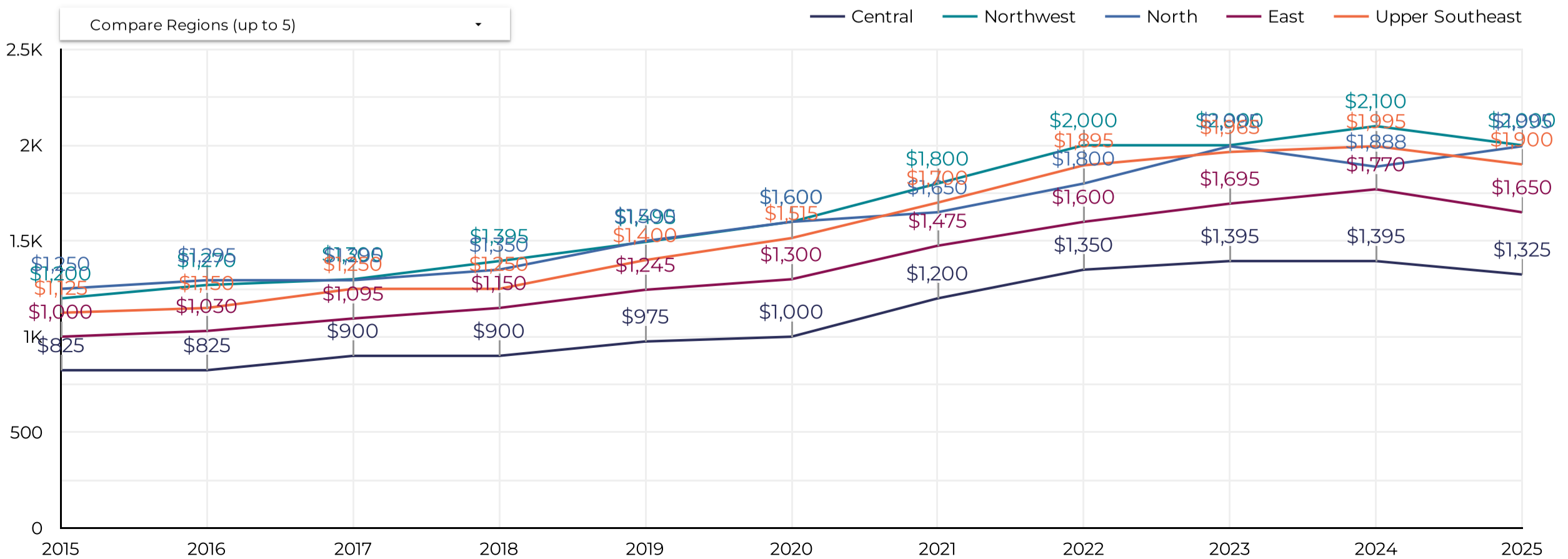


Mar 2025
 vs. last year

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	40	-25.9%	\$55.1K	-26.5%	\$1,300	-\$50	\$1.37	-\$0.01	54	21	-0.1%	-0.2%
2. Northwest	25	-3.8%	\$56.67K	0.6%	\$2,000	\$50	\$1.24	-\$0.01	30	5	-1.4%	-1.6%
3. Upper Southeast	20	66.7%	\$40.8K	54.5%	\$1,900	-\$95	\$1.09	-\$0.10	27	5	0.0%	0.0%
4. East	18	-30.8%	\$30.61K	-33.1%	\$1,695	-\$155	\$1.25	\$0.05	22	5	-0.4%	0.3%
5. West	15	0.0%	\$25.77K	-3.1%	\$1,650	-\$150	\$1.37	\$0.09	21	-2	0.0%	0.1%
6. North	12	-42.9%	\$26.66K	-42.0%	\$1,695	-\$205	\$1.77	\$0.22	29	5	0.0%	1.0%
7. Southwest	9	-18.2%	\$15.75K	-12.1%	\$1,745	\$95	\$1.16	\$0.09	30	-9	0.0%	2.2%
8. South	5	-37.5%	\$7.72K	-30.2%	\$1,550	\$255	\$1.29	\$0.16	43	16	0.0%	0.0%
9. Northeast	5	-28.6%	\$8.65K	-43.5%	\$1,495	-\$400	\$1.30	\$0.14	35	12	0.0%	0.0%
10. Pinal	5	-28.6%	\$5.95K	-41.1%	\$1,199	-\$151	\$0.90	-\$0.27	16	-4	-1.7%	0.9%
11. Extended West	4	-55.6%	\$7.62K	-55.7%	\$1,895	-\$50	\$1.22	\$0.04	21	-17	0.0%	0.0%
12. Upper Northwest	3	50.0%	\$8.75K	88.1%	\$2,995	\$1,445	\$1.59	\$0.35	37	32	-2.4%	-2.4%
13. Green Valley North	2	0.0%	\$4.1K	20.6%	\$1,850	\$250	\$0.93	-\$0.19	14	6	-1.1%	-1.1%
14. Southeast	2	-60.0%	\$3.54K	-66.9%	\$1,499	-\$551	\$1.07	-\$0.10	37	24	0.0%	0.0%
15. SCC-Rio Rico West	1	-50.0%	\$900	-66.0%	\$900	-\$200	\$1.06	\$0.04	5	0	0.0%	2.5%
16. SCC-Nogales East	1	-50.0%	\$1K	-68.3%	\$1,000	-\$350	\$1.07	-\$0.02	9	-8	0.0%	1.8%
17. SCC-Nogales West	1	-	\$1.1K	-	\$1,100	-	\$1.02	-	17	-	0.0%	-
18. Green Valley Nort...	1	-50.0%	\$1.35K	-57.2%	\$1,349	-\$51	\$1.21	-\$0.07	2	-15	0.0%	0.0%

Median Lease by Region



MLS of Southern Arizona®

Southern AZ Rental Housing Market

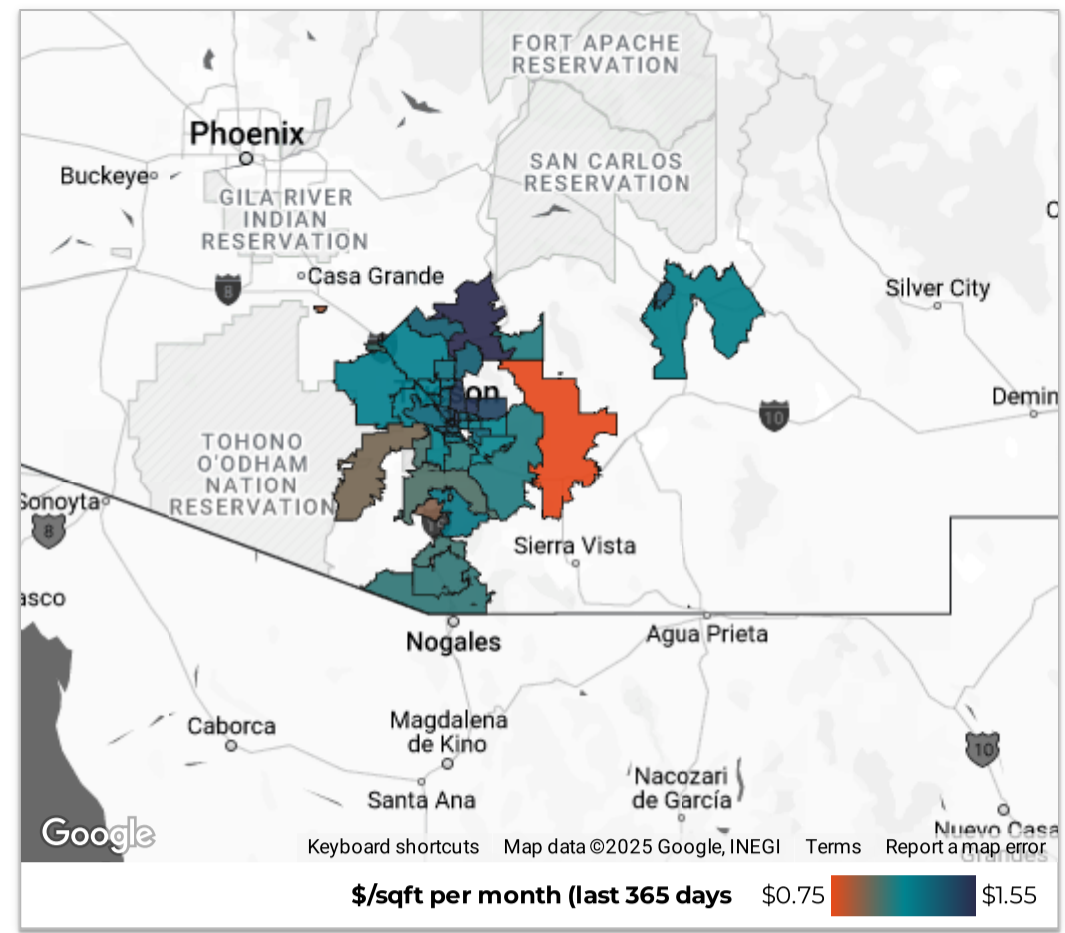


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Region City Zip Code

County Type Beds

Price Range Between Enter a value and Enter a value



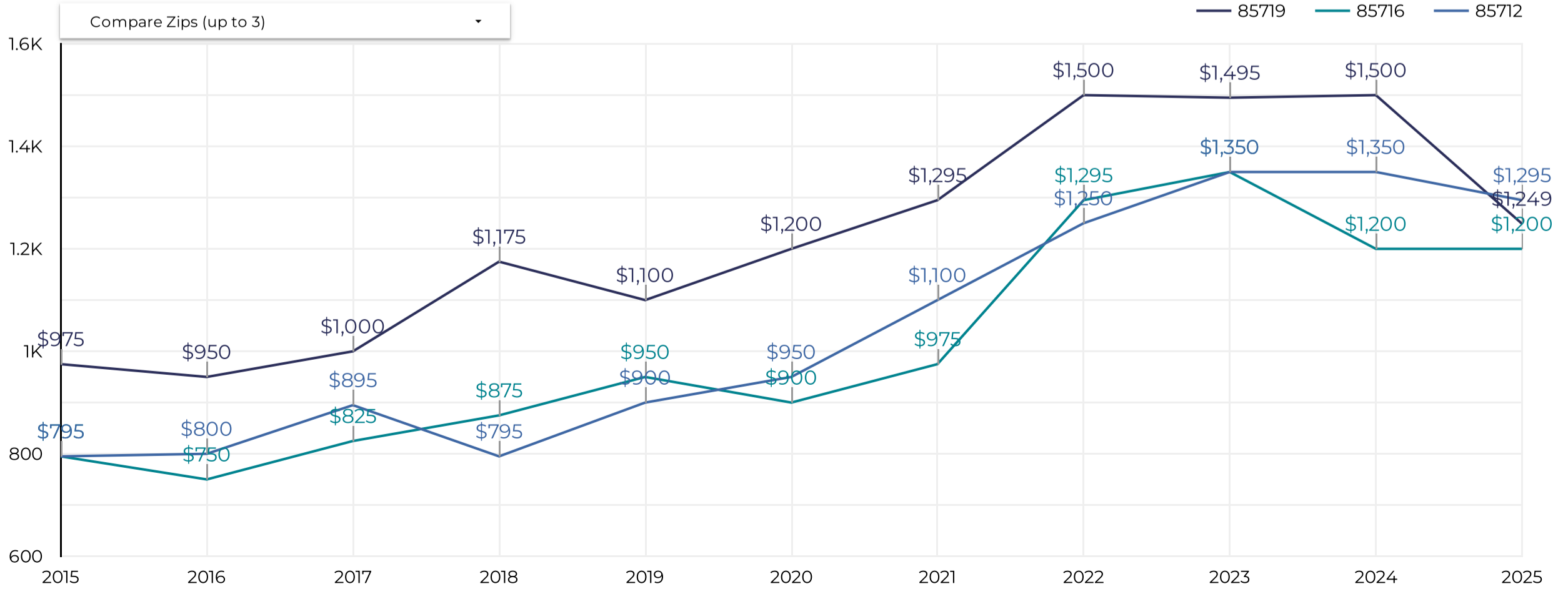
Mar 2025 vs. last year

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. 85747	12	140.0...	\$23,092	133.4% ↑	\$1,850	-\$25 ↓	\$1.13	-\$0.11 ↓	17	-6 ↓	0.0%	0.0%
2. 85710	9	-25.0...	\$14,209	-33.3% ↓	\$1,600	-\$300 ↓	\$1.26	\$0.10 ↑	33	3 ↑	0.0%	0.8% ↑
3. 85713	9	350.0...	\$13,360	450.9% ↑	\$1,475	\$525 ↑	\$1.34	\$0.35 ↑	29	25 ↑	0.0%	0.0%
4. 85641	8	14.3% ↑	\$17,059	1.9% ↑	\$2,045	\$45 ↑	\$1.03	-\$0.17 ↓	56	34 ↑	0.0%	0.0%
5. 85712	8	-27.3...	\$9,789	-37.7% ↓	\$1,159	-\$516 ↓	\$1.34	\$0.10 ↑	27	-25 ↓	0.3%	0.6% ↑
6. 85705	8	-11.1% ↓	\$10,055	-12.7% ↓	\$1,175	-\$175 ↓	\$1.26	-\$0.01 ↓	54	29 ↑	0.0%	0.1% ↑
7. 85658	8	166.7...	\$22,845	241.5% ↑	\$2,195	-\$300 ↓	\$1.19	-\$0.05 ↓	62	55 ↑	-4.1%	-4.1% ↓
8. 85745	7	40.0%...	\$11,040	50.5% ↑	\$1,495	-\$100 ↓	\$1.41	\$0.03 ↑	34	5 ↑	0.0%	0.0%
9. 85711	7	-22.2...	\$12,140	-20.6% ↓	\$1,600	-\$199 ↓	\$1.18	-\$0.15 ↓	60	33 ↑	0.0%	-0.8%...
10. 85719	7	-30.0...	\$8,299	-47.1% ↓	\$1,100	-\$250 ↓	\$1.69	\$0.28 ↑	62	21 ↑	0.0%	0.0%
11. 85737	7	75.0%...	\$13,754	16.1% ↑	\$1,995	-\$755 ↓	\$1.33	\$0.10 ↑	24	9 ↑	0.0%	0.0%
12. 85743	6	-40.0...	\$11,600	-39.8% ↓	\$1,700	-\$150 ↓	\$1.31	\$0.09 ↑	13	2 ↑	0.0%	0.2% ↑
13. 85750	6	-33.3...	\$12,995	-38.3% ↓	\$1,650	-\$550 ↓	\$1.92	\$0.42 ↑	26	-30 ↓	0.0%	0.8% ↑
14. 85716	6	-57.1%	\$7,775	-49.2% ↓	\$1,250	\$151 ↑	\$1.40	-\$0.19 ↓	56	17 ↑	-1.2%	-1.2% ↓
15. 85742	6	20.0%...	\$12,434	34.6% ↑	\$1,900	\$0	\$1.18	-\$0.01 ↓	25	1 ↑	-0.8%	-0.3% ↓
16. 85746	5	-16.7%	\$8,275	-8.8% ↓	\$1,645	\$145 ↑	\$1.09	-\$0.03 ↓	13	-17 ↓	0.0%	-0.2% ↓
17. 85757	4	-20.0...	\$7,472	-15.4% ↓	\$1,832	\$37 ↑	\$1.24	\$0.24 ↑	64	25 ↑	0.0%	5.0% ↑
18. 85123	4	-	\$4,896	-	\$1,199	-	\$0.88	-	11	-	0.0%	-
19. 85730	4	-33.3...	\$6,444	-34.7% ↓	\$1,599	\$4 ↑	\$1.38	\$0.06 ↑	22	8 ↑	-1.7%	-0.2% ↓
20. 85748	4	-50.0...	\$7,810	-46.5% ↓	\$1,790	-\$5 ↓	\$1.14	-\$0.06 ↓	19	5 ↑	0.0%	0.0%
21. 85718	4	-42.9...	\$10,690	-36.1% ↓	\$2,595	\$495 ↑	\$1.72	\$0.06 ↑	29	-2 ↓	0.0%	1.1% ↑
22. 85653	4	-55.6...	\$7,620	-55.7% ↓	\$1,895	-\$50 ↓	\$1.22	\$0.04 ↑	21	-17 ↓	0.0%	0.0%
23. 85741	3	-62.5...	\$4,990	-67.0% ↓	\$1,545	-\$255 ↓	\$1.36	\$0.14 ↑	30	-10 ↓	1.1%	-0.1% ↓

1 - 37 / 37 < >

Median Lease by Zip Code



All data from MLSSAZ... Updated as of: Apr 4, 2025