



# Community Market Report



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## Vail, Arizona

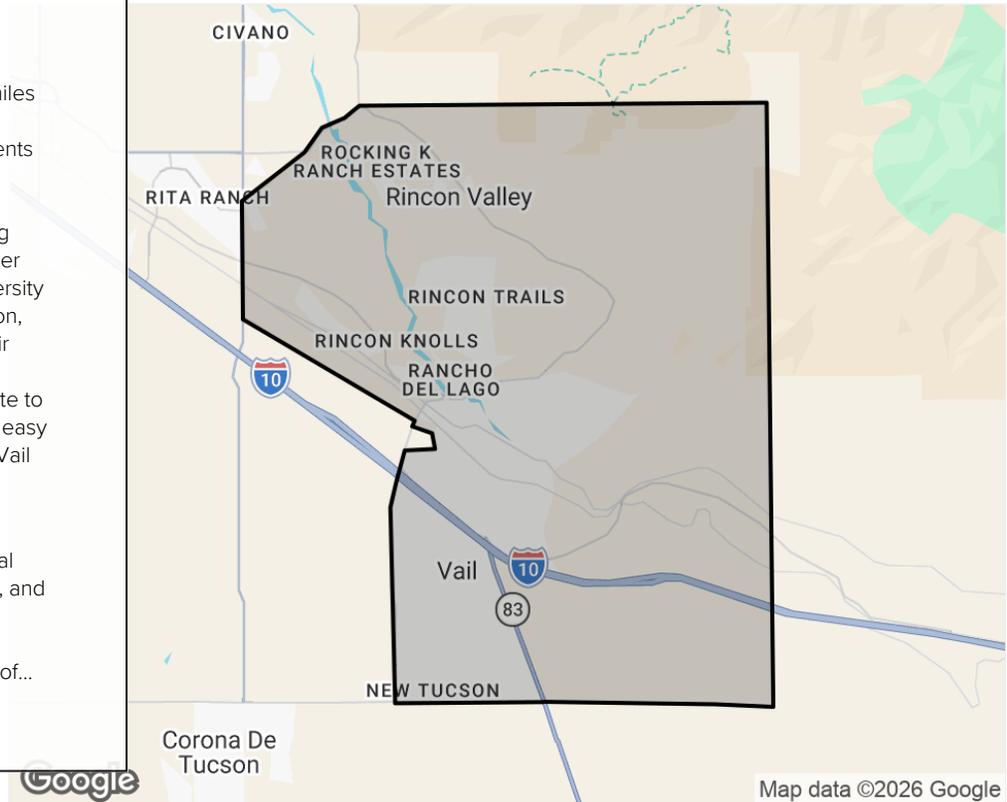
March 2026



## About Vail

Located at the base of the Rincon Mountains 15 miles from Tucson, Vail offers affordable housing, great schools and an easy drive to jobs and cultural events in Tucson. First established as the Empire Cattle Ranch by Edward and Walter Vail in the late 19th century, the town became the storage and loading facility for ore from the successful Helvetica Copper Mine. Today, Vail is home to the top-ranked University of Arizona Science and Technology Park, Raytheon, and many other businesses. Residents define their community as a place where each individual is important and has something valuable to contribute to others. Affordable housing, great schools, and an easy drive to jobs and cultural events in Tucson make Vail an attractive community for raising a family.

Vail's close location to Tucson provides many opportunities to enjoy cultural events and historical attractions. An outdoor lifestyle is the norm in Vail, and nearby places offer year round recreation. Mt. Lemmon is close and perfect for winter downhill skiing. The little-known Charron Vineyards is one of...



Contact me to get  
the full Market Report  
and to learn more  
about Vail.





# Market Summary - All Property Types

## Recent Sales Trends

The statistics below highlight key market indicators for Vail, Arizona. The data in the Sold Listings table is based on homes sold within the month of February 2026.

	Current Period Feb 2026	Last Month Jan 2026	Change From Last Month	Last Year Feb 2025	Change From Last Year
<b>Homes Sold</b>	63	61	▲ 3%	45	▲ 40%
<b>Median Sale Price</b>	\$415,000	\$407,346	▲ 2%	\$427,000	▼ 3%
<b>Median List Price</b>	\$425,000	\$418,900	▲ 1%	\$444,990	▼ 4%
<b>Sale to List Price Ratio</b>	99%	99%	0%	99%	0%
<b>Sales Volume</b>	\$28,270,094	\$26,710,401	▲ 6%	\$20,344,463	▲ 39%
<b>Average Days on Market</b>	82 days	62 days	▲ 20 days	78 days	▲ 4 days
<b>Homes Sold Year to Date</b>	124	61	▲ 103%	80	▲ 55%
<b>For Sale at Month's End</b>	322	309	▲ 4%	305	▲ 6%

## Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of March 4, 2026. Median days on market is a good indicator of the average length of time the current inventory has been on the market. The high price, low price, and median price provide context for the prices buyers and sellers can expect to encounter in this area.

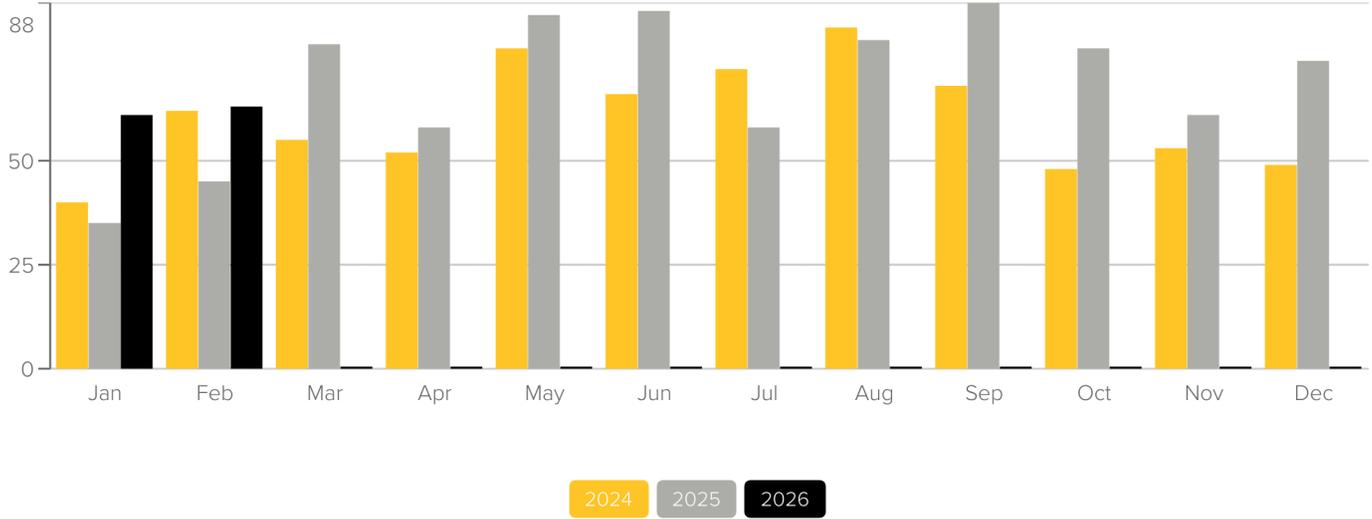
<b>316</b> Homes for Sale	<b>109</b> Homes Under Contract	<b>\$4,900,000</b> High Price
<b>\$115,000</b> Low Price	<b>\$415,740</b> Median List Price	

Values pulled on 3/4/2026





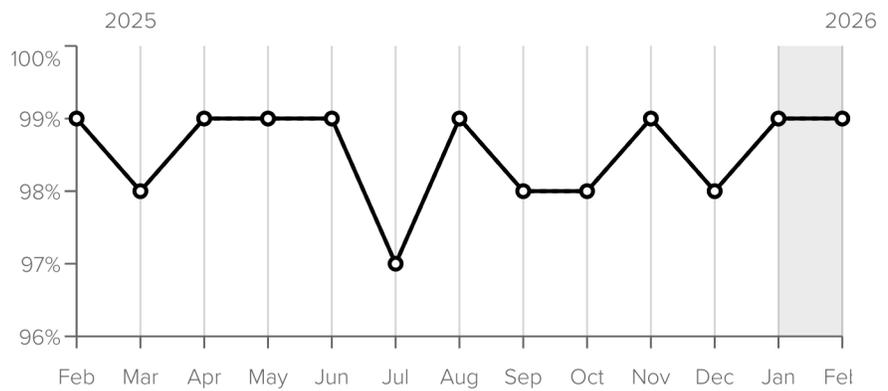
**Homes Sold**



**Sale to List Price Ratio**

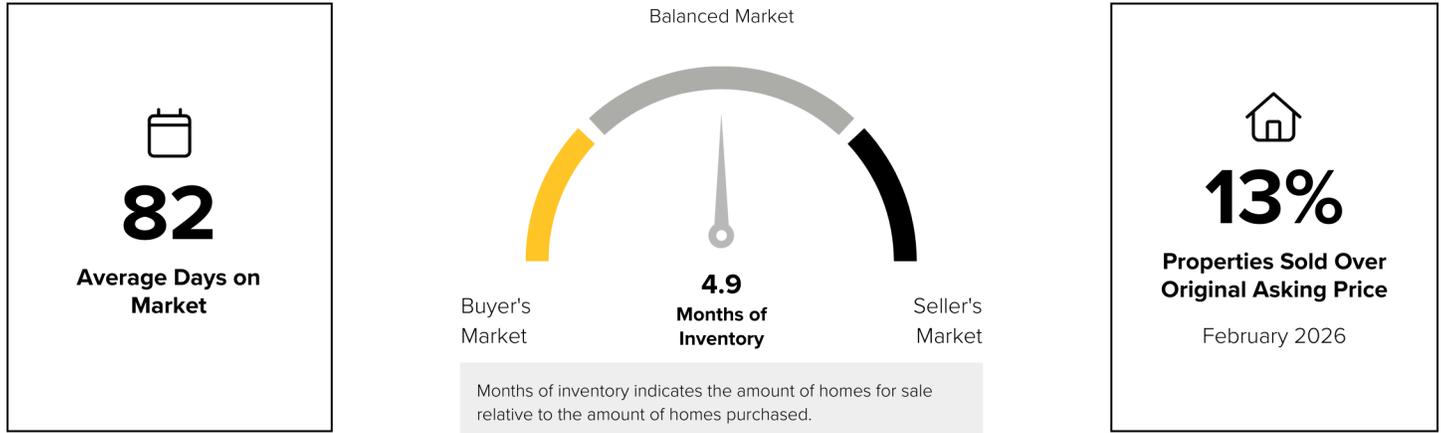


**99%**  
 Average Sale to List Price Ratio  
 February 2026





# Market Conditions



## Buyer's vs. Seller's Market

This graphic explains the key similarities and differences between a buyer's and seller's market; and how these market factors impact each group.

How it Impacts Buyers	<p><b>Buyer's Market</b> More people selling homes than buying</p> <ul style="list-style-type: none"> <li>More homes to choose from</li> <li>Could spend less than asking price</li> <li>Price restrictions</li> <li>Rarely competing offers</li> </ul>	<p><b>Seller's Market</b> More people buying homes than selling</p> <ul style="list-style-type: none"> <li>Fewer homes to choose from</li> <li>Need to be able to close quickly</li> <li>Could spend more than asking price</li> <li>Competition from other buyers</li> </ul>
	<p><b>Buyer's Market</b> More people selling homes than buying</p> <ul style="list-style-type: none"> <li>Takes more time to sell</li> <li>Fewer offers received</li> <li>Could get lower than asking price</li> <li>May have to make repairs and/or concessions</li> </ul>	<p><b>Seller's Market</b> More people buying homes than selling</p> <ul style="list-style-type: none"> <li>Home sells quickly</li> <li>Multiple offers likely</li> <li>Could get more than asking price</li> <li>Buyers willing to overlook repairs</li> </ul>



## Market Conditions by Price Range

This table provides insight into key market indicators at specific price breakpoints. This information is valuable as the market conditions can vary by price category.

Price Range	Active Listings	Months of Inventory			Sales		Market Climate
		As of 3/4/26	Current Period Feb 2026	3 Month Trend	Current Period Feb 2026	6 Month Avg	
<b>All Price Ranges</b>	301	4.9	1.6	62	67	Balanced	
< \$100,000	0	—	—	0	0	—	
\$100,000 - \$200,000	0	—	—	0	0	—	
\$200,000 - \$300,000	4	2.0	1.0	2	1	● Seller's	
\$300,000 - \$400,000	115	4.8	1.4	24	28	● Balanced	
\$400,000 - \$500,000	95	4.8	1.9	20	18	● Balanced	
\$500,000 - \$600,000	28	2.8	0.9	10	10	● Seller's	
\$600,000 - \$700,000	23	7.7	1.9	3	4	● Buyer's	
\$700,000 - \$800,000	17	17.0	4.3	1	1	● Buyer's	
\$800,000 - \$900,000	10	10.0	2.5	1	1	● Buyer's	
\$900,000 - \$1,000,000	0	0.0	0.0	1	0	● Seller's	
> \$1,000,000	9	—	9.0	0	0	—	

**Seller's Market**

Less than 4 months of inventory

**Balanced Market**

Between 4-6 months of inventory

**Buyer's Market**

More than 6 months of inventory





# Statistics

## Days on Market by Price Range

The bar graph below indicates the median days on the market value for each price range breakpoint in Vail, Arizona. The values are based on closed transactions in February 2026.

