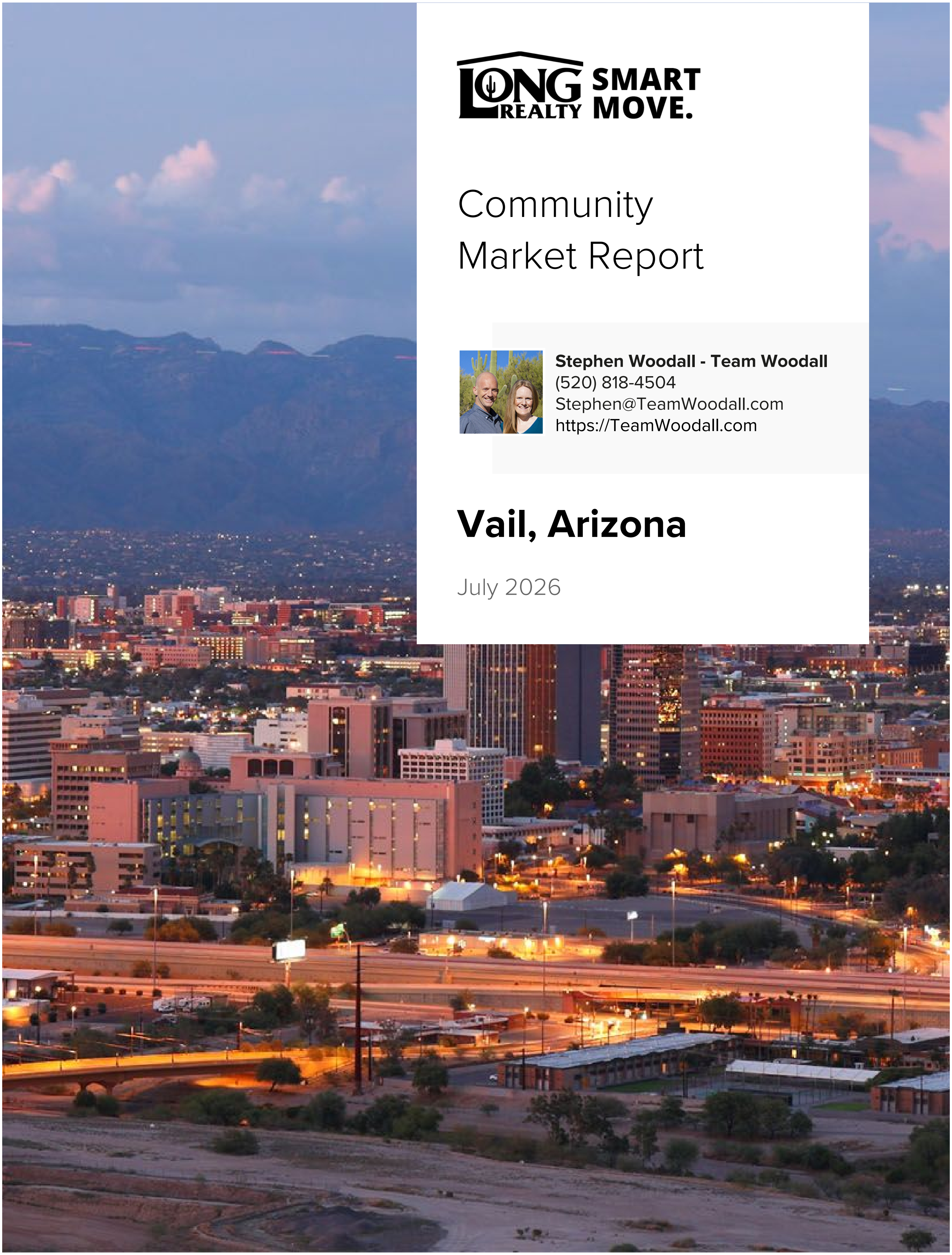

LONG REALTY SMART MOVE.

Community Market Report

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Vail, Arizona

July 2026

LONG REALTY SMART MOVE.

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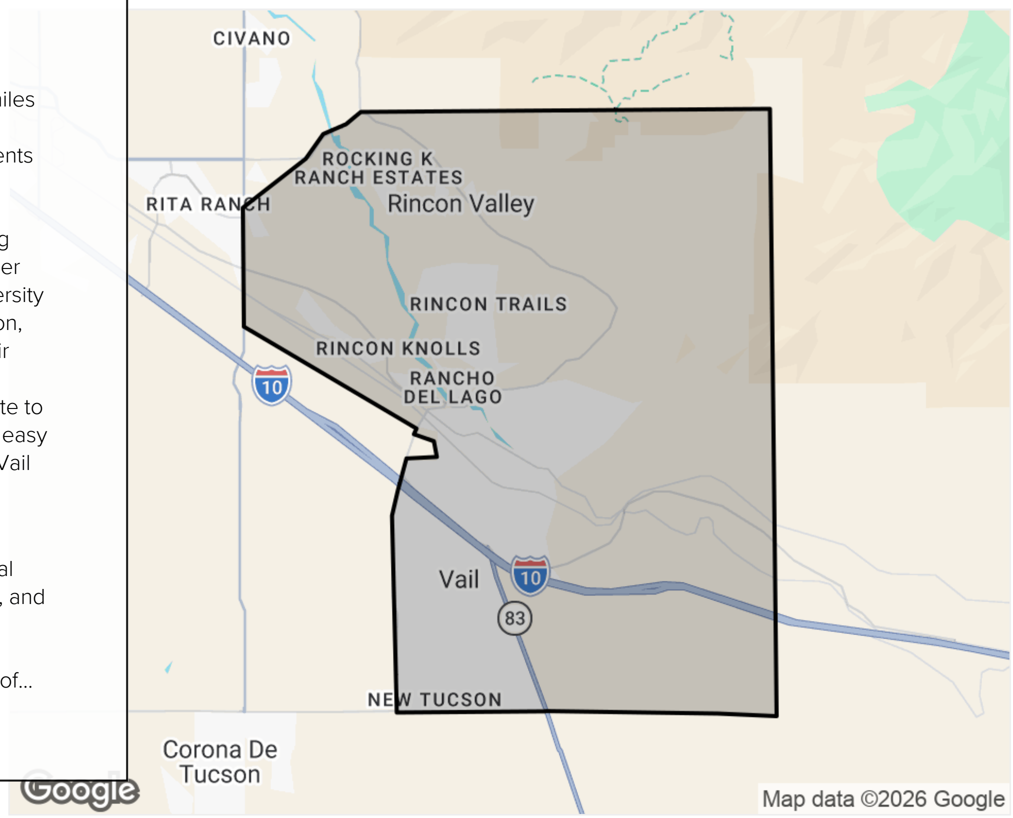
About Vail

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...



Scan to view the full digital market report for Vail.

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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 June 2026.

	Current Period Jun 2026	Last Month May 2026	Change From Last Month	Last Year Jun 2025	Change From Last Year
Homes Sold	80	99	▼ 19%	86	▼ 7%
Median Sale Price	$394,315	$398,900	▼ 1%	$426,425	▼ 8%
Median List Price	$395,235	$410,140	▼ 4%	$429,990	▼ 8%
Sale to List Price Ratio	99%	99%	0%	99%	0%
Sales Volume	$35,422,452	$43,455,675	▼ 18%	$38,574,200	▼ 8%
Average Days on Market	65 days	74 days	▼ 9 days	90 days	▼ 25 days
Homes Sold Year to Date	489	409	▲ 20%	387	▲ 26%
For Sale at Month's End	285	295	▼ 3%	341	▼ 16%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of July 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.

274
Homes for Sale

108
Homes Under Contract

$4,900,000
High Price

$199,900
Low Price

$425,000
Median List Price

Values pulled on 7/4/2026

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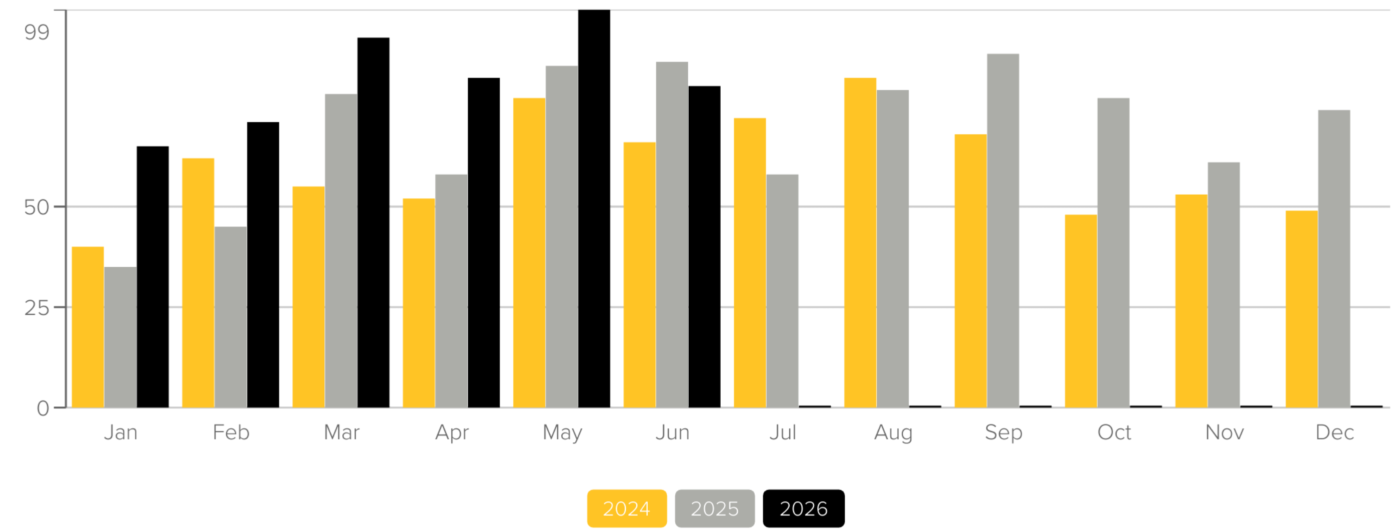
Homes Sold

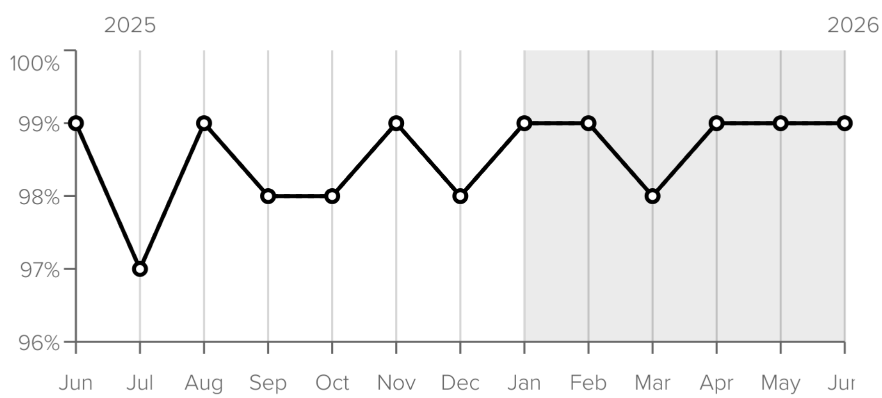


Sale to List Price Ratio

99%

Average Sale to List Price Ratio

June 2026



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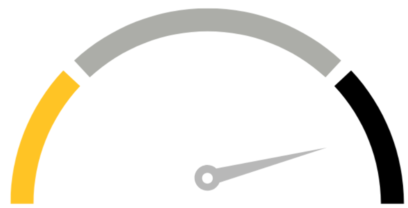
Market Conditions

65

Average Days on Market

Balanced Market



Buyer's Market

3.4
Months of Inventory

Seller's Market

Months of inventory indicates the amount of homes for sale relative to the amount of homes purchased.

16%

Properties Sold Over Original Asking Price

June 2026

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

Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
More homes to choose from	**Fewer homes to choose from**
Could spend less than asking price	**Need to be able to close quickly**
Price restrictions	**Could spend more than asking price**
Rarely competing offers	**Competition from other buyers**

How it Impacts Sellers

Buyer's Market More people selling homes than buying	Seller's Market More people buying homes than selling
Takes more time to sell	**Home sells quickly**
Fewer offers received	**Multiple offers likely**
Could get lower than asking price	**Could get more than asking price**
May have to make repairs and/or concessions	**Buyers willing to overlook repairs**

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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 7/4/26	**Current Period Jun 2026**	**3 Month Trend**	**Current Period Jun 2026**	**6 Month Avg**	
All Price Ranges	274	3.4	1.0	81	82	Seller's
< $300,000	15	3.8	1.1	4	3	● Seller's
$300,000 - $325,000	14	2.8	1.0	5	4	● Seller's
$325,000 - $350,000	34	2.8	1.0	12	9	● Seller's
$350,000 - $375,000	23	1.8	0.6	13	10	● Seller's
$375,000 - $400,000	25	2.8	0.8	9	10	● Seller's
$400,000 - $425,000	19	4.8	0.9	4	7	● Balanced
$425,000 - $450,000	22	2.8	1.0	8	6	● Seller's
$450,000 - $475,000	13	2.6	0.9	5	4	● Seller's
$475,000 - $500,000	21	7.0	1.5	3	4	● Buyer's
$500,000 - $525,000	9	2.3	1.1	4	2	● Seller's
> $525,000	79	5.6	1.6	14	16	● Balanced

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

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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 June 2026.