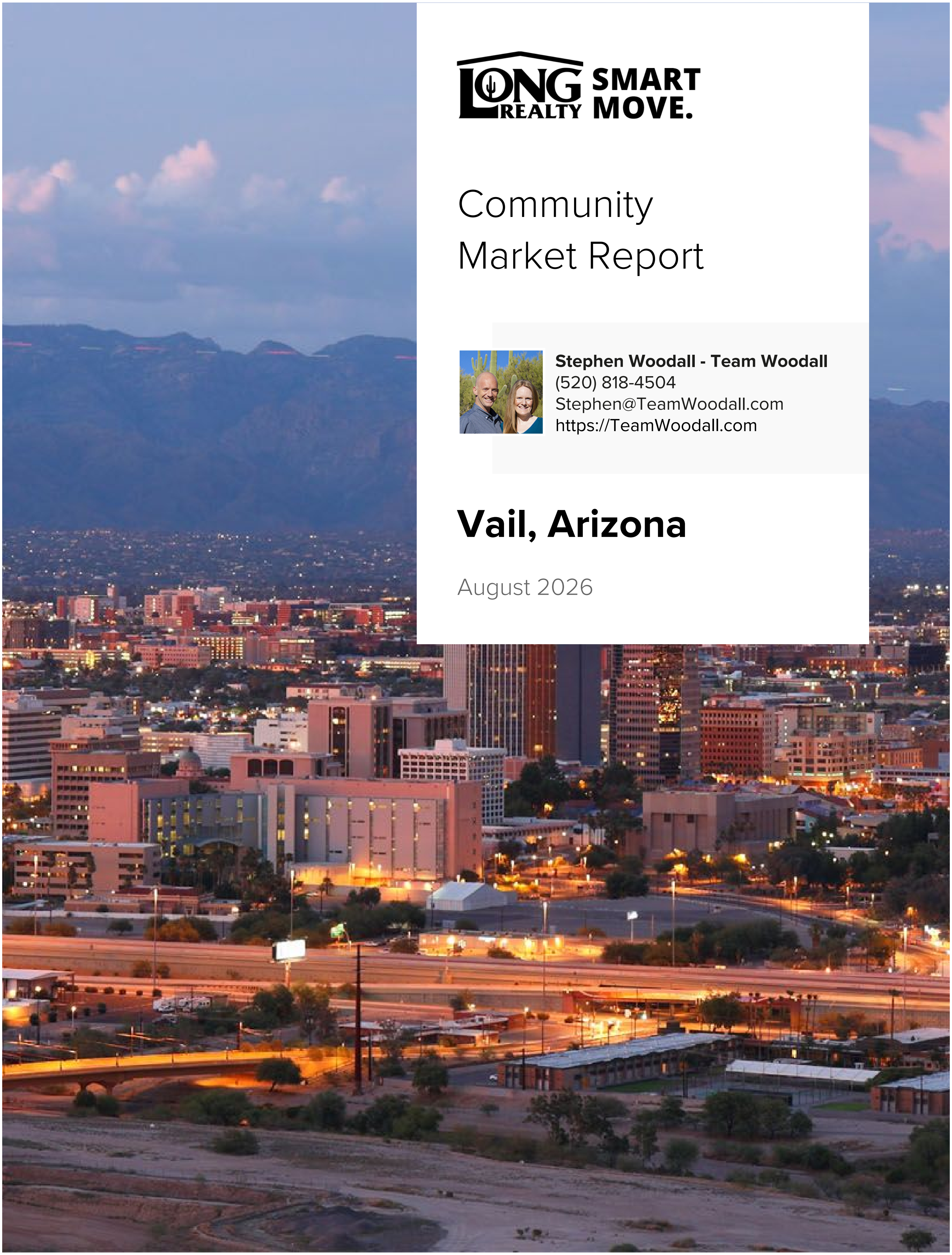

Community Market Report

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Vail, Arizona

August 2026

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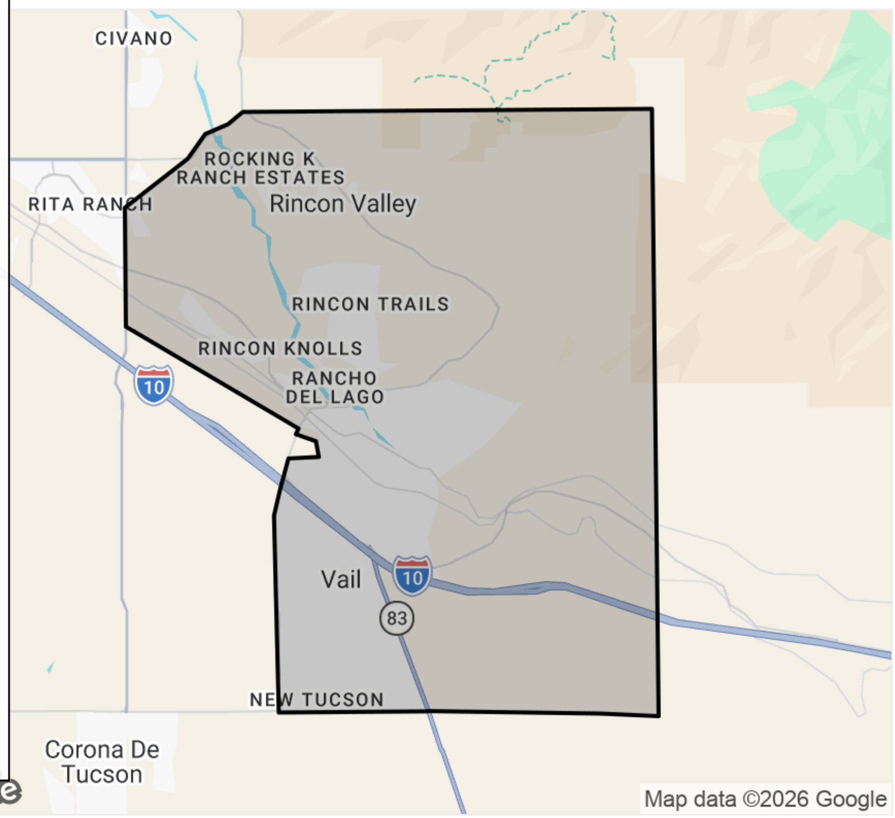
About Vail

Nestled at the base of the Rincon Mountains just 15 miles southeast of Tucson, Vail, Arizona, is a growing community known for scenic desert views, strong schools, and affordable housing. Vail is part of the highly rated Vail School District, which consistently attracts families looking for quality education and a safe, welcoming environment.

Vail has a rich history dating back to the late 1800s when it was established as the Empire Cattle Ranch by Edward and Walter Vail. The area later became a key location for storing and transporting ore from the nearby Helvetia Copper Mine. Today, Vail blends its historical roots with modern growth and development, making it an appealing place to live in Southern Arizona.

From a real estate perspective, Vail offers a wide range of housing options, including new construction homes, master planned communities, and properties with larger lots. Many buyers are drawn to Vail because home prices are often more affordable compared to central Tucson, while still offering newe...



Scan to view the full digital market report for Vail.

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LONG REALTY SMART MOVE.

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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 July 2026.

	Current Period Jul 2026	Last Month Jun 2026	Change From Last Month	Last Year Jul 2025	Change From Last Year
Homes Sold	72	84	▼ 14%	58	▲ 24%
Median Sale Price	$408,320	$391,840	▲ 4%	$399,950	▲ 2%
Median List Price	$408,820	$394,315	▲ 4%	$411,260	▼ 1%
Sale to List Price Ratio	99%	99%	0%	97%	▲ 2%
Sales Volume	$33,370,578	$36,913,432	▼ 10%	$25,711,435	▲ 30%
Average Days on Market	77 days	64 days	▲ 13 days	112 days	▼ 35 days
Homes Sold Year to Date	566	494	▲ 15%	445	▲ 27%
For Sale at Month's End	272	285	▼ 5%	313	▼ 13%

Current Market

The statistics below provide an up-to-date snapshot of the listed inventory as of August 5, 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.

257
Homes for Sale

87
Homes Under Contract

$4,900,000
High Price

$199,900
Low Price

$423,790
Median List Price

Values pulled on 8/5/2026


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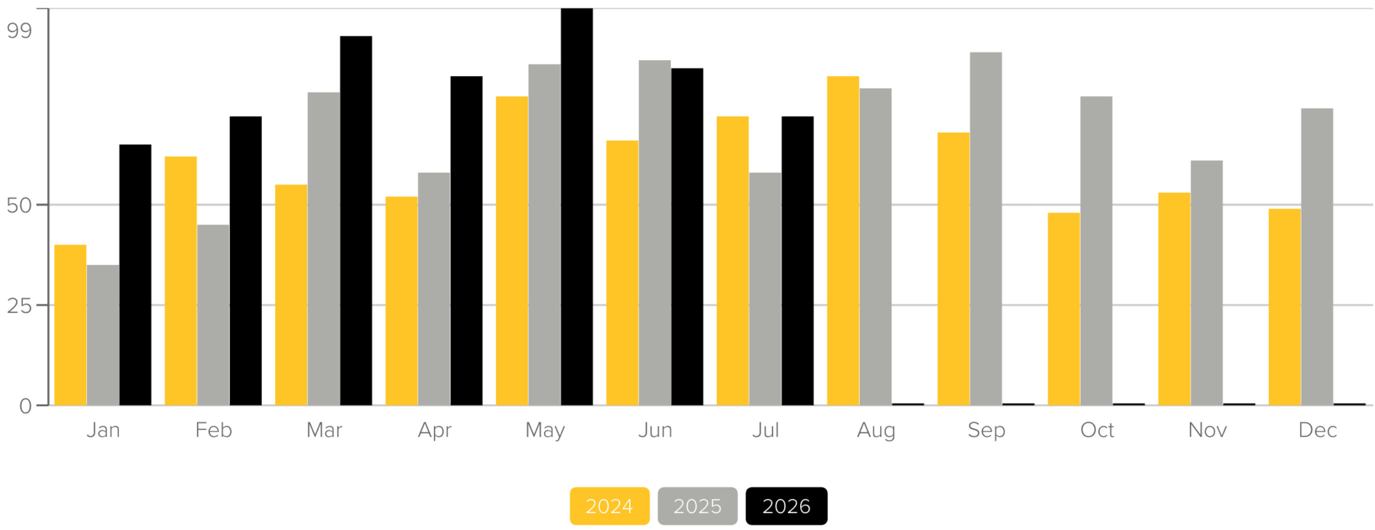
Homes Sold

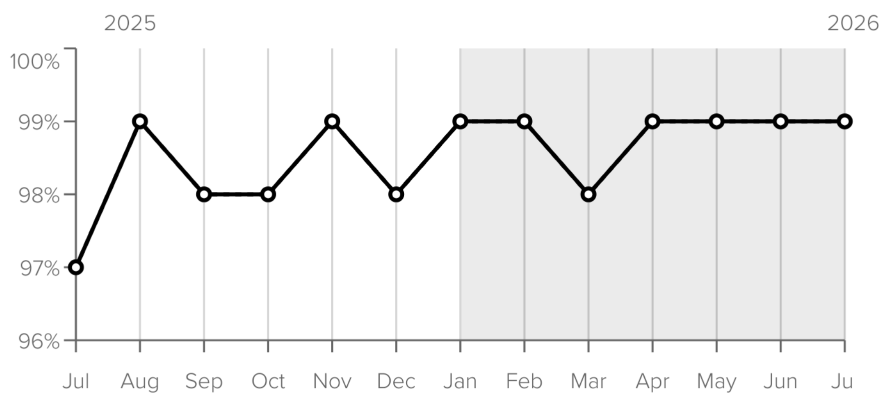


Sale to List Price Ratio

99%

Average Sale to List Price Ratio

July 2026



Data provided by Arizona Regional MLS Inc., and MLS of Southern Arizona. All information is deemed reliable but not guaranteed.

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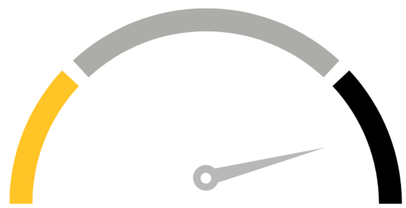
Market Conditions

77

Average Days on Market

Balanced Market



Buyer's Market

3.6

Months of Inventory

Seller's Market

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

11%

Properties Sold Over Original Asking Price

July 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 8/5/26	**Current Period Jul 2026**	**3 Month Trend**	**Current Period Jul 2026**	**6 Month Avg**	
All Price Ranges	257	3.6	1.0	72	84	Seller's
< $250,000	4	—	1.3	0	1	—
$250,000 - $300,000	20	6.7	2.9	3	2	Buyer's
$300,000 - $350,000	41	3.7	0.8	11	14	Seller's
$350,000 - $400,000	48	2.3	0.7	21	22	Seller's
$400,000 - $450,000	29	2.9	0.8	10	13	Seller's
$450,000 - $500,000	33	8.3	1.3	4	8	Buyer's
$500,000 - $600,000	29	3.2	0.9	9	9	Seller's
$600,000 - $750,000	35	3.2	1.6	11	6	Seller's
$750,000 - $1,000,000	12	6.0	2.4	2	2	Buyer's
$1,000,000 - $2,000,000	5	5.0	1.3	1	1	Balanced
> $2,000,000	1	—	—	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

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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 July 2026.