



Community Market Report



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Vail, Arizona

October 2026

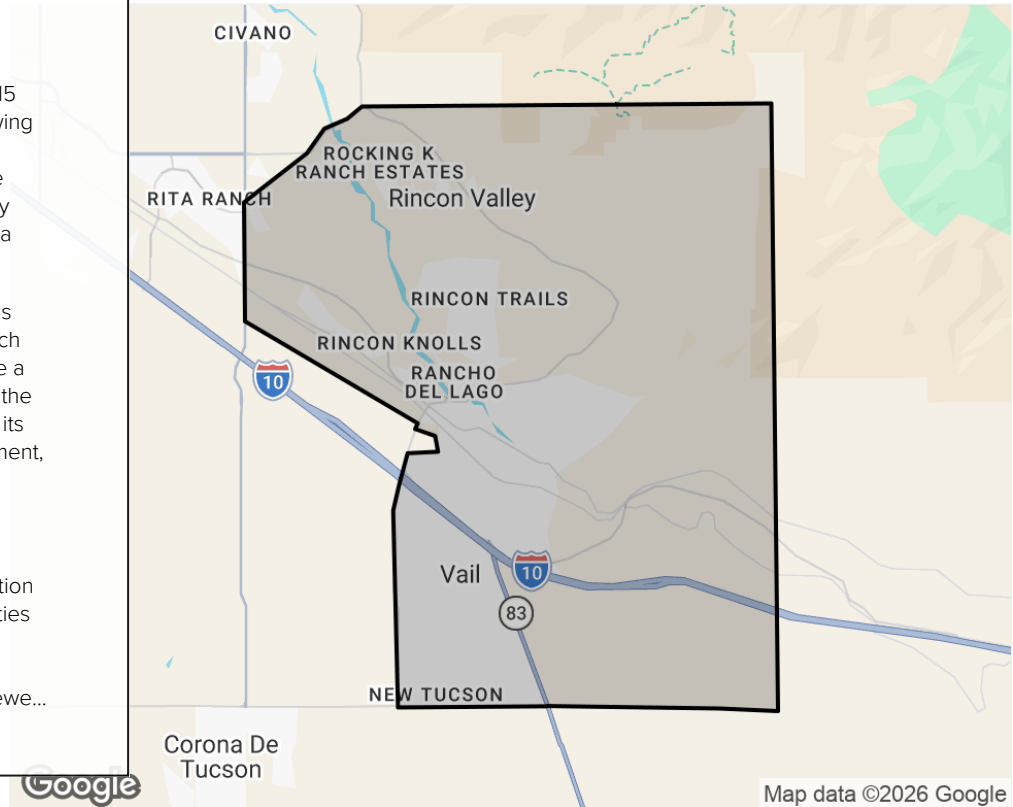


About Vail

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 new...



Scan to view the full digital market report for 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 September 2026.

	Current Period Sep 2026	Last Month Aug 2026	Change From Last Month	Last Year Sep 2025	Change From Last Year
Homes Sold	70	55	▲ 27%	88	▼ 20%
Median Sale Price	\$440,000	\$410,000	▲ 7%	\$418,045	▲ 5%
Median List Price	\$444,776	\$417,500	▲ 7%	\$426,390	▲ 4%
Sale to List Price Ratio	99%	98%	▲ 1%	98%	▲ 1%
Sales Volume	\$33,098,875	\$25,342,964	▲ 31%	\$39,530,660	▼ 16%
Average Days on Market	59 days	89 days	▼ 30 days	94 days	▼ 35 days
Homes Sold Year to Date	695	625	▲ 11%	612	▲ 14%
For Sale at Month's End	264	254	▲ 4%	334	▼ 21%

Current Market

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

267

Homes for Sale

70

Homes Under Contract

\$4,900,000

High Price

\$199,900

Low Price

\$419,900

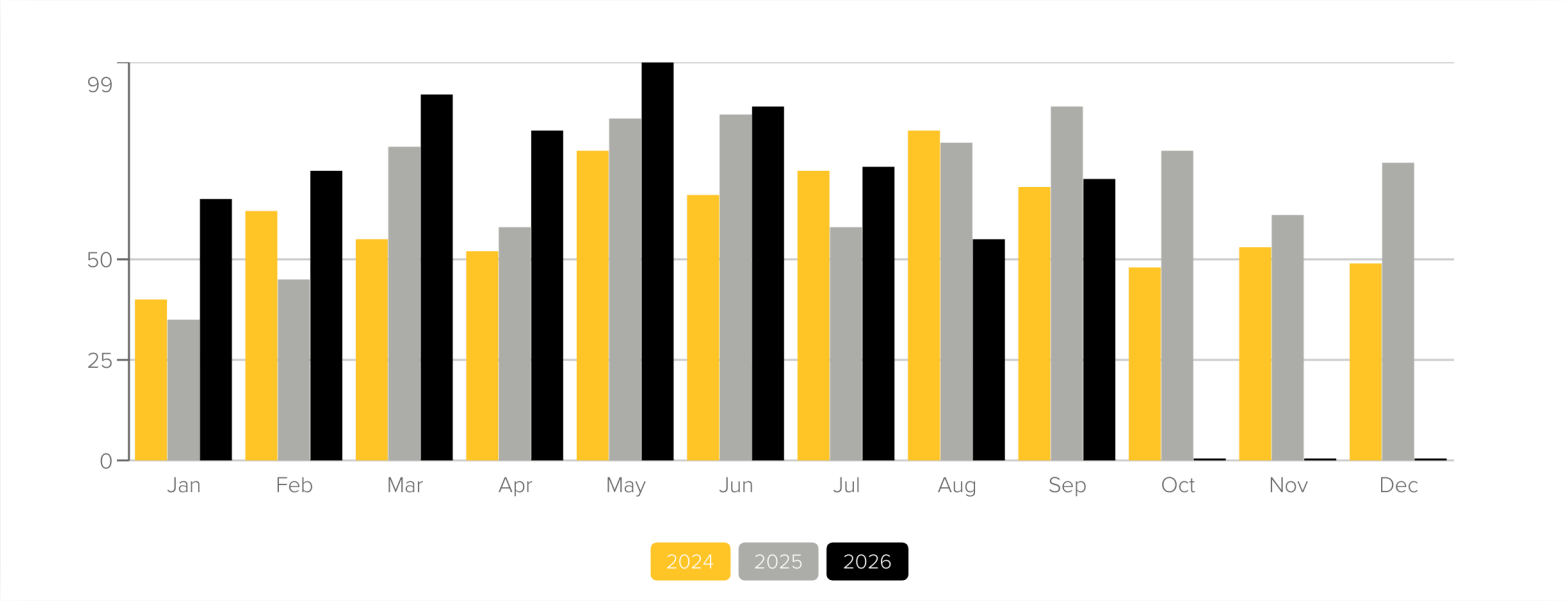
Median List Price

Values pulled on 10/4/2026

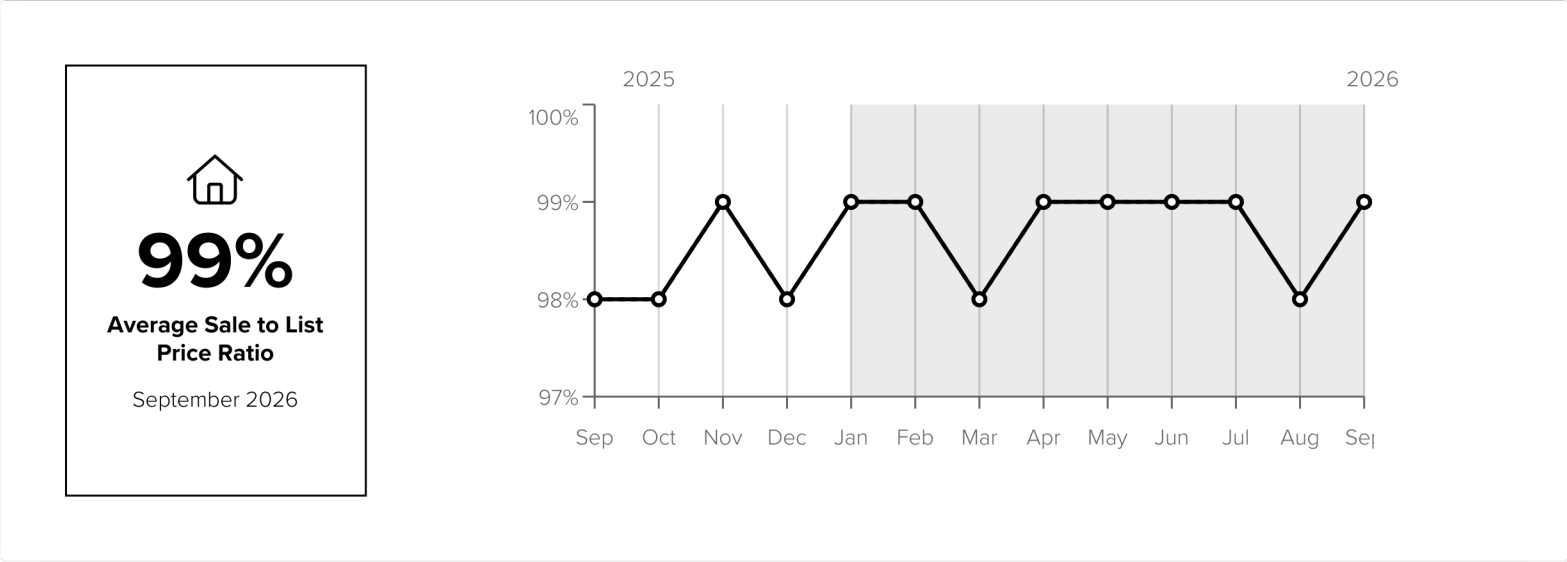




Homes Sold

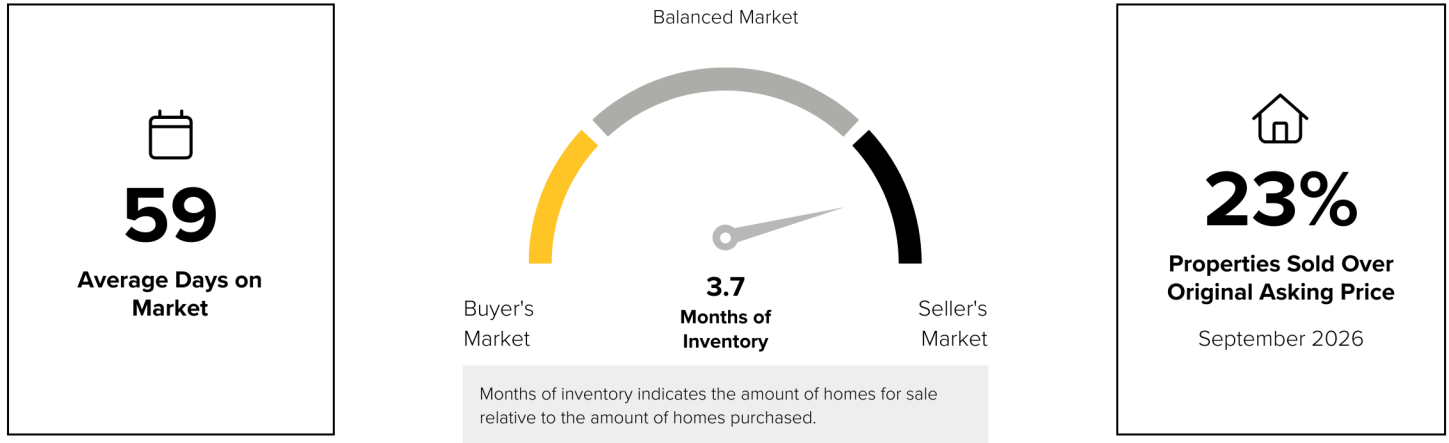


Sale to List Price Ratio





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

Buyer's Market
More people selling homes than buying

- More homes to choose from
- Could spend less than asking price
- Price restrictions
- Rarely competing offers

Seller's Market
More people buying homes than selling

- Fewer homes to choose from
- Need to be able to close quickly
- Could spend more than asking price
- Competition from other buyers

How it
Impacts
Sellers

Buyer's Market
More people selling homes than buying

- Takes more time to sell
- Fewer offers received
- Could get lower than asking price
- May have to make repairs and/or concessions

Seller's Market
More people buying homes than selling

- Home sells quickly
- Multiple offers likely
- Could get more than asking price
- Buyers willing to overlook repairs





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 10/4/26	Current Period Sep 2026	3 Month Trend	Current Period Sep 2026	6 Month Avg		
All Price Ranges	267	3.7	1.3	72	78	Seller's	
< \$250,000	4	2.0	2.0	2	1	● Seller's	
\$250,000 - \$300,000	15	7.5	1.9	2	2	● Buyer's	
\$300,000 - \$350,000	45	4.5	1.5	10	13	● Balanced	
\$350,000 - \$400,000	56	3.5	1.2	16	20	● Seller's	
\$400,000 - \$450,000	29	2.9	0.8	10	13	● Seller's	
\$450,000 - \$500,000	28	2.8	1.5	10	8	● Seller's	
\$500,000 - \$600,000	27	3.0	1.2	9	8	● Seller's	
\$600,000 - \$750,000	41	5.1	1.7	8	7	● Balanced	
\$750,000 - \$1,000,000	14	4.7	2.3	3	2	● Balanced	
\$1,000,000 - \$2,000,000	7	3.5	1.4	2	1	● Seller's	
> \$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



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 September 2026.

