

Vail 85641

ZIP code · AZ · Arizona > Pima County > Vail

BALANCED MARKET

\$383K

MEDIAN SALE PRICE

-0.8%

1-YR CHANGE

834

SALES (12 MO)

\$413K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



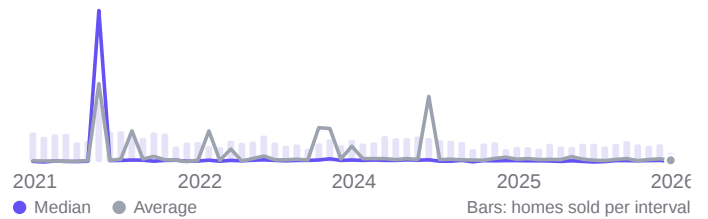
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$365K · Average \$398K

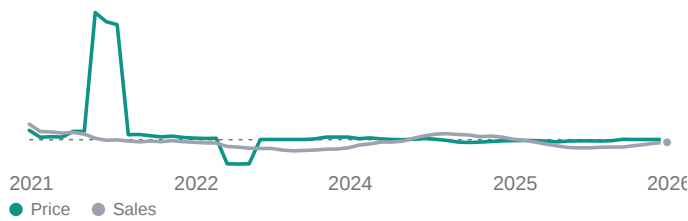


Growth (year over year)

Price -0.8% · Sales -8.8%

Price per square foot

\$187/ft²

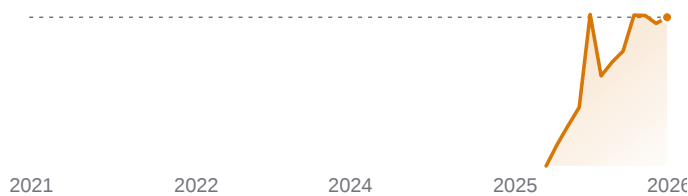


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

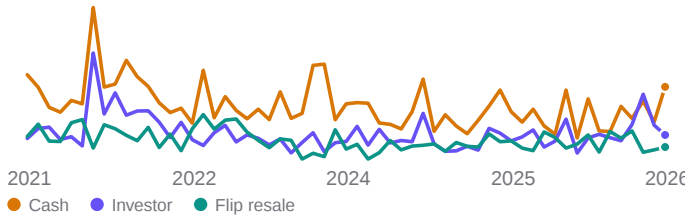
6.4%



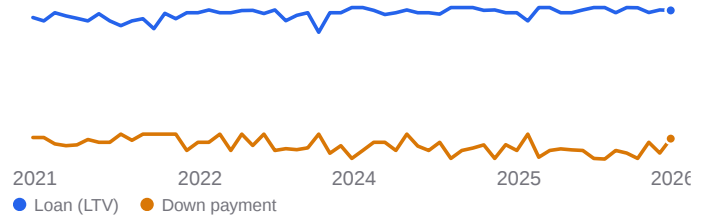
BUYERS & OUTCOMES

Buyer mix

Cash 32% · Investor 11% · Flip resale 5.3%

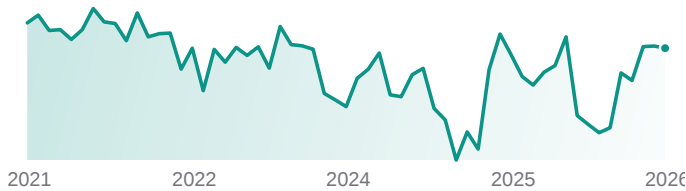


Financing (share of purchase price) Loan (LTV) 96% · Down payment 17%



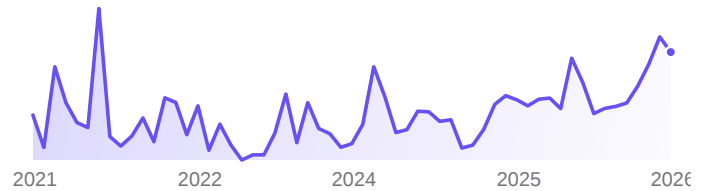
Sellers who sold at a gain

83%



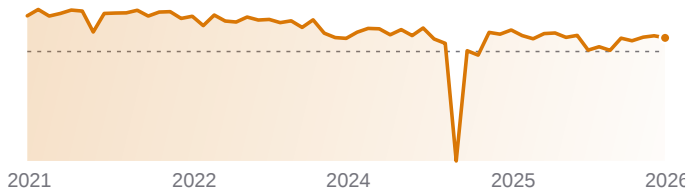
Typical hold before selling

5.4 yrs



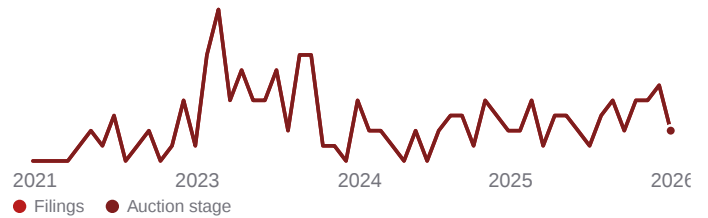
Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	13,073
Median value (AVM)	\$413K
Median size	2,081 ft²
Median bedrooms	4
Median year built	2006
Single family	87%
Condos	0.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	1.4%
Owner occupied	85%
Company owned	16%
Median loan-to-value	60%

Typical ownership tenure

6.8 yrs

COMMUNITY

Population	27,630
Density	58 / mi²
Median household income	\$111K
Average household income	\$126K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	97
Earthquake index (US avg 100)	63
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	4.2%
Unemployment	1.1%
Average temp	64°F
Annual precip	18 in
Sunshine	85%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.