

Local Market Update for February 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

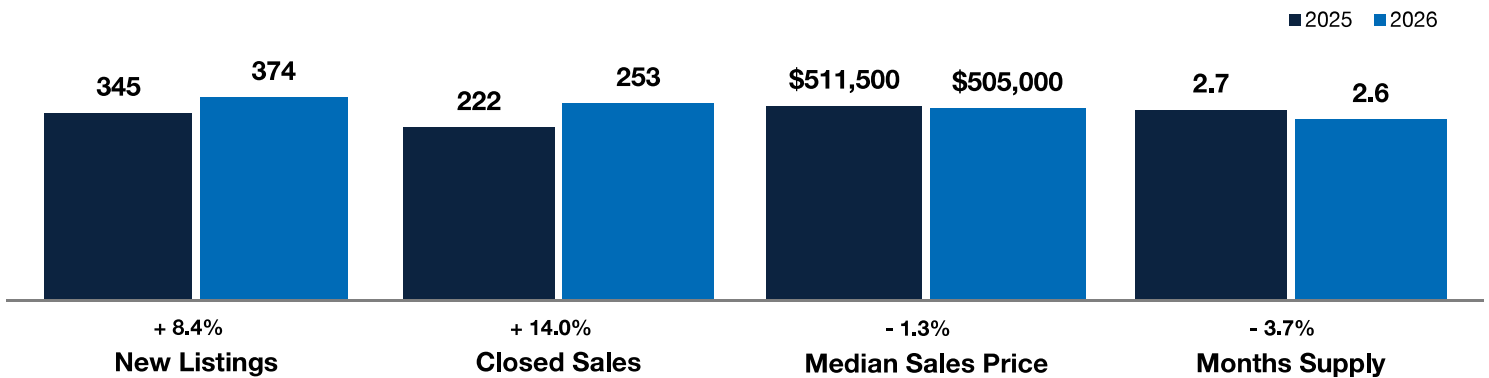


Davis County

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	345	374	+ 8.4%	687	758	+ 10.3%
Pending Sales	242	271	+ 12.0%	467	551	+ 18.0%
Closed Sales	222	253	+ 14.0%	384	450	+ 17.2%
Median Sales Price*	\$511,500	\$505,000	- 1.3%	\$525,000	\$510,000	- 2.9%
Average Sales Price*	\$568,024	\$550,111	- 3.2%	\$568,612	\$561,083	- 1.3%
Percent of Original List Price Received*	96.7%	97.0%	+ 0.3%	96.6%	96.6%	0.0%
Days on Market Until Sale	63	70	+ 11.1%	66	67	+ 1.5%
Inventory of Homes for Sale	763	780	+ 2.2%	--	--	--
Months Supply of Inventory	2.7	2.6	- 3.7%	--	--	--

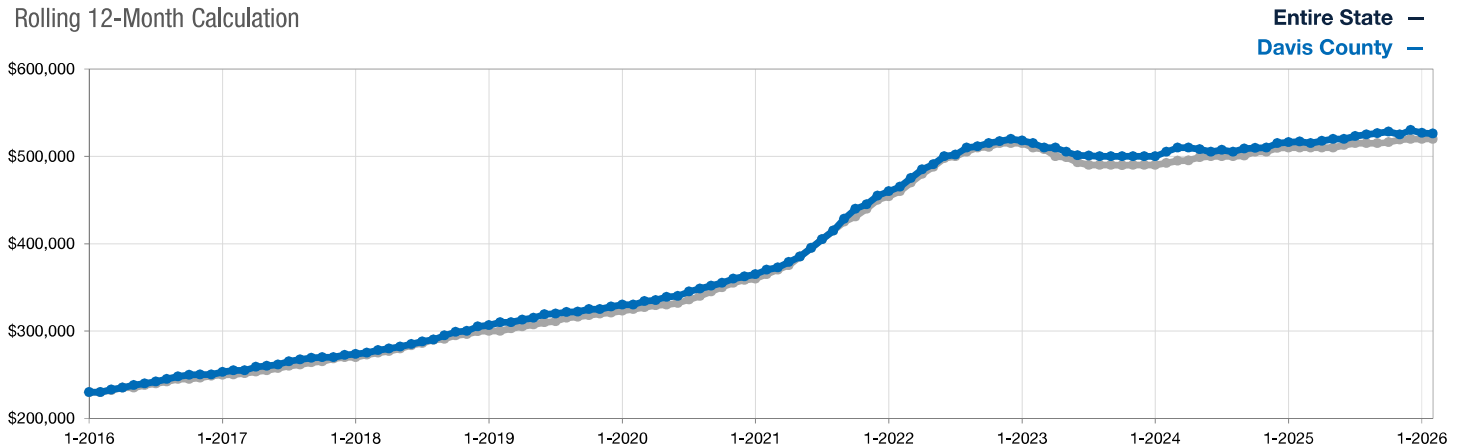
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.