

Local Market Update for August 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

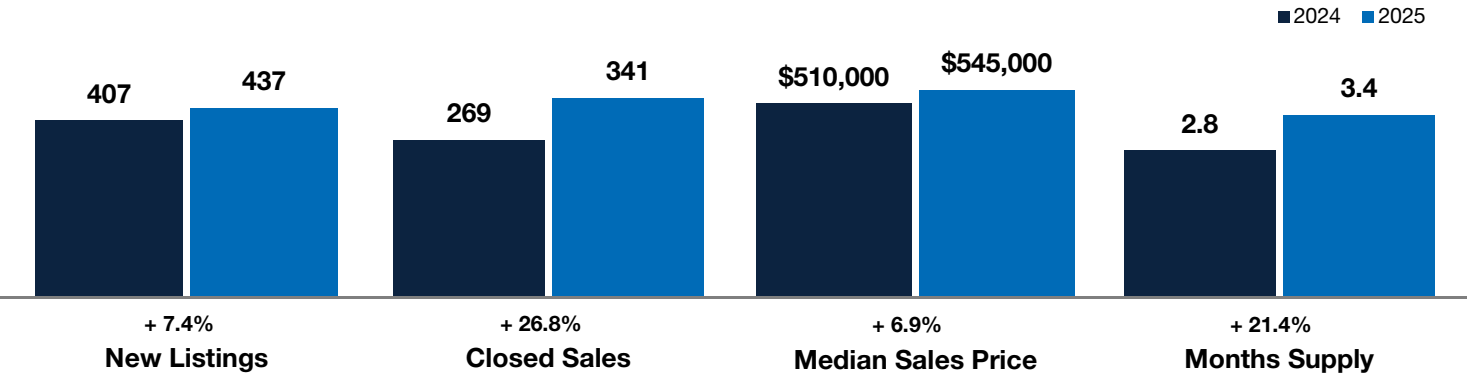


Davis County

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	407	437	+ 7.4%	3,199	3,506	+ 9.6%
Pending Sales	322	275	- 14.6%	2,499	2,459	- 1.6%
Closed Sales	269	341	+ 26.8%	2,394	2,363	- 1.3%
Median Sales Price*	\$510,000	\$545,000	+ 6.9%	\$510,500	\$529,000	+ 3.6%
Average Sales Price*	\$591,307	\$609,578	+ 3.1%	\$559,370	\$583,870	+ 4.4%
Percent of Original List Price Received*	97.1%	96.8%	- 0.3%	97.7%	97.1%	- 0.6%
Days on Market Until Sale	42	45	+ 7.1%	45	53	+ 17.8%
Inventory of Homes for Sale	800	994	+ 24.3%	--	--	--
Months Supply of Inventory	2.8	3.4	+ 21.4%	--	--	--

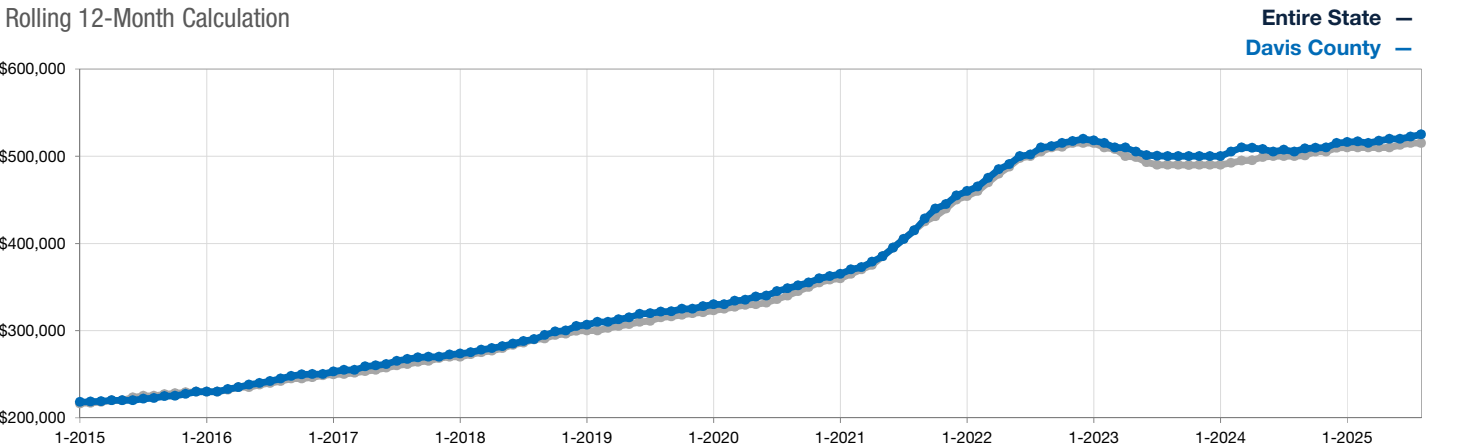
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August



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.