

Local Market Update for March 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

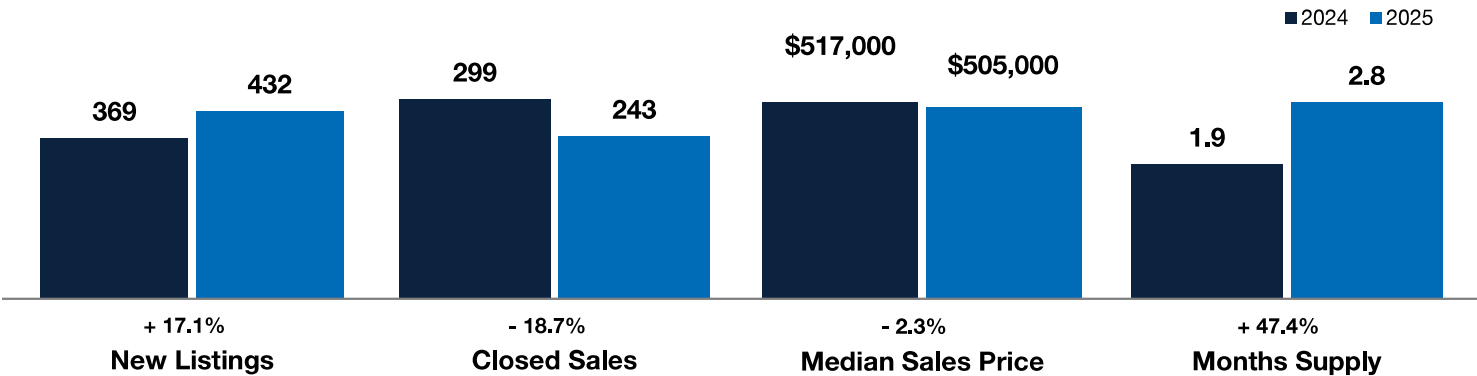


Davis County

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	369	432	+ 17.1%	1,001	1,106	+ 10.5%
Pending Sales	312	301	- 3.5%	902	755	- 16.3%
Closed Sales	299	243	- 18.7%	805	622	- 22.7%
Median Sales Price*	\$517,000	\$505,000	- 2.3%	\$507,300	\$515,000	+ 1.5%
Average Sales Price*	\$570,209	\$545,644	- 4.3%	\$547,237	\$559,375	+ 2.2%
Percent of Original List Price Received*	98.3%	96.7%	- 1.6%	97.5%	96.6%	- 0.9%
Days on Market Until Sale	55	67	+ 21.8%	57	67	+ 17.5%
Inventory of Homes for Sale	556	776	+ 39.6%	--	--	--
Months Supply of Inventory	1.9	2.8	+ 47.4%	--	--	--

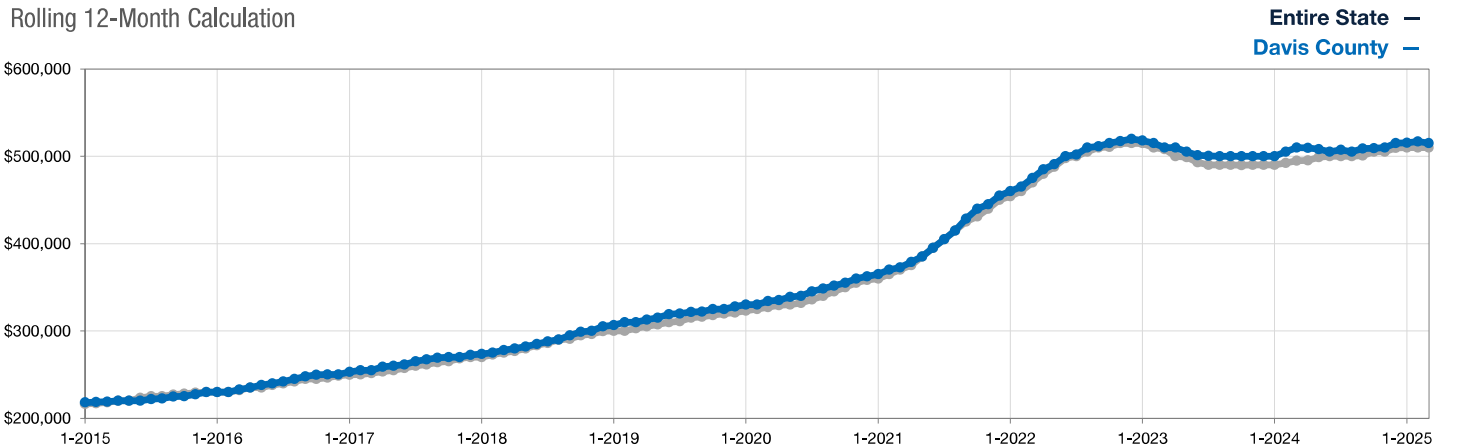
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March



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.