

Local Market Update for August 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

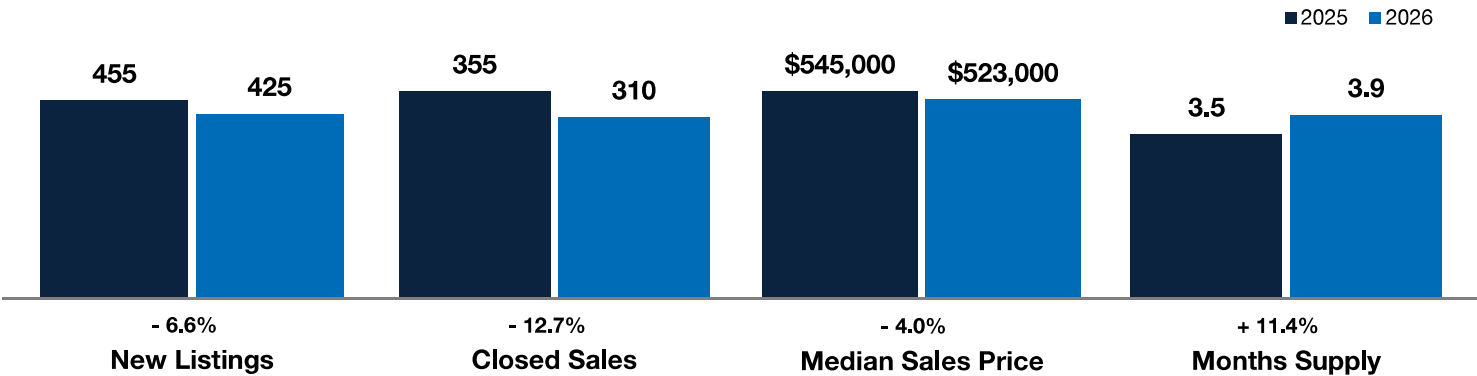


Davis County

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	455	425	- 6.6%	3,550	3,778	+ 6.4%
Pending Sales	308	233	- 24.4%	2,512	2,471	- 1.6%
Closed Sales	355	310	- 12.7%	2,392	2,451	+ 2.5%
Median Sales Price*	\$545,000	\$523,000	- 4.0%	\$529,000	\$525,000	- 0.8%
Average Sales Price*	\$613,377	\$596,684	- 2.7%	\$584,560	\$587,502	+ 0.5%
Percent of Original List Price Received*	97.0%	96.4%	- 0.6%	97.0%	97.1%	+ 0.1%
Days on Market Until Sale	45	55	+ 22.2%	53	54	+ 1.9%
Inventory of Homes for Sale	1,027	1,150	+ 12.0%	--	--	--
Months Supply of Inventory	3.5	3.9	+ 11.4%	--	--	--

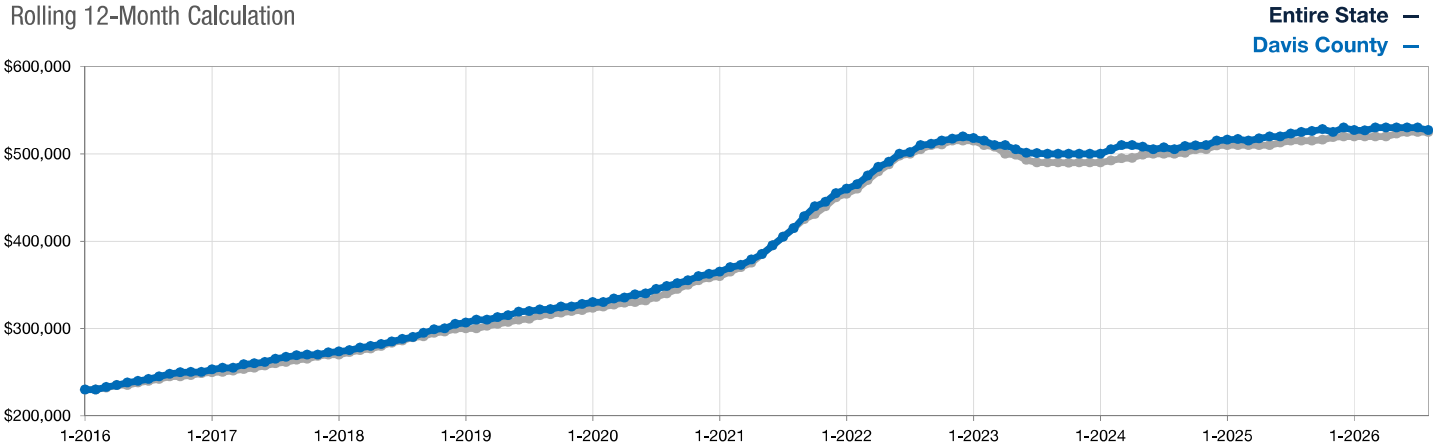
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.