

# Local Market Update for August 2023

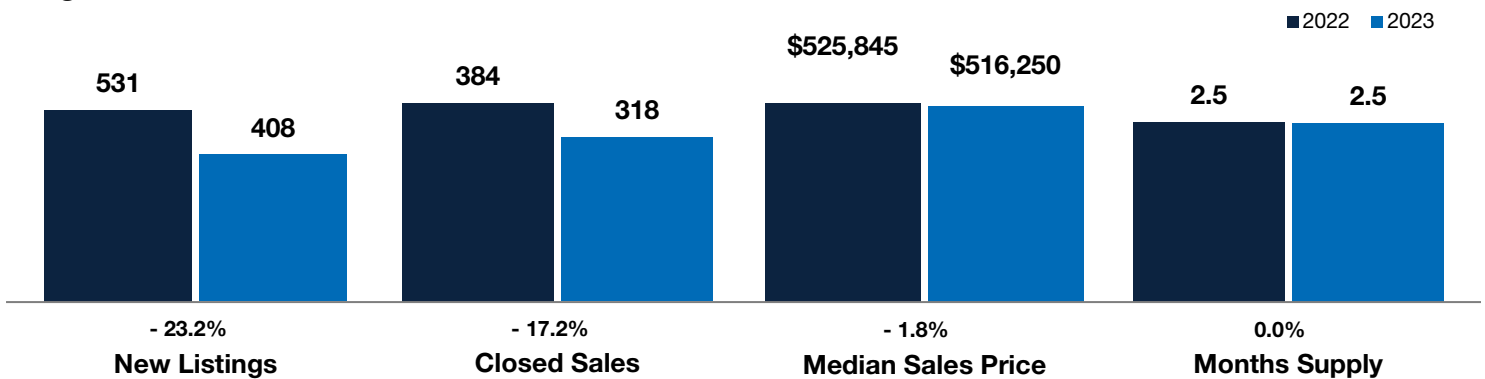
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

## Davis County

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	531	408	- 23.2%	4,278	3,186	- 25.5%
Pending Sales	372	265	- 28.8%	2,986	2,546	- 14.7%
Closed Sales	384	318	- 17.2%	2,910	2,513	- 13.6%
Median Sales Price*	\$525,845	\$516,250	- 1.8%	\$530,000	\$505,000	- 4.7%
Average Sales Price*	\$556,794	\$543,982	- 2.3%	\$565,048	\$544,081	- 3.7%
Percent of Original List Price Received*	96.3%	97.1%	+ 0.8%	101.2%	96.9%	- 4.2%
Days on Market Until Sale	30	43	+ 43.3%	18	51	+ 183.3%
Inventory of Homes for Sale	952	753	- 20.9%	--	--	--
Months Supply of Inventory	2.5	2.5	0.0%	--	--	--

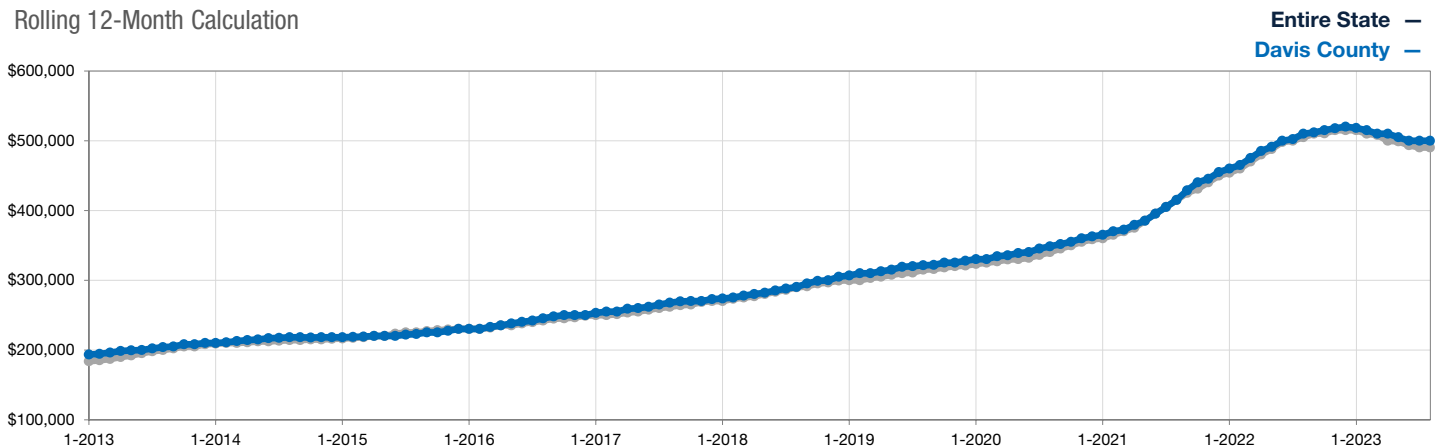
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### 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.