

# Local Market Update for December 2023

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

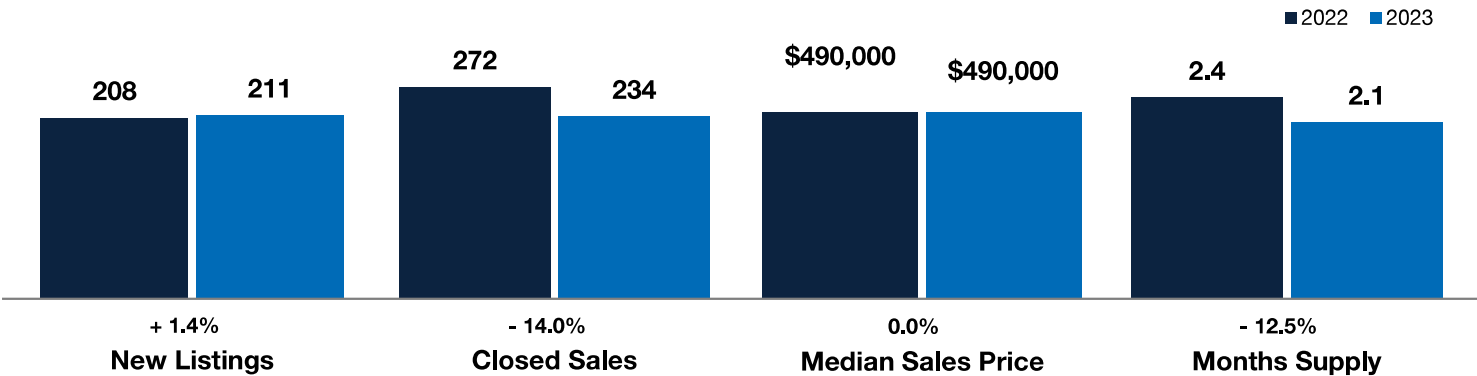


## Davis County

Key Metrics	December			Year to Date		
	2022	2023	Percent Change	Thru 12-2022	Thru 12-2023	Percent Change
New Listings	208	211	+ 1.4%	5,755	4,429	- 23.0%
Pending Sales	219	204	- 6.8%	4,006	3,524	- 12.0%
Closed Sales	272	234	- 14.0%	4,090	3,536	- 13.5%
Median Sales Price*	\$490,000	\$490,000	0.0%	\$520,000	\$500,000	- 3.8%
Average Sales Price*	\$523,212	\$530,256	+ 1.3%	\$556,473	\$546,527	- 1.8%
Percent of Original List Price Received*	92.8%	95.7%	+ 3.1%	99.1%	96.8%	- 2.3%
Days on Market Until Sale	57	58	+ 1.8%	26	50	+ 92.3%
Inventory of Homes for Sale	792	611	- 22.9%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--

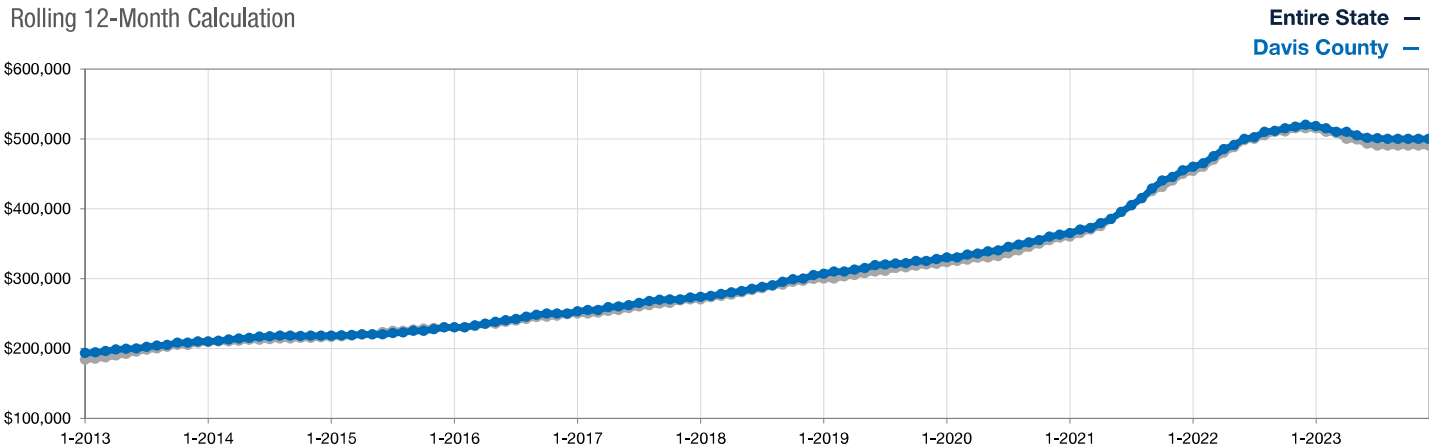
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December



### 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.