

Local Market Update for January 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

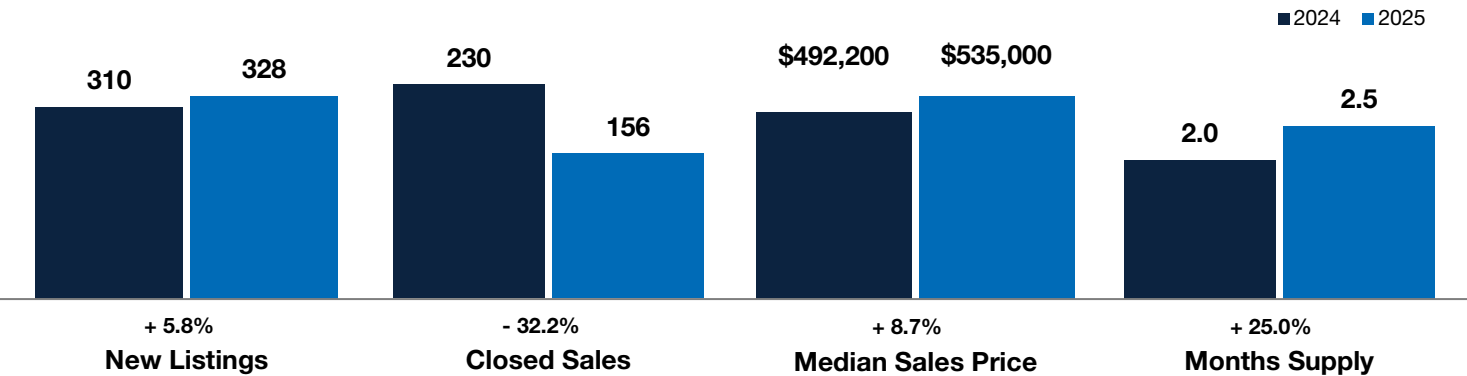


Davis County

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	310	328	+ 5.8%	310	328	+ 5.8%
Pending Sales	303	190	- 37.3%	303	190	- 37.3%
Closed Sales	230	156	- 32.2%	230	156	- 32.2%
Median Sales Price*	\$492,200	\$535,000	+ 8.7%	\$492,200	\$535,000	+ 8.7%
Average Sales Price*	\$528,037	\$573,212	+ 8.6%	\$528,037	\$573,212	+ 8.6%
Percent of Original List Price Received*	95.9%	96.4%	+ 0.5%	95.9%	96.4%	+ 0.5%
Days on Market Until Sale	61	71	+ 16.4%	61	71	+ 16.4%
Inventory of Homes for Sale	583	692	+ 18.7%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

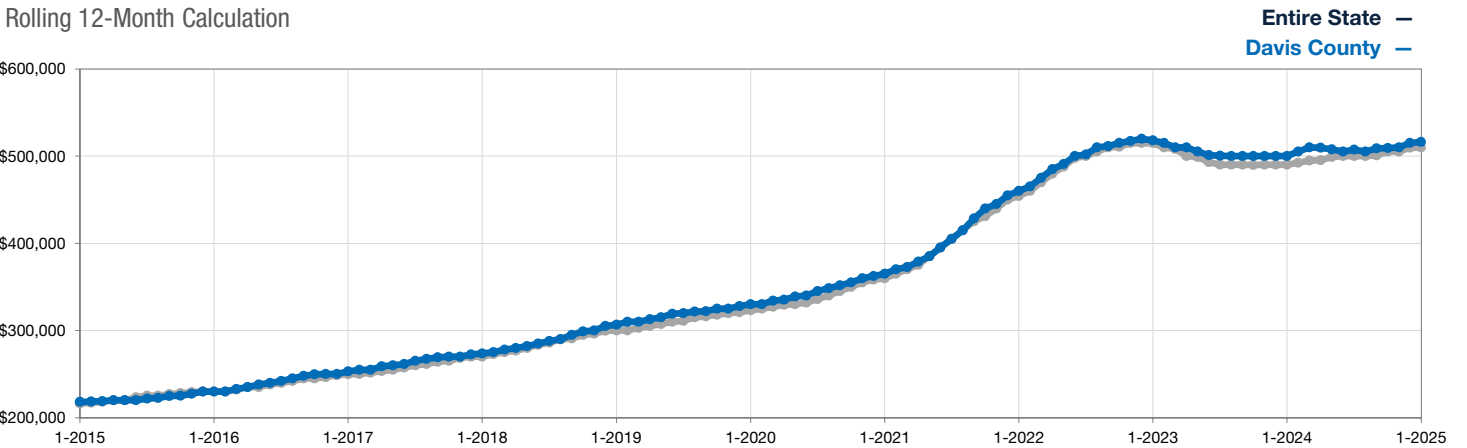
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January



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.