

Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

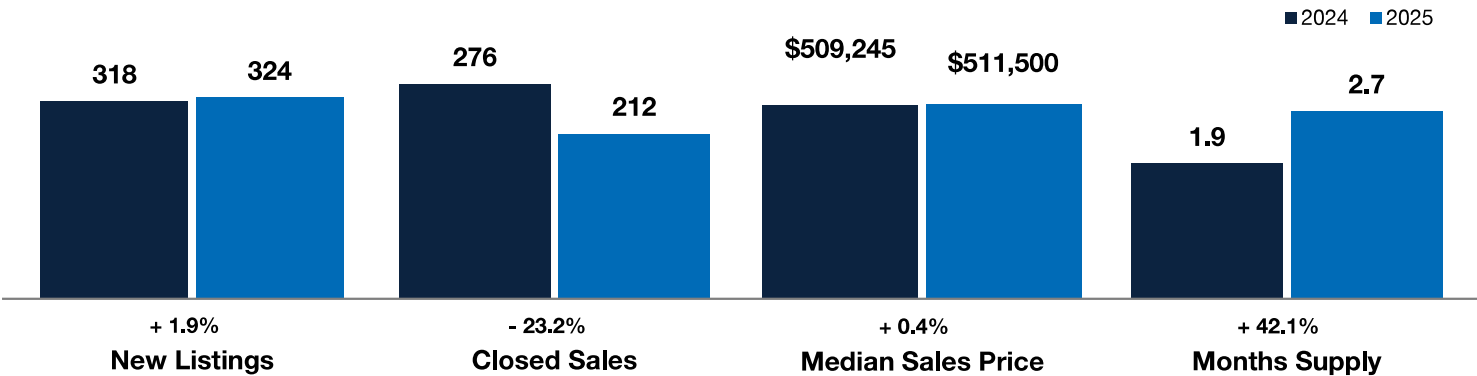


Davis County

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	318	324	+ 1.9%	630	662	+ 5.1%
Pending Sales	282	199	- 29.4%	588	418	- 28.9%
Closed Sales	276	212	- 23.2%	506	371	- 26.7%
Median Sales Price*	\$509,245	\$511,500	+ 0.4%	\$500,000	\$525,000	+ 5.0%
Average Sales Price*	\$538,351	\$561,397	+ 4.3%	\$533,663	\$566,428	+ 6.1%
Percent of Original List Price Received*	97.8%	96.7%	- 1.1%	96.9%	96.6%	- 0.3%
Days on Market Until Sale	57	64	+ 12.3%	59	68	+ 15.3%
Inventory of Homes for Sale	567	736	+ 29.8%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

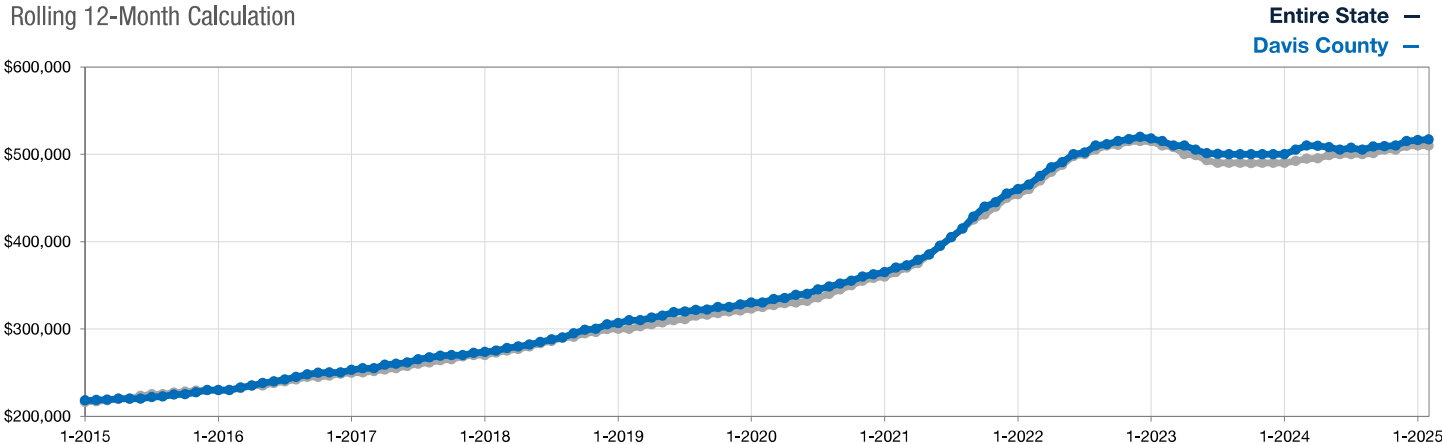
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February



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.