

# Local Market Update for January 2026

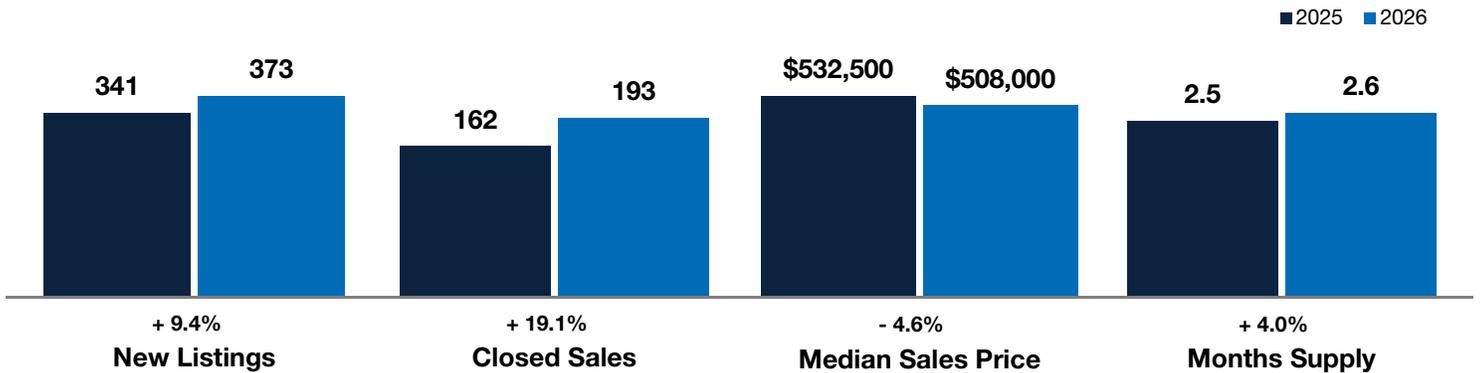
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## Davis County

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	341	<b>373</b>	+ 9.4%	341	<b>373</b>	+ 9.4%
Pending Sales	224	<b>237</b>	+ 5.8%	224	<b>237</b>	+ 5.8%
Closed Sales	162	<b>193</b>	+ 19.1%	162	<b>193</b>	+ 19.1%
Median Sales Price*	\$532,500	<b>\$508,000</b>	- 4.6%	\$532,500	<b>\$508,000</b>	- 4.6%
Average Sales Price*	\$569,416	<b>\$573,037</b>	+ 0.6%	\$569,416	<b>\$573,037</b>	+ 0.6%
Percent of Original List Price Received*	96.4%	<b>96.0%</b>	- 0.4%	96.4%	<b>96.0%</b>	- 0.4%
Days on Market Until Sale	71	<b>62</b>	- 12.7%	71	<b>62</b>	- 12.7%
Inventory of Homes for Sale	720	<b>785</b>	+ 9.0%	--	--	--
Months Supply of Inventory	2.5	<b>2.6</b>	+ 4.0%	--	--	--

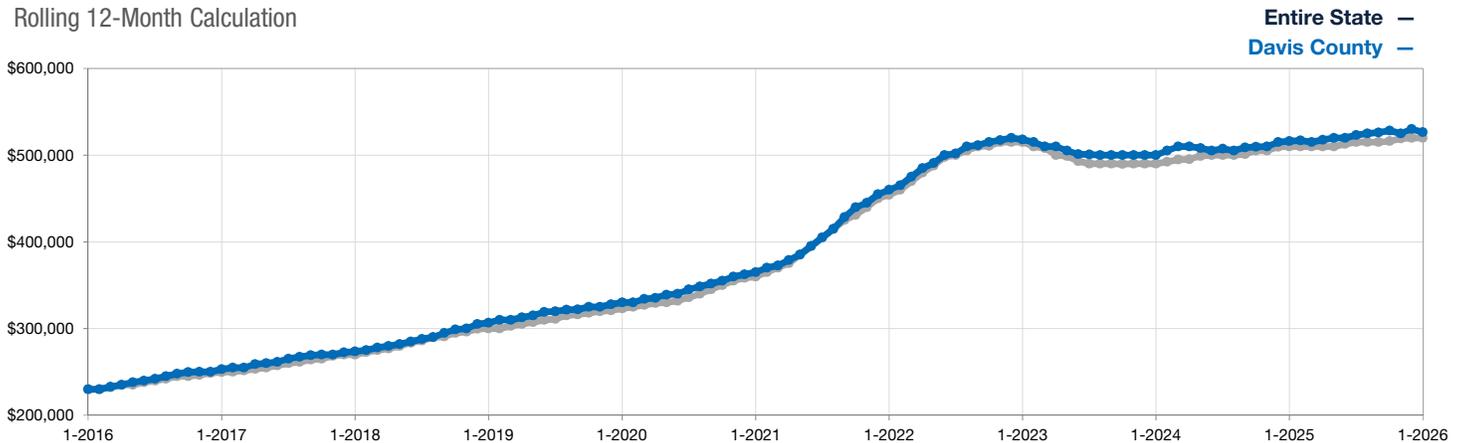
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### 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.