

Local Market Update for February 2023

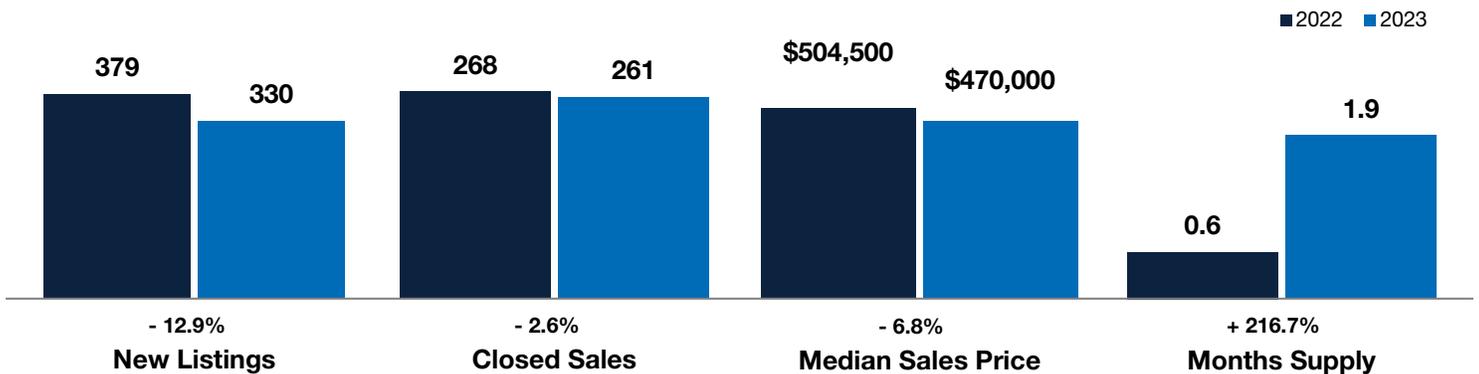
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

Davis County

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	379	330	- 12.9%	685	641	- 6.4%
Pending Sales	312	244	- 21.8%	605	545	- 9.9%
Closed Sales	268	261	- 2.6%	507	454	- 10.5%
Median Sales Price*	\$504,500	\$470,000	- 6.8%	\$500,000	\$474,945	- 5.0%
Average Sales Price*	\$523,322	\$525,447	+ 0.4%	\$535,051	\$520,721	- 2.7%
Percent of Original List Price Received*	102.8%	95.0%	- 7.6%	102.2%	94.7%	- 7.3%
Days on Market Until Sale	21	67	+ 219.0%	21	63	+ 200.0%
Inventory of Homes for Sale	224	636	+ 183.9%	--	--	--
Months Supply of Inventory	0.6	1.9	+ 216.7%	--	--	--

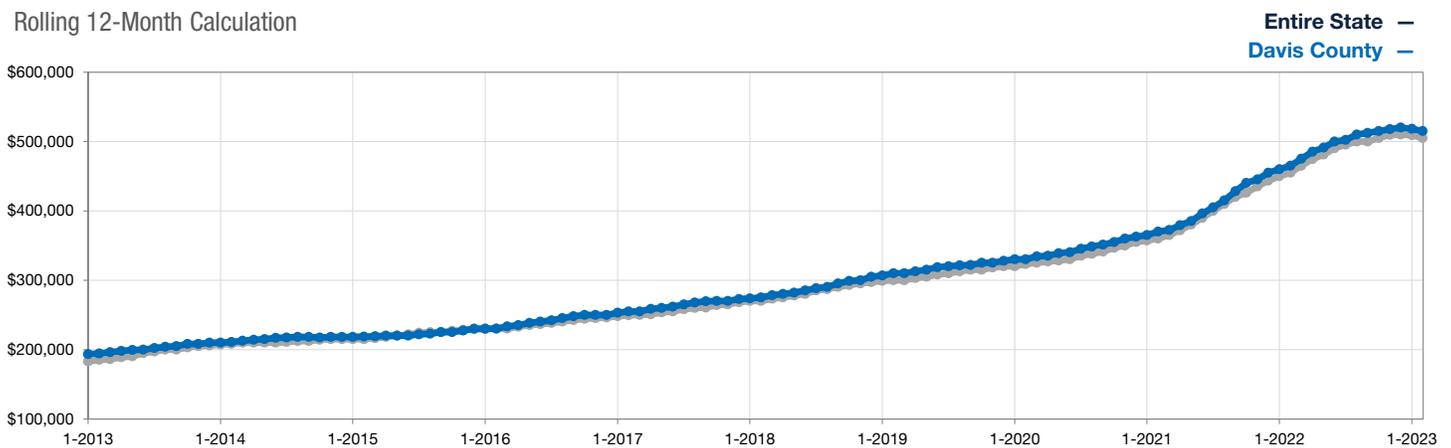
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.