

Local Market Update for February 2024

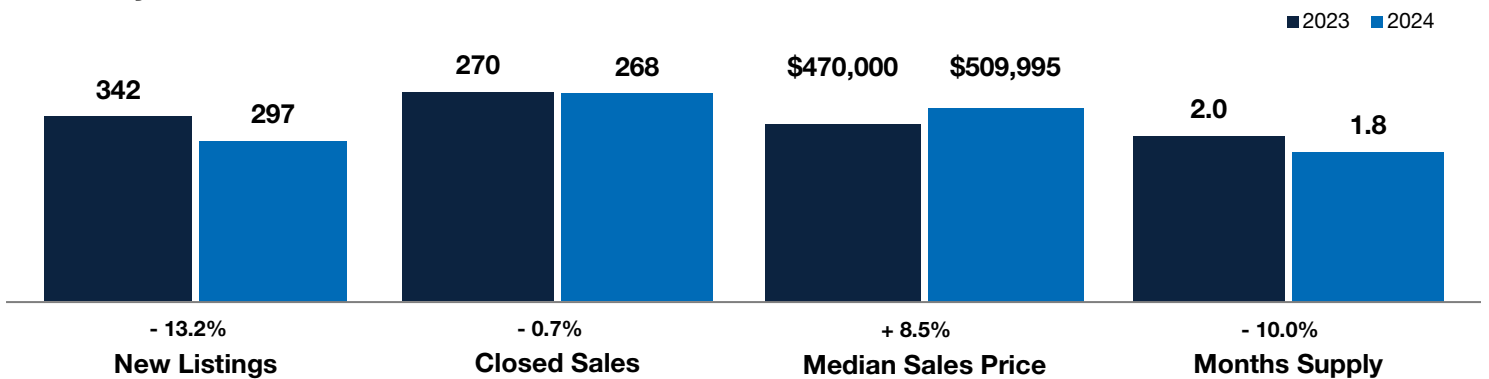
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

Davis County

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	342	297	- 13.2%	658	596	- 9.4%
Pending Sales	275	254	- 7.6%	582	548	- 5.8%
Closed Sales	270	268	- 0.7%	466	496	+ 6.4%
Median Sales Price*	\$470,000	\$509,995	+ 8.5%	\$474,995	\$500,000	+ 5.3%
Average Sales Price*	\$526,908	\$539,889	+ 2.5%	\$522,026	\$534,085	+ 2.3%
Percent of Original List Price Received*	95.0%	97.8%	+ 2.9%	94.7%	96.9%	+ 2.3%
Days on Market Until Sale	67	57	- 14.9%	64	59	- 7.8%
Inventory of Homes for Sale	650	521	- 19.8%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

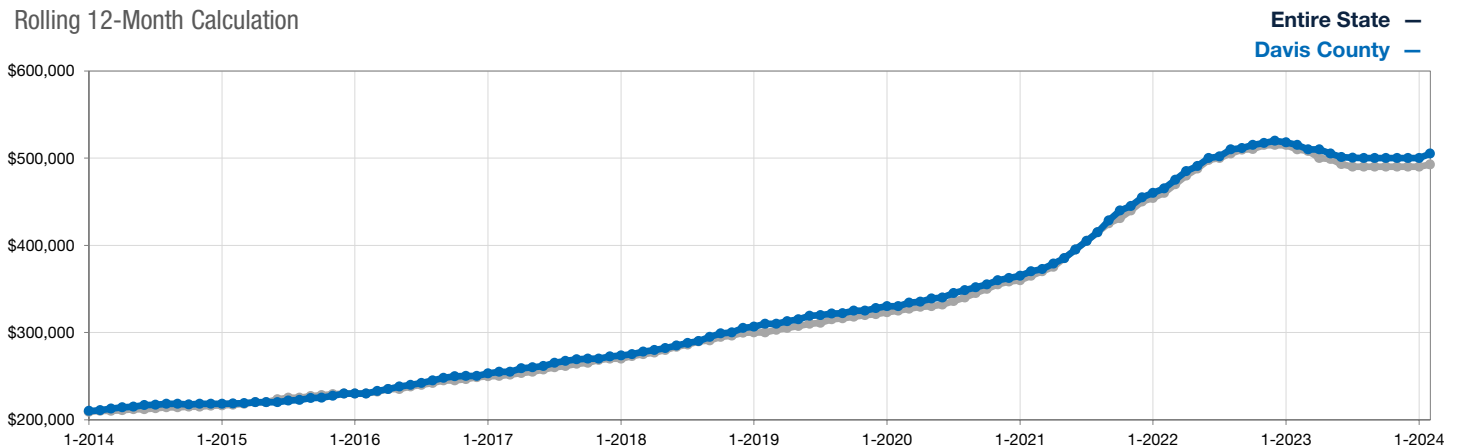
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.