

Local Market Update for February 2025

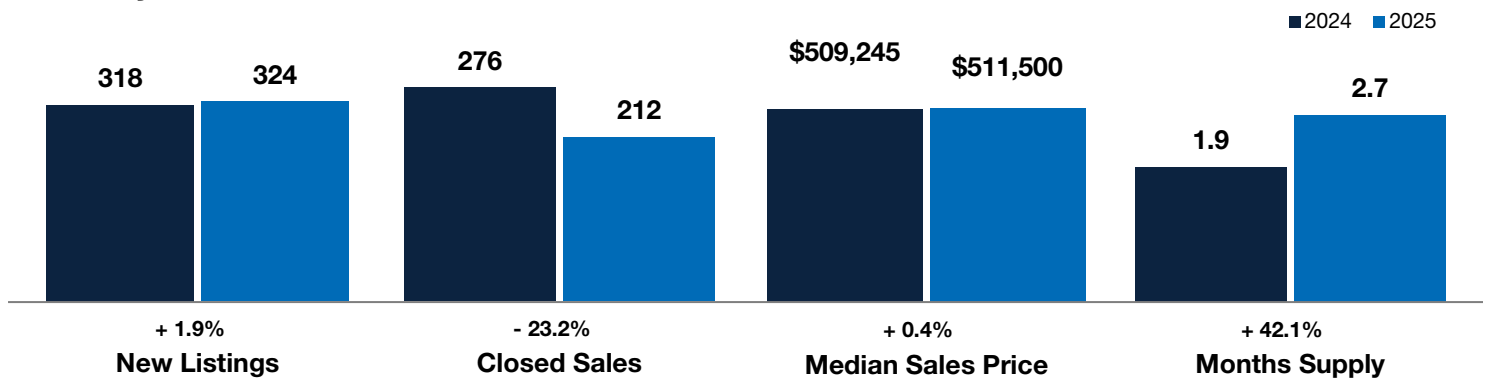
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

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% | -- | -- | -- |

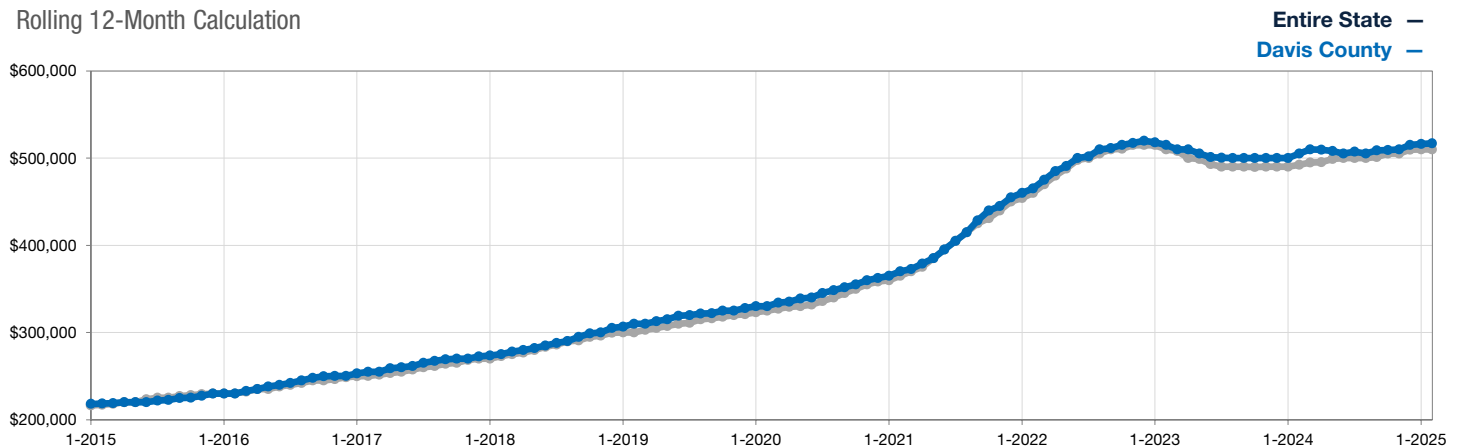
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.