

Local Market Update for December 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

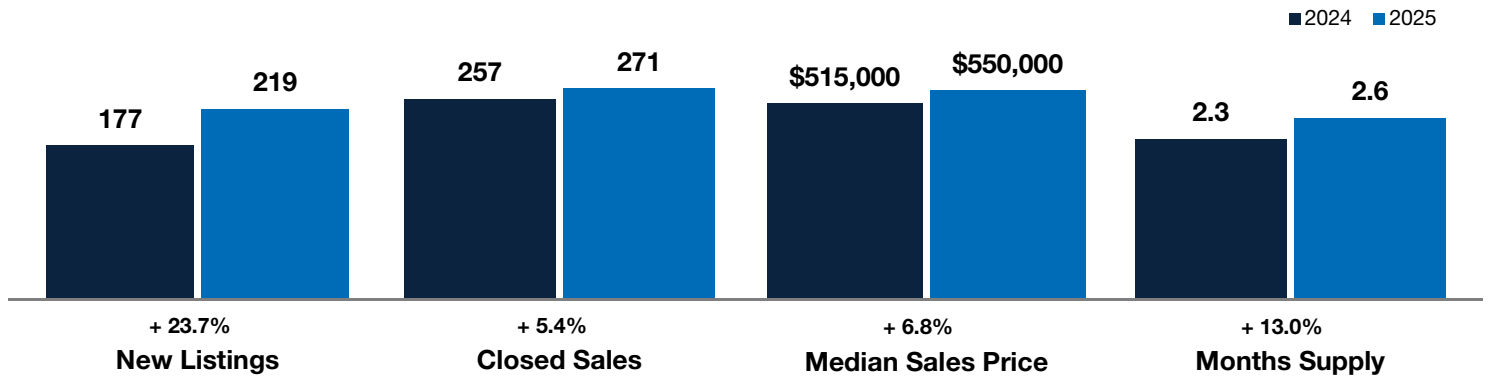


Davis County

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	177	219	+ 23.7%	4,448	4,883	+ 9.8%
Pending Sales	200	183	- 8.5%	3,520	3,545	+ 0.7%
Closed Sales	257	271	+ 5.4%	3,547	3,546	- 0.0%
Median Sales Price*	\$515,000	\$550,000	+ 6.8%	\$515,000	\$530,000	+ 2.9%
Average Sales Price*	\$562,520	\$602,046	+ 7.0%	\$566,473	\$583,829	+ 3.1%
Percent of Original List Price Received*	96.4%	96.3%	- 0.1%	97.4%	96.8%	- 0.6%
Days on Market Until Sale	59	59	0.0%	47	54	+ 14.9%
Inventory of Homes for Sale	666	759	+ 14.0%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

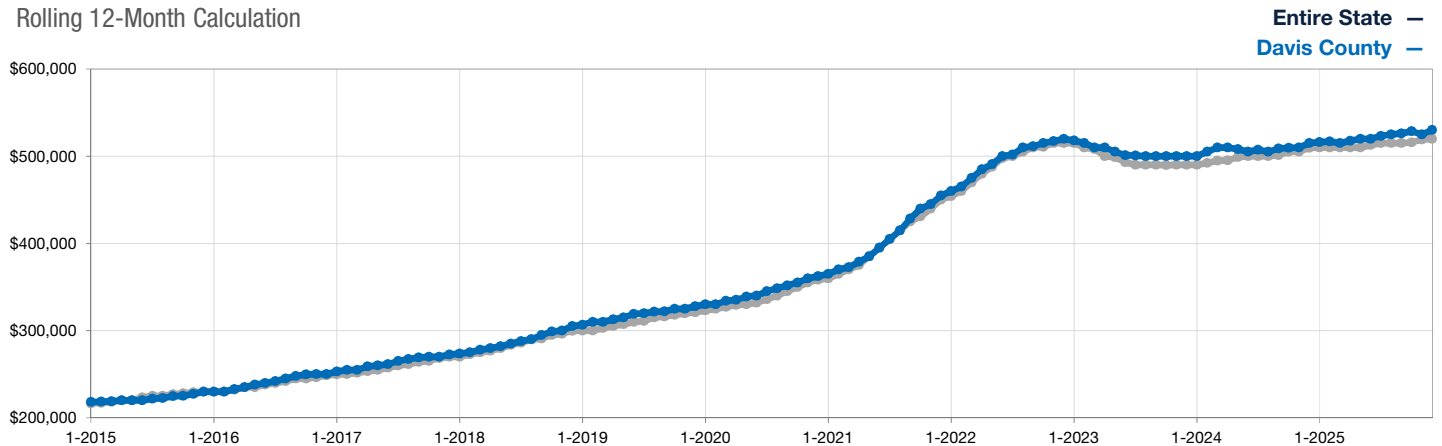
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December



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.