

# Local Market Update for July 2024

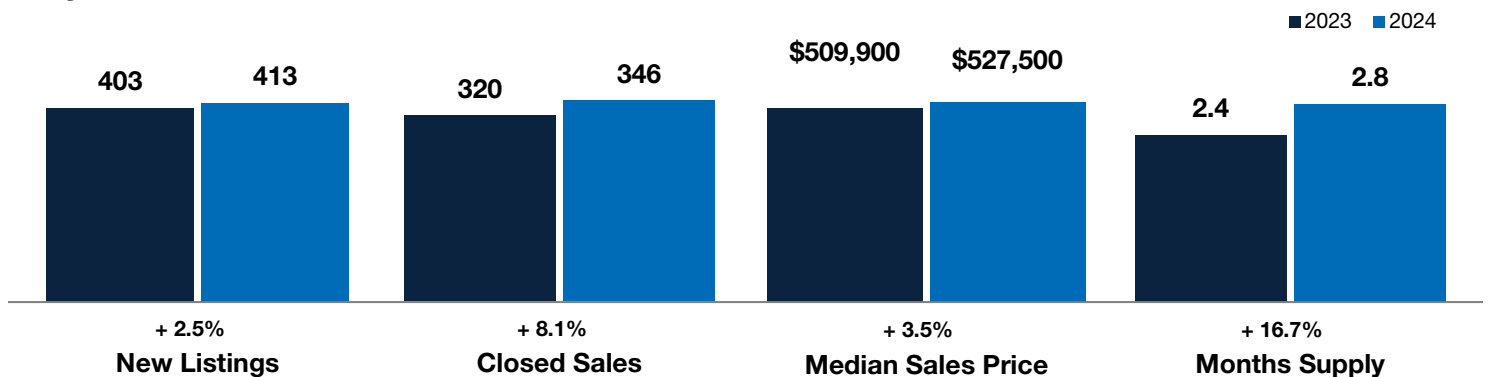
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

## Davis County

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	403	<b>413</b>	+ 2.5%	2,804	<b>2,743</b>	- 2.2%
Pending Sales	292	<b>224</b>	- 23.3%	2,291	<b>2,109</b>	- 7.9%
Closed Sales	320	<b>346</b>	+ 8.1%	2,214	<b>2,109</b>	- 4.7%
Median Sales Price*	\$509,900	<b>\$527,500</b>	+ 3.5%	\$502,500	<b>\$510,000</b>	+ 1.5%
Average Sales Price*	\$561,409	<b>\$555,040</b>	- 1.1%	\$545,780	<b>\$555,133</b>	+ 1.7%
Percent of Original List Price Received*	97.6%	<b>97.9%</b>	+ 0.3%	96.9%	<b>97.7%</b>	+ 0.8%
Days on Market Until Sale	41	<b>38</b>	- 7.3%	51	<b>46</b>	- 9.8%
Inventory of Homes for Sale	727	<b>788</b>	+ 8.4%	--	--	--
Months Supply of Inventory	2.4	<b>2.8</b>	+ 16.7%	--	--	--

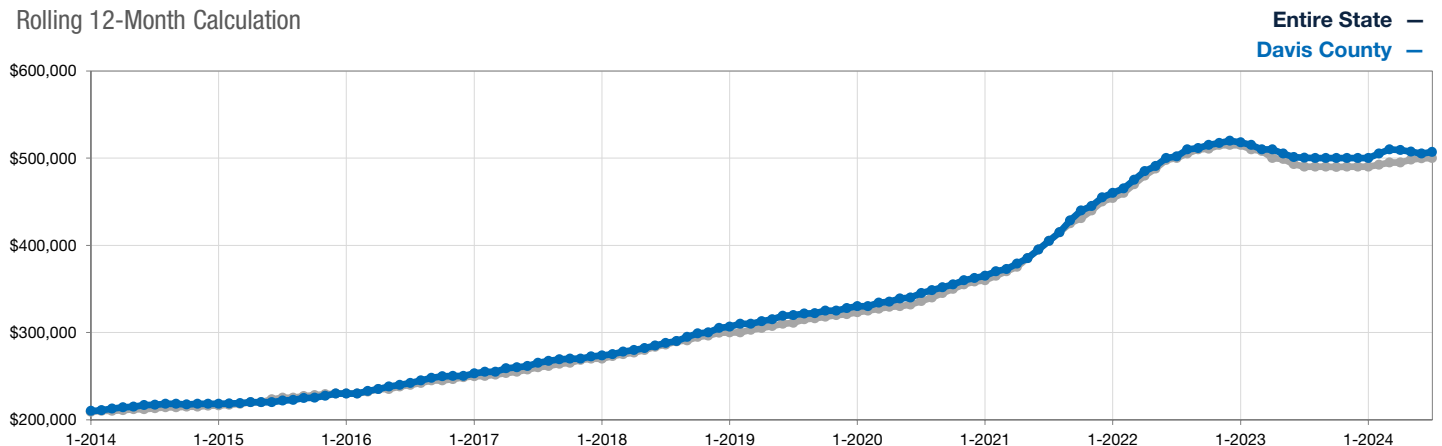
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July



### 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.