

Local Market Update for August 2024

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

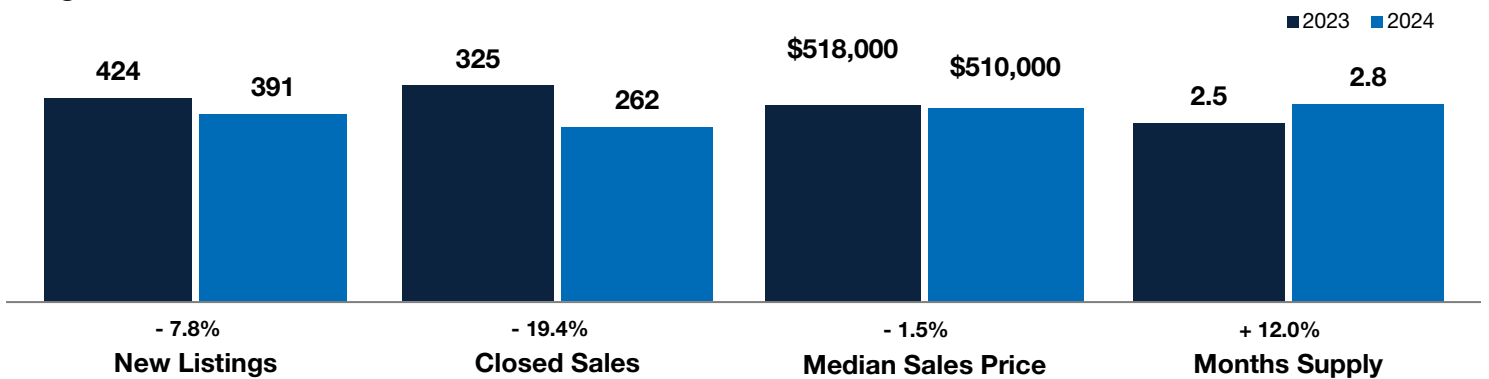


Davis County

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	424	391	- 7.8%	3,229	3,147	- 2.5%
Pending Sales	302	274	- 9.3%	2,594	2,424	- 6.6%
Closed Sales	325	262	- 19.4%	2,539	2,378	- 6.3%
Median Sales Price*	\$518,000	\$510,000	- 1.5%	\$505,000	\$510,500	+ 1.1%
Average Sales Price*	\$546,370	\$592,221	+ 8.4%	\$545,856	\$559,081	+ 2.4%
Percent of Original List Price Received*	97.1%	97.3%	+ 0.2%	96.9%	97.7%	+ 0.8%
Days on Market Until Sale	42	42	0.0%	50	45	- 10.0%
Inventory of Homes for Sale	764	791	+ 3.5%	--	--	--
Months Supply of Inventory	2.5	2.8	+ 12.0%	--	--	--

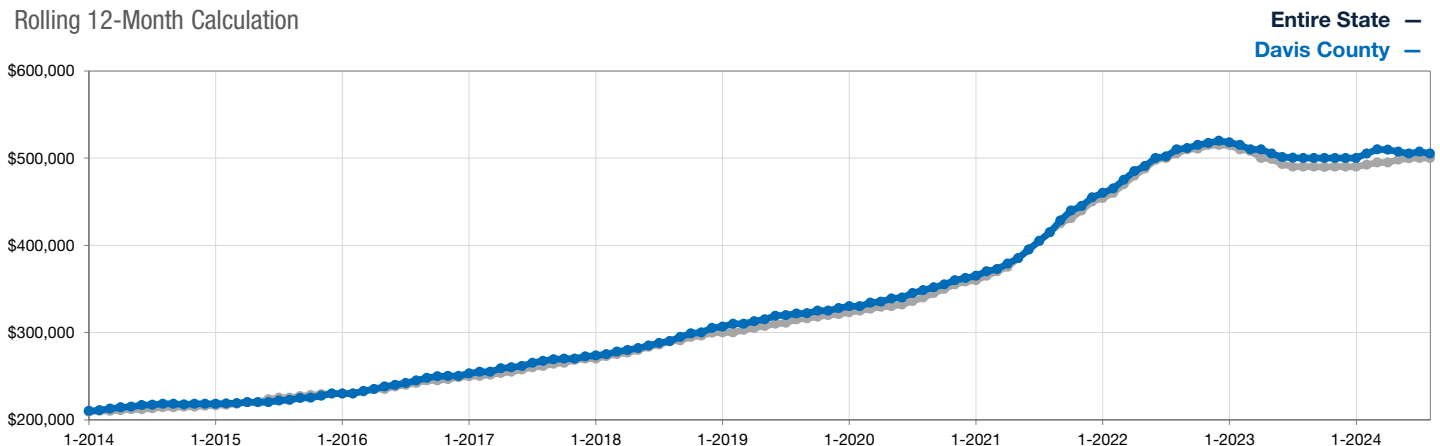
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August



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.