

Local Market Update for December 2024

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

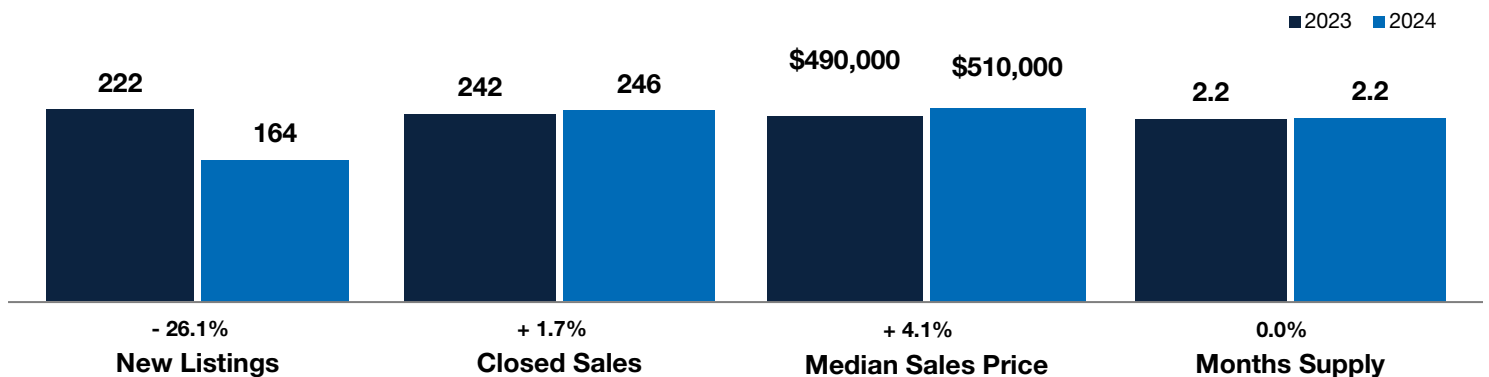


Davis County

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	222	164	- 26.1%	4,465	4,398	- 1.5%
Pending Sales	232	172	- 25.9%	3,548	3,464	- 2.4%
Closed Sales	242	246	+ 1.7%	3,548	3,521	- 0.8%
Median Sales Price*	\$490,000	\$510,000	+ 4.1%	\$500,000	\$515,000	+ 3.0%
Average Sales Price*	\$528,338	\$545,165	+ 3.2%	\$546,228	\$564,995	+ 3.4%
Percent of Original List Price Received*	95.6%	96.5%	+ 0.9%	96.8%	97.4%	+ 0.6%
Days on Market Until Sale	58	57	- 1.7%	50	47	- 6.0%
Inventory of Homes for Sale	641	627	- 2.2%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

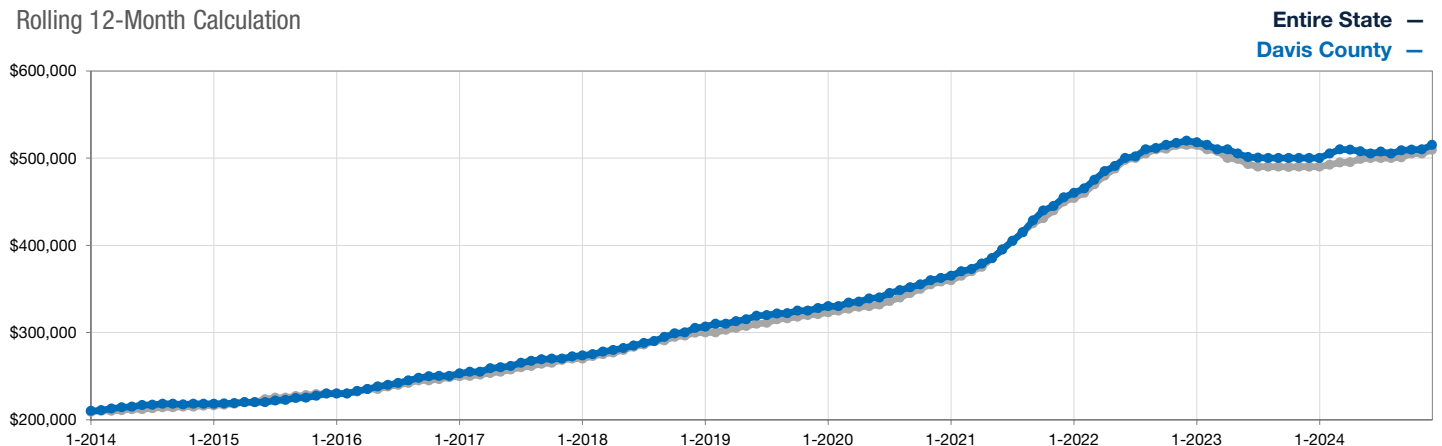
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.