

Davis County, UT

County · UT · Utah

BUYER'S MARKET

\$510K

MEDIAN SALE PRICE

1,196

SALES (12 MO)

\$539K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



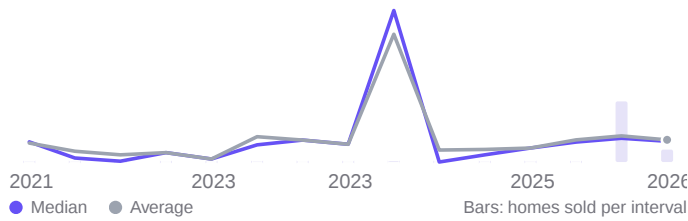
MARKET TRENDS (5 YEARS)

Sale prices

Median \$465K · Average \$498K

Growth (year over year)

Price +132.4% · Sales -64.7%

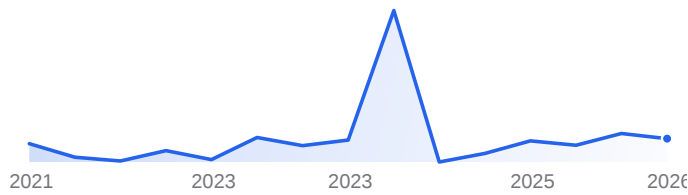


Price per square foot

\$293/ft²

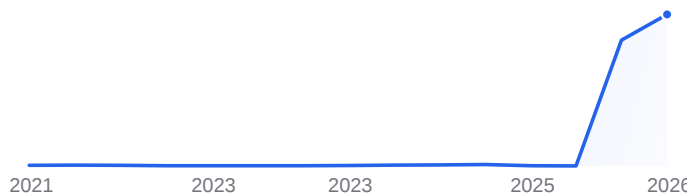
Sale premium vs estimated value

-9.9%



Annual turnover (share of homes sold)

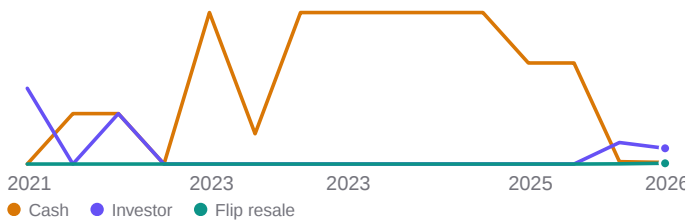
1.2%



BUYERS & OUTCOMES

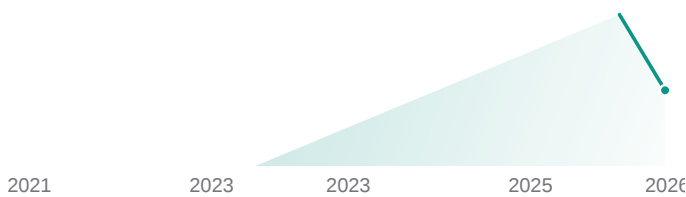
Buyer mix

Cash 1.0% · Investor 10% · Flip resale 0.5%



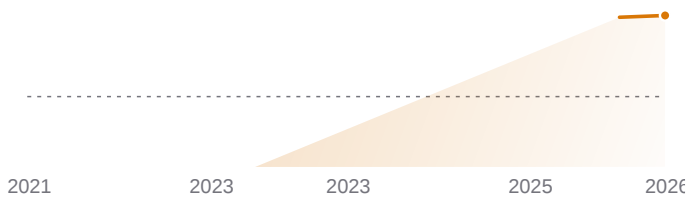
Sellers who sold at a gain

50%

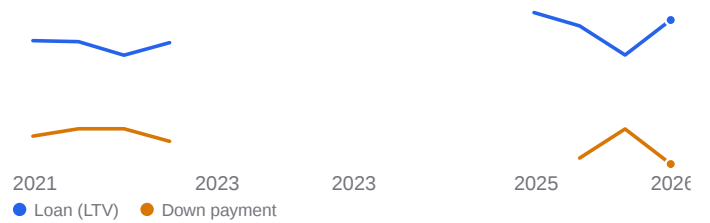


Median annualized return at resale

+8.8%

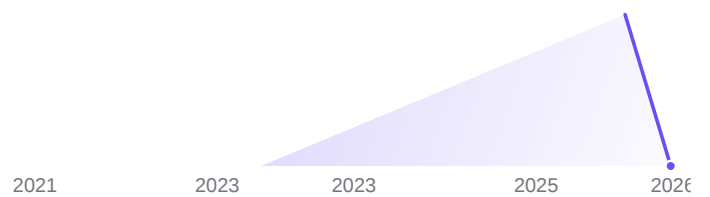


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



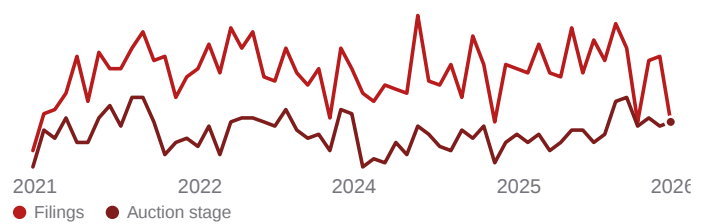
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 12 · Auction stage 12



HOUSING STOCK

Homes	102,930
Median value (AVM)	\$539K
Median size	1,600 ft²
Median bedrooms	4
Median year built	1996
Single family	88%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.0%
Owner occupied	85%
Company owned	24%
Median loan-to-value	47%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	379,824
Density	1,270 / mi²
Median household income	\$100K
Average household income	\$126K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	267
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	6.4%
Unemployment	1.1%
Average temp	51°F
Annual precip	22 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.