

Tooele County, UT

County · UT · Utah

BALANCED MARKET

\$441K

MEDIAN SALE PRICE

346

SALES (12 MO)

\$467K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100

Buyer's market

Balanced

Seller's market

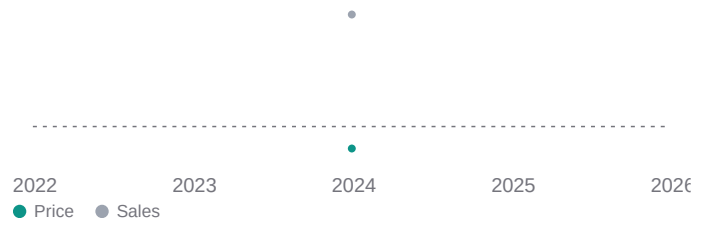
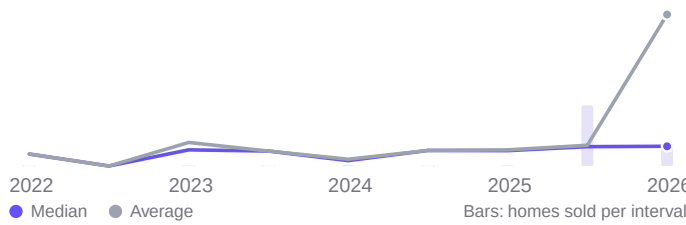
MARKET TRENDS (5 YEARS)

Sale prices

Median \$446K · Average \$2.9M

Growth (year over year)

Price -39.1% · Sales +200.0%

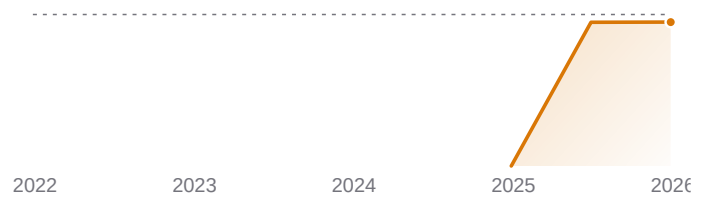
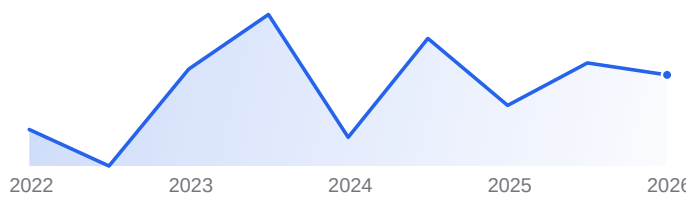


Price per square foot

\$200/ft²

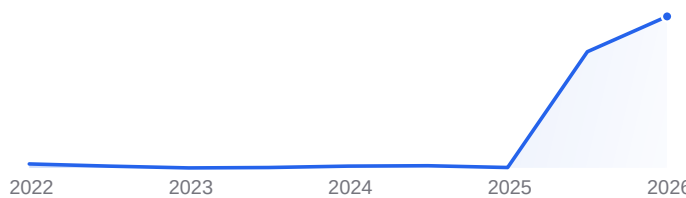
Sale premium vs estimated value

-0.8%



Annual turnover (share of homes sold)

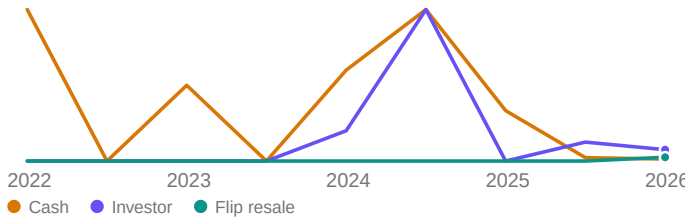
1.5%



BUYERS & OUTCOMES

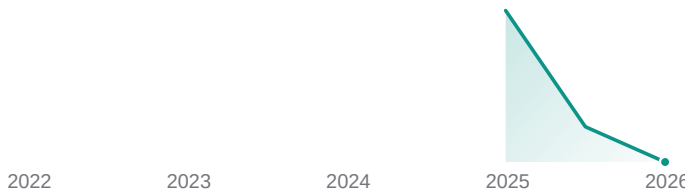
Buyer mix

Cash 1.3% · Investor 7.5% · Flip resale 2.5%



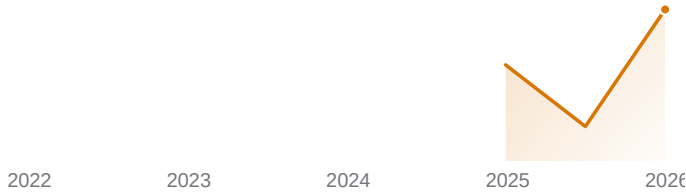
Sellers who sold at a gain

33%

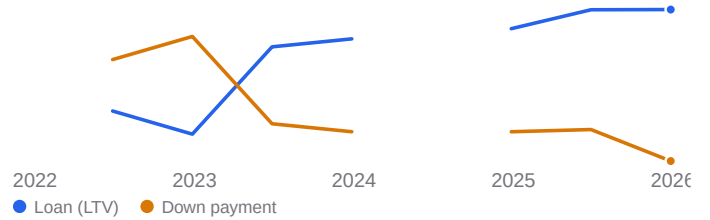


Median annualized return at resale

+9.0%

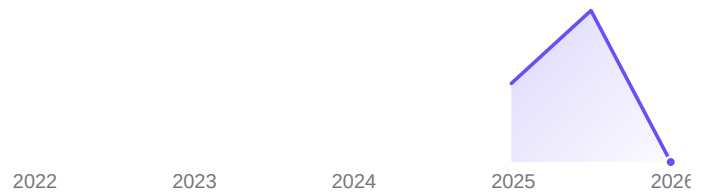


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



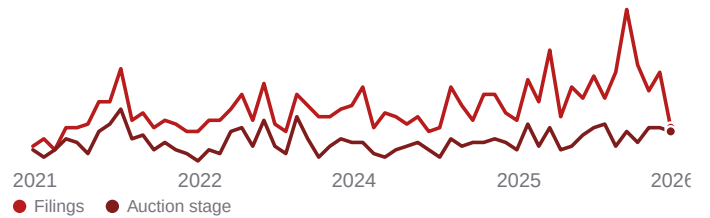
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 9 · Auction stage 8



HOUSING STOCK

Homes	23,805
Median value (AVM)	\$467K
Median size	2,298 ft²
Median year built	2001
Single family	91%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	42%
Underwater (LTV 125% or more)	1.5%
Owner occupied	88%
Company owned	16%
Median loan-to-value	58%
Typical ownership tenure	6.2 yrs

COMMUNITY

Population	85,516
Density	12 / mi²
Median household income	\$95K
Average household income	\$110K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	149
Homes occupied	97%
Bachelor's or higher	15%
Poverty rate	4.3%
Unemployment	1.2%
Average temp	50°F
Annual precip	17 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.