

Washington County, UT

County · UT · Utah

BUYER'S MARKET

\$497K

MEDIAN SALE PRICE

-16.1%

1-YR CHANGE

1,065

SALES (12 MO)

\$540K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



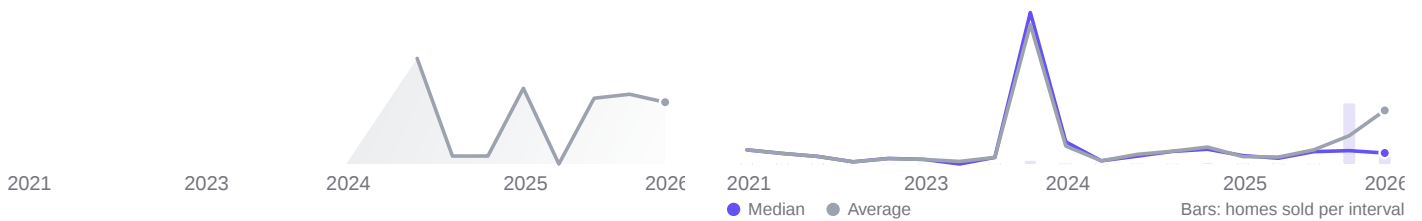
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

35 / 100

Sale prices

Median \$440K · Average \$1.9M

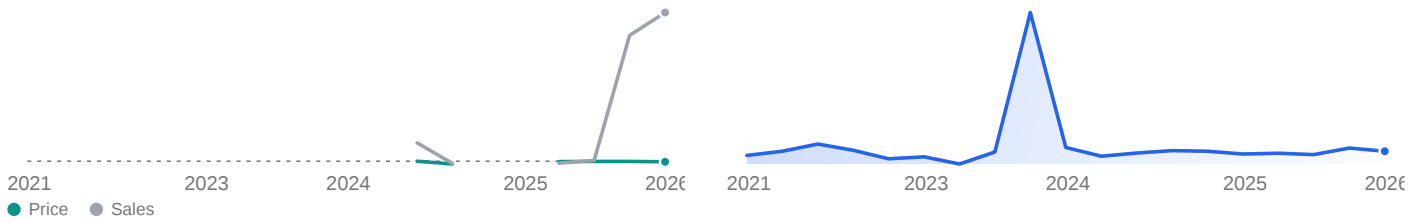


Growth (year over year)

Price -16.1% · Sales +4740.9%

Price per square foot

\$219/ft²

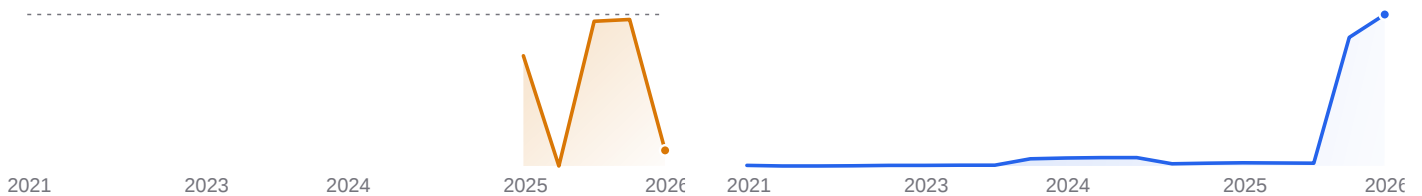


Sale premium vs estimated value

-18.6%

Annual turnover (share of homes sold)

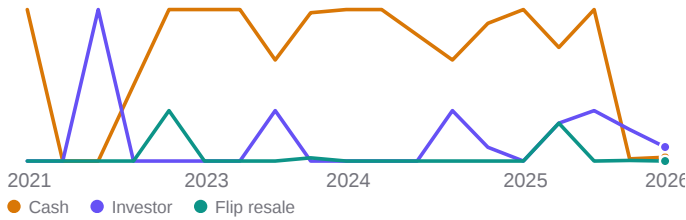
1.1%



BUYERS & OUTCOMES

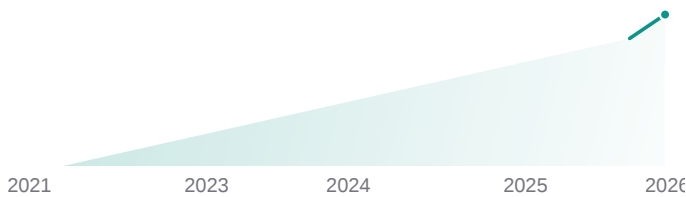
Buyer mix

Cash 2.5% · Investor 9.3% · Flip resale 0%



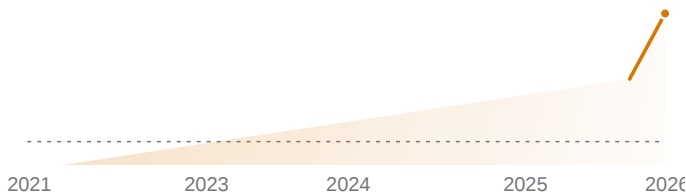
Sellers who sold at a gain

100%

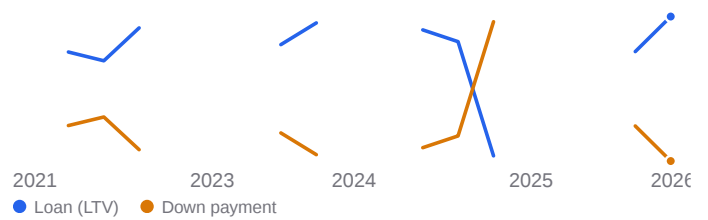


Median annualized return at resale

+11.2%

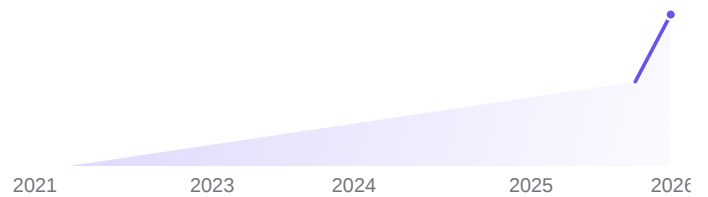


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



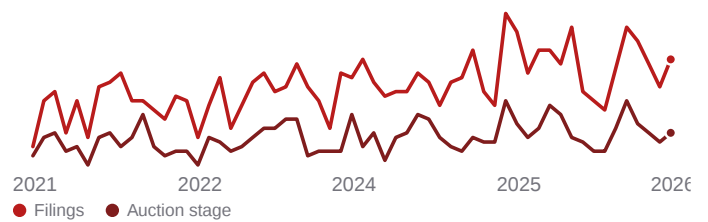
Typical hold before selling

13.4 yrs



Preforeclosure filings

Filings 23 · Auction stage 7



HOUSING STOCK

Homes	96,570
Median value (AVM)	\$540K
Median size	1,962 ft²
Median bedrooms	3
Median year built	2005
Single family	94%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.5%
Owner occupied	37%
Company owned	49%
Median loan-to-value	36%

Typical ownership tenure

6.3 yrs

COMMUNITY

Population	210,225
Density	87 / mi²
Median household income	\$75K
Average household income	\$101K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	125
Homes occupied	84%
Bachelor's or higher	22%
Poverty rate	7.7%
Unemployment	1.0%
Average temp	61°F
Annual precip	10 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.