

Weber County, UT

County · UT · Utah

BALANCED MARKET

\$437K

MEDIAN SALE PRICE

+9.7%

1-YR CHANGE

1,019

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



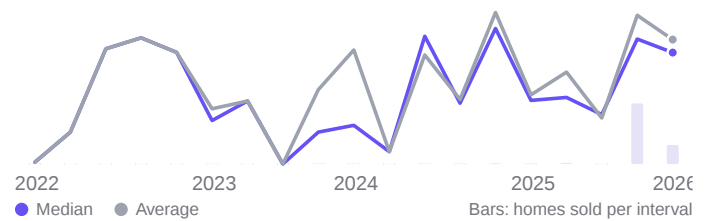
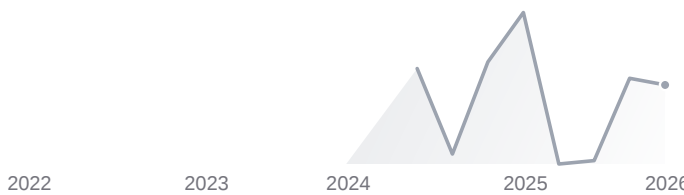
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$409K · Average \$445K

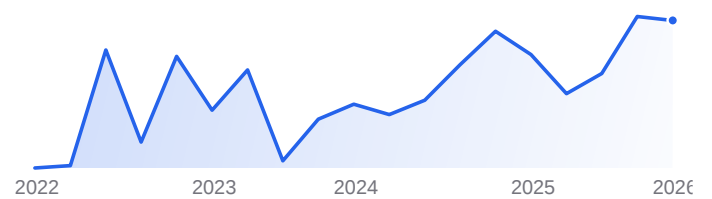
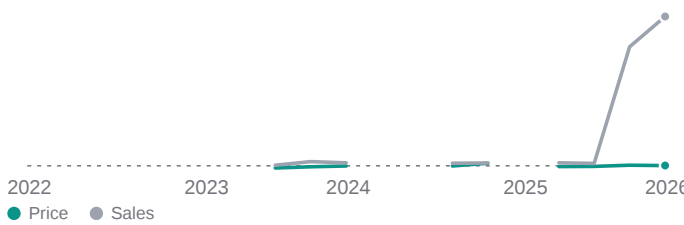


Growth (year over year)

Price +9.7% · Sales +4145.8%

Price per square foot

\$322/ft²

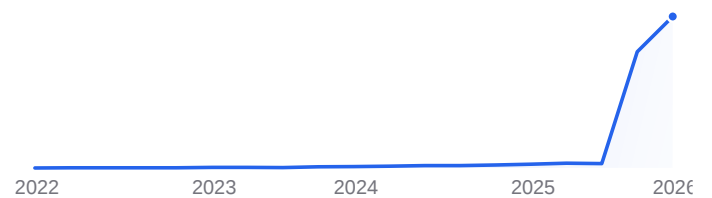
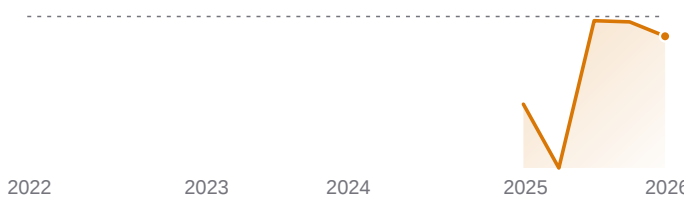


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

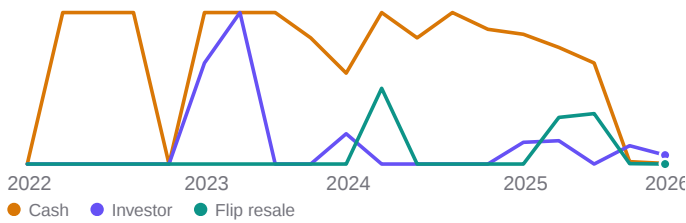
1.2%



BUYERS & OUTCOMES

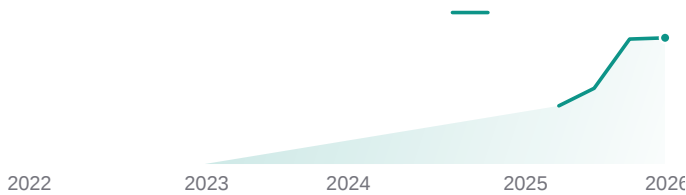
Buyer mix

Cash 0.4% · Investor 5.9% · Flip resale 0%



Sellers who sold at a gain

83%



Median annualized return at resale

+4.6%

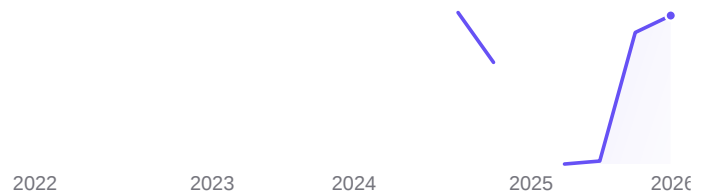


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



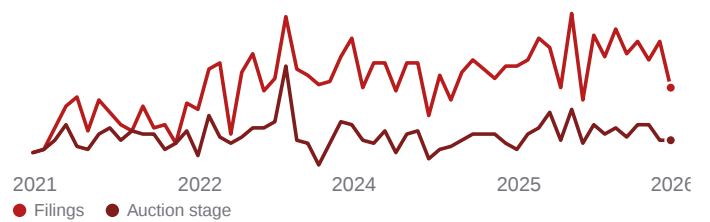
Typical hold before selling

20.6 yrs



Preforeclosure filings

Filings 27 · Auction stage 10



HOUSING STOCK

Homes	84,187
Median value (AVM)	\$458K
Median size	1,438 ft²
Median bedrooms	4
Median year built	1990
Single family	87%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.8%
Owner occupied	76%
Company owned	26%
Median loan-to-value	45%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	277,571
Density	482 / mi²
Median household income	\$82K
Average household income	\$102K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	260
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	6.1%
Unemployment	1.2%
Average temp	50°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.