

Victory Ranch

Sub-neighborhood · UT · Utah · Wasatch County

\$2.4M

MEDIAN SALE PRICE

4

SALES (12 MO)

\$4.4M

MEDIAN VALUE (AVM)

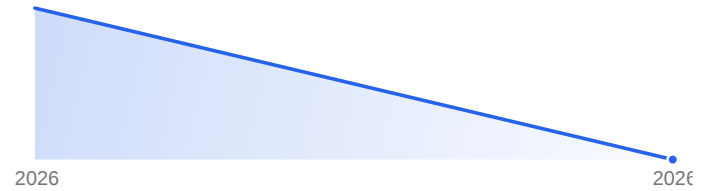
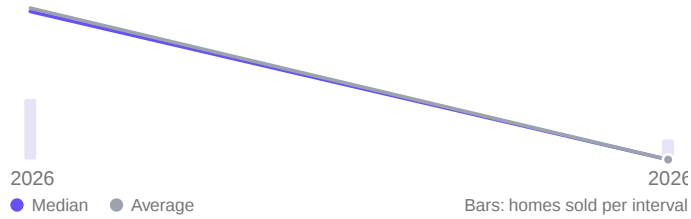
MARKET TRENDS (5 YEARS)

Sale prices

Median \$2.4M · Average \$2.4M

Price per square foot

\$1436/ft²

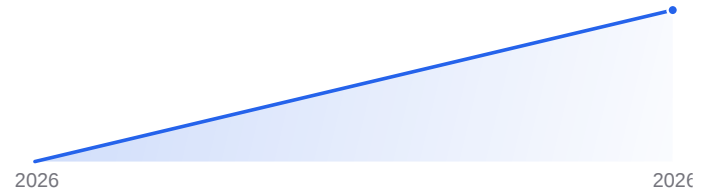
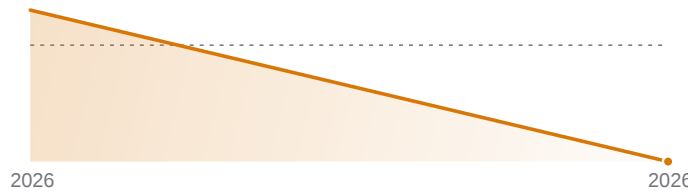


Sale premium vs estimated value

-34.5%

Annual turnover (share of homes sold)

1.6%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

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

2026
Cash Investor Flip resale

2026
Loan (LTV) Down payment

HOUSING STOCK

Homes	247
Median value (AVM)	\$4.4M
Median size	2,724 ft²
Median year built	2018
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.5%
Owner occupied	19%
Company owned	68%
Median loan-to-value	0%
Typical ownership tenure	4.8 yrs

COMMUNITY

Population	20
Density	6 / mi²
Median household income	\$111K
Average household income	\$162K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	133
Homes occupied	54%
Bachelor's or higher	39%
Poverty rate	11.8%

Unemployment	1.0%
Average temp	36°F
Annual precip	34 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.