

American Fork 84003

ZIP code · UT · Utah > Utah County > American Fork

\$572K

MEDIAN SALE PRICE

162

SALES (12 MO)

\$589K

MEDIAN VALUE (AVM)

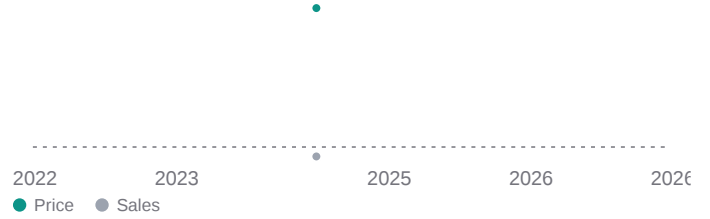
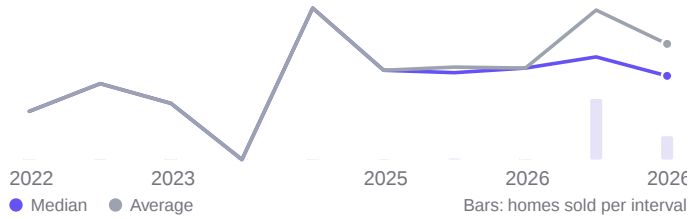
MARKET TRENDS (5 YEARS)

Sale prices

Median \$510K · Average \$667K

Growth (year over year)

Price +742.1% · Sales -50.0%

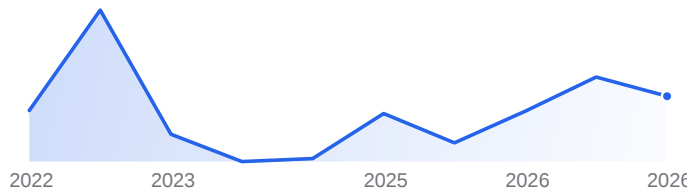


Price per square foot

\$304/ft²

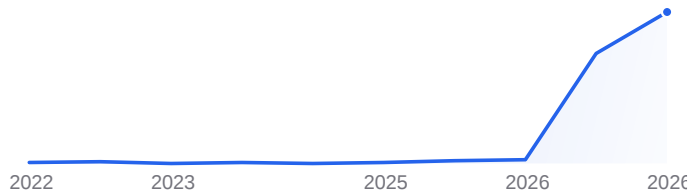
Sale premium vs estimated value

-9.5%



Annual turnover (share of homes sold)

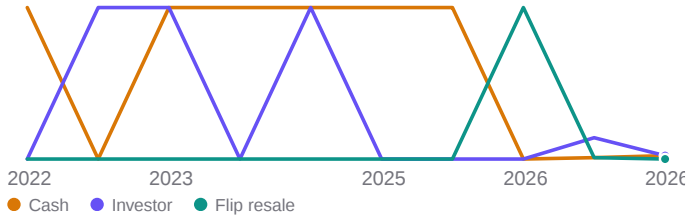
1.0%



BUYERS & OUTCOMES

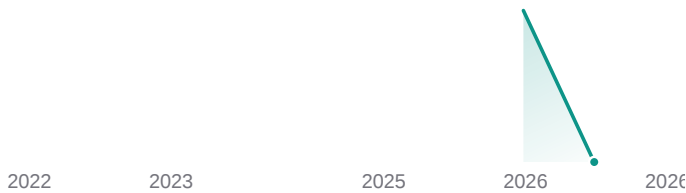
Buyer mix

Cash 2.3% · Investor 2.3% · Flip resale 0%

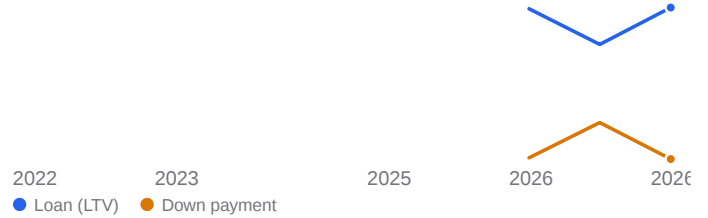


Sellers who sold at a gain

55%



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



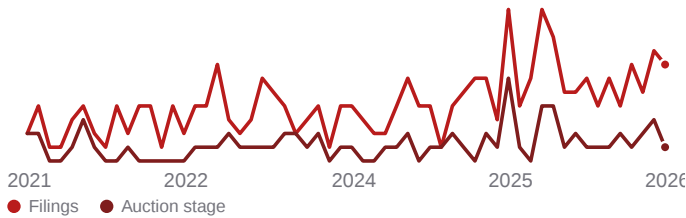
Typical hold before selling

10.5 yrs



Preforeclosure filings

Filings 7 · Auction stage 1



HOUSING STOCK

Homes	17,016
Median value (AVM)	\$589K
Median size	1,906 ft²
Median bedrooms	3
Median year built	2003
Single family	76%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.9%
Owner occupied	75%
Company owned	21%
Median loan-to-value	45%

Typical ownership tenure

6.7 yrs

COMMUNITY

Population	59,449
Density	2,598 / mi²
Median household income	\$114K
Average household income	\$142K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	99
Earthquake index (US avg 100)	280
Homes occupied	97%
Bachelor's or higher	36%
Poverty rate	4.0%
Unemployment	1.3%
Average temp	51°F
Annual precip	16 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.