

Clearfield 84015

ZIP code · UT · Utah > Davis County > Clearfield

STRONG BUYER'S MARKET

\$420K

MEDIAN SALE PRICE

243

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



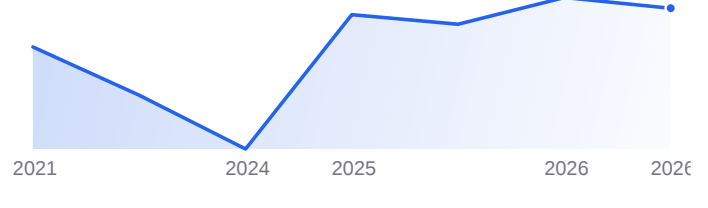
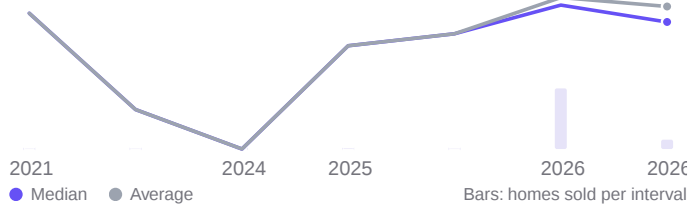
MARKET TRENDS (5 YEARS)

Sale prices

Median \$385K · Average \$430K

Price per square foot

\$321/ft²

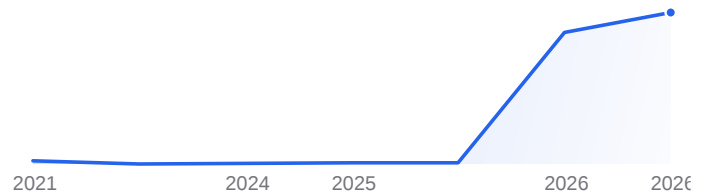
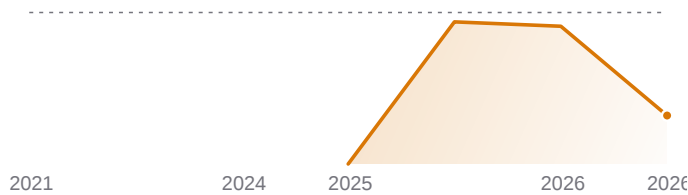


Sale premium vs estimated value

-7.1%

Annual turnover (share of homes sold)

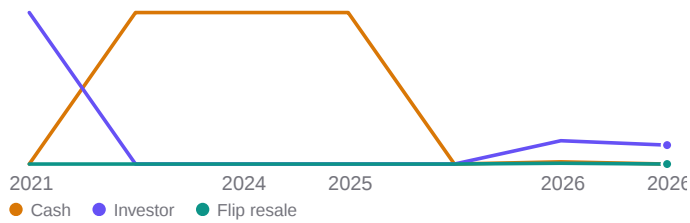
1.2%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 13% · Flip resale 0%

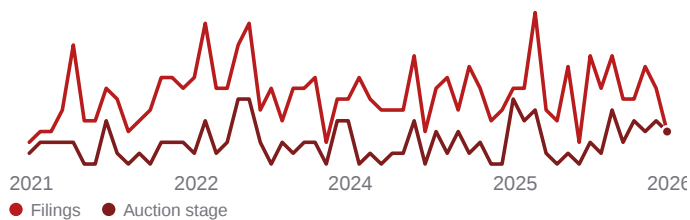


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	19,884
Median value (AVM)	\$458K
Median size	1,349 ft²
Median bedrooms	4
Median year built	1997
Single family	90%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.0%
Owner occupied	84%
Company owned	19%
Median loan-to-value	48%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	69,579
Density	3,097 / mi²
Median household income	\$90K
Average household income	\$104K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	209
Homes occupied	97%
Bachelor's or higher	19%
Poverty rate	8.6%
Unemployment	1.1%
Average temp	51°F
Annual precip	19 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.