

Draper 84020

ZIP code · UT · Utah > Salt Lake County > Draper

BALANCED MARKET

\$729K

MEDIAN SALE PRICE

115

SALES (12 MO)

\$897K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



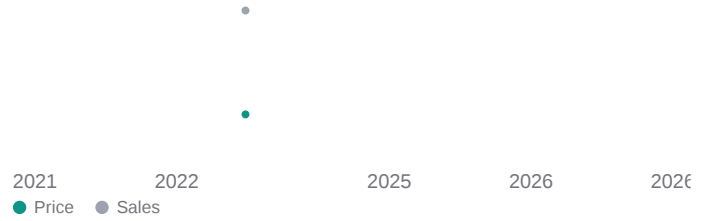
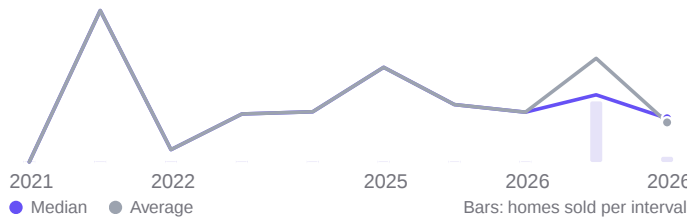
MARKET TRENDS (5 YEARS)

Sale prices

Median \$621K · Average \$593K

Growth (year over year)

Price +62.9% · Sales +200.0%



Price per square foot

\$374/ft²

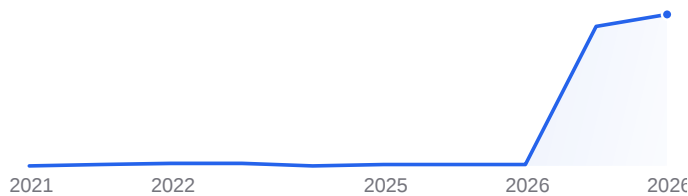
Sale premium vs estimated value

-13.0%



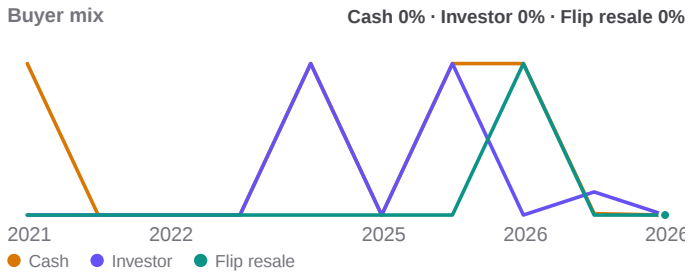
Annual turnover (share of homes sold)

0.8%



BUYERS & OUTCOMES

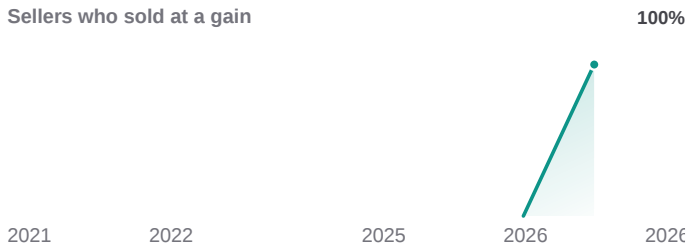
Buyer mix



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



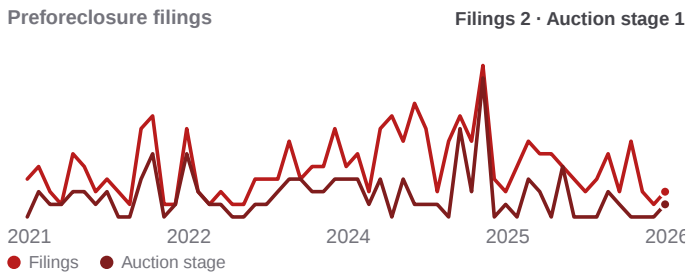
Sellers who sold at a gain



Typical hold before selling



Preforeclosure filings



HOUSING STOCK

Homes	13,797
Median value (AVM)	\$897K
Median size	2,729 ft²
Median bedrooms	4
Median year built	2002
Single family	69%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.3%
Owner occupied	70%
Company owned	32%
Median loan-to-value	42%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	55,798
Density	1,984 / mi²
Median household income	\$137K
Average household income	\$173K
Crime index (US avg 100)	46
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	300
Homes occupied	96%
Bachelor's or higher	32%
Poverty rate	3.3%
Unemployment	1.2%
Average temp	50°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.