

Heber City 84032

ZIP code · UT · Utah › Wasatch County

\$708K

MEDIAN SALE PRICE

116

SALES (12 MO)

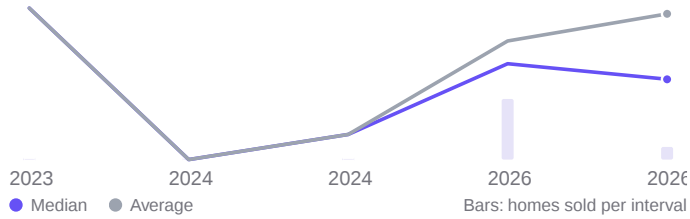
\$927K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

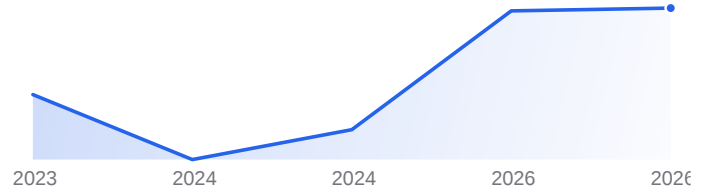
Sale prices

Median \$676K · Average \$1.2M



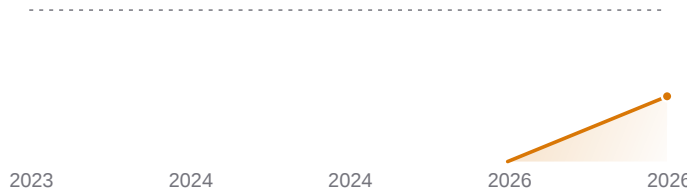
Price per square foot

\$444/ft²



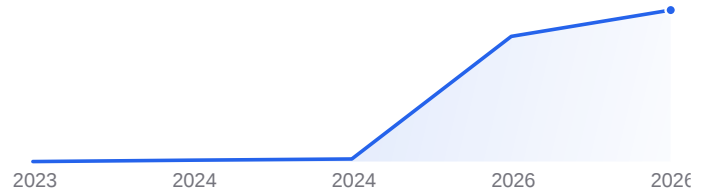
Sale premium vs estimated value

-3.7%



Annual turnover (share of homes sold)

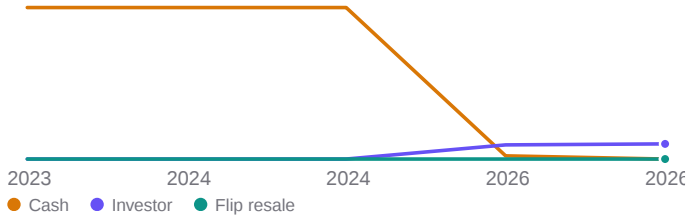
1.0%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 10% · Flip resale 0%

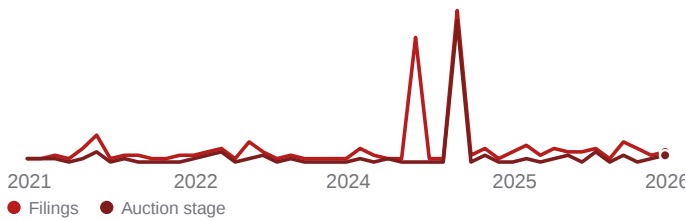


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	11,394
Median value (AVM)	\$927K
Median size	1,728 ft²
Median year built	2006
Single family	84%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	1.0%
Owner occupied	56%
Company owned	43%
Median loan-to-value	19%
Typical ownership tenure	5.4 yrs

COMMUNITY

Population	26,719
Density	130 / mi²
Median household income	\$100K

Average household income	\$132K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	160
Homes occupied	91%
Bachelor's or higher	32%
Poverty rate	5.2%
Unemployment	1.1%
Average temp	38°F
Annual precip	30 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.