

Layton 84040

ZIP code · UT · Utah > Davis County > Layton

\$570K

MEDIAN SALE PRICE

97

SALES (12 MO)

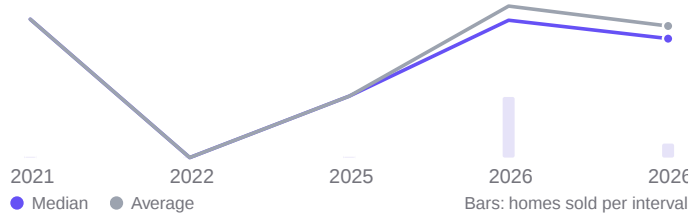
\$578K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

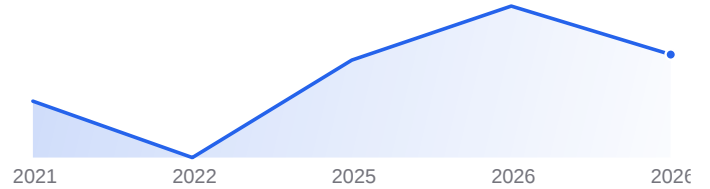
Sale prices

Median \$517K · Average \$558K



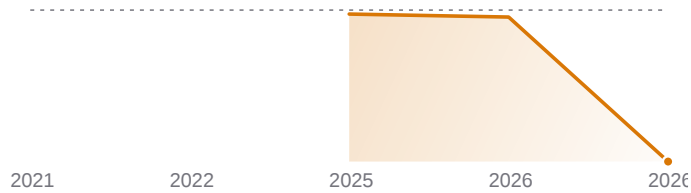
Price per square foot

\$281/ft²



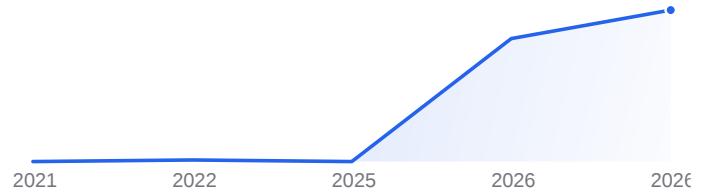
Sale premium vs estimated value

-13.8%



Annual turnover (share of homes sold)

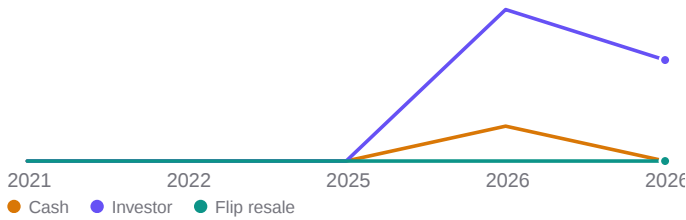
1.2%



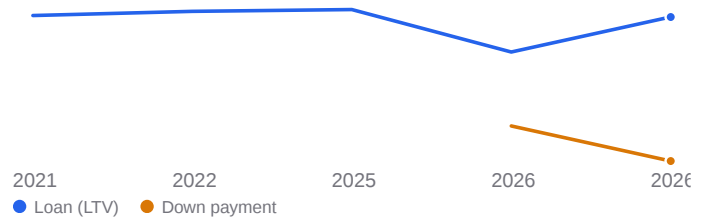
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 11% · Flip resale 0%

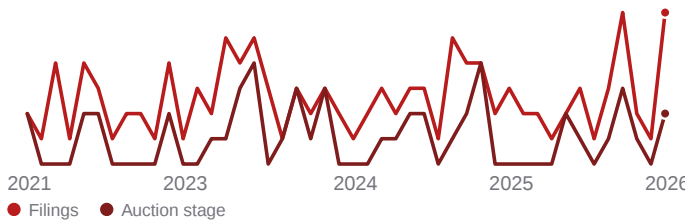


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 6 · Auction stage 2



HOUSING STOCK

Homes	8,381
Median value (AVM)	\$578K
Median size	1,765 ft²
Median bedrooms	4
Median year built	1991
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.0%
Owner occupied	85%
Company owned	25%
Median loan-to-value	45%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	25,171
Density	1,350 / mi²
Median household income	\$116K

Average household income	\$143K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	246
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	3.9%
Unemployment	1.0%
Average temp	46°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.