

# Layton 84041

ZIP code · UT · Utah > Davis County > Layton

**\$451K**

MEDIAN SALE PRICE

**180**

SALES (12 MO)

**\$476K**

MEDIAN VALUE (AVM)

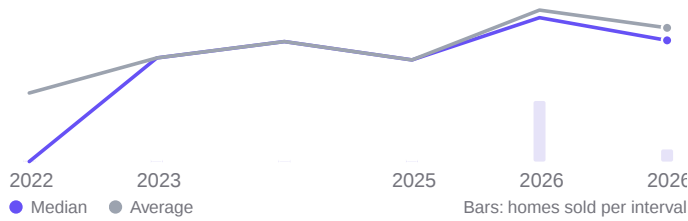
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$404K · Average \$443K

Growth (year over year)

Price +1049.1% · Sales -50.0%

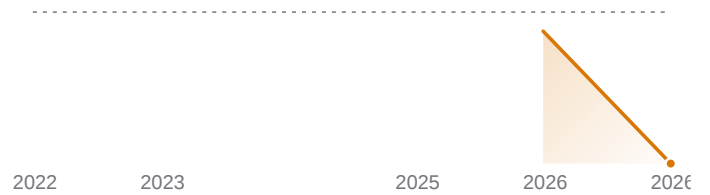


Price per square foot

\$310/ft²

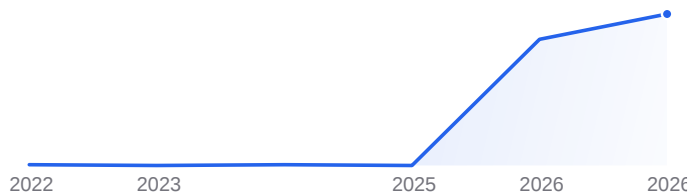
Sale premium vs estimated value

-3.6%



Annual turnover (share of homes sold)

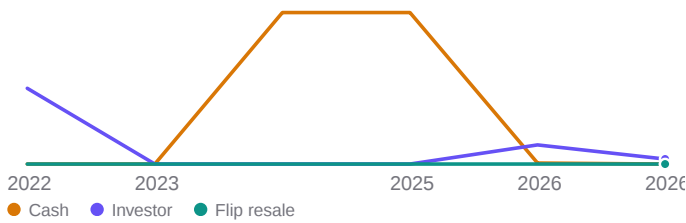
1.3%



## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 3.3% · Flip resale 0%



### Sellers who sold at a gain

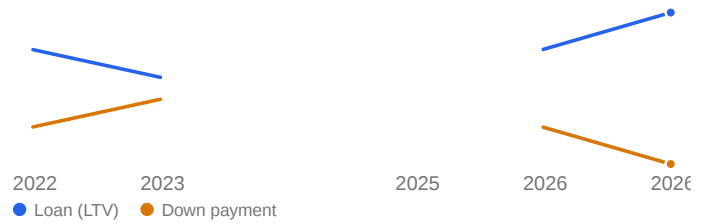
100%



### Median annualized return at resale

+8.8%

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



### Typical hold before selling

15.1 yrs



### Preforeclosure filings

Filings 3 · Auction stage 3



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 13,707    |
| Median value (AVM) | \$476K    |
| Median size        | 1,469 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1997      |
| Single family      | 88%       |
| Condos             | 0.5%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 53%  |
| Underwater (LTV 125% or more) | 1.7% |
| Owner occupied                | 82%  |
| Company owned                 | 21%  |
| Median loan-to-value          | 48%  |

Typical ownership tenure

**7.9 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>57,868</b>      |
| Density                          | <b>3,112 / mi²</b> |
| Median household income          | <b>\$86K</b>       |
| Average household income         | <b>\$102K</b>      |
| Crime index (US avg 100)         | <b>120</b>         |
| Air pollution index (US avg 100) | <b>108</b>         |
| Earthquake index (US avg 100)    | <b>238</b>         |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>22%</b>         |
| Poverty rate                     | <b>9.7%</b>        |
| Unemployment                     | <b>1.1%</b>        |
| Average temp                     | <b>51°F</b>        |
| Annual precip                    | <b>20 in</b>       |
| Sunshine                         | <b>66%</b>         |

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.