

Saratoga Springs 84045

ZIP code · UT · Utah · Utah County · Saratoga Springs

BUYER'S MARKET

\$500K

MEDIAN SALE PRICE

244

SALES (12 MO)

\$567K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



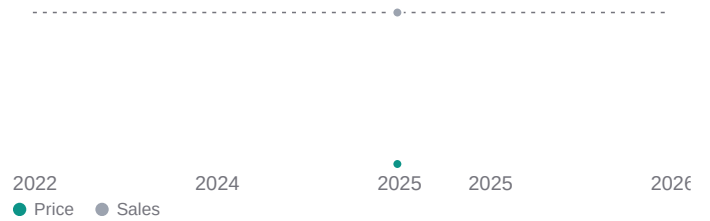
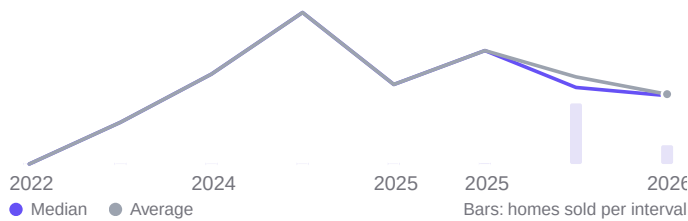
MARKET TRENDS (5 YEARS)

Sale prices

Median \$478K · Average \$483K

Growth (year over year)

Price -6.4% · Sales +0.0%

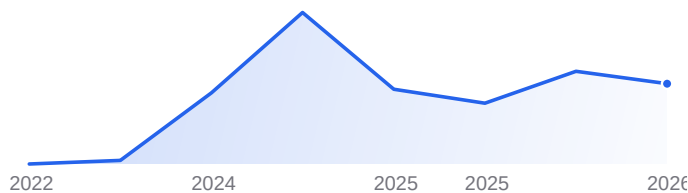


Price per square foot

\$258/ft²

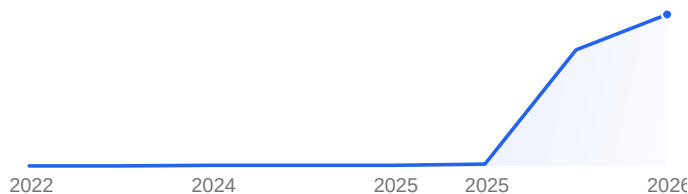
Sale premium vs estimated value

-4.1%



Annual turnover (share of homes sold)

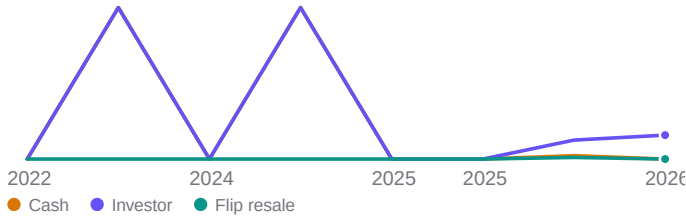
1.4%



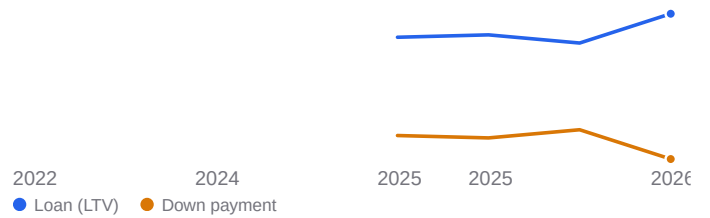
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 16% · Flip resale 0%

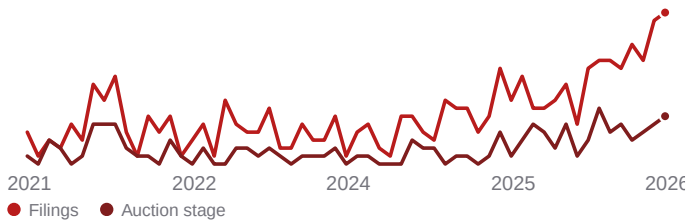


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 19 · Auction stage 6



HOUSING STOCK

Homes	17,112
Median value (AVM)	\$567K
Median size	1,873 ft²
Median bedrooms	3
Median year built	2019
Single family	67%
Condos	7.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	33%
Underwater (LTV 125% or more)	1.6%
Owner occupied	79%
Company owned	16%
Median loan-to-value	69%
Typical ownership tenure	4.9 yrs

COMMUNITY

Population	42,038
Density	648 / mi²
Median household income	\$115K
Average household income	\$140K
Crime index (US avg 100)	20
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	155
Homes occupied	97%
Bachelor's or higher	34%
Poverty rate	3.4%
Unemployment	1.4%
Average temp	50°F
Annual precip	17 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.