

Roy 84067

ZIP code · UT · Utah > Weber County > Roy

SELLER'S MARKET

\$426K

MEDIAN SALE PRICE

135

SALES (12 MO)

\$431K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

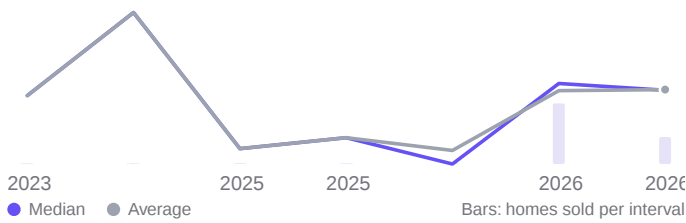
MARKET TRENDS (5 YEARS)

Sale prices

Median \$417K · Average \$418K

Growth (year over year)

Price +29.1% · Sales +0.0%

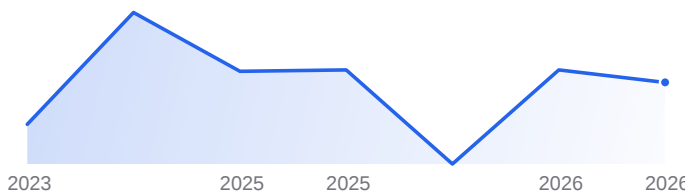


Price per square foot

\$329/ft²

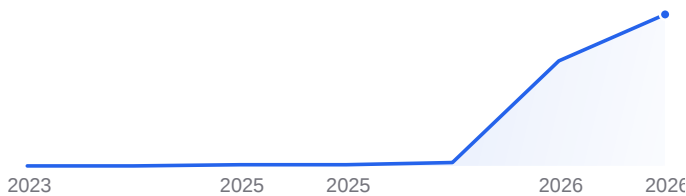
Sale premium vs estimated value

-1.0%



Annual turnover (share of homes sold)

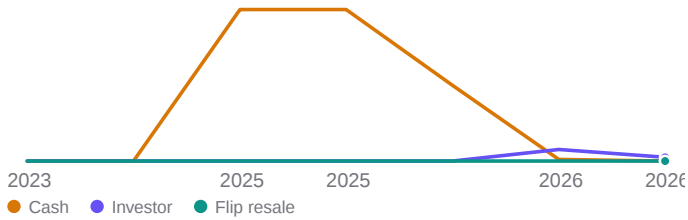
1.2%



BUYERS & OUTCOMES

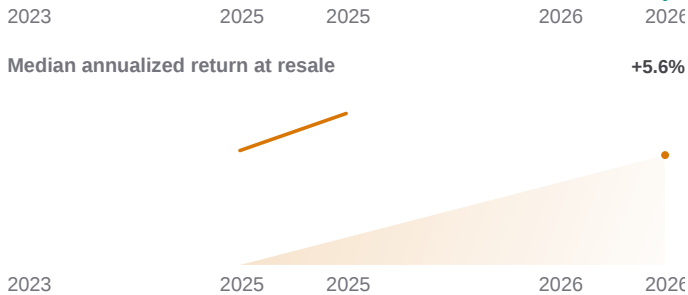
Buyer mix

Cash 0% · Investor 2.4% · Flip resale 0%

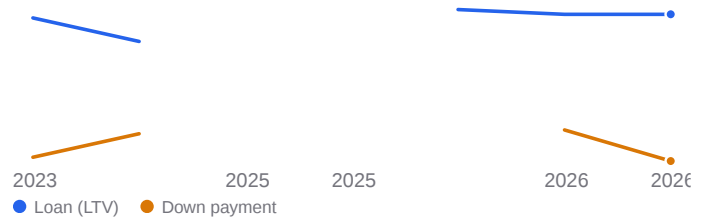


Sellers who sold at a gain

100%

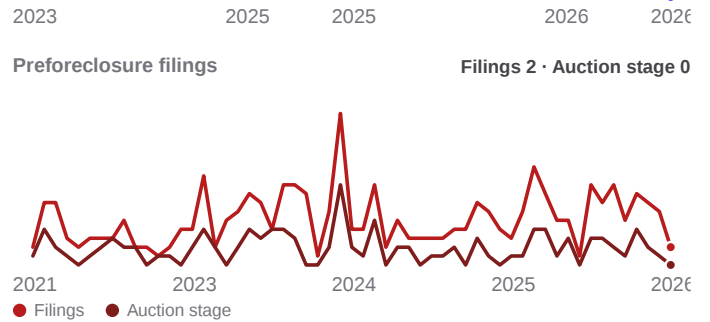


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

7.2 yrs



HOUSING STOCK

Homes	11,449
Median value (AVM)	\$431K
Median size	1,230 ft²
Median bedrooms	4
Median year built	1986
Single family	93%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.6%
Owner occupied	84%
Company owned	19%
Median loan-to-value	50%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	42,815
Density	5,122 / mi ²
Median household income	\$83K
Average household income	\$100K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	212
Homes occupied	97%
Bachelor's or higher	17%
Poverty rate	4.2%
Unemployment	1.2%
Average temp	50°F
Annual precip	20 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.