

Vernal 84078

ZIP code · UT · Utah > Uintah County > Vernal

SELLER'S MARKET

\$334K

MEDIAN SALE PRICE

+39.2%

1-YR CHANGE

100

SALES (12 MO)

\$340K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

Balanced

Seller's market

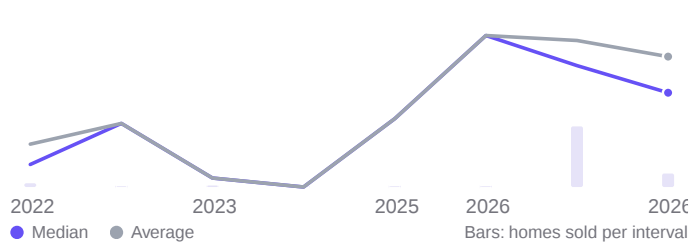
MARKET TRENDS (5 YEARS)

Sale prices

Median \$293K · Average \$367K

Growth (year over year)

Price +39.2% · Sales +4900.0%

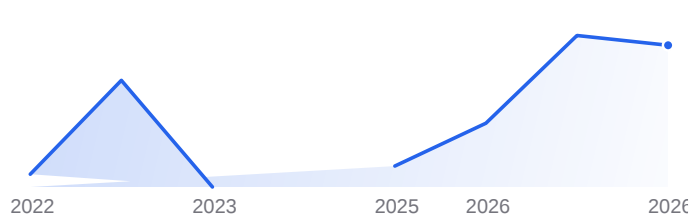


Price per square foot

\$234/ft²

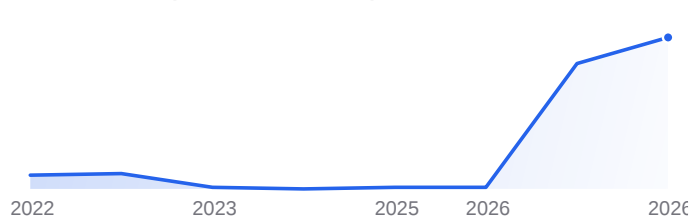
Sale premium vs estimated value

-2.0%



Annual turnover (share of homes sold)

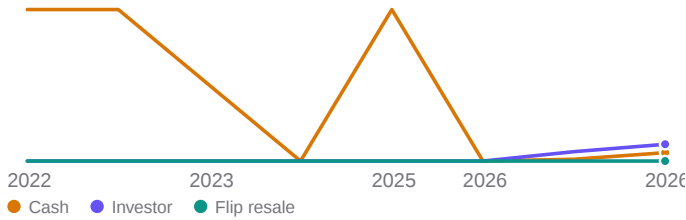
1.3%



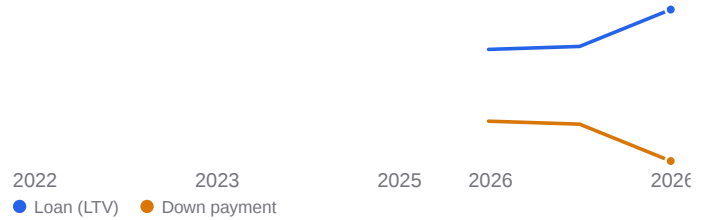
BUYERS & OUTCOMES

Buyer mix

Cash 5.6% · Investor 11% · Flip resale 0%

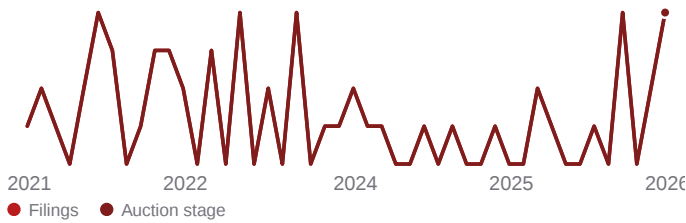


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	7,759
Median value (AVM)	\$340K
Median size	1,424 ft²
Median year built	1981
Single family	87%
Condos	8.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.2%
Owner occupied	74%
Company owned	29%
Median loan-to-value	39%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	31,901
Density	22 / mi²
Median household income	\$73K

Average household income	\$84K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	93
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	8.1%
Unemployment	1.1%
Average temp	42°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.