

Ogden 84401

ZIP code · UT · Utah · Weber County · Ogden

SELLER'S MARKET

\$408K

MEDIAN SALE PRICE

+45.7%

1-YR CHANGE

188

SALES (12 MO)

\$440K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

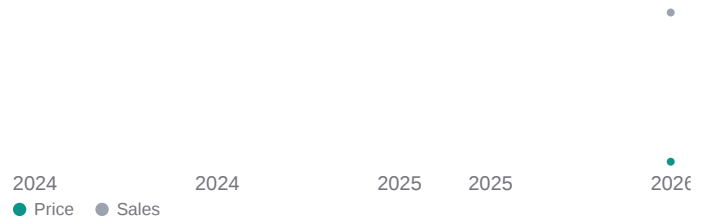
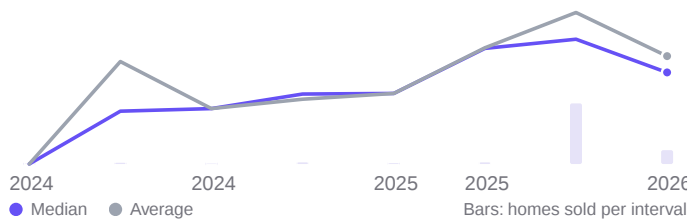
MARKET TRENDS (5 YEARS)

Sale prices

Median \$347K · Average \$396K

Growth (year over year)

Price +45.7% · Sales +3033.3%

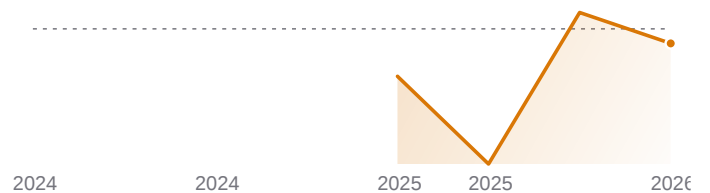
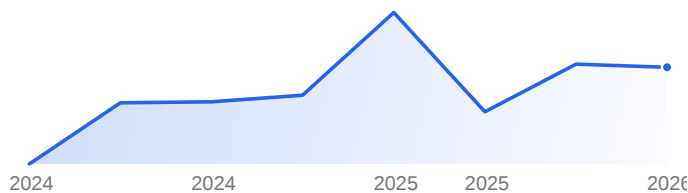


Price per square foot

\$282/ft²

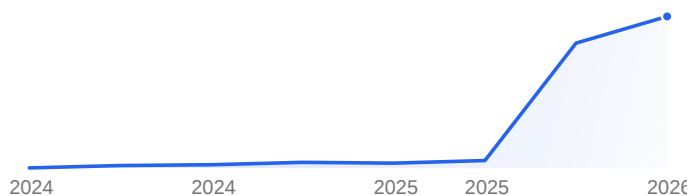
Sale premium vs estimated value

-1.6%



Annual turnover (share of homes sold)

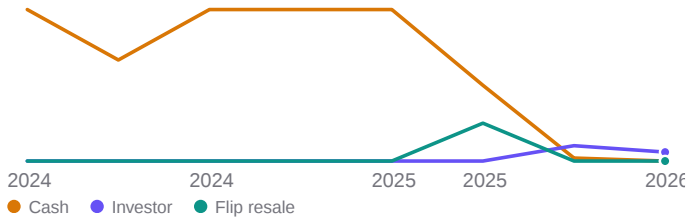
1.3%



BUYERS & OUTCOMES

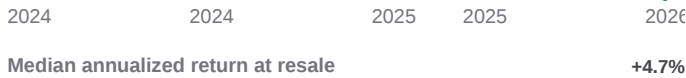
Buyer mix

Cash 0% · Investor 5.9% · Flip resale 0%



Sellers who sold at a gain

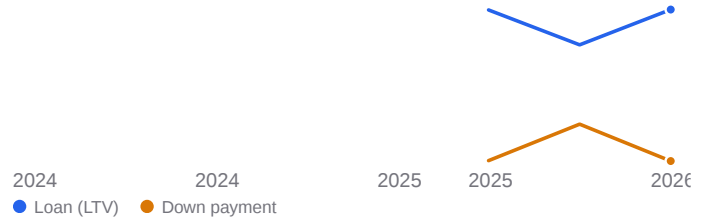
100%



Median annualized return at resale

+4.7%

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



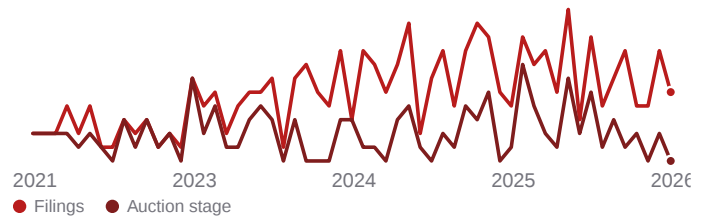
Typical hold before selling

21.7 yrs



Preforeclosure filings

Filings 5 · Auction stage 0



HOUSING STOCK

Homes	14,097
Median value (AVM)	\$440K
Median size	1,565 ft²
Median bedrooms	3
Median year built	2003
Single family	81%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.6%
Owner occupied	74%
Company owned	24%
Median loan-to-value	50%

Typical ownership tenure

6.2 yrs

COMMUNITY

Population	44,893
Density	937 / mi ²
Median household income	\$75K
Average household income	\$90K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	249
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	8.9%
Unemployment	1.2%
Average temp	48°F
Annual precip	25 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.