

Ogden 84404

ZIP code · UT · Utah · Weber County · Ogden

BALANCED MARKET

\$417K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

285

SALES (12 MO)

\$440K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



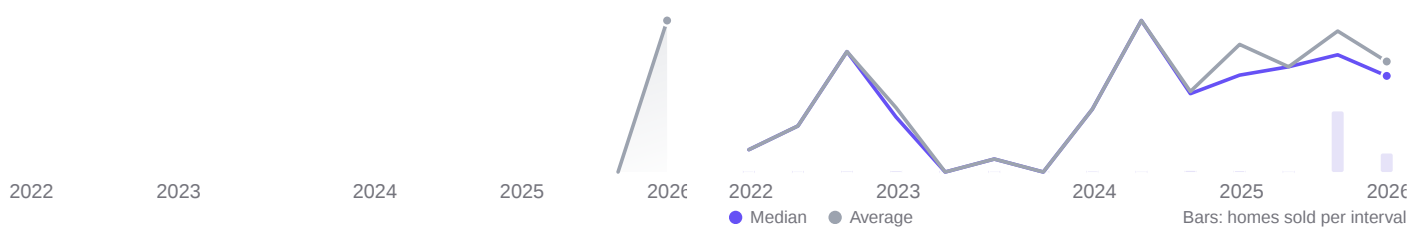
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$364K · Average \$415K

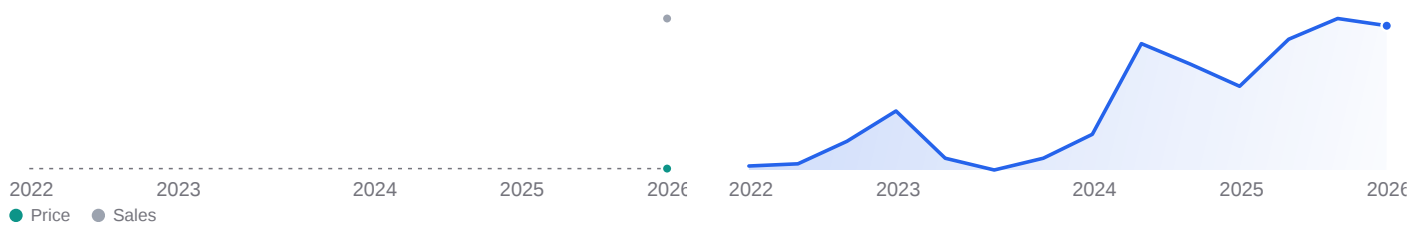


Growth (year over year)

Price -3.1% · Sales +7025.0%

Price per square foot

\$322/ft²

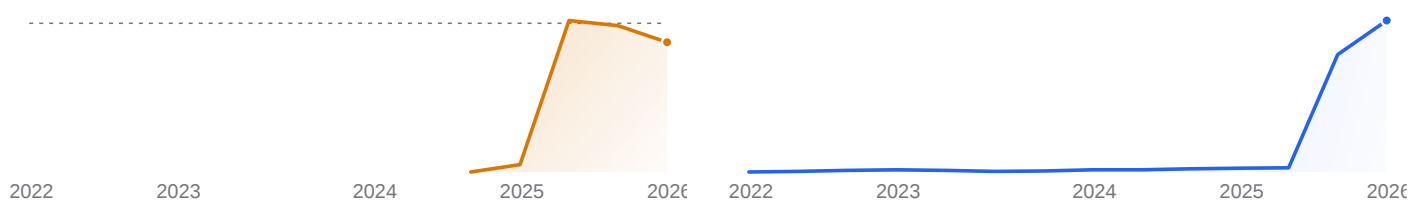


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

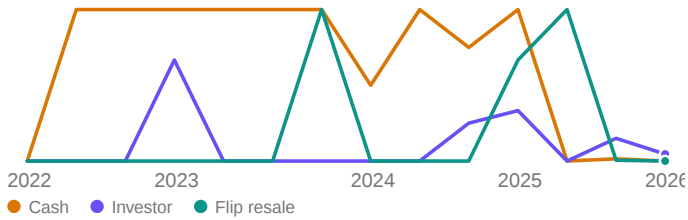
1.4%



BUYERS & OUTCOMES

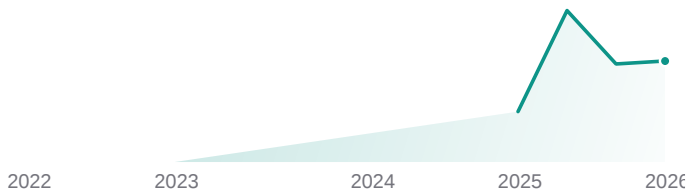
Buyer mix

Cash 0% · Investor 4.6% · Flip resale 0%



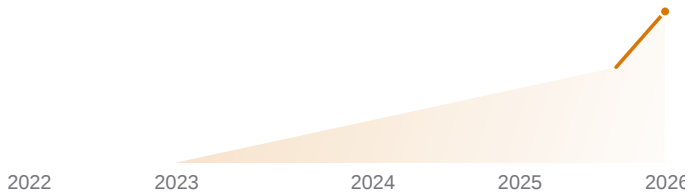
Sellers who sold at a gain

67%



Median annualized return at resale

+2.9%

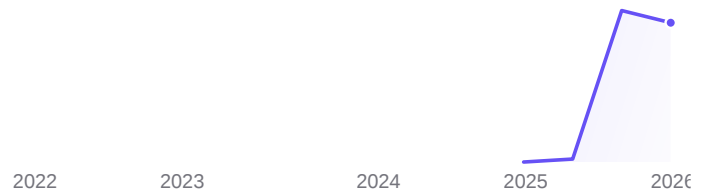


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



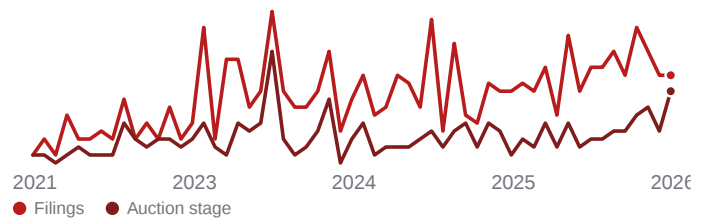
Typical hold before selling

20.6 yrs



Preforeclosure filings

Filings 11 · Auction stage 9



HOUSING STOCK

Homes	20,237
Median value (AVM)	\$440K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1996
Single family	88%
Condos	9.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.8%
Owner occupied	78%
Company owned	23%
Median loan-to-value	46%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	68,619
Density	504 / mi²
Median household income	\$79K
Average household income	\$96K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	287
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	5.6%
Unemployment	1.2%
Average temp	51°F
Annual precip	16 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.