

# Ogden 84414

ZIP code · UT · Utah · Weber County · Ogden

BALANCED MARKET

**\$469K**

MEDIAN SALE PRICE

**136**

SALES (12 MO)

**\$515K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



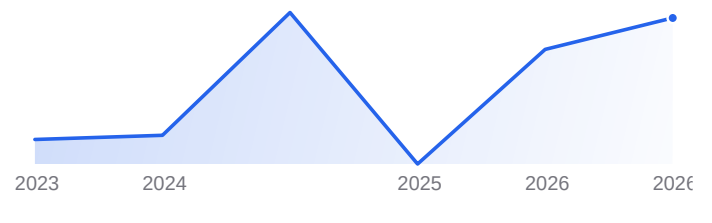
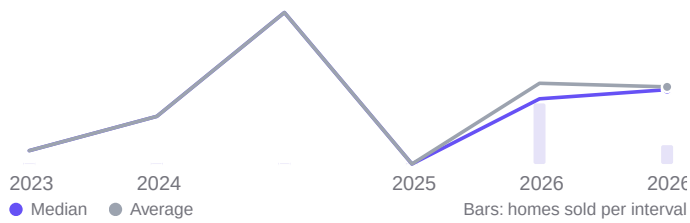
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$486K · Average \$495K

Price per square foot

\$327/ft<sup>2</sup>

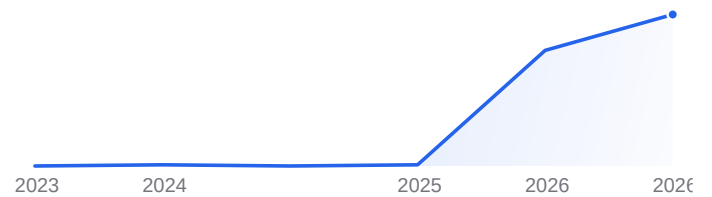
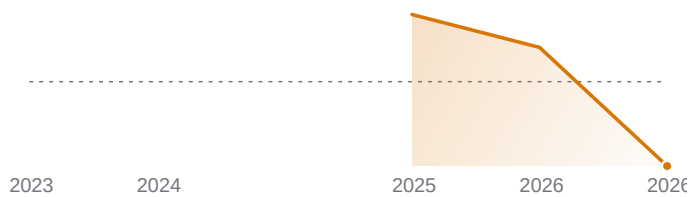


Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

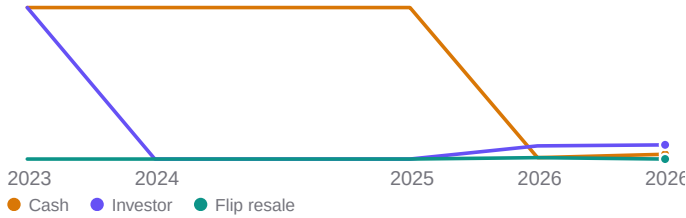
1.2%



## BUYERS & OUTCOMES

### Buyer mix

Cash 3.1% · Investor 9.4% · Flip resale 0%



### Sellers who sold at a gain

100%

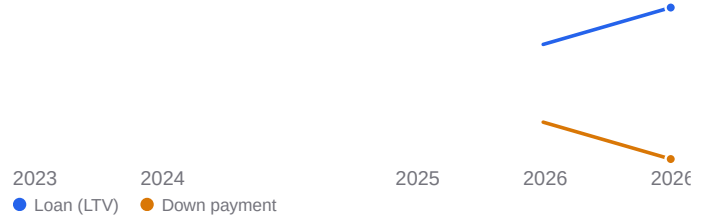


### Median annualized return at resale

+6.4%



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



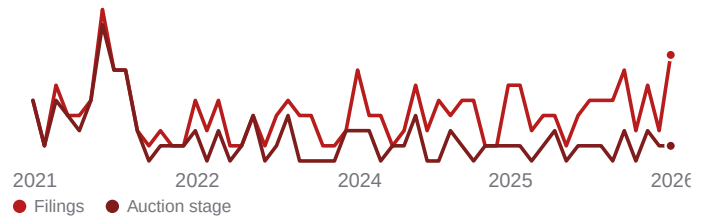
### Typical hold before selling

22.3 yrs



### Preforeclosure filings

Filings 7 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,144    |
| Median value (AVM) | \$515K    |
| Median size        | 1,632 ft² |
| Median bedrooms    | 4         |
| Median year built  | 1999      |
| Single family      | 88%       |
| Condos             | 11%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 53%  |
| Underwater (LTV 125% or more) | 2.2% |
| Owner occupied                | 81%  |
| Company owned                 | 30%  |
| Median loan-to-value          | 47%  |

Typical ownership tenure

8.2 yrs

## COMMUNITY

|                                  |                         |
|----------------------------------|-------------------------|
| Population                       | 34,230                  |
| Density                          | 1,572 / mi <sup>2</sup> |
| Median household income          | \$103K                  |
| Average household income         | \$117K                  |
| Crime index (US avg 100)         | 25                      |
| Air pollution index (US avg 100) | 104                     |
| Earthquake index (US avg 100)    | 336                     |
| Homes occupied                   | 98%                     |
| Bachelor's or higher             | 27%                     |
| Poverty rate                     | 4.3%                    |
| Unemployment                     | 1.1%                    |
| Average temp                     | 47°F                    |
| Annual precip                    | 30 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.