

# Spanish Fork 84660

ZIP code · UT · Utah > Utah County > Spanish Fork

**SELLER'S MARKET**

**\$475K**

MEDIAN SALE PRICE

**121**

SALES (12 MO)

**\$507K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 69 / 100**

Buyer's market

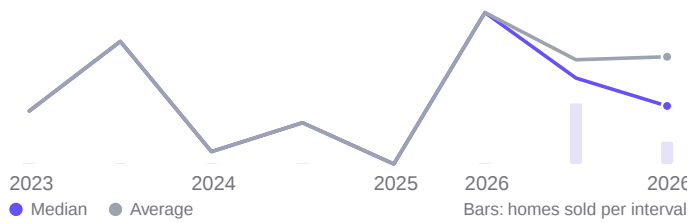
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

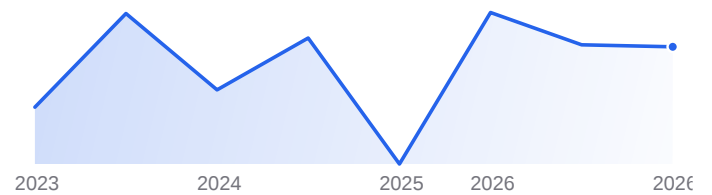
Sale prices

Median \$414K · Average \$604K



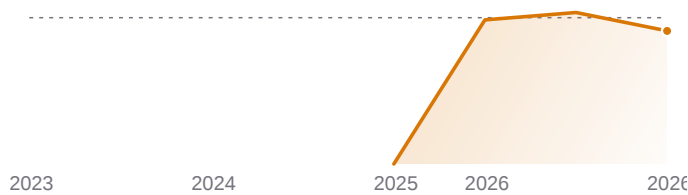
Price per square foot

\$294/ft²



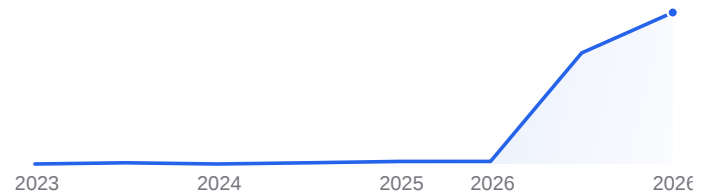
Sale premium vs estimated value

-6.3%



Annual turnover (share of homes sold)

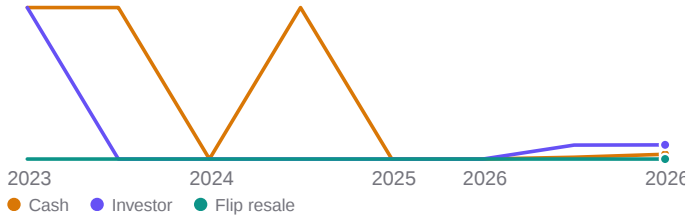
0.8%



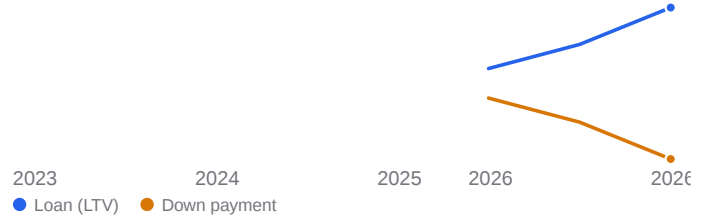
## BUYERS & OUTCOMES

### Buyer mix

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

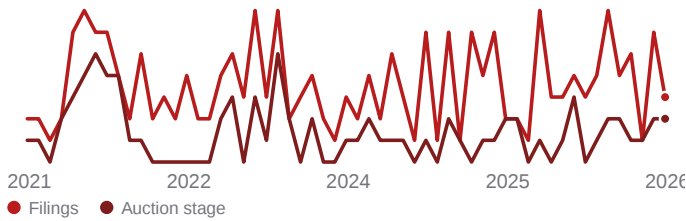


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



### Preforeclosure filings

Filings 3 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 14,428    |
| Median value (AVM) | \$507K    |
| Median size        | 1,648 ft² |
| Median bedrooms    | 3         |
| Median year built  | 2004      |
| Single family      | 76%       |
| Condos             | 2.0%      |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 51%     |
| Underwater (LTV 125% or more) | 1.7%    |
| Owner occupied                | 79%     |
| Company owned                 | 17%     |
| Median loan-to-value          | 50%     |
| Typical ownership tenure      | 6.7 yrs |

## COMMUNITY

|                                  |           |
|----------------------------------|-----------|
| Population                       | 54,145    |
| Density                          | 435 / mi² |
| Median household income          | \$96K     |
| Average household income         | \$116K    |
| Crime index (US avg 100)         | 51        |
| Air pollution index (US avg 100) | 95        |
| Earthquake index (US avg 100)    | 216       |
| Homes occupied                   | 97%       |
| Bachelor's or higher             | 27%       |
| Poverty rate                     | 4.5%      |
| Unemployment                     | 1.3%      |
| Average temp                     | 48°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.