

Leeds 84746

ZIP code · UT · Utah › Washington County › Leeds

\$475K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$666K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	555
Median value (AVM)	\$666K
Median size	2,472 ft²
Median bedrooms	3
Median year built	1996
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.5%
Owner occupied	13%
Company owned	46%
Median loan-to-value	27%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	1,224
Density	24 / mi²
Median household income	\$83K
Average household income	\$90K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	86
Earthquake index (US avg 100)	151
Homes occupied	78%
Bachelor's or higher	13%
Poverty rate	6.0%
Unemployment	1.0%
Average temp	59°F
Annual precip	14 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.