Local Market Update for October 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

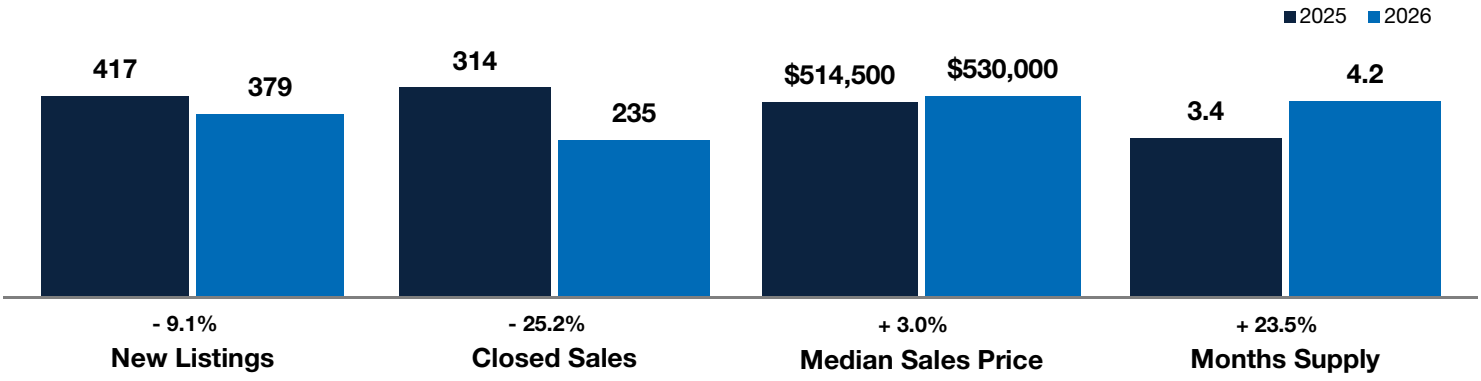
UTAH ASSOCIATION OF REALTORS®

Davis County

	October			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	417	**379**	- 9.1%	4,405	**4,637**	+ 5.3%
Pending Sales	309	**170**	- 45.0%	3,134	**2,947**	- 6.0%
Closed Sales	314	**235**	- 25.2%	3,009	**2,962**	- 1.6%
Median Sales Price*	$514,500	**$530,000**	+ 3.0%	$528,500	**$525,000**	- 0.7%
Average Sales Price*	$566,847	**$600,667**	+ 6.0%	$584,129	**$590,547**	+ 1.1%
Percent of Original List Price Received*	96.3%	**96.0%**	- 0.3%	96.9%	**97.0%**	+ 0.1%
Days on Market Until Sale	50	**62**	+ 24.0%	53	**55**	+ 3.8%
Inventory of Homes for Sale	1,002	**1,180**	+ 17.8%	--	**--**	--
Months Supply of Inventory	3.4	**4.2**	+ 23.5%	--	**--**	--

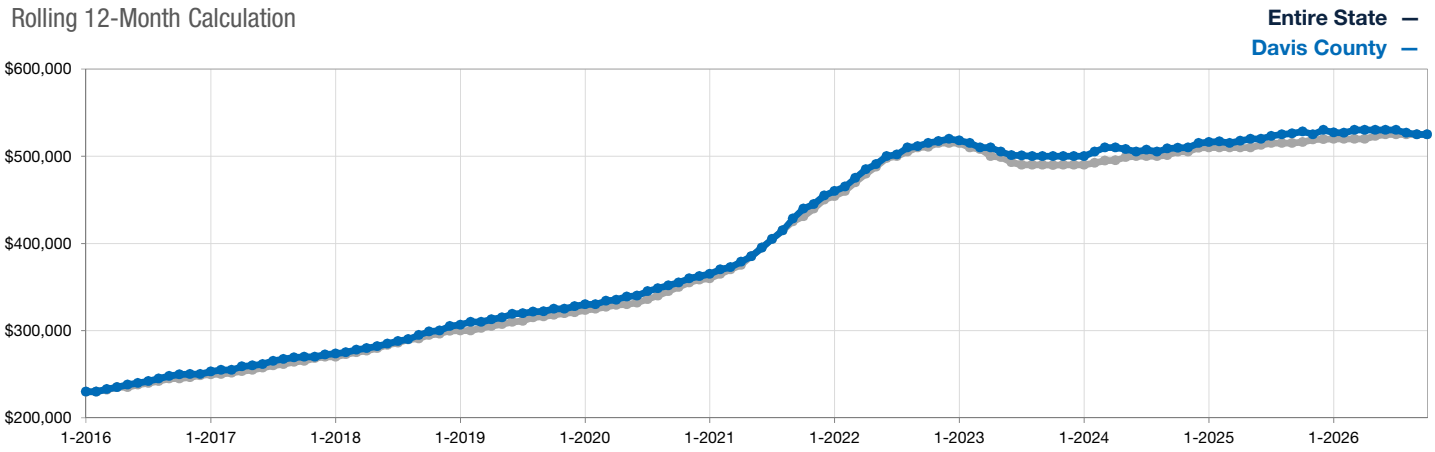
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.