

Local Market Update for April 2026

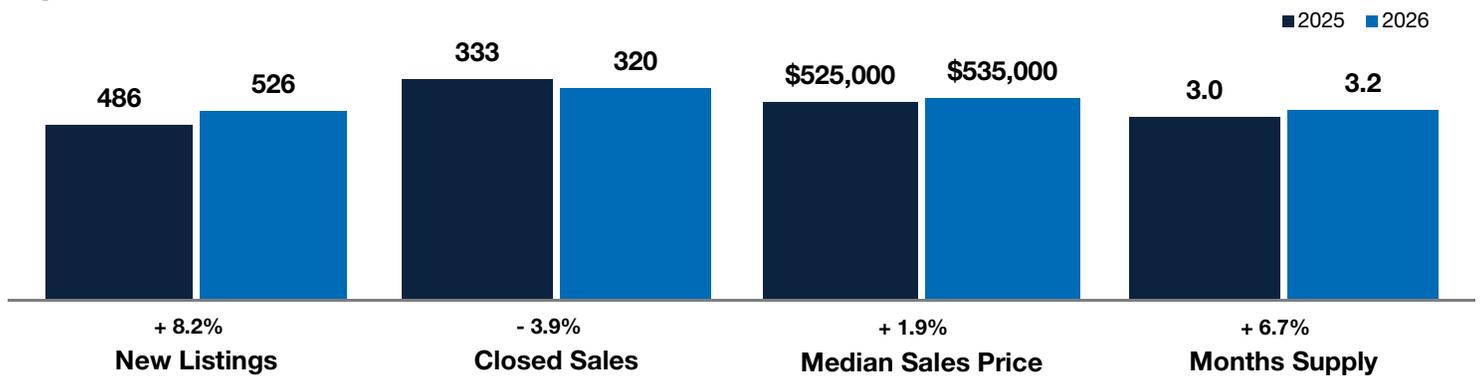
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

Davis County

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	486	526	+ 8.2%	1,633	1,812	+ 11.0%
Pending Sales	341	297	- 12.9%	1,159	1,225	+ 5.7%
Closed Sales	333	320	- 3.9%	970	1,104	+ 13.8%
Median Sales Price*	\$525,000	\$535,000	+ 1.9%	\$520,000	\$524,000	+ 0.8%
Average Sales Price*	\$585,692	\$603,994	+ 3.1%	\$568,050	\$580,072	+ 2.1%
Percent of Original List Price Received*	97.8%	98.2%	+ 0.4%	97.0%	97.4%	+ 0.4%
Days on Market Until Sale	52	46	- 11.5%	61	58	- 4.9%
Inventory of Homes for Sale	878	956	+ 8.9%	--	--	--
Months Supply of Inventory	3.0	3.2	+ 6.7%	--	--	--

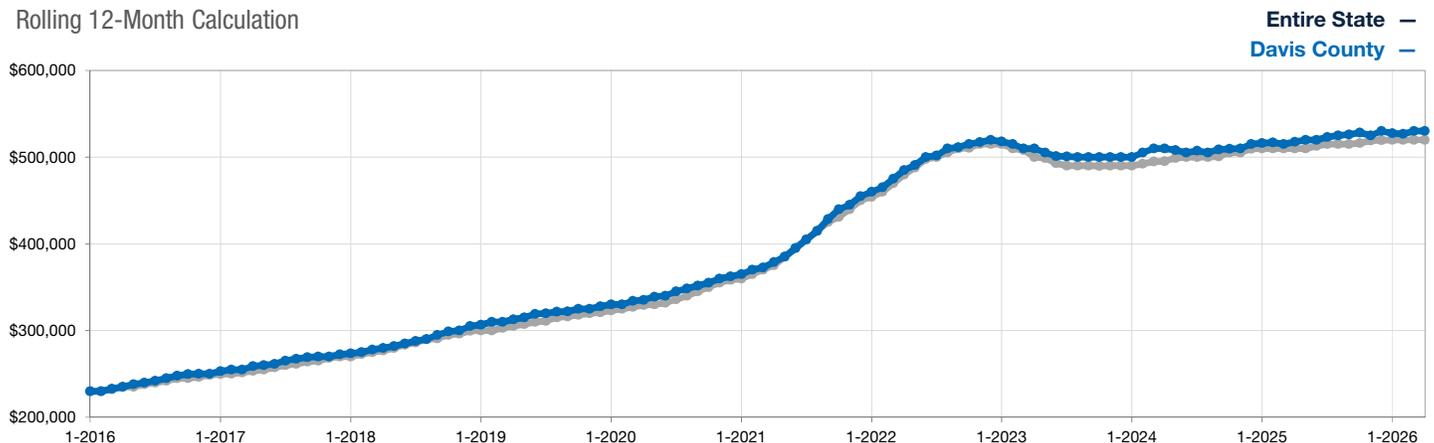
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April



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.