

Local Market Update – December 2024

A Research Tool Provided by Iowa Association of REALTORS®

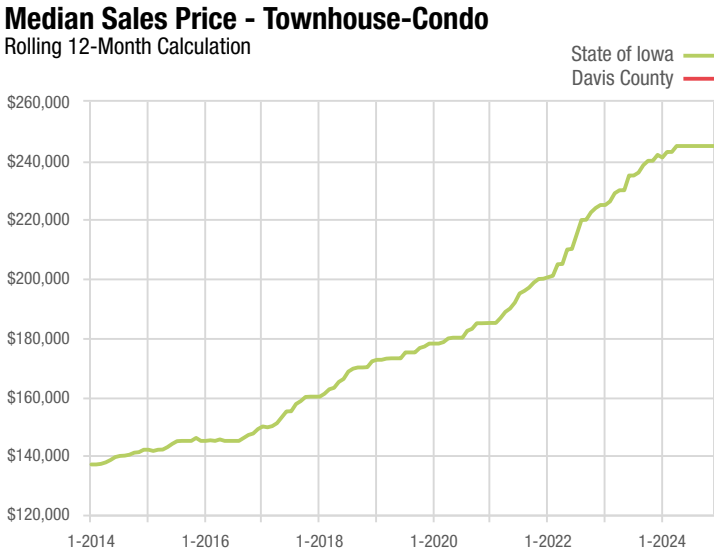
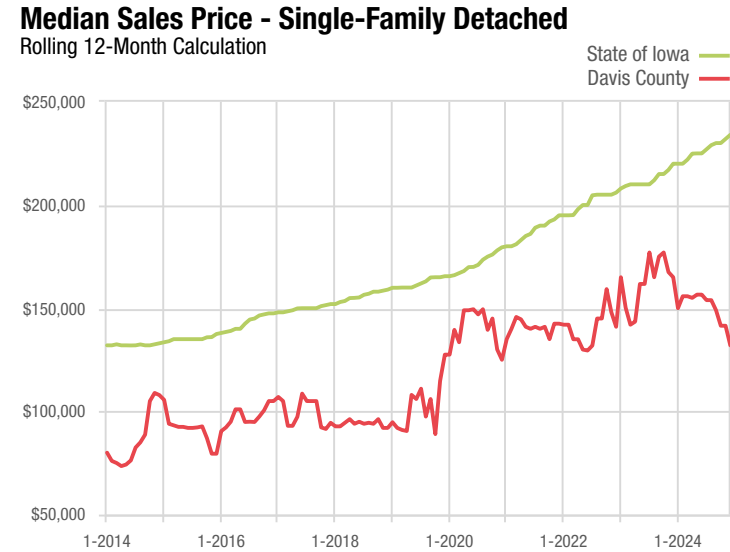


Davis County

Single-Family Detached	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	3	2	- 33.3%	53	90	+ 69.8%
Pending Sales	4	0	- 100.0%	58	68	+ 17.2%
Closed Sales	6	6	0.0%	62	70	+ 12.9%
Days on Market Until Sale	46	62	+ 34.8%	55	43	- 21.8%
Median Sales Price*	\$152,500	\$114,500	- 24.9%	\$165,000	\$132,000	- 20.0%
Average Sales Price*	\$214,167	\$134,000	- 37.4%	\$193,720	\$163,906	- 15.4%
Percent of List Price Received*	90.9%	92.4%	+ 1.7%	93.3%	93.6%	+ 0.3%
Inventory of Homes for Sale	6	28	+ 366.7%	—	—	—
Months Supply of Inventory	1.1	4.5	+ 309.1%	—	—	—

Townhouse-Condo	December			Year to Date		
	2023	2024	% Change	Thru 12-2023	Thru 12-2024	% Change
New Listings	0	0	0.0%	0	0	0.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Days on Market Until Sale	—	—	—	—	—	—
Median Sales Price*	—	—	—	—	—	—
Average Sales Price*	—	—	—	—	—	—
Percent of List Price Received*	—	—	—	—	—	—
Inventory of Homes for Sale	0	0	0.0%	—	—	—
Months Supply of Inventory	—	—	—	—	—	—

* Does not account for seller concessions; % Change may be extreme due to small sample size.



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.