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## Market Report | November 2025

### DAVIS COUNTY

#### Highlights:

- Median Sales Price is up 2.4% over a 12 month rolling average but down 3.2% from the same month last year.
- Inventory of Homes for Sale is up 27.7% over a 12 month rolling average and up 17.4% from the same month last year.
- Days on Market is up 14.9% over a 12 month rolling average and up 22.0% from the same month last year.

|                      | Change in New Listings | Change in Closed Sales | Change in Inventory |
|----------------------|------------------------|------------------------|---------------------|
| Last Month           | <b>-29.5%</b>          | <b>-10.6%</b>          | <b>-7.4%</b>        |
| Same Month Last Year | <b>9.2%</b>            | <b>0.4%</b>            | <b>17.4%</b>        |



|                             | November 2024 | November 2025 | + / -  | 12 Month Avg | + / - |
|-----------------------------|---------------|---------------|--------|--------------|-------|
| New Listings                | 260           | 284           | 9.2%   | 389          | 8.8%  |
| Pending Sales               | 188           | 224           | 19.1%  | 259          | 0.6%  |
| Closed Sales                | 269           | 270           | 0.4%   | 285          | 0.1%  |
| Median Sales Price          | \$537,000     | \$520,000     | -3.2%  | \$525,705    | 2.4%  |
| Average Sales Price         | \$596,136     | \$557,935     | -6.4%  | \$579,014    | 2.6%  |
| List to Sale Price Ratio    | 96.9%         | 95.7%         | -1.2%  | 96.8%        | -2.7% |
| Days on Market              | 50            | 61            | 22.0%  | 54           | 14.9% |
| Inventory of Homes for Sale | 755           | 886           | 17.4%  | 867          | 27.7% |
| Months Supply of Inventory  | 2.6           | 3.3           | 26.9%  | 2.9          | 20.7% |
| Single Family Permits       | 25            | 17            | -32.0% | 24           | -3.6% |

#### % Change in Median Price

