

Local Market Update for August 2024

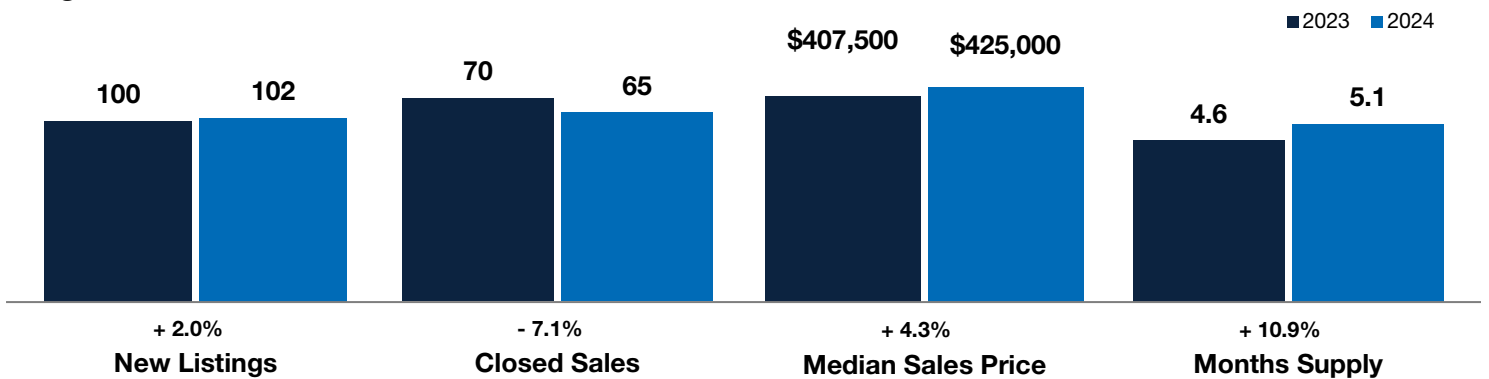
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

Box Elder County

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	100	102	+ 2.0%	634	774	+ 22.1%
Pending Sales	52	48	- 7.7%	463	492	+ 6.3%
Closed Sales	70	65	- 7.1%	444	478	+ 7.7%
Median Sales Price*	\$407,500	\$425,000	+ 4.3%	\$403,800	\$413,950	+ 2.5%
Average Sales Price*	\$470,607	\$490,735	+ 4.3%	\$430,554	\$448,692	+ 4.2%
Percent of Original List Price Received*	96.8%	97.3%	+ 0.5%	96.2%	97.2%	+ 1.0%
Days on Market Until Sale	60	68	+ 13.3%	66	69	+ 4.5%
Inventory of Homes for Sale	229	284	+ 24.0%	--	--	--
Months Supply of Inventory	4.6	5.1	+ 10.9%	--	--	--

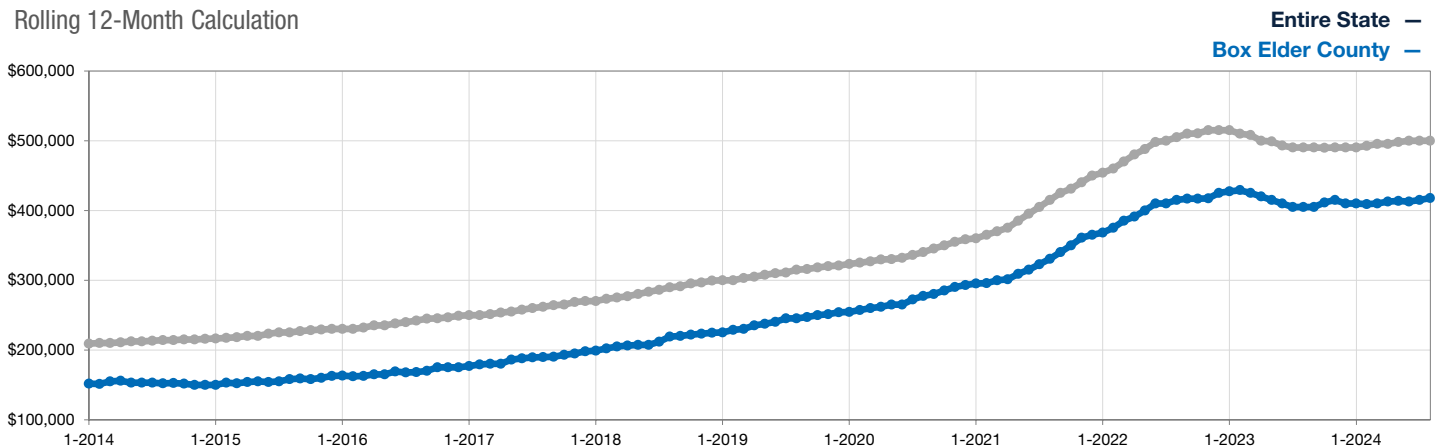
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August



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.