

Local Market Update for January 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

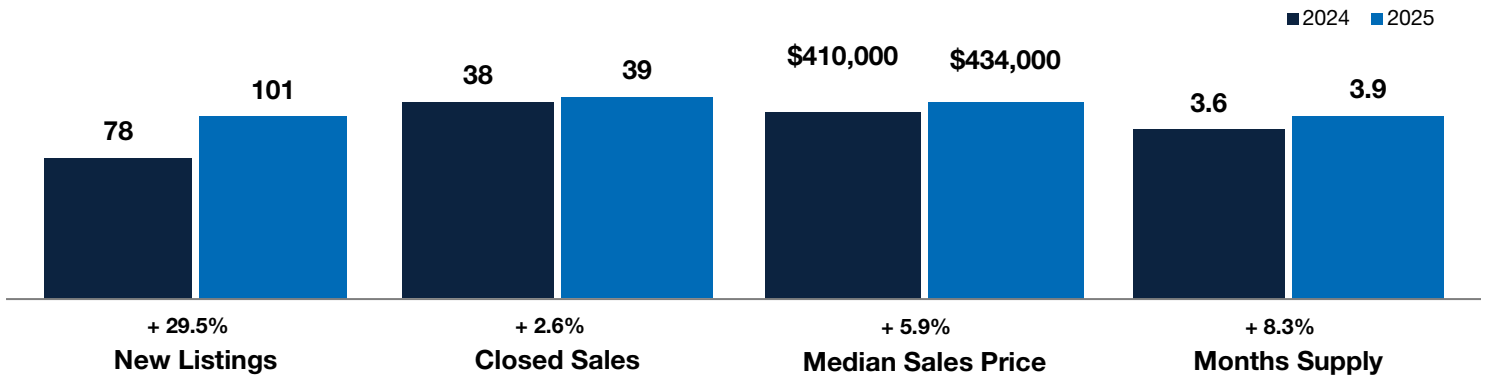


Box Elder County

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	78	101	+ 29.5%	78	101	+ 29.5%
Pending Sales	55	50	- 9.1%	55	50	- 9.1%
Closed Sales	38	39	+ 2.6%	38	39	+ 2.6%
Median Sales Price*	\$410,000	\$434,000	+ 5.9%	\$410,000	\$434,000	+ 5.9%
Average Sales Price*	\$423,904	\$461,597	+ 8.9%	\$423,904	\$461,597	+ 8.9%
Percent of Original List Price Received*	95.3%	96.0%	+ 0.7%	95.3%	96.0%	+ 0.7%
Days on Market Until Sale	92	74	- 19.6%	92	74	- 19.6%
Inventory of Homes for Sale	196	238	+ 21.4%	--	--	--
Months Supply of Inventory	3.6	3.9	+ 8.3%	--	--	--

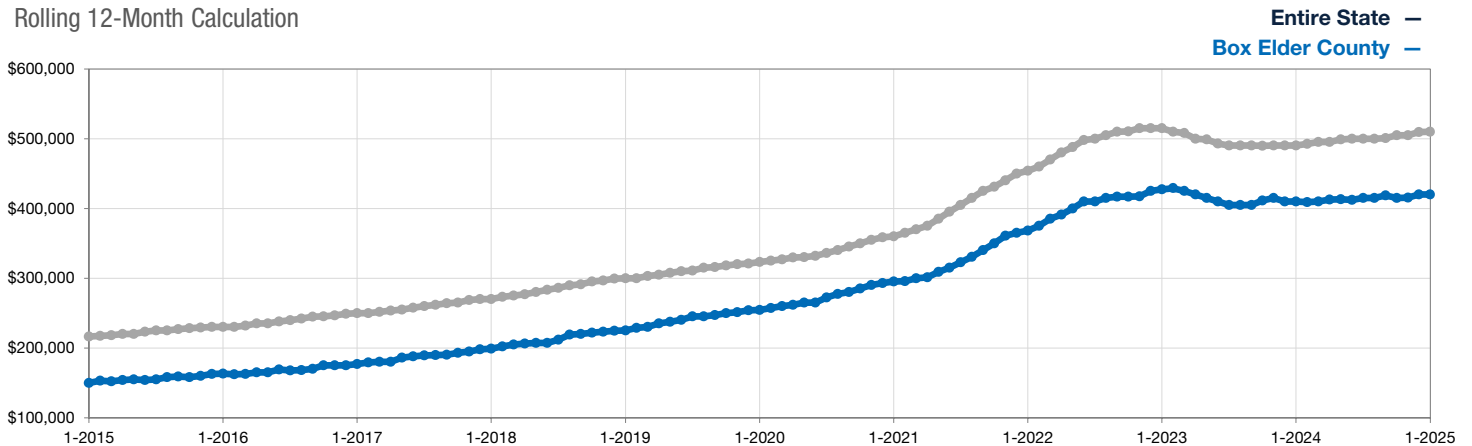
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January



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.