

Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

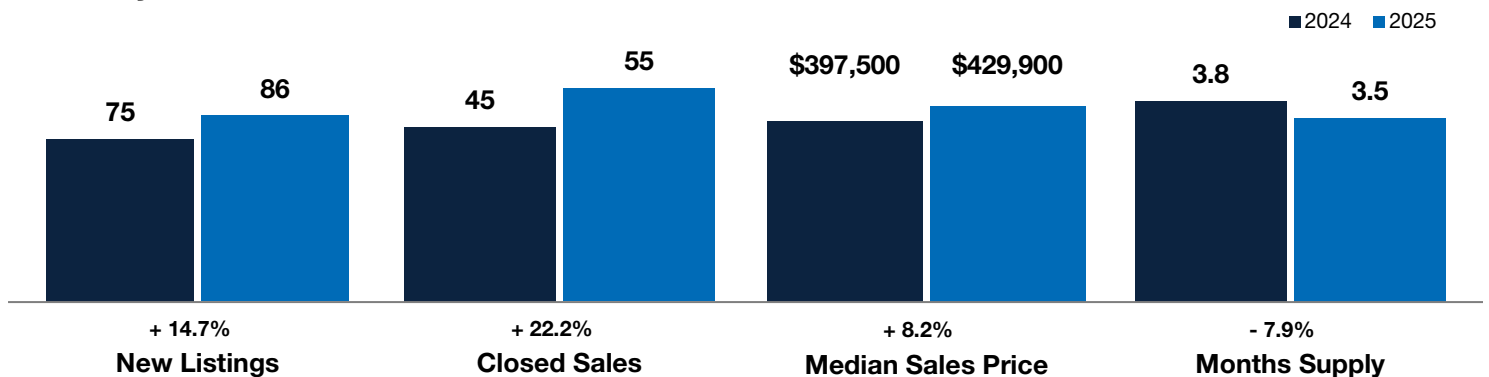


Box Elder County

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	75	86	+ 14.7%	153	191	+ 24.8%
Pending Sales	50	58	+ 16.0%	105	115	+ 9.5%
Closed Sales	45	55	+ 22.2%	83	95	+ 14.5%
Median Sales Price*	\$397,500	\$429,900	+ 8.2%	\$397,500	\$429,900	+ 8.2%
Average Sales Price*	\$417,439	\$449,865	+ 7.8%	\$420,399	\$452,893	+ 7.7%
Percent of Original List Price Received*	95.4%	95.7%	+ 0.3%	95.3%	95.8%	+ 0.5%
Days on Market Until Sale	107	92	- 14.0%	100	85	- 15.0%
Inventory of Homes for Sale	205	219	+ 6.8%	--	--	--
Months Supply of Inventory	3.8	3.5	- 7.9%	--	--	--

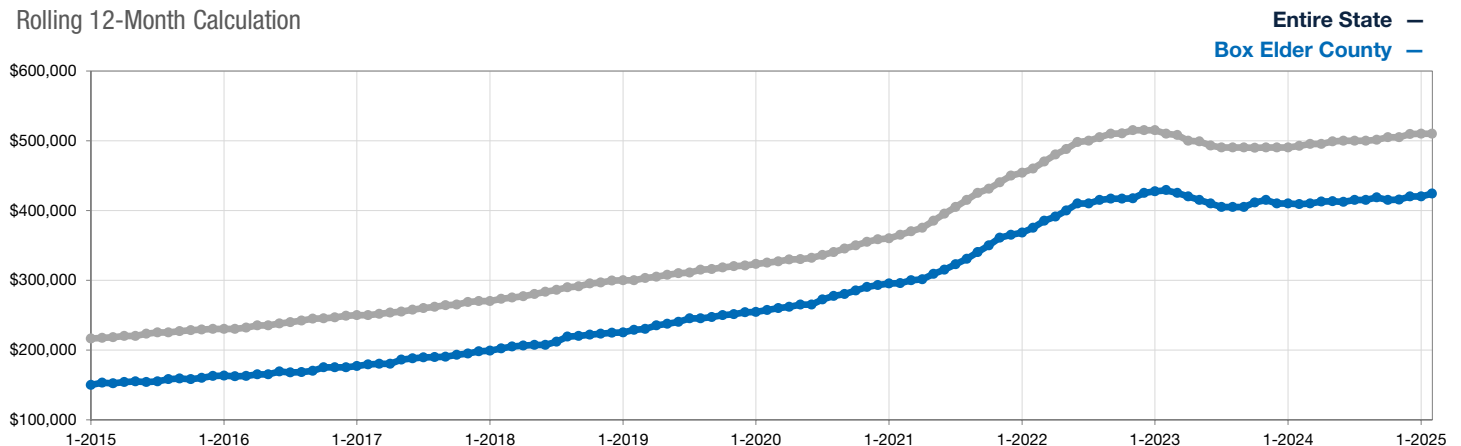
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February



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.