

# Local Market Update for August 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

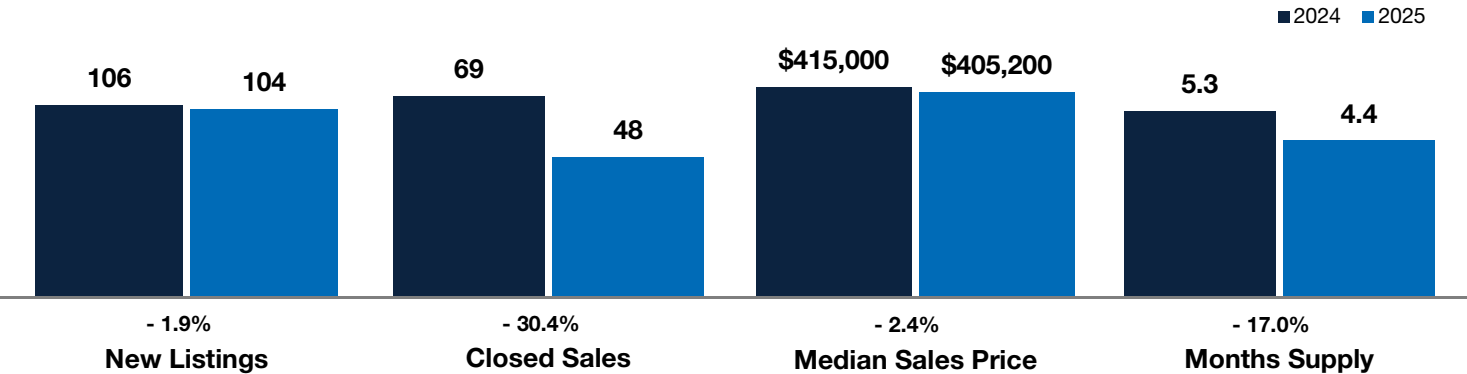


## Box Elder County

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	106	104	- 1.9%	780	868	+ 11.3%
Pending Sales	55	65	+ 18.2%	504	532	+ 5.6%
Closed Sales	69	48	- 30.4%	484	498	+ 2.9%
Median Sales Price*	\$415,000	\$405,200	- 2.4%	\$410,000	\$432,500	+ 5.5%
Average Sales Price*	\$482,894	\$445,667	- 7.7%	\$447,122	\$456,082	+ 2.0%
Percent of Original List Price Received*	97.3%	96.3%	- 1.0%	97.2%	97.2%	0.0%
Days on Market Until Sale	68	78	+ 14.7%	69	69	0.0%
Inventory of Homes for Sale	302	285	- 5.6%	--	--	--
Months Supply of Inventory	5.3	4.4	- 17.0%	--	--	--

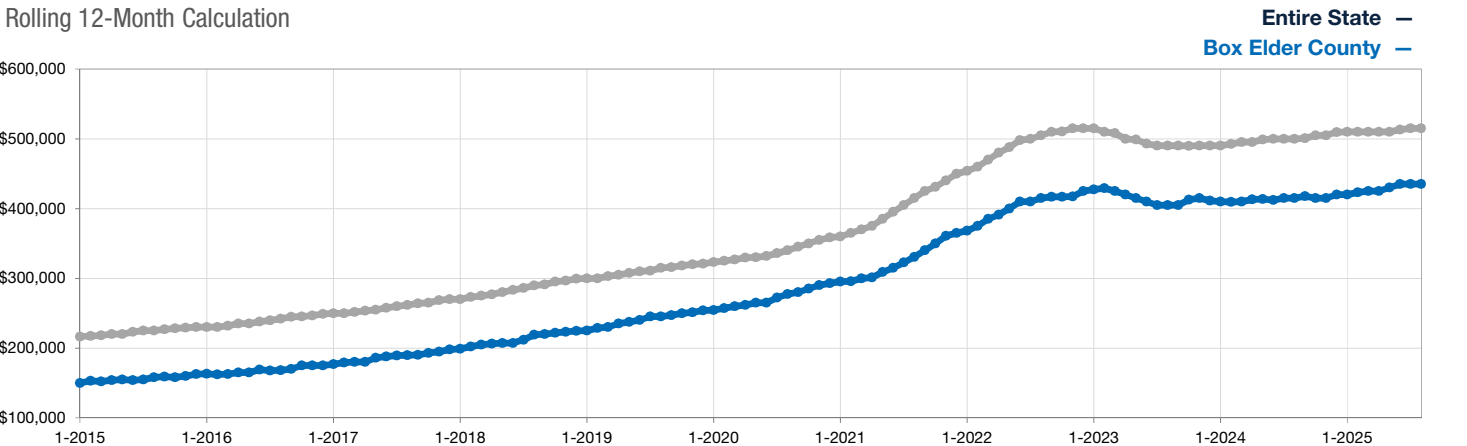
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### 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.