

Local Market Update for January 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

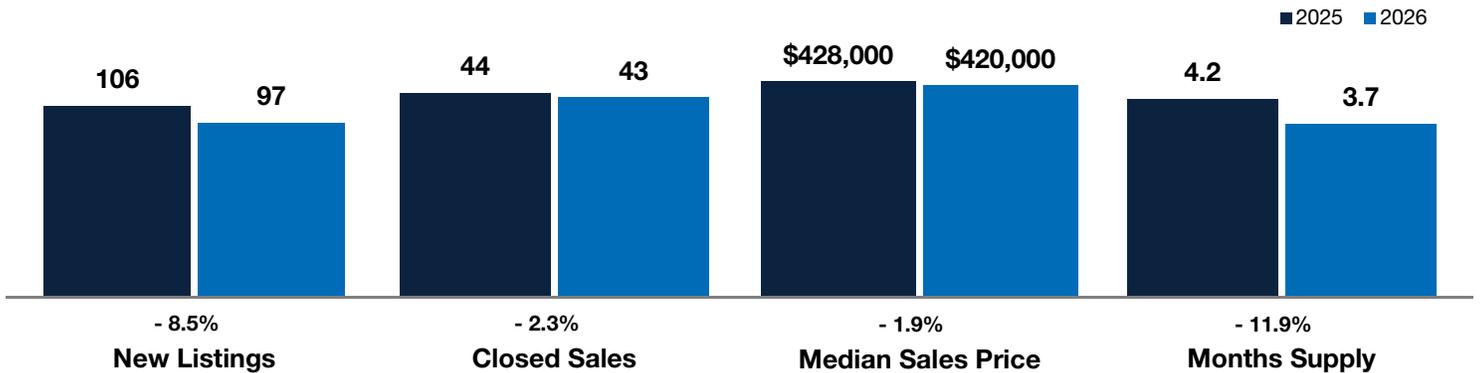


Box Elder County

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	106	97	- 8.5%	106	97	- 8.5%
Pending Sales	58	63	+ 8.6%	58	63	+ 8.6%
Closed Sales	44	43	- 2.3%	44	43	- 2.3%
Median Sales Price*	\$428,000	\$420,000	- 1.9%	\$428,000	\$420,000	- 1.9%
Average Sales Price*	\$451,755	\$444,709	- 1.6%	\$451,755	\$444,709	- 1.6%
Percent of Original List Price Received*	96.2%	96.8%	+ 0.6%	96.2%	96.8%	+ 0.6%
Days on Market Until Sale	80	92	+ 15.0%	80	92	+ 15.0%
Inventory of Homes for Sale	264	236	- 10.6%	--	--	--
Months Supply of Inventory	4.2	3.7	- 11.9%	--	--	--

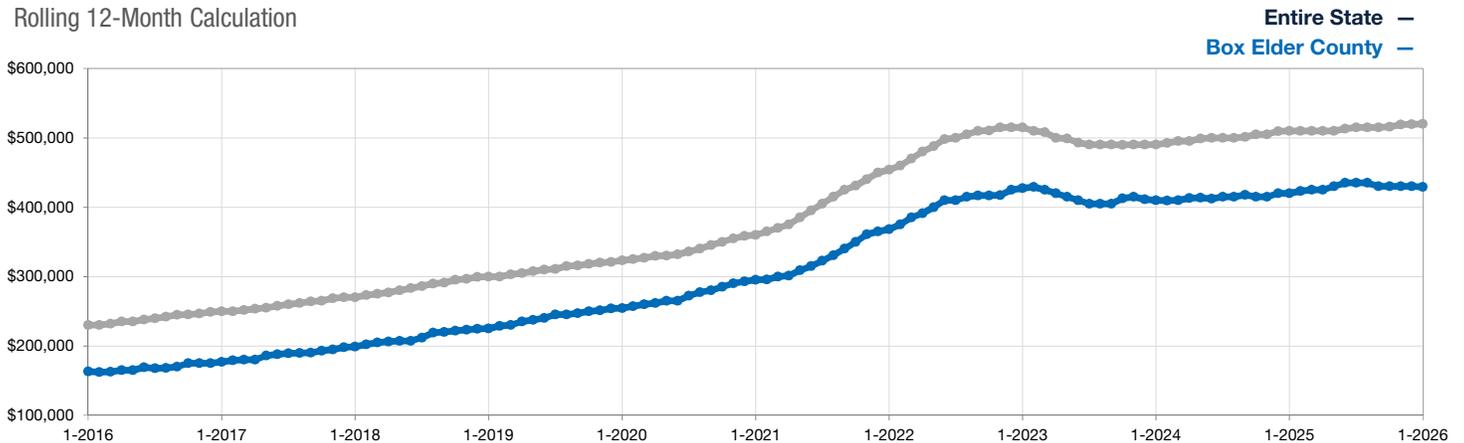
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.