

Local Market Update for February 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

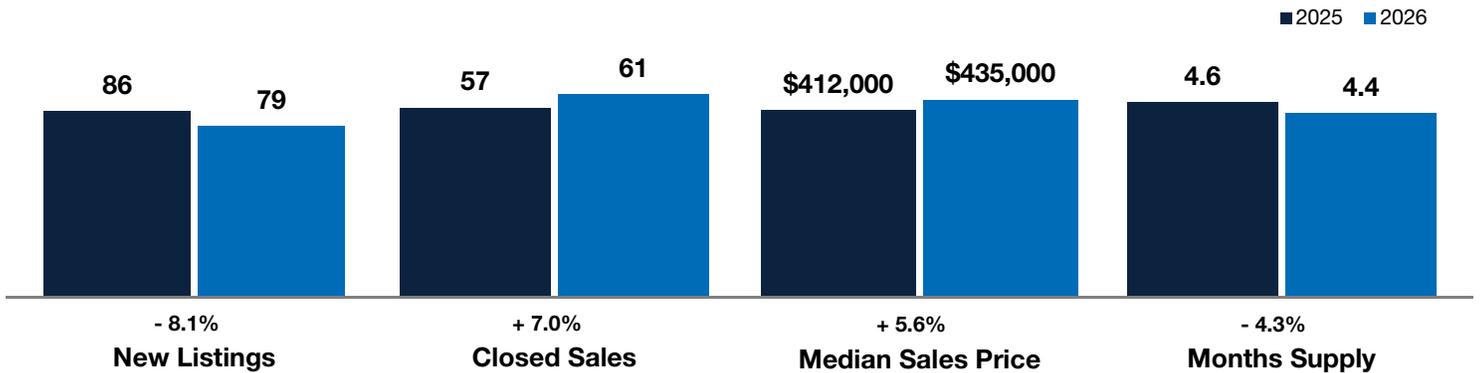


Box Elder County

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	86	79	- 8.1%	192	179	- 6.8%
Pending Sales	63	55	- 12.7%	121	125	+ 3.3%
Closed Sales	57	61	+ 7.0%	101	107	+ 5.9%
Median Sales Price*	\$412,000	\$435,000	+ 5.6%	\$422,000	\$432,000	+ 2.4%
Average Sales Price*	\$445,922	\$477,794	+ 7.1%	\$448,463	\$464,169	+ 3.5%
Percent of Original List Price Received*	95.6%	97.6%	+ 2.1%	95.8%	97.3%	+ 1.6%
Days on Market Until Sale	92	68	- 26.1%	86	78	- 9.3%
Inventory of Homes for Sale	292	278	- 4.8%	--	--	--
Months Supply of Inventory	4.6	4.4	- 4.3%	--	--	--

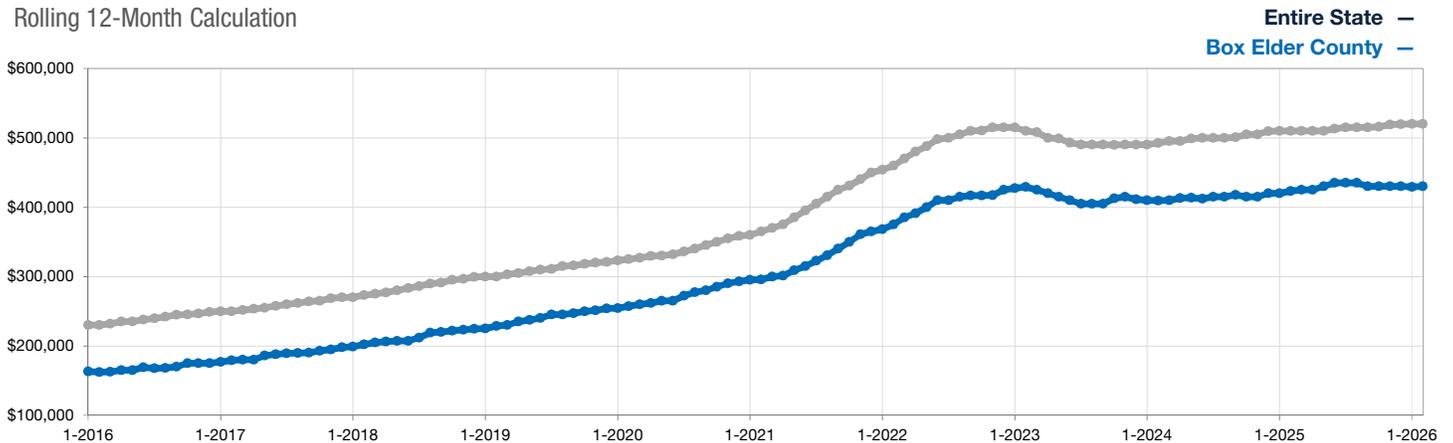
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.