



UTAH HOMEBUYER FACT SHEET

September 2026 market snapshot

Davis, Weber & Cache counties | A quick local read and a practical starting point for mortgage readiness.

DAVIS COUNTY		WEBER COUNTY		CACHE COUNTY	
\$521K	435	\$447K	411	\$484K	158
Median sale price	New listings	Median sale price	New listings	Median sale price	New listings
260	55	274	67	110	85
Closed properties	Avg. days on market	Closed properties	Avg. days on market	Closed properties	Avg. days on market

HOW TO READ THESE NUMBERS

Median sale price is the midpoint of closed sales for the month. New listings count homes newly listed; closed properties count sales completed; days on market is the reported average. These are countywide snapshots, not a forecast or a price estimate for any one home.

Data shown from the supplied September 2026 county graphics; their footnotes attribute the market figures to Utah Association of REALTORS® MLS data. Box Elder County was not present in the supplied graphics, so no Box Elder figure is shown.

BUYER BASICS

Planning to buy later? Start by asking what mortgage credit score and debt-to-income ratio a lender will use. The next pages explain what those numbers mean and which Utah assistance programs may be worth asking about.

**BUYER BASICS**

What lenders review

Credit, monthly debt, income and assistance work together. A lender can tell you which loan path fits your situation.

1 Mortgage credit score

The score in a free app may differ from the score or report used for a mortgage. A lender may request a merged report from the credit bureaus and evaluate the full file, including payment history, balances, recent accounts and credit depth.

For many conventional loans

Fannie Mae guidance uses classic FICO models today. If three scores are obtained for one borrower, the middle score is selected; with multiple borrowers, the loan-level representative score is generally based on the lowest applicable borrower score. Automated underwriting may assess the full credit report rather than apply a single universal minimum score.

For FHA

FHA policy generally allows a 3.5% minimum investment at 580+ and 10% at 500-579; a lender may require a higher score. The FHA TOTAL Scorecard evaluates the full application and can return "Accept" or "Refer." FHA is scheduled to begin accepting VantageScore 4.0 and FICO 10T on January 1, 2027; ask which rules apply when you apply.

2 Debt-to-income (DTI)

DTI compares qualifying monthly debt payments with qualifying gross monthly income.

MONTHLY DEBTS ÷ QUALIFYING MONTHLY INCOME = DTI

Debt commonly includes the proposed housing payment (principal, interest, property taxes, homeowners insurance, mortgage insurance and HOA dues when applicable), plus qualifying car, student-loan, credit-card, lease and support payments.

There is no one DTI cutoff for every mortgage.

Limits depend on loan program, automated underwriting results, credit, reserves and lender rules. For context, Fannie Mae allows up to 50% for DU-underwritten casefiles; that is a program ceiling, not a recommended budget or a promise of approval.

A PRACTICAL LENDER QUESTION

"Which mortgage score and report did you pull, what monthly payment fits my budget, and what DTI limits apply to the loan program I'm considering?"

A lender may consider the entire application and program rules. A score shown by a free app is not necessarily the score used for a mortgage decision.



UTAH PROGRAMS

Assistance to ask about

These programs have eligibility rules and limited funding. Confirm current requirements, availability and whether programs can be combined with your mortgage.

Utah Housing First-Time Homebuyer Assistance

Up to \$20,000 as a 0% loan with no monthly payment, for eligible first-time buyers purchasing qualifying newly built homes with a Utah Housing participating lender.

Income and purchase limits apply; program funds are limited. The assistance is repayable under program rules when the home is sold or refinanced.

Davis County Homeownership Assistance

Eligible buyers purchasing in Davis County may apply for a no-monthly-payment loan up to \$50,000. It carries 1% interest and is generally repaid on sale or an ineligible refinance.

Income and debt rules apply; applications are first come, first qualified. It is a loan, not a grant.

ASK BEFORE YOU APPLY

1. Which score and credit report did you pull?
2. What monthly payment fits my budget?
3. Is the assistance a grant or a repayable loan?
4. Can the assistance be combined with this mortgage?

SOURCES & IMPORTANT INFORMATION

Sources and program details: Fannie Mae credit score rules • Fannie Mae DTI rules • HUD FHA TOTAL and score-model update • Utah Housing FAQ (updated July 2026) • Davis County program. FHA alternative credit score models are scheduled to be accepted beginning January 1, 2027; ask a lender about the rules in effect for your application date.

Educational information only; not a credit decision, loan offer, tax advice or guarantee of assistance. Loan eligibility, lender overlays, rates, program rules and funding can change. Confirm current requirements and funding directly with a participating lender and program administrator.