

**Year-End Residential Market Review**  
**2026 Page County Reassessment Results**

To evaluate the accuracy of the assessed values, we compared each property’s assessment to individual market data points, including active listing prices, pending sales, and recent sold prices. For each comparison, we calculated a ratio by dividing the assessed value by the market price. In simple terms, this ratio shows how close the assessment is to what the property is being offered for or sold for in the marketplace.

We then summarized these individual ratios by calculating both an average and a median. The average reflects the overall relationship between assessments and market prices, while the median represents the typical property and helps reduce the influence of unusually high or low values. Together, these measures provide a clear and reliable indication of how well the assessed values align with current market conditions.

On January 29, 2026, data on active listings, pending sales (properties under contract but not yet closed), and closed residential sales were extracted from the local Multiple Listing Service (MLS) maintained by area real estate agents. The dataset covers properties located in Page County and includes transactions that were finalized between December 1, 2025, and January 29, 2026.

The following summary statistics were derived from the closed-sale data. The average number of days on market was 73 days, while the median was 12 days. The median sale-price-to-list-price ratio for closed properties was 96.4%, and the average ratio was 94.1%. A total of 40 residential sales occurred in Page County during December 1, 2025 through January 29, 2026 analysis period.

For these 40 sales, the average ratio of the 2026 assessed value to sale price was 96%, with a median ratio of 92%. The chart below illustrates these results.

**Status: Closed (40)**

	Original List Price	Previous List Price	Current Price	DOM	CDOM	Sold Price/Orig Price	Sold Price/List Price
Min	\$85,000	\$85,000	\$55,000	1	1	40.4 %	68.7 %
Max	\$4,950,000	\$2,790,000	\$1,999,999	1133	1133	105.5 %	105.5 %
Avg	\$478,156	\$541,797	\$372,704	69	73	91.4 %	94.1 %
Median	\$308,540	\$323,040	\$297,450	12	12	94.8 %	96.4 %
Sum	\$19,126,259	\$5,417,970	\$14,908,179				

We also analyzed active and pending listings and compared these data to the 2026 assessed values, incorporating recent sales where available. The average assessed-value-to-list-price ratio was 85%, with a median of 86%. When considered alongside the typical sale-to-list-price ratio of approximately 95%, the combined active, pending, and sold market data indicate that the 2026 assessed values are accurate and generally just below the targeted 100% assessment level.

The average time it takes to sell a home remains under 90 days, and homes are selling for more than 95% of their listing prices. Together, these measures indicate a healthy residential market that is generally stable, with slight upward movement.