

Your
OGDEN
REAL ESTATE RESOURCE

Insider Guide
to Ogden
Real Estate



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REALTOR + OGDEN EXPERT

Ogden NEIGHBORHOODS

I know you're digging that city-meets-mountains vibe that O-town boasts. I'm dedicated to finding you the perfect place to build your life not just call home. Enjoy this insider's peek into the enchanting neighborhoods that our community absolutely adores!



EAST BENCH

Where Outdoor Recreation Meets Lifestyle

Nestled against the Wasatch Mountains, homes here offer stunning views, trail access, and a quieter lifestyle. Here you'll find loads of historic charm.



NORTH OGDEN

Family-focused, drenched with mountain views

North Ogden offers newer homes and a peaceful feel. It's popular for families wanting space and views. Expect quiet neighborhoods with a suburban vibe.



WASHINGTON TERRACE

Easy access hub

Centrally located near Riverdale and South Ogden, this area is extremely convenient being close to shopping, dining, and freeway access.



DOWNTOWN / EAST CENTRAL

Where Vibrant Community Meets Convenience

Centered around Historic 25th Street, this area is full of energy. Think restaurants, nightlife, and community events. It's the go-to for walkability and urban living.



SOUTH OGDEN

Established community with convenience

South Ogden is known for its classic neighborhoods and central location. You'll find mid-century homes and easy access to shopping. It's practical, comfortable living.



WEST OGDEN

Accessible, versatile neighborhood

This area offers some of the most accessible price points in Ogden. It has a mix of industrial and residential pockets. Great potential for buyers looking for value.

Why Homebuyers Love Ogden

Nestled at the foot of the Wasatch Mountains, Ogden is a dynamic city that blends rich history with modern innovation and outdoor adventure. Once a booming railroad hub, Ogden has transformed into a vibrant destination known for its charming historic district, thriving arts scene, and unparalleled access to recreation.

Downtown Ogden offers a perfect mix of old and new, with beautifully restored 25th Street lined with locally owned shops, trendy restaurants, and cultural attractions like the Eccles Art Center and Peery's Egyptian Theater. For those seeking an active lifestyle, Ogden is a gateway to world-class skiing, hiking, and mountain biking, with Snowbasin, Powder Mountain, and the Ogden River Parkway just minutes away.

Attractions



Ogden's very own ski resort, Snowbasin, is **ranked No. 1 in the nation** by Ski Magazine.

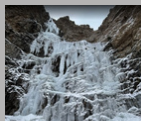


Ogden-Clearfield MSA recently **ranked No. 2 in the nation** for best-performing cities for economic growth.



Lively downtown Ogden has been revitalized and continues to grow with new restaurants, coffee shops, and boutiques along **Historic 25th**.

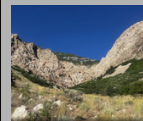
Trails



Waterfall Canyon



Malan's Peak



Jump Off Canyon

Schools

UNIVERSITY
Weber State

HIGH SCHOOL
Ben Lomond

HIGH SCHOOL
Ogden High

ELEMENTARY SCHOOL
Polk Elementary

Real Estate Market Snapshot

DATA FROM 6/1/25 - 6/1/26 VIA UTAHREALESTATE.COM

Homebuyers are drawn to Ogden for its diverse real estate options, from historic bungalows and Victorian homes to sleek modern builds. With a lower cost of living compared to other Wasatch Front cities, Ogden offers excellent value for homeowners and investors.

If you are considering listing or buying a home in Ogden, now is the time to act.

For homeowners, market trends may offer increased equity, while prospective buyers might consider entering the market sooner to capitalize on current prices before further increases.

Ogden

Number of Sold Properties

2,204

Average Days on Market

61

Average Price
\$475,000

North Ogden

Number of Sold Properties

450

Average Days on Market

74

Average Price
\$570,000

South Ogden

Number of Sold Properties

906

Average Days on Market

59

Average Price
\$470,000

Your LOCAL HIDDEN GEMS

Insider Guide

OUTDOOR RECREATION

- **Waterfall Canyon Trail hike and Via Ferrata**

Short hike → big waterfall payoff. Most locals don't know about the Via Ferrata you can book, so that's our little secret.

- **Ogden River Parkway**

Scenic walk, bike, or sunset cruise. Finish with a picnic in the park at Big Dee.

- **Willard Bay Sauna**

Check out the state park and book a sauna and cold plunge session.

- **Ogden Nature Center North Trailhead**

If you're looking for a casual, mostly flat and shaded hike, this one is for you, and still drenched in mountain views.

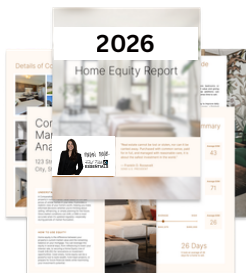
LOCAL FOOD FAVS

- **Elevated Bagel Co.** - Handmade bagels daily
- **Mercantile on 25th** - Brunch
- **Roosters on B street** - American food + beer
- **University Broiler & Grill** - Award-winning greek cuisine
- **The Red Light Bar** - Best burgers in Ogden

DAY TRIPS

- **Off-road drive** the top of Francis Peak / Farmington Canyon (weather permitting)
- **Rent paddle boards** and float Causey Reservoir (be prepared for little to no cell reception).
- **Pet alpacas** at Enchanted Hollow Alpaca Farm + swim at Crystal Hot Springs following.

RECEIVE A COMPLIMENTARY CMA



DISCOVER YOUR CURRENT
EQUITY POSITION



SEE COMPARABLE
PROPERTIES ON THE MARKET



LEARN WHAT YOU COULD
LIST YOUR HOME FOR



Scan the QR code, add
your details, and get
your custom CMA
created and analyzed
by me! No auto-
generated reports.

Your **OGDEN**

REAL ESTATE RESOURCE



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