

# Housing Supply Overview

This research report is provided by the Utah Association of REALTORS® and includes data from UtahRealEstate.com, Iron County MLS, Washington County MLS and Park City MLS



## May 2026

U.S. pending home sales increased for the third straight month, rising 1.4%, according to the National Association of REALTORS®, led by gains in the Northeast, Midwest, and West. On a year-over-year basis, pending sales were up 3.2%, with contract activity increasing in the Midwest, South, and West. For the 12-month period spanning June 2025 through May 2026, Closed Sales in the Utah Association of REALTORS® region were up 3.4 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales rose 14.4 percent.

The overall Median Sales Price improved 2.0 percent to \$515,000. The property type with the largest gain was the Single-Family segment, where prices improved 2.3 percent to \$569,900. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 62 days. The price range that tended to sell the slowest was the \$1,500,000 and Above range at 85 days.

Market-wide, inventory levels dropped 0.1 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale were up 10.7 percent. That amounts to 4.2 months of inventory for Single-Family and 5.2 months of inventory for Townhouse-Condo.

## Quick Facts

| + 14.4%                                                    | + 8.5%                                                    | + 8.3%                                               |
|------------------------------------------------------------|-----------------------------------------------------------|------------------------------------------------------|
| Price Range with Strongest Sales:<br>\$1,500,000 and Above | Bedroom Count with Strongest Sales:<br>4 Bedrooms or More | Property Type With Strongest Sales:<br>Single-Family |
| Closed Sales                                               |                                                           | 2                                                    |
| Days On Market Until Sale                                  |                                                           | 3                                                    |
| Median Sales Price                                         |                                                           | 4                                                    |
| Percent of Original List Price Received                    |                                                           | 5                                                    |
| Inventory of Homes for Sale                                |                                                           | 6                                                    |
| Months Supply of Inventory                                 |                                                           | 7                                                    |

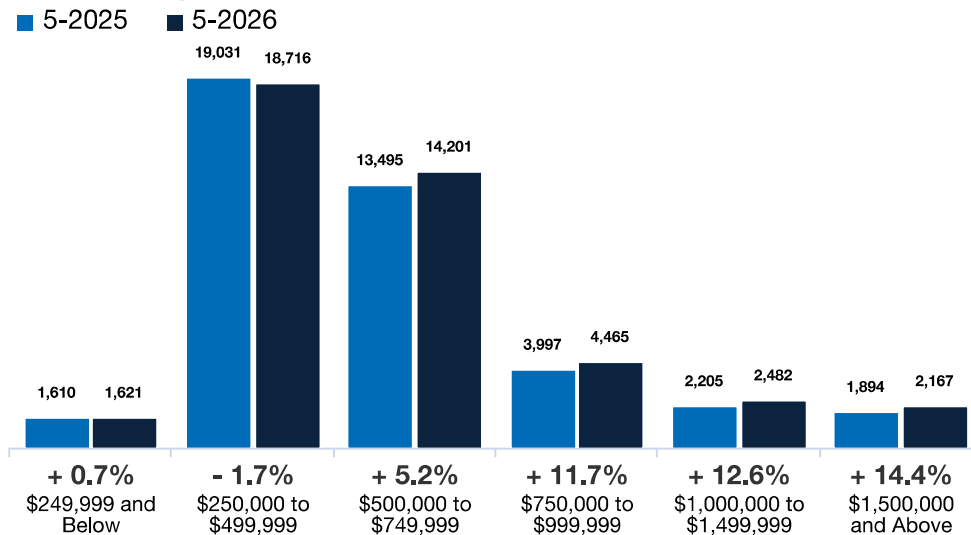
This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



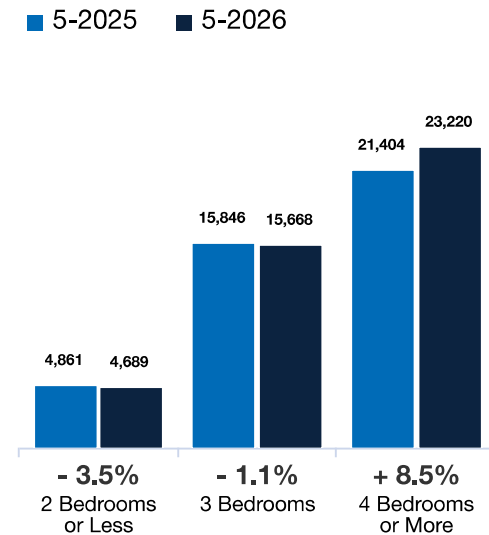
# Closed Sales

A count of the actual sales that closed in a given month. **Based on a rolling 12-month total.**

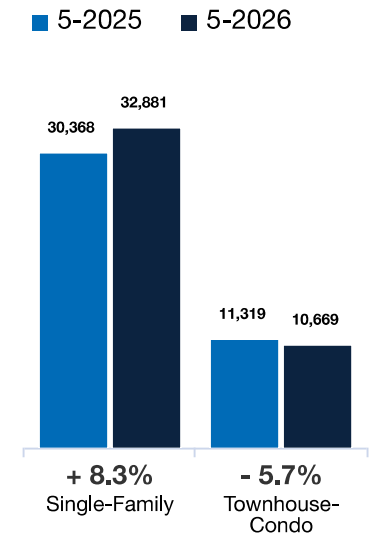
## By Price Range



## By Bedroom Count



## By Property Type



## All Properties

| By Price Range             | 5-2025 | 5-2026 | Change  |
|----------------------------|--------|--------|---------|
| \$249,999 and Below        | 1,610  | 1,621  | + 0.7%  |
| \$250,000 to \$499,999     | 19,031 | 18,716 | - 1.7%  |
| \$500,000 to \$749,999     | 13,495 | 14,201 | + 5.2%  |
| \$750,000 to \$999,999     | 3,997  | 4,465  | + 11.7% |
| \$1,000,000 to \$1,499,999 | 2,205  | 2,482  | + 12.6% |
| \$1,500,000 and Above      | 1,894  | 2,167  | + 14.4% |

|                         |               |               |               |
|-------------------------|---------------|---------------|---------------|
| <b>All Price Ranges</b> | <b>42,232</b> | <b>43,652</b> | <b>+ 3.4%</b> |
|-------------------------|---------------|---------------|---------------|

| By Bedroom Count   | 5-2025 | 5-2026 | Change |
|--------------------|--------|--------|--------|
| 2 Bedrooms or Less | 4,861  | 4,689  | - 3.5% |
| 3 Bedrooms         | 15,846 | 15,668 | - 1.1% |
| 4 Bedrooms or More | 21,404 | 23,220 | + 8.5% |

|                           |               |               |               |
|---------------------------|---------------|---------------|---------------|
| <b>All Bedroom Counts</b> | <b>42,232</b> | <b>43,652</b> | <b>+ 3.4%</b> |
|---------------------------|---------------|---------------|---------------|

## Single-Family

| 5-2025 | 5-2026 | Change  |
|--------|--------|---------|
| 1,171  | 1,115  | - 4.8%  |
| 10,214 | 10,594 | + 3.7%  |
| 11,970 | 12,924 | + 8.0%  |
| 3,619  | 4,216  | + 16.5% |
| 1,893  | 2,226  | + 17.6% |
| 1,501  | 1,806  | + 20.3% |

|               |               |               |
|---------------|---------------|---------------|
| <b>30,368</b> | <b>32,881</b> | <b>+ 8.3%</b> |
|---------------|---------------|---------------|

| 5-2025 | 5-2026 | Change  |
|--------|--------|---------|
| 2,014  | 2,109  | + 4.7%  |
| 9,052  | 9,443  | + 4.3%  |
| 19,280 | 21,319 | + 10.6% |

|               |               |               |
|---------------|---------------|---------------|
| <b>30,368</b> | <b>32,881</b> | <b>+ 8.3%</b> |
|---------------|---------------|---------------|

## Townhouse-Condo

| 5-2025 | 5-2026 | Change  |
|--------|--------|---------|
| 421    | 482    | + 14.5% |
| 8,655  | 8,099  | - 6.4%  |
| 1,327  | 1,257  | - 5.3%  |
| 284    | 235    | - 17.3% |
| 269    | 250    | - 7.1%  |
| 363    | 346    | - 4.7%  |

|               |               |               |
|---------------|---------------|---------------|
| <b>11,319</b> | <b>10,669</b> | <b>- 5.7%</b> |
|---------------|---------------|---------------|

| 5-2025 | 5-2026 | Change |
|--------|--------|--------|
| 2,766  | 2,533  | - 8.4% |
| 6,587  | 6,204  | - 5.8% |
| 1,875  | 1,880  | + 0.3% |

|               |               |               |
|---------------|---------------|---------------|
| <b>11,319</b> | <b>10,669</b> | <b>- 5.7%</b> |
|---------------|---------------|---------------|

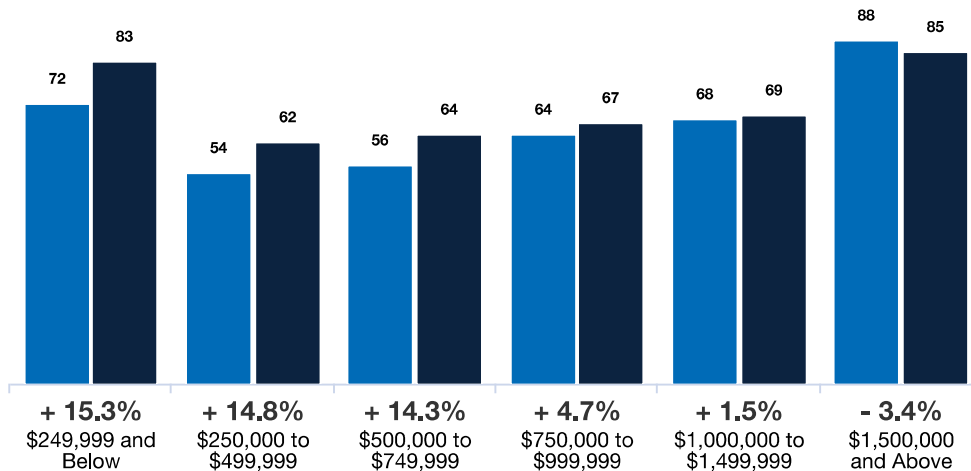
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

# Days On Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**

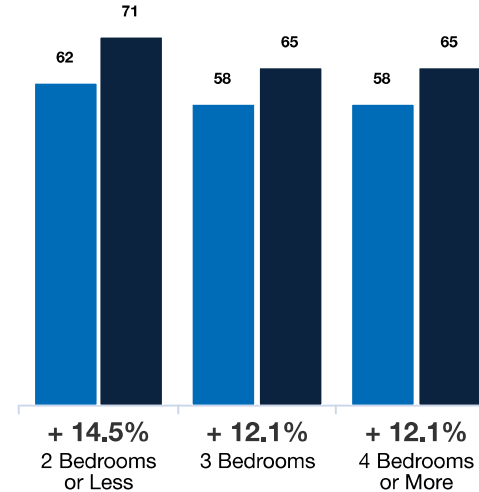
## By Price Range

■ 5-2025 ■ 5-2026



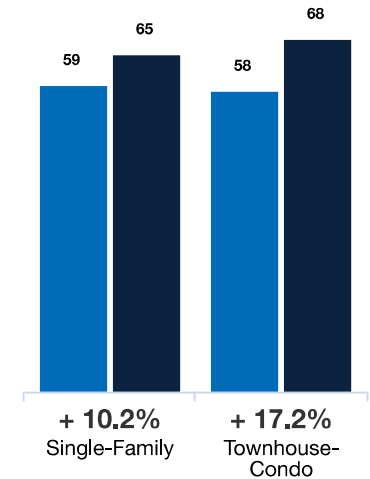
## By Bedroom Count

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



## All Properties

### By Price Range

|                            | 5-2025 | 5-2026 | Change  |
|----------------------------|--------|--------|---------|
| \$249,999 and Below        | 72     | 83     | + 15.3% |
| \$250,000 to \$499,999     | 54     | 62     | + 14.8% |
| \$500,000 to \$749,999     | 56     | 64     | + 14.3% |
| \$750,000 to \$999,999     | 64     | 67     | + 4.7%  |
| \$1,000,000 to \$1,499,999 | 68     | 69     | + 1.5%  |
| \$1,500,000 and Above      | 88     | 85     | - 3.4%  |

### All Price Ranges

59 66 + 11.9%

### By Bedroom Count

|                    | 5-2025 | 5-2026 | Change  |
|--------------------|--------|--------|---------|
| 2 Bedrooms or Less | 62     | 71     | + 14.5% |
| 3 Bedrooms         | 58     | 65     | + 12.1% |
| 4 Bedrooms or More | 58     | 65     | + 12.1% |

### All Bedroom Counts

59 66 + 11.9%

## Single-Family

| 5-2025 | 5-2026 | Change  | 5-2025 | 5-2026 | Change  |
|--------|--------|---------|--------|--------|---------|
| 75     | 80     | + 6.7%  | 63     | 90     | + 42.9% |
| 53     | 59     | + 11.3% | 55     | 66     | + 20.0% |
| 56     | 64     | + 14.3% | 63     | 62     | - 1.6%  |
| 63     | 66     | + 4.8%  | 77     | 91     | + 18.2% |
| 67     | 68     | + 1.5%  | 72     | 77     | + 6.9%  |
| 94     | 86     | - 8.5%  | 64     | 82     | + 28.1% |

59 65 + 10.2%

## Townhouse-Condo

|  | 5-2025 | 5-2026 | Change  |
|--|--------|--------|---------|
|  | 63     | 90     | + 42.9% |
|  | 55     | 66     | + 20.0% |
|  | 63     | 62     | - 1.6%  |
|  | 77     | 91     | + 18.2% |
|  | 72     | 77     | + 6.9%  |
|  | 64     | 82     | + 28.1% |

58 68 + 17.2%

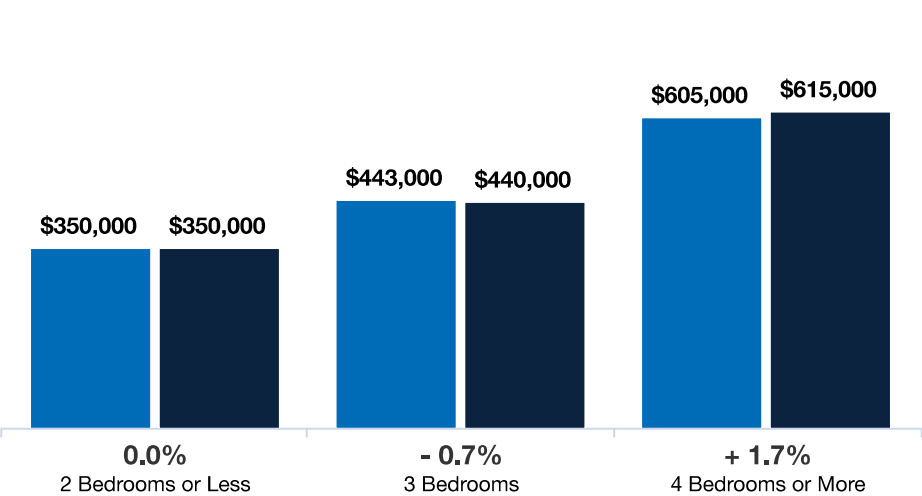
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

# Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

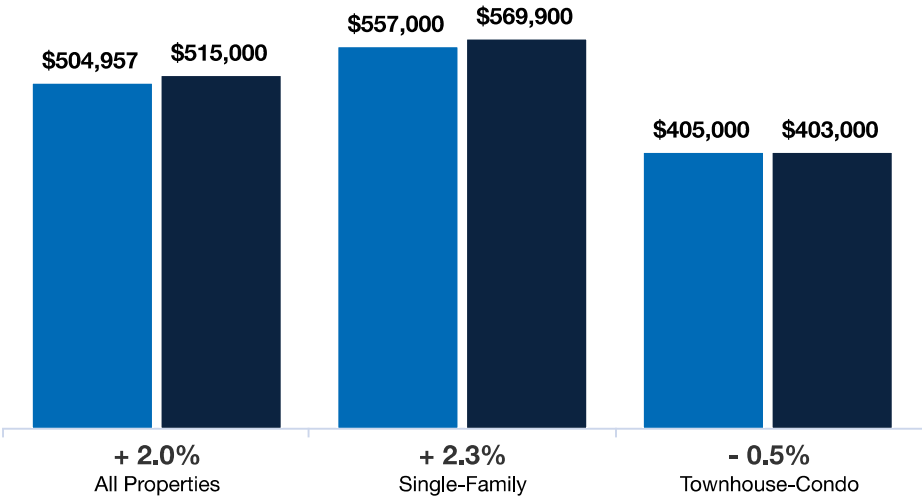
## By Bedroom Count

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



| By Bedroom Count   | All Properties |           |        | Single-Family |           |        | Townhouse-Condo |           |        |
|--------------------|----------------|-----------|--------|---------------|-----------|--------|-----------------|-----------|--------|
|                    | 5-2025         | 5-2026    | Change | 5-2025        | 5-2026    | Change | 5-2025          | 5-2026    | Change |
| 2 Bedrooms or Less | \$350,000      | \$350,000 | 0.0%   | \$360,500     | \$364,200 | + 1.0% | \$343,999       | \$337,636 | - 1.8% |
| 3 Bedrooms         | \$443,000      | \$440,000 | - 0.7% | \$481,375     | \$485,000 | + 0.8% | \$400,000       | \$399,900 | - 0.0% |
| 4 Bedrooms or More | \$605,000      | \$615,000 | + 1.7% | \$620,000     | \$630,000 | + 1.6% | \$465,000       | \$471,900 | + 1.5% |
| All Bedroom Counts | \$504,957      | \$515,000 | + 2.0% | \$557,000     | \$569,900 | + 2.3% | \$405,000       | \$403,000 | - 0.5% |

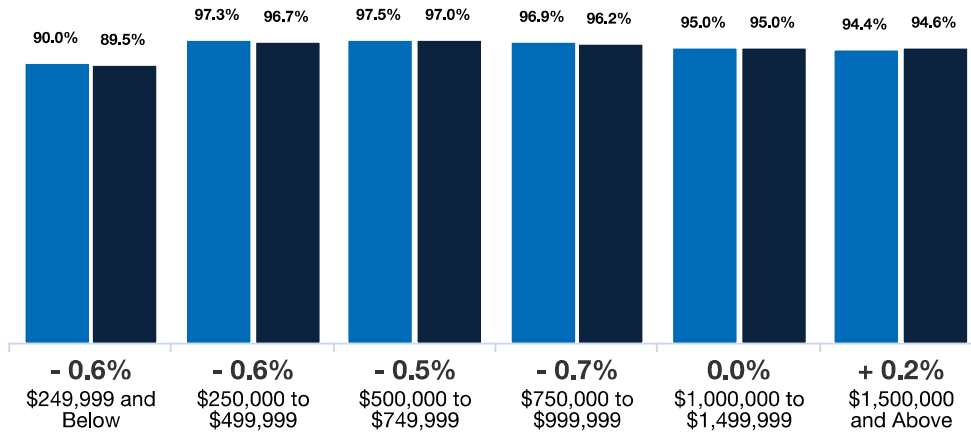
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# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions. **Based on a rolling 12-month average.**

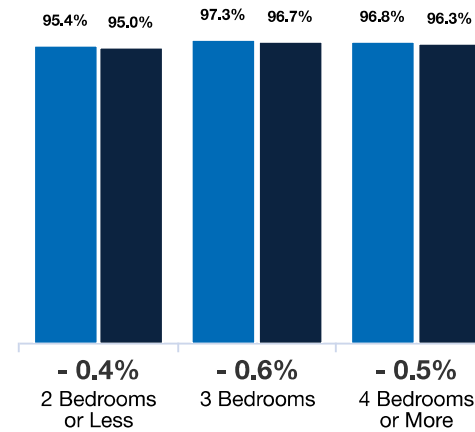
## By Price Range

■ 5-2025 ■ 5-2026



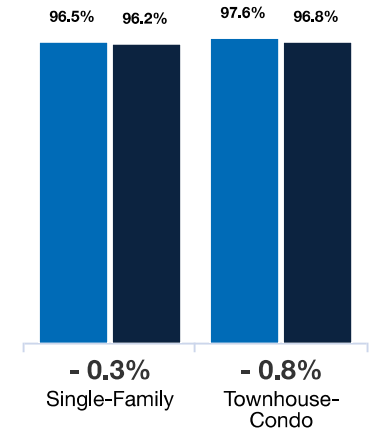
## By Bedroom Count

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



## All Properties

| By Price Range             | 5-2025 | 5-2026 | Change |
|----------------------------|--------|--------|--------|
| \$249,999 and Below        | 90.0%  | 89.5%  | - 0.6% |
| \$250,000 to \$499,999     | 97.3%  | 96.7%  | - 0.6% |
| \$500,000 to \$749,999     | 97.5%  | 97.0%  | - 0.5% |
| \$750,000 to \$999,999     | 96.9%  | 96.2%  | - 0.7% |
| \$1,000,000 to \$1,499,999 | 95.0%  | 95.0%  | 0.0%   |
| \$1,500,000 and Above      | 94.4%  | 94.6%  | + 0.2% |

|                         |              |              |               |
|-------------------------|--------------|--------------|---------------|
| <b>All Price Ranges</b> | <b>96.8%</b> | <b>96.3%</b> | <b>- 0.5%</b> |
|-------------------------|--------------|--------------|---------------|

| By Bedroom Count   | 5-2025 | 5-2026 | Change |
|--------------------|--------|--------|--------|
| 2 Bedrooms or Less | 95.4%  | 95.0%  | - 0.4% |
| 3 Bedrooms         | 97.3%  | 96.7%  | - 0.6% |
| 4 Bedrooms or More | 96.8%  | 96.3%  | - 0.5% |

|                           |              |              |               |
|---------------------------|--------------|--------------|---------------|
| <b>All Bedroom Counts</b> | <b>96.8%</b> | <b>96.3%</b> | <b>- 0.5%</b> |
|---------------------------|--------------|--------------|---------------|

## Single-Family

| 5-2025 | 5-2026 | Change |
|--------|--------|--------|
| 88.7%  | 87.8%  | - 1.0% |
| 96.9%  | 96.5%  | - 0.4% |
| 97.5%  | 97.0%  | - 0.5% |
| 96.9%  | 96.3%  | - 0.6% |
| 94.7%  | 95.0%  | + 0.3% |
| 93.7%  | 94.3%  | + 0.6% |

|              |              |               |
|--------------|--------------|---------------|
| <b>96.5%</b> | <b>96.2%</b> | <b>- 0.3%</b> |
|--------------|--------------|---------------|

| 5-2025 | 5-2026 | Change |
|--------|--------|--------|
| 94.2%  | 94.3%  | + 0.1% |
| 96.8%  | 96.3%  | - 0.5% |
| 96.7%  | 96.3%  | - 0.4% |

|              |              |               |
|--------------|--------------|---------------|
| <b>96.5%</b> | <b>96.2%</b> | <b>- 0.3%</b> |
|--------------|--------------|---------------|

## Townhouse-Condo

| 5-2025 | 5-2026 | Change |
|--------|--------|--------|
| 93.4%  | 93.3%  | - 0.1% |
| 98.0%  | 97.0%  | - 1.0% |
| 97.5%  | 97.3%  | - 0.2% |
| 96.3%  | 94.6%  | - 1.8% |
| 96.5%  | 95.6%  | - 0.9% |
| 97.2%  | 96.6%  | - 0.6% |

|              |              |               |
|--------------|--------------|---------------|
| <b>97.6%</b> | <b>96.8%</b> | <b>- 0.8%</b> |
|--------------|--------------|---------------|

| 5-2025 | 5-2026 | Change |
|--------|--------|--------|
| 96.3%  | 95.5%  | - 0.8% |
| 98.1%  | 97.2%  | - 0.9% |
| 98.0%  | 97.1%  | - 0.9% |

|              |              |               |
|--------------|--------------|---------------|
| <b>97.6%</b> | <b>96.8%</b> | <b>- 0.8%</b> |
|--------------|--------------|---------------|

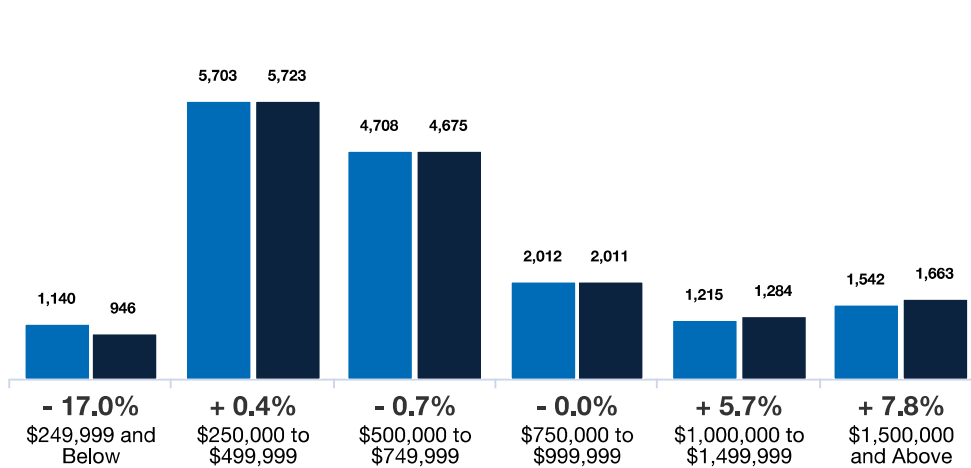
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# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month. **Based on one month of activity.**

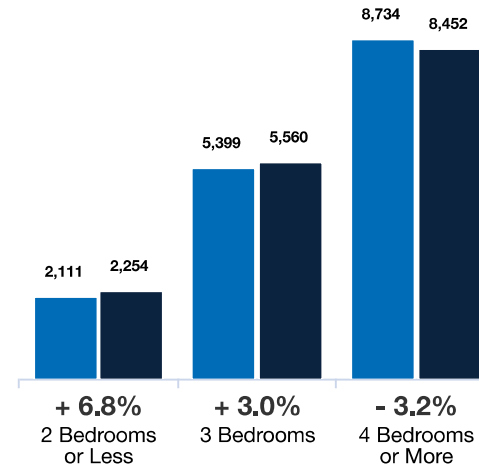
## By Price Range

■ 5-2025 ■ 5-2026



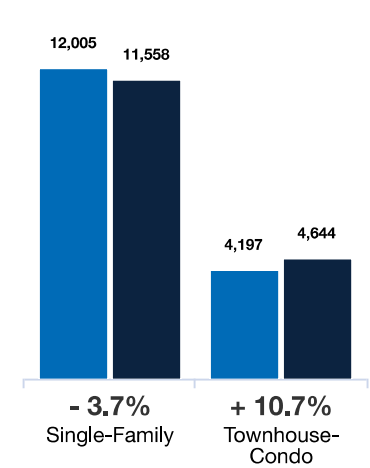
## By Bedroom Count

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



## All Properties

### By Price Range

|                            | 5-2025 | 5-2026 | Change  |
|----------------------------|--------|--------|---------|
| \$249,999 and Below        | 1,140  | 946    | - 17.0% |
| \$250,000 to \$499,999     | 5,703  | 5,723  | + 0.4%  |
| \$500,000 to \$749,999     | 4,708  | 4,675  | - 0.7%  |
| \$750,000 to \$999,999     | 2,012  | 2,011  | - 0.0%  |
| \$1,000,000 to \$1,499,999 | 1,215  | 1,284  | + 5.7%  |
| \$1,500,000 and Above      | 1,542  | 1,663  | + 7.8%  |

### All Price Ranges

16,320 16,302 - 0.1%

### By Bedroom Count

|                    | 5-2025 | 5-2026 | Change |
|--------------------|--------|--------|--------|
| 2 Bedrooms or Less | 2,111  | 2,254  | + 6.8% |
| 3 Bedrooms         | 5,399  | 5,560  | + 3.0% |
| 4 Bedrooms or More | 8,734  | 8,452  | - 3.2% |

### All Bedroom Counts

16,320 16,302 - 0.1%

## Single-Family

| 5-2025 | 5-2026 | Change  |
|--------|--------|---------|
| 833    | 671    | - 19.4% |
| 2,927  | 2,650  | - 9.5%  |
| 4,055  | 3,896  | - 3.9%  |
| 1,810  | 1,799  | - 0.6%  |
| 1,058  | 1,119  | + 5.8%  |
| 1,322  | 1,423  | + 7.6%  |

12,005 11,558 - 3.7%

## Townhouse-Condo

| 5-2025 | 5-2026 | Change  |
|--------|--------|---------|
| 258    | 261    | + 1.2%  |
| 2,752  | 3,044  | + 10.6% |
| 639    | 762    | + 19.2% |
| 193    | 197    | + 2.1%  |
| 148    | 154    | + 4.1%  |
| 207    | 226    | + 9.2%  |

4,197 4,644 + 10.7%

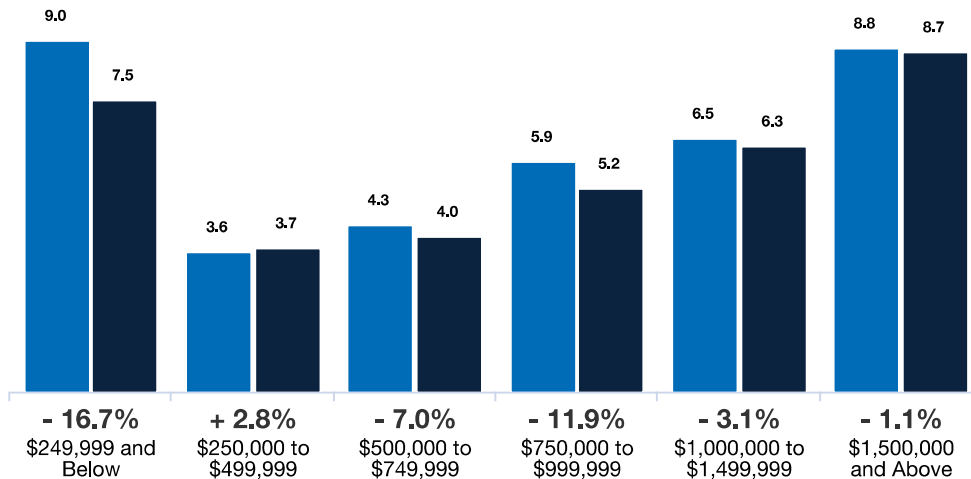
Figures on this page are based upon a snapshot of active listings at the end of the month.

# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**

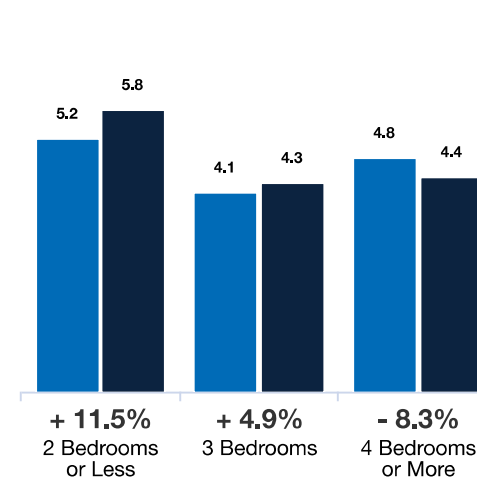
## By Price Range

■ 5-2025 ■ 5-2026



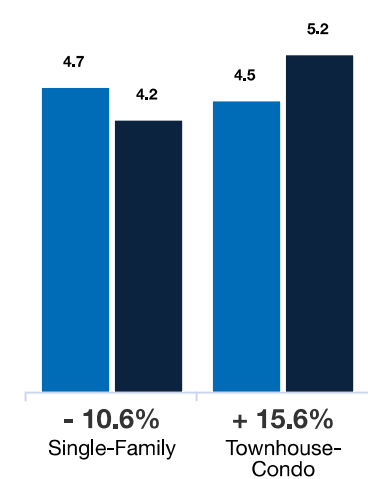
## By Bedroom Count

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



## All Properties

### By Price Range

|                            | 5-2025 | 5-2026 | Change  |
|----------------------------|--------|--------|---------|
| \$249,999 and Below        | 9.0    | 7.5    | - 16.7% |
| \$250,000 to \$499,999     | 3.6    | 3.7    | + 2.8%  |
| \$500,000 to \$749,999     | 4.3    | 4.0    | - 7.0%  |
| \$750,000 to \$999,999     | 5.9    | 5.2    | - 11.9% |
| \$1,000,000 to \$1,499,999 | 6.5    | 6.3    | - 3.1%  |
| \$1,500,000 and Above      | 8.8    | 8.7    | - 1.1%  |

### All Price Ranges

4.6 4.5 - 2.2%

### By Bedroom Count

|                    | 5-2025 | 5-2026 | Change  |
|--------------------|--------|--------|---------|
| 2 Bedrooms or Less | 5.2    | 5.8    | + 11.5% |
| 3 Bedrooms         | 4.1    | 4.3    | + 4.9%  |
| 4 Bedrooms or More | 4.8    | 4.4    | - 8.3%  |

### All Bedroom Counts

4.6 4.5 - 2.2%

## Single-Family

|                            | 5-2025 | 5-2026 | Change  |
|----------------------------|--------|--------|---------|
| \$249,999 and Below        | 9.1    | 7.8    | - 14.3% |
| \$250,000 to \$499,999     | 3.4    | 3.0    | - 11.8% |
| \$500,000 to \$749,999     | 4.1    | 3.7    | - 9.8%  |
| \$750,000 to \$999,999     | 5.8    | 5.0    | - 13.8% |
| \$1,000,000 to \$1,499,999 | 6.6    | 6.1    | - 7.6%  |
| \$1,500,000 and Above      | 9.5    | 9.3    | - 2.1%  |

4.7 4.2 - 10.6%

## Townhouse-Condo

|                            | 5-2025 | 5-2026 | Change  |
|----------------------------|--------|--------|---------|
| \$249,999 and Below        | 7.8    | 6.9    | - 11.5% |
| \$250,000 to \$499,999     | 3.9    | 4.6    | + 17.9% |
| \$500,000 to \$749,999     | 5.6    | 7.1    | + 26.8% |
| \$750,000 to \$999,999     | 8.5    | 8.6    | + 1.2%  |
| \$1,000,000 to \$1,499,999 | 6.3    | 7.2    | + 14.3% |
| \$1,500,000 and Above      | 5.9    | 6.6    | + 11.9% |

4.5 5.2 + 15.6%

Figures on this page are based upon a snapshot of active listings at the end of the month.