

# 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



## April 2025

U.S. new-home sales jumped 7.4% month-over-month and 6.0% year-over-year to a seasonally adjusted annual rate of 724,000 units, according to the U.S. Census Bureau. The median sales price for new homes decreased 1.9% from the previous month to \$403,600, down 7.5% from one year earlier. There were 503,000 new homes available for sale heading into April, for an 8.3-month supply at the current sales pace. For the 12-month period spanning May 2024 through April 2025, Closed Sales in the Utah Association of REALTORS® region went up 4.9 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales improved 20.0 percent.

The overall Median Sales Price increased 3.1 percent to \$504,990. The property type with the largest gain was the Townhouse-Condo segment, where prices improved 3.4 percent to \$407,500. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 53 days. The price range that tended to sell the slowest was the \$1,500,000 and Above range at 88 days.

Market-wide, inventory levels improved 34.3 percent. The property type with the largest gain was the Single-Family segment, where the number of properties for sale improved 32.8 percent. That amounts to 4.0 months of inventory for Single-Family and 4.1 months of inventory for Townhouse-Condo.

## Quick Facts

+ 20.0%	+ 7.1%	+ 8.4%
Price Range with Strongest Sales: \$1,500,000 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Townhouse-Condo
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	

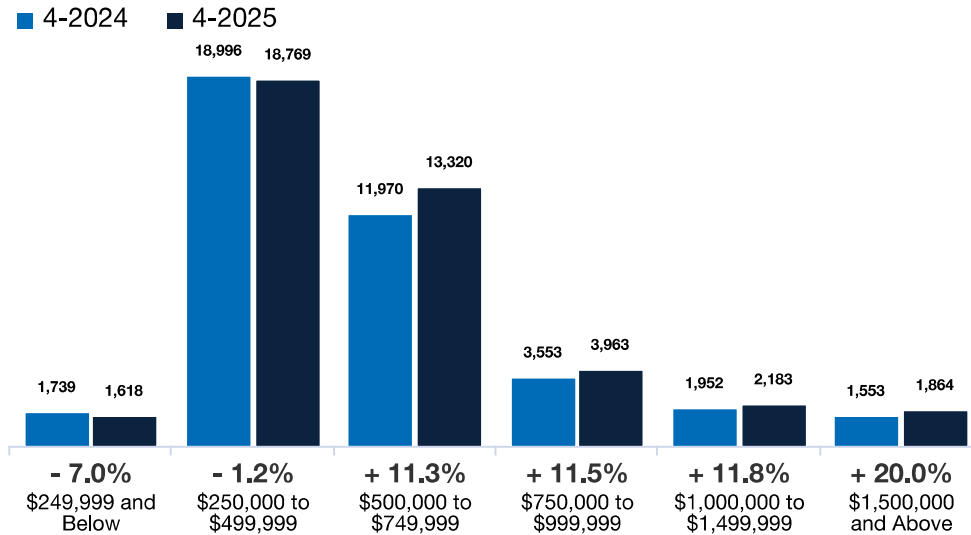
This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



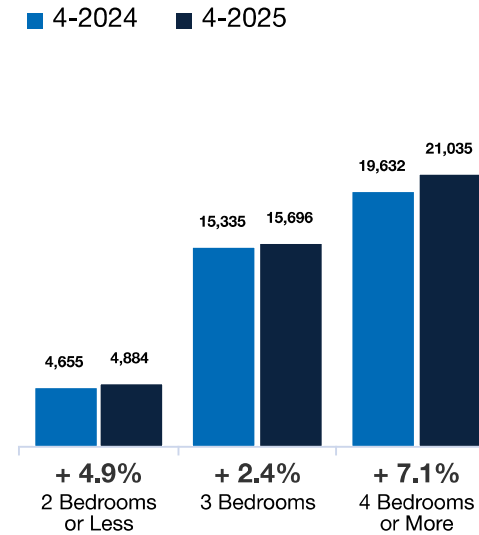
# Closed Sales

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

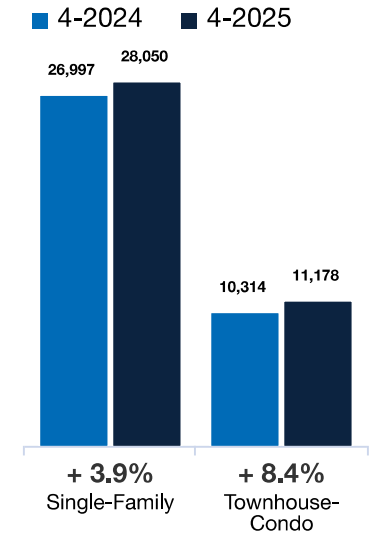
## By Price Range



## By Bedroom Count



## By Property Type



## All Properties

By Price Range	4-2024	4-2025	Change
\$249,999 and Below	1,739	1,618	- 7.0%
\$250,000 to \$499,999	18,996	18,769	- 1.2%
\$500,000 to \$749,999	11,970	13,320	+ 11.3%
\$750,000 to \$999,999	3,553	3,963	+ 11.5%
\$1,000,000 to \$1,499,999	1,952	2,183	+ 11.8%
\$1,500,000 and Above	1,553	1,864	+ 20.0%

<b>All Price Ranges</b>	<b>39,763</b>	<b>41,717</b>	<b>+ 4.9%</b>
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By Bedroom Count	4-2024	4-2025	Change
2 Bedrooms or Less	4,655	4,884	+ 4.9%
3 Bedrooms	15,335	15,696	+ 2.4%
4 Bedrooms or More	19,632	21,035	+ 7.1%

<b>All Bedroom Counts</b>	<b>39,763</b>	<b>41,717</b>	<b>+ 4.9%</b>
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## Single-Family

4-2024	4-2025	Change
1,312	1,174	- 10.5%
9,972	9,371	- 6.0%
10,048	11,082	+ 10.3%
3,007	3,325	+ 10.6%
1,505	1,713	+ 13.8%
1,153	1,385	+ 20.1%

<b>26,997</b>	<b>28,050</b>	<b>+ 3.9%</b>
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4-2024	4-2025	Change
1,862	1,852	- 0.5%
8,117	8,177	+ 0.7%
16,996	17,999	+ 5.9%

<b>26,997</b>	<b>28,050</b>	<b>+ 3.9%</b>
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## Townhouse-Condo

4-2024	4-2025	Change
389	415	+ 6.7%
8,056	8,498	+ 5.5%
1,051	1,326	+ 26.2%
256	295	+ 15.2%
269	280	+ 4.1%
293	364	+ 24.2%

<b>10,314</b>	<b>11,178</b>	<b>+ 8.4%</b>
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4-2024	4-2025	Change
2,545	2,803	+ 10.1%
6,243	6,516	+ 4.4%
1,409	1,786	+ 26.8%

<b>10,314</b>	<b>11,178</b>	<b>+ 8.4%</b>
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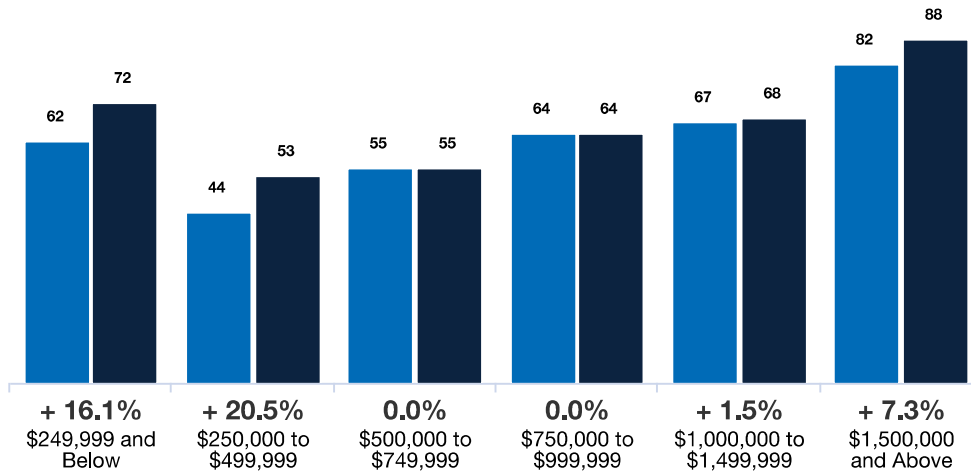
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

# 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.**

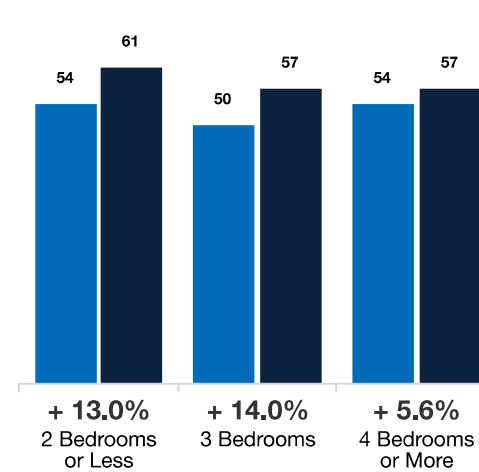
## By Price Range

■ 4-2024 ■ 4-2025



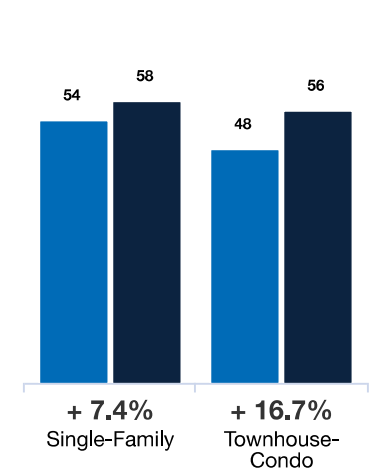
## By Bedroom Count

■ 4-2024 ■ 4-2025



## By Property Type

■ 4-2024 ■ 4-2025



## All Properties

### By Price Range

	4-2024	4-2025	Change
\$249,999 and Below	62	72	+ 16.1%
\$250,000 to \$499,999	44	53	+ 20.5%
\$500,000 to \$749,999	55	55	0.0%
\$750,000 to \$999,999	64	64	0.0%
\$1,000,000 to \$1,499,999	67	68	+ 1.5%
\$1,500,000 and Above	82	88	+ 7.3%

### All Price Ranges

53 58 + 9.4%

### By Bedroom Count

	4-2024	4-2025	Change
2 Bedrooms or Less	54	61	+ 13.0%
3 Bedrooms	50	57	+ 14.0%
4 Bedrooms or More	54	57	+ 5.6%

### All Bedroom Counts

53 58 + 9.4%

## Single-Family

	4-2024	4-2025	Change
\$249,999 and Below	64	75	+ 17.2%
\$250,000 to \$499,999	43	51	+ 18.6%
\$500,000 to \$749,999	55	54	- 1.8%
\$750,000 to \$999,999	63	62	- 1.6%
\$1,000,000 to \$1,499,999	66	68	+ 3.0%
\$1,500,000 and Above	83	94	+ 13.3%

54 58 + 7.4%

## Townhouse-Condo

	4-2024	4-2025	Change
\$249,999 and Below	55	61	+ 10.9%
\$250,000 to \$499,999	44	54	+ 22.7%
\$500,000 to \$749,999	52	60	+ 15.4%
\$750,000 to \$999,999	64	75	+ 17.2%
\$1,000,000 to \$1,499,999	68	70	+ 2.9%
\$1,500,000 and Above	83	65	- 21.7%

48 56 + 16.7%

	4-2024	4-2025	Change
2 Bedrooms or Less	53	60	+ 13.2%
3 Bedrooms	53	58	+ 9.4%
4 Bedrooms or More	54	58	+ 7.4%

54 58 + 7.4%

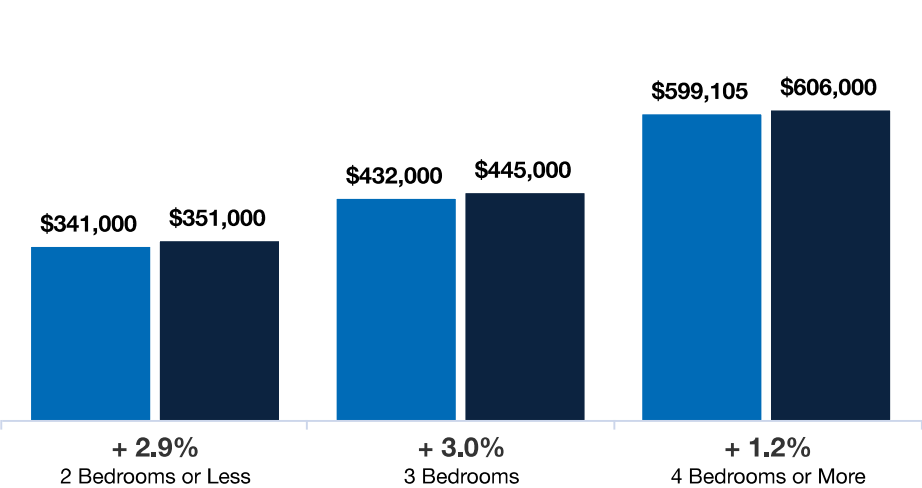
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

# Median Sales Price

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

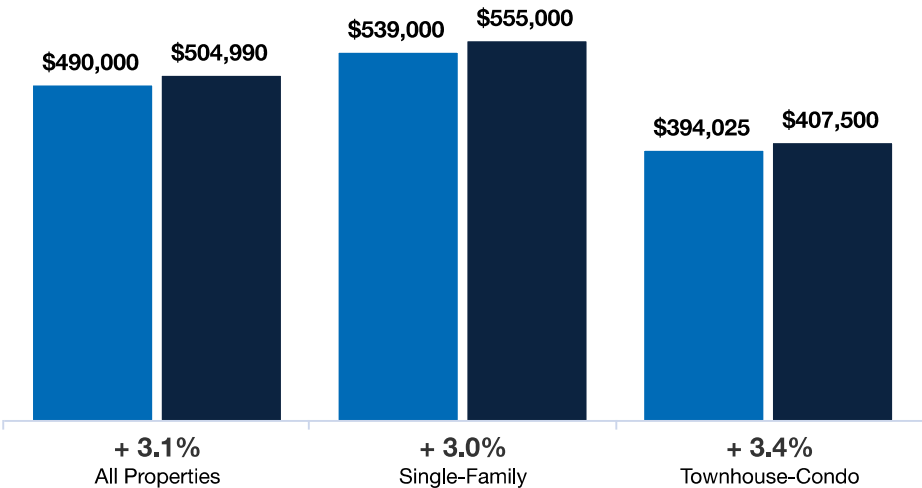
### By Bedroom Count

■ 4-2024 ■ 4-2025



### By Property Type

■ 4-2024 ■ 4-2025



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	4-2024	4-2025	Change	4-2024	4-2025	Change	4-2024	4-2025	Change
2 Bedrooms or Less	\$341,000	\$351,000	+ 2.9%	\$345,000	\$355,000	+ 2.9%	\$335,115	\$346,900	+ 3.5%
3 Bedrooms	\$432,000	\$445,000	+ 3.0%	\$470,000	\$482,000	+ 2.6%	\$392,000	\$405,000	+ 3.3%
4 Bedrooms or More	\$599,105	\$606,000	+ 1.2%	\$604,000	\$617,500	+ 2.2%	\$469,900	\$465,000	- 1.0%
All Bedroom Counts	\$490,000	\$504,990	+ 3.1%	\$539,000	\$555,000	+ 3.0%	\$394,025	\$407,500	+ 3.4%

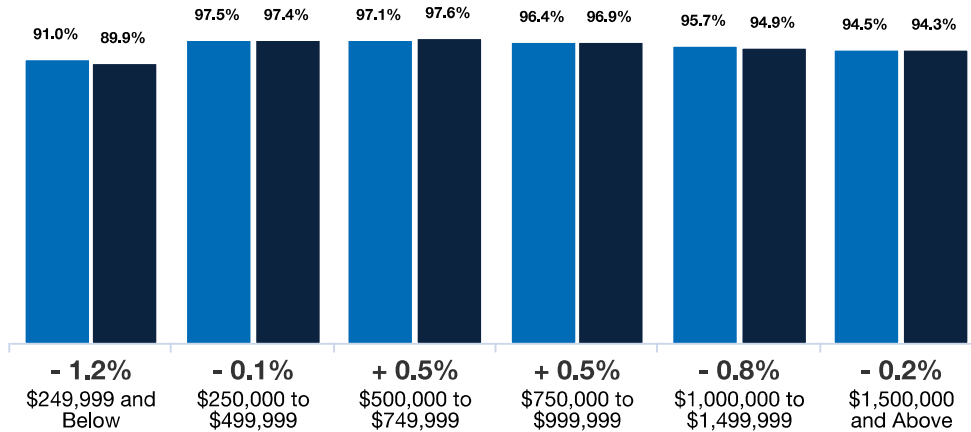
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# Percent of Original List Price Received

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.**

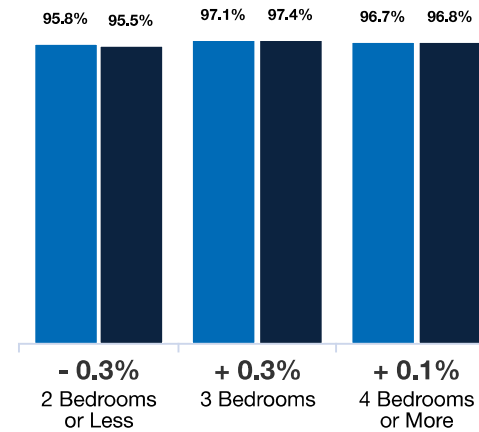
## By Price Range

■ 4-2024 ■ 4-2025



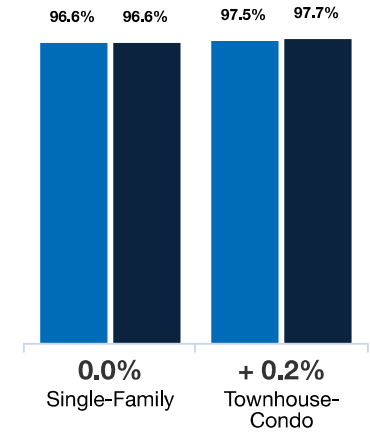
## By Bedroom Count

■ 4-2024 ■ 4-2025



## By Property Type

■ 4-2024 ■ 4-2025



## All Properties

By Price Range	4-2024	4-2025	Change
\$249,999 and Below	91.0%	89.9%	- 1.2%
\$250,000 to \$499,999	97.5%	97.4%	- 0.1%
\$500,000 to \$749,999	97.1%	97.6%	+ 0.5%
\$750,000 to \$999,999	96.4%	96.9%	+ 0.5%
\$1,000,000 to \$1,499,999	95.7%	94.9%	- 0.8%
\$1,500,000 and Above	94.5%	94.3%	- 0.2%

**All Price Ranges** 96.8% 96.9% + 0.1%

By Bedroom Count	4-2024	4-2025	Change
2 Bedrooms or Less	95.8%	95.5%	- 0.3%
3 Bedrooms	97.1%	97.4%	+ 0.3%
4 Bedrooms or More	96.7%	96.8%	+ 0.1%

**All Bedroom Counts** 96.8% 96.9% + 0.1%

## Single-Family

4-2024	4-2025	Change
90.0%	88.6%	- 1.6%
97.4%	96.9%	- 0.5%
97.1%	97.6%	+ 0.5%
96.6%	97.1%	+ 0.5%
95.7%	94.6%	- 1.1%
94.2%	93.6%	- 0.6%

**Single-Family** 96.6% 96.6% 0.0%

## Townhouse-Condo

4-2024	4-2025	Change
94.9%	93.8%	- 1.2%
97.7%	98.0%	+ 0.3%
97.6%	97.6%	0.0%
95.8%	96.4%	+ 0.6%
96.1%	96.6%	+ 0.5%
95.8%	97.0%	+ 1.3%

**Townhouse-Condo** 97.5% 97.7% + 0.2%

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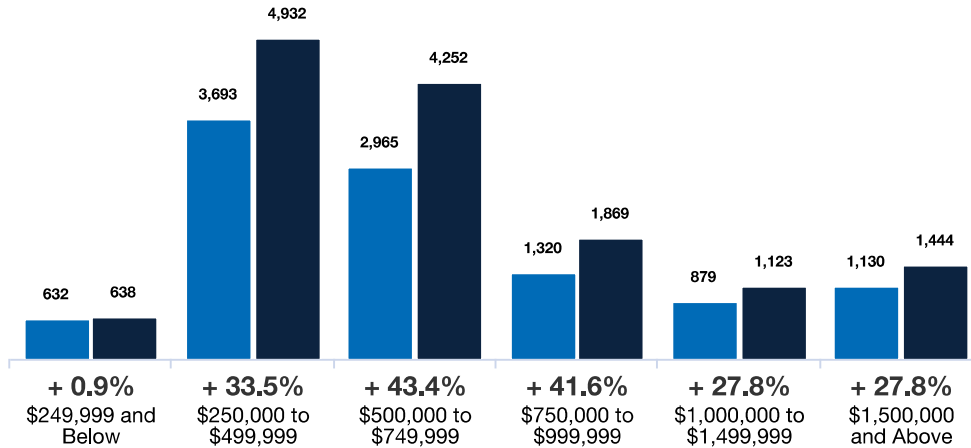
# Inventory of Homes for Sale

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



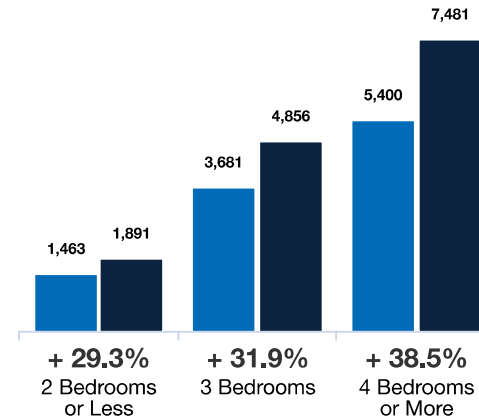
## By Price Range

■ 4-2024 ■ 4-2025



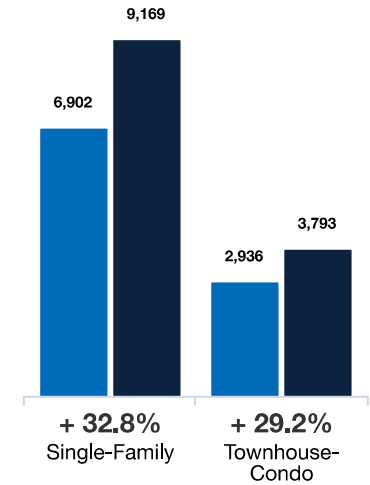
## By Bedroom Count

■ 4-2024 ■ 4-2025



## By Property Type

■ 4-2024 ■ 4-2025



## All Properties

### By Price Range

	4-2024	4-2025	Change
\$249,999 and Below	632	638	+ 0.9%
\$250,000 to \$499,999	3,693	4,932	+ 33.5%
\$500,000 to \$749,999	2,965	4,252	+ 43.4%
\$750,000 to \$999,999	1,320	1,869	+ 41.6%
\$1,000,000 to \$1,499,999	879	1,123	+ 27.8%
\$1,500,000 and Above	1,130	1,444	+ 27.8%

### All Price Ranges

10,619 14,258 + 34.3%

### By Bedroom Count

	4-2024	4-2025	Change
2 Bedrooms or Less	1,463	1,891	+ 29.3%
3 Bedrooms	3,681	4,856	+ 31.9%
4 Bedrooms or More	5,400	7,481	+ 38.5%

### All Bedroom Counts

10,619 14,258 + 34.3%

## Single-Family

	4-2024	4-2025	Change
Single-Family	474	476	+ 0.4%
Single-Family	1,642	2,137	+ 30.1%
Single-Family	2,219	3,199	+ 44.2%
Single-Family	1,011	1,463	+ 44.7%
Single-Family	655	822	+ 25.5%
Single-Family	901	1,072	+ 19.0%

6,902 9,169 + 32.8%

## Townhouse-Condo

	4-2024	4-2025	Change
Townhouse-Condo	135	149	+ 10.4%
Townhouse-Condo	1,881	2,577	+ 37.0%
Townhouse-Condo	510	588	+ 15.3%
Townhouse-Condo	147	157	+ 6.8%
Townhouse-Condo	134	131	- 2.2%
Townhouse-Condo	129	191	+ 48.1%

2,936 3,793 + 29.2%

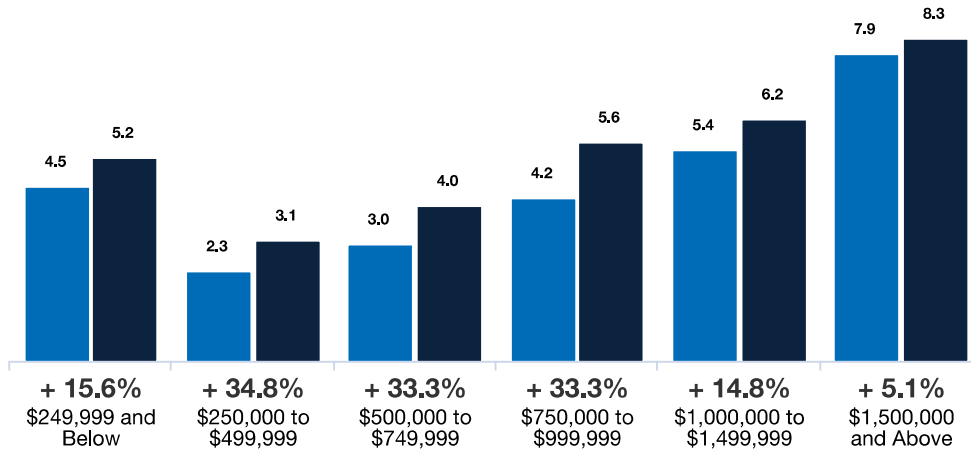
Figures on this page are based upon a snapshot of active listings at the end of the month.

# 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.**

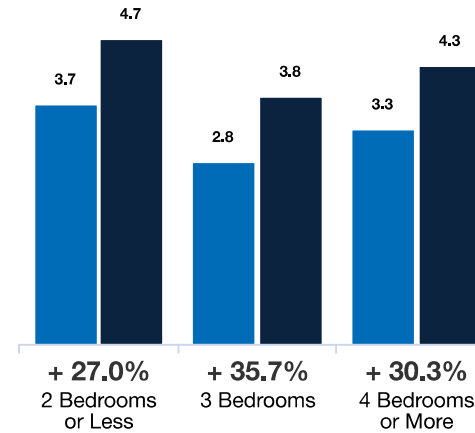
## By Price Range

■ 4-2024 ■ 4-2025



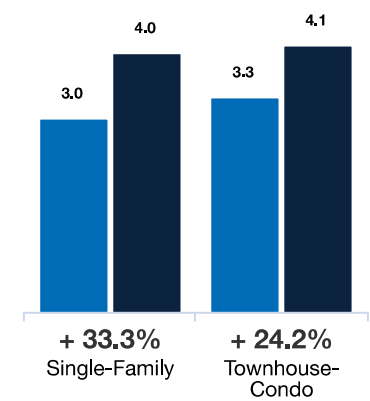
## By Bedroom Count

■ 4-2024 ■ 4-2025



## By Property Type

■ 4-2024 ■ 4-2025



## All Properties

### By Price Range

	4-2024	4-2025	Change
\$249,999 and Below	4.5	5.2	+ 15.6%
\$250,000 to \$499,999	2.3	3.1	+ 34.8%
\$500,000 to \$749,999	3.0	4.0	+ 33.3%
\$750,000 to \$999,999	4.2	5.6	+ 33.3%
\$1,000,000 to \$1,499,999	5.4	6.2	+ 14.8%
\$1,500,000 and Above	7.9	8.3	+ 5.1%

### All Price Ranges

3.2 4.1 + 28.1%

### By Bedroom Count

	4-2024	4-2025	Change
2 Bedrooms or Less	3.7	4.7	+ 27.0%
3 Bedrooms	2.8	3.8	+ 35.7%
4 Bedrooms or More	3.3	4.3	+ 30.3%

### All Bedroom Counts

3.2 4.1 + 28.1%

## Single-Family

	4-2024	4-2025	Change
4-2024	4.5	5.3	+ 17.8%
4-2025	2.0	2.7	+ 35.0%
4-2024	2.7	3.6	+ 33.3%
4-2025	3.9	5.2	+ 33.3%
4-2024	5.4	5.9	+ 9.3%
4-2025	8.7	8.7	0.0%

### All Price Ranges

3.0 4.0 + 33.3%

## Townhouse-Condo

	4-2024	4-2025	Change
4-2024	4.2	4.7	+ 11.9%
4-2025	2.7	3.7	+ 37.0%
4-2024	5.7	5.2	- 8.8%
4-2025	6.3	6.7	+ 6.3%
4-2024	5.3	5.5	+ 3.8%
4-2025	4.2	4.8	+ 14.3%

### All Price Ranges

3.3 4.1 + 24.2%

### By Bedroom Count

	4-2024	4-2025	Change
2 Bedrooms or Less	4.1	5.1	+ 24.4%
3 Bedrooms	2.8	3.6	+ 28.6%
4 Bedrooms or More	4.0	4.2	+ 5.0%

### All Bedroom Counts

3.3 4.1 + 24.2%

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