

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



July 2026

Nationally, pending home sales decreased 5.4% month-over-month and 0.3% year-over-year, according to the National Association of REALTORS®, as elevated mortgage rates and record-high home prices affected buyer activity. Contract signings declined in all four regions month-over-month. Year-over-year, pending home sales rose in the Northeast and Midwest but fell in the South and West. For the 12-month period spanning August 2025 through July 2026, Closed Sales in the Utah Association of REALTORS® region improved 3.1 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales were up 13.6 percent.

The overall Median Sales Price rose 2.8 percent to \$518,927. The property type with the largest gain was the Single-Family segment, where prices increased 1.8 percent to \$570,000. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 63 days. The price range that tended to sell the slowest was the \$249,999 and Below range at 86 days.

Market-wide, inventory levels went up 1.4 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale were up 11.6 percent. That amounts to 4.6 months of inventory for Single-Family and 5.5 months of inventory for Townhouse-Condo.

Quick Facts

+ 13.6%	+ 8.1%	+ 7.2%
Price Range with Strongest Sales: \$1,500,000 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: 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.

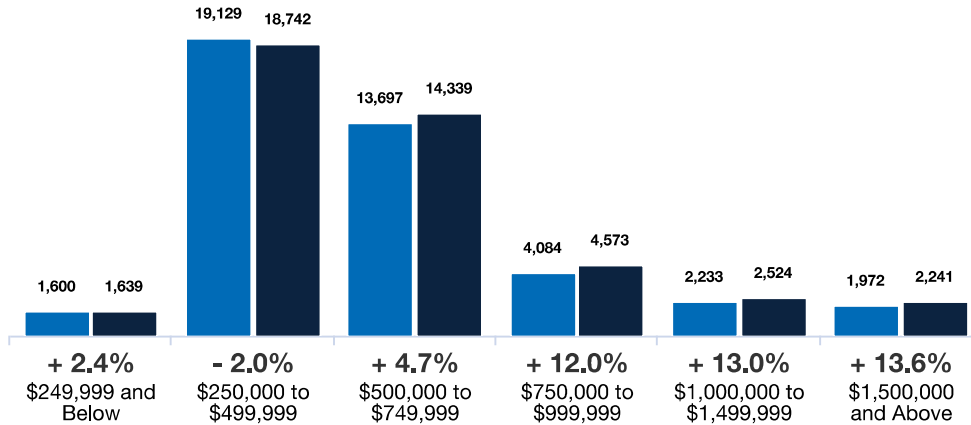


Closed Sales

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

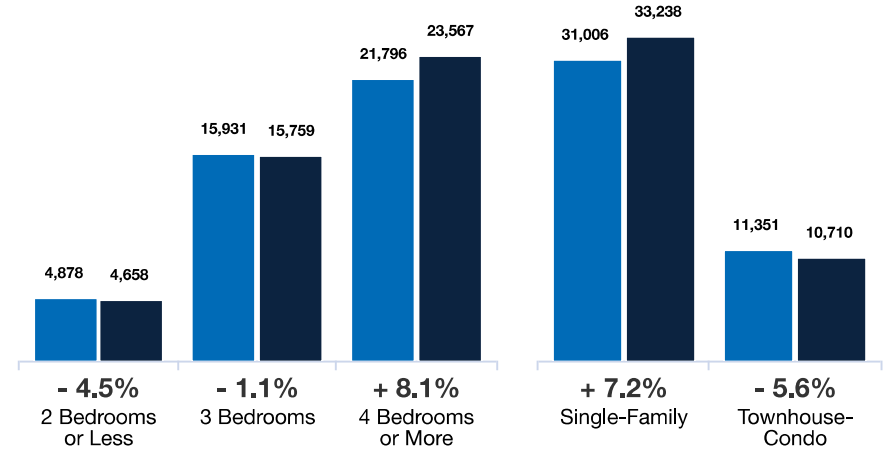
By Price Range

■ 7-2025 ■ 7-2026



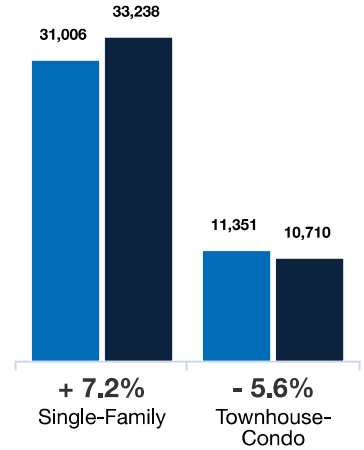
By Bedroom Count

■ 7-2025 ■ 7-2026



By Property Type

■ 7-2025 ■ 7-2026



All Properties

By Price Range

	7-2025	7-2026	Change
\$249,999 and Below	1,600	1,639	+ 2.4%
\$250,000 to \$499,999	19,129	18,742	- 2.0%
\$500,000 to \$749,999	13,697	14,339	+ 4.7%
\$750,000 to \$999,999	4,084	4,573	+ 12.0%
\$1,000,000 to \$1,499,999	2,233	2,524	+ 13.0%
\$1,500,000 and Above	1,972	2,241	+ 13.6%

All Price Ranges

42,715 44,058 + 3.1%

By Bedroom Count

	7-2025	7-2026	Change
2 Bedrooms or Less	4,878	4,658	- 4.5%
3 Bedrooms	15,931	15,759	- 1.1%
4 Bedrooms or More	21,796	23,567	+ 8.1%

All Bedroom Counts

42,715 44,058 + 3.1%

Single-Family

7-2025	7-2026	Change
1,164	1,109	- 4.7%
10,337	10,644	+ 3.0%
12,219	13,043	+ 6.7%
3,746	4,303	+ 14.9%
1,953	2,262	+ 15.8%
1,587	1,877	+ 18.3%

31,006 33,238 + 7.2%

Townhouse-Condo

7-2025	7-2026	Change
416	510	+ 22.6%
8,683	8,076	- 7.0%
1,353	1,269	- 6.2%
276	254	- 8.0%
256	253	- 1.2%
367	348	- 5.2%

11,351 10,710 - 5.6%

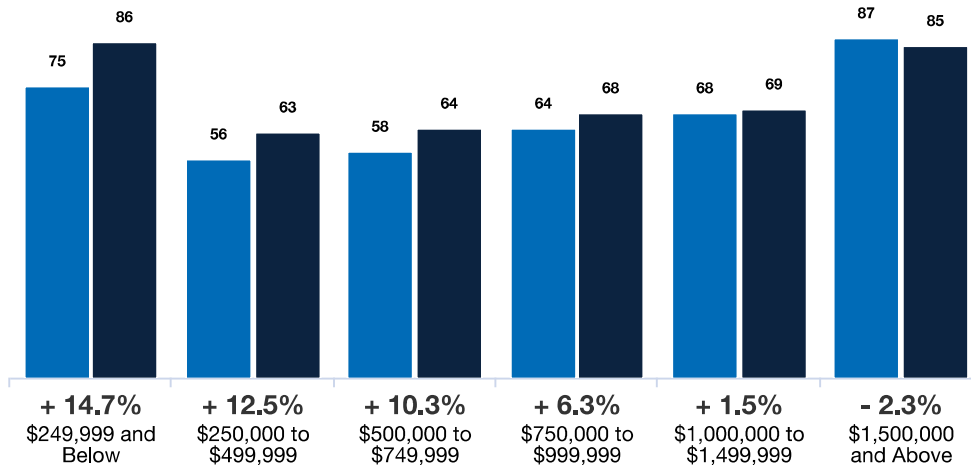
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

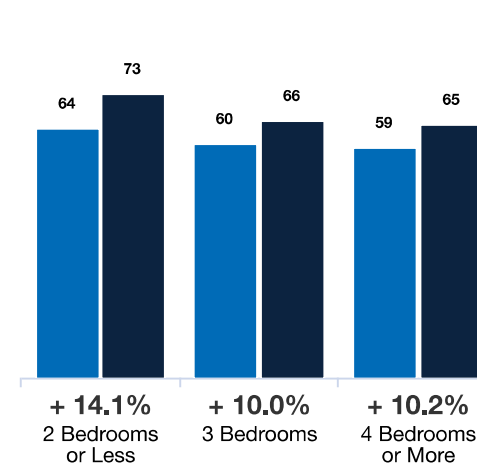
By Price Range

■ 7-2025 ■ 7-2026



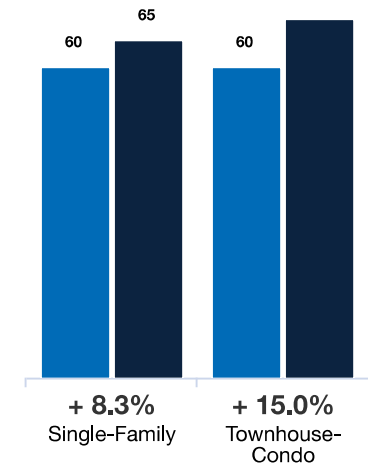
By Bedroom Count

■ 7-2025 ■ 7-2026



By Property Type

■ 7-2025 ■ 7-2026



All Properties

By Price Range

	7-2025	7-2026	Change
\$249,999 and Below	75	86	+ 14.7%
\$250,000 to \$499,999	56	63	+ 12.5%
\$500,000 to \$749,999	58	64	+ 10.3%
\$750,000 to \$999,999	64	68	+ 6.3%
\$1,000,000 to \$1,499,999	68	69	+ 1.5%
\$1,500,000 and Above	87	85	- 2.3%

All Price Ranges

60 66 + 10.0%

By Bedroom Count

	7-2025	7-2026	Change
2 Bedrooms or Less	64	73	+ 14.1%
3 Bedrooms	60	66	+ 10.0%
4 Bedrooms or More	59	65	+ 10.2%

All Bedroom Counts

60 66 + 10.0%

Single-Family

7-2025	7-2026	Change	7-2025	7-2026	Change
77	84	+ 9.1%	68	90	+ 32.4%
54	60	+ 11.1%	59	67	+ 13.6%
57	64	+ 12.3%	61	62	+ 1.6%
63	67	+ 6.3%	81	86	+ 6.2%
68	68	0.0%	71	76	+ 7.0%
93	85	- 8.6%	60	83	+ 38.3%

60 65 + 8.3%

Townhouse-Condo

	7-2025	7-2026	Change
	68	90	+ 32.4%
	59	67	+ 13.6%
	61	62	+ 1.6%
	81	86	+ 6.2%
	71	76	+ 7.0%
	60	83	+ 38.3%

60 69 + 15.0%

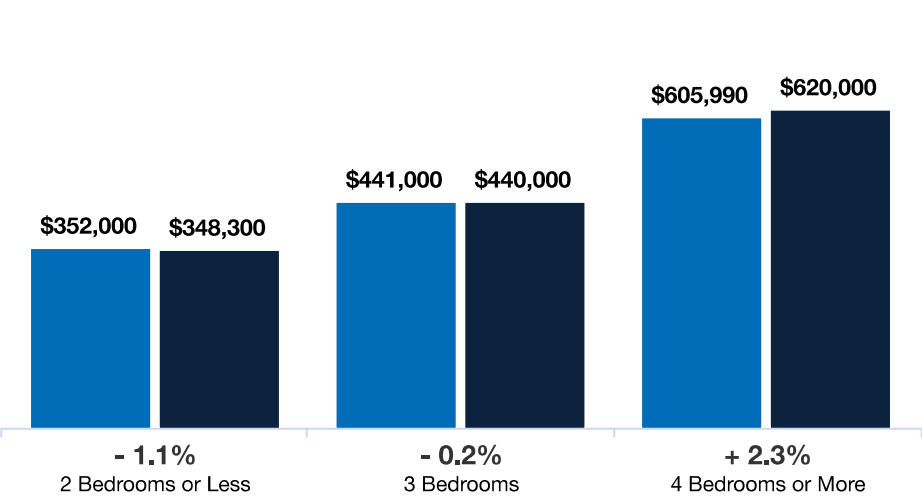
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Median Sales Price

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

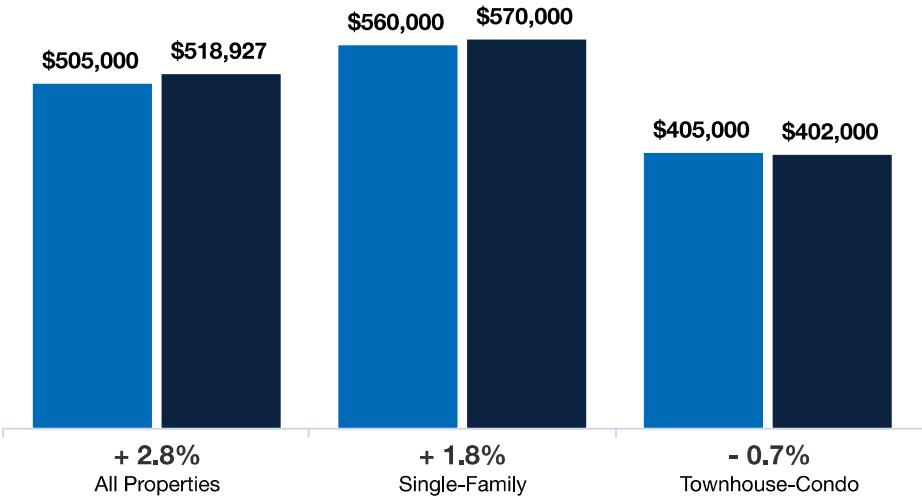
By Bedroom Count

■ 7-2025 ■ 7-2026



By Property Type

■ 7-2025 ■ 7-2026



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	7-2025	7-2026	Change	7-2025	7-2026	Change	7-2025	7-2026	Change
2 Bedrooms or Less	\$352,000	\$348,300	- 1.1%	\$361,200	\$365,000	+ 1.1%	\$346,000	\$331,250	- 4.3%
3 Bedrooms	\$441,000	\$440,000	- 0.2%	\$480,000	\$484,900	+ 1.0%	\$400,000	\$399,000	- 0.3%
4 Bedrooms or More	\$605,990	\$620,000	+ 2.3%	\$622,000	\$633,450	+ 1.8%	\$468,000	\$475,000	+ 1.5%
All Bedroom Counts	\$505,000	\$518,927	+ 2.8%	\$560,000	\$570,000	+ 1.8%	\$405,000	\$402,000	- 0.7%

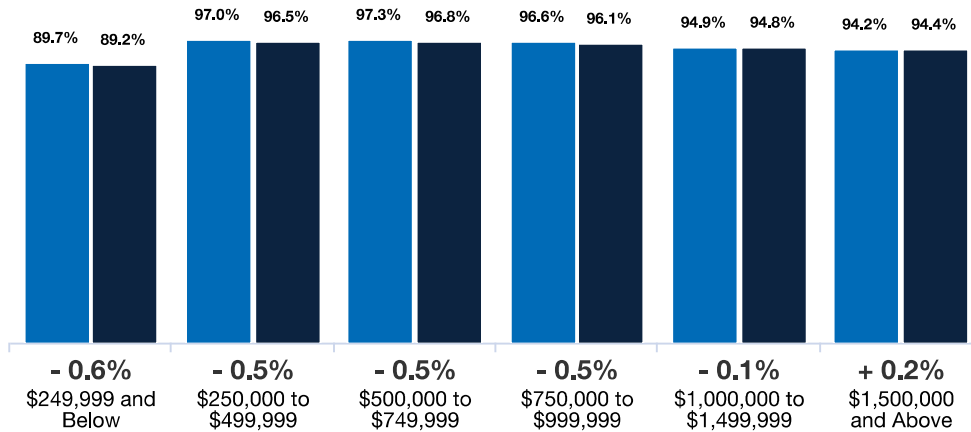
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Percent of Original List Price Received

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.**

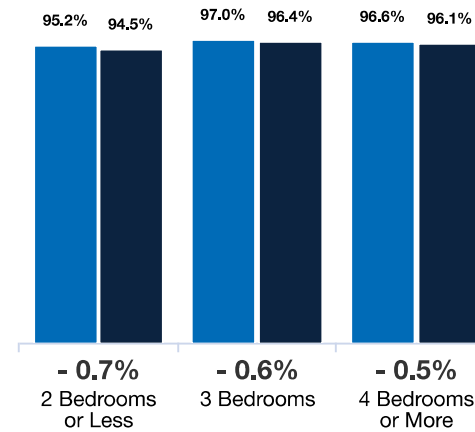
By Price Range

■ 7-2025 ■ 7-2026



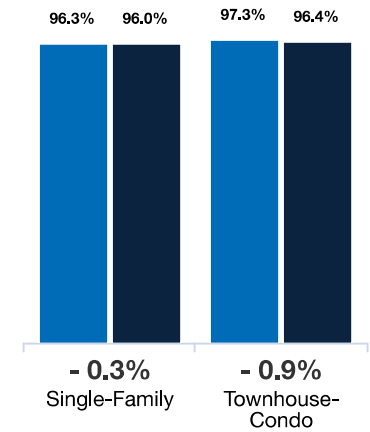
By Bedroom Count

■ 7-2025 ■ 7-2026



By Property Type

■ 7-2025 ■ 7-2026



All Properties

By Price Range

	7-2025	7-2026	Change
\$249,999 and Below	89.7%	89.2%	- 0.6%
\$250,000 to \$499,999	97.0%	96.5%	- 0.5%
\$500,000 to \$749,999	97.3%	96.8%	- 0.5%
\$750,000 to \$999,999	96.6%	96.1%	- 0.5%
\$1,000,000 to \$1,499,999	94.9%	94.8%	- 0.1%
\$1,500,000 and Above	94.2%	94.4%	+ 0.2%

All Price Ranges

96.5% 96.1% - 0.4%

By Bedroom Count

	7-2025	7-2026	Change
2 Bedrooms or Less	95.2%	94.5%	- 0.7%
3 Bedrooms	97.0%	96.4%	- 0.6%
4 Bedrooms or More	96.6%	96.1%	- 0.5%

All Bedroom Counts

96.5% 96.1% - 0.4%

Single-Family

	7-2025	7-2026	Change
2 Bedrooms or Less	88.2%	87.4%	- 0.9%
3 Bedrooms	96.6%	96.4%	- 0.2%
4 Bedrooms or More	97.3%	96.8%	- 0.5%
	96.6%	96.1%	- 0.5%
	94.7%	94.8%	+ 0.1%
	93.5%	94.0%	+ 0.5%

96.3% 96.0% - 0.3%

Townhouse-Condo

	7-2025	7-2026	Change
Single-Family	93.3%	92.8%	- 0.5%
Townhouse-Condo	97.5%	96.6%	- 0.9%
	97.5%	97.1%	- 0.4%
	96.4%	94.6%	- 1.9%
	96.3%	95.3%	- 1.0%
	97.6%	96.7%	- 0.9%

97.3% 96.4% - 0.9%

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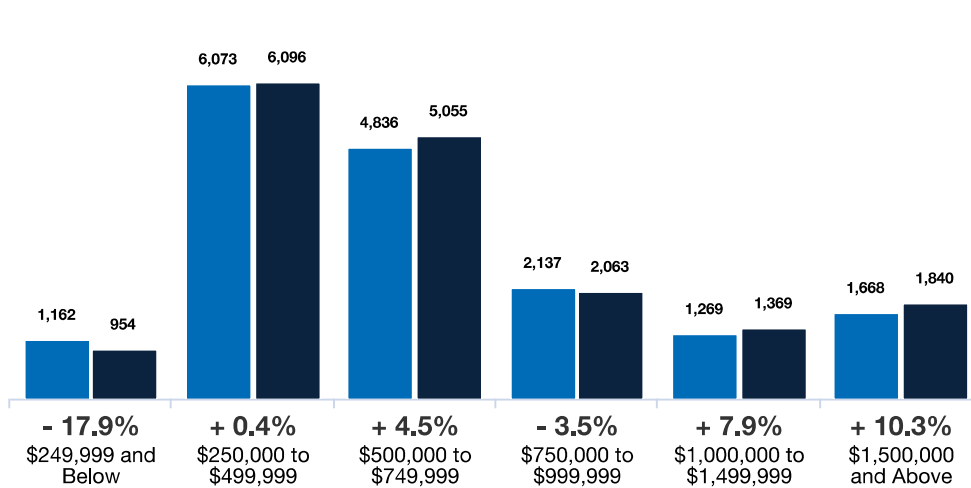
Inventory of Homes for Sale

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



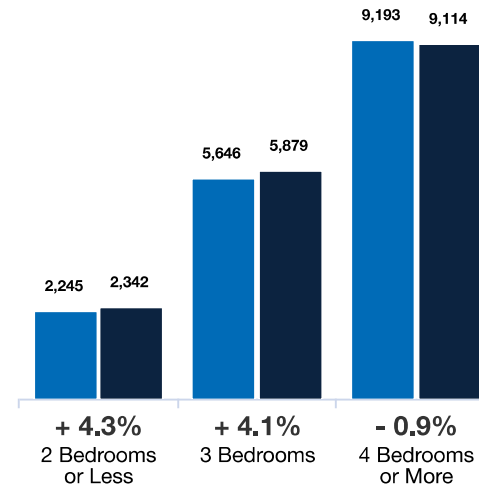
By Price Range

■ 7-2025 ■ 7-2026



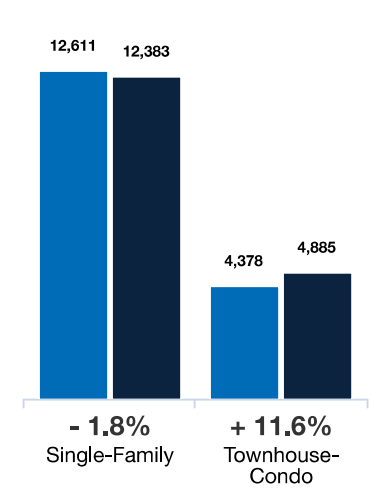
By Bedroom Count

■ 7-2025 ■ 7-2026



By Property Type

■ 7-2025 ■ 7-2026



All Properties

By Price Range

	7-2025	7-2026	Change
\$249,999 and Below	1,162	954	- 17.9%
\$250,000 to \$499,999	6,073	6,096	+ 0.4%
\$500,000 to \$749,999	4,836	5,055	+ 4.5%
\$750,000 to \$999,999	2,137	2,063	- 3.5%
\$1,000,000 to \$1,499,999	1,269	1,369	+ 7.9%
\$1,500,000 and Above	1,668	1,840	+ 10.3%

All Price Ranges

17,145 17,377 + 1.4%

By Bedroom Count

	7-2025	7-2026	Change
2 Bedrooms or Less	2,245	2,342	+ 4.3%
3 Bedrooms	5,646	5,879	+ 4.1%
4 Bedrooms or More	9,193	9,114	- 0.9%

All Bedroom Counts

17,145 17,377 + 1.4%

Single-Family

	7-2025	7-2026	Change
2 Bedrooms or Less	836	674	- 19.4%
3 Bedrooms	3,113	2,922	- 6.1%
4 Bedrooms or More	4,222	4,252	+ 0.7%
Single-Family Total	1,926	1,817	- 5.7%
Single-Family Total	1,103	1,174	+ 6.4%
Single-Family Total	1,411	1,544	+ 9.4%

12,611 12,383 - 1.8%

Townhouse-Condo

	7-2025	7-2026	Change
2 Bedrooms or Less	272	269	- 1.1%
3 Bedrooms	2,931	3,144	+ 7.3%
4 Bedrooms or More	592	789	+ 33.3%
Townhouse-Condo Total	199	228	+ 14.6%
Townhouse-Condo Total	153	183	+ 19.6%
Townhouse-Condo Total	231	272	+ 17.7%

4,378 4,885 + 11.6%

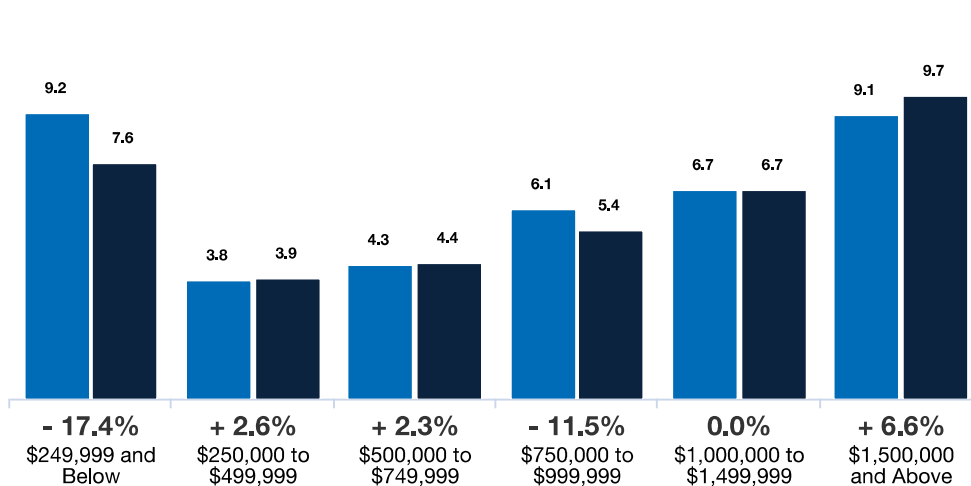
Figures on this page are based upon a snapshot of active listings at the end of the month.

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.**

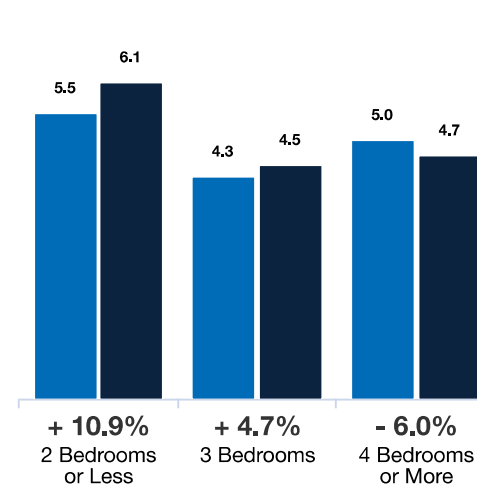
By Price Range

■ 7-2025 ■ 7-2026



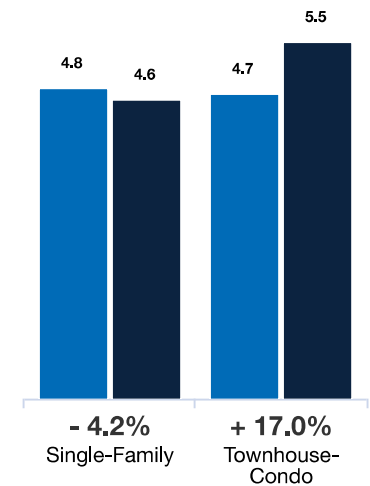
By Bedroom Count

■ 7-2025 ■ 7-2026



By Property Type

■ 7-2025 ■ 7-2026



All Properties

By Price Range

	7-2025	7-2026	Change
\$249,999 and Below	9.2	7.6	- 17.4%
\$250,000 to \$499,999	3.8	3.9	+ 2.6%
\$500,000 to \$749,999	4.3	4.4	+ 2.3%
\$750,000 to \$999,999	6.1	5.4	- 11.5%
\$1,000,000 to \$1,499,999	6.7	6.7	0.0%
\$1,500,000 and Above	9.1	9.7	+ 6.6%

All Price Ranges

4.8 4.8 0.0%

By Bedroom Count

	7-2025	7-2026	Change
2 Bedrooms or Less	5.5	6.1	+ 10.9%
3 Bedrooms	4.3	4.5	+ 4.7%
4 Bedrooms or More	5.0	4.7	- 6.0%

All Bedroom Counts

4.8 4.8 0.0%

Single-Family

	7-2025	7-2026	Change
\$249,999 and Below	9.2	7.9	- 14.1%
\$250,000 to \$499,999	3.5	3.3	- 5.7%
\$500,000 to \$749,999	4.2	4.1	- 2.4%
\$750,000 to \$999,999	5.9	5.0	- 15.3%
\$1,000,000 to \$1,499,999	6.7	6.4	- 4.5%
\$1,500,000 and Above	9.8	9.9	+ 1.0%

All Price Ranges

4.8 4.6 - 4.2%

Townhouse-Condo

	7-2025	7-2026	Change
\$249,999 and Below	8.1	6.8	- 16.0%
\$250,000 to \$499,999	4.1	4.7	+ 14.6%
\$500,000 to \$749,999	5.0	7.4	+ 48.0%
\$750,000 to \$999,999	8.8	10.2	+ 15.9%
\$1,000,000 to \$1,499,999	6.6	9.1	+ 37.9%
\$1,500,000 and Above	6.2	8.5	+ 37.1%

All Price Ranges

4.7 5.5 + 17.0%

	7-2025	7-2026	Change
2 Bedrooms or Less	6.0	7.2	+ 20.0%
3 Bedrooms	4.1	4.9	+ 19.5%
4 Bedrooms or More	4.6	5.3	+ 15.2%

All Bedroom Counts

4.7 5.5 + 17.0%

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