

Local Market Update for February 2026

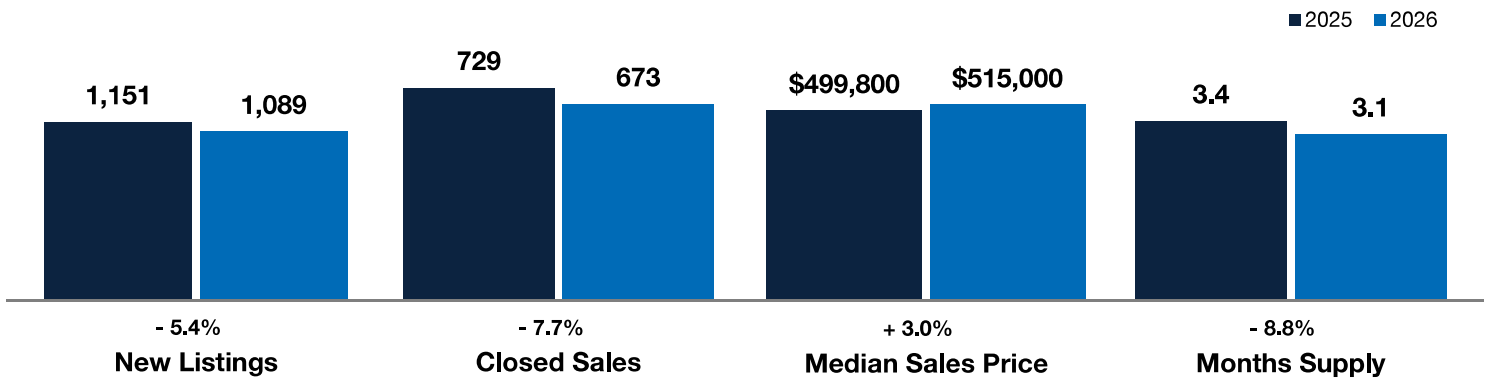
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

Utah County

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	1,151	1,089	- 5.4%	2,338	2,192	- 6.2%
Pending Sales	758	820	+ 8.2%	1,544	1,599	+ 3.6%
Closed Sales	729	673	- 7.7%	1,269	1,222	- 3.7%
Median Sales Price*	\$499,800	\$515,000	+ 3.0%	\$495,000	\$511,600	+ 3.4%
Average Sales Price*	\$578,954	\$594,645	+ 2.7%	\$576,186	\$598,055	+ 3.8%
Percent of Original List Price Received*	97.5%	96.5%	- 1.0%	97.5%	96.6%	- 0.9%
Days on Market Until Sale	73	75	+ 2.7%	70	74	+ 5.7%
Inventory of Homes for Sale	2,623	2,600	- 0.9%	--	--	--
Months Supply of Inventory	3.4	3.1	- 8.8%	--	--	--

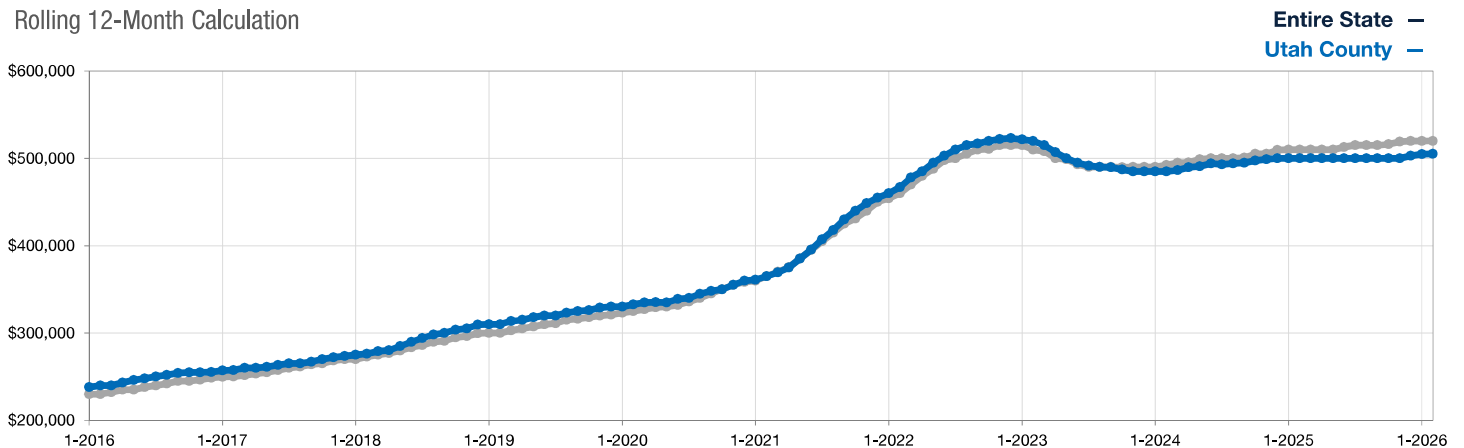
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.