

# Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

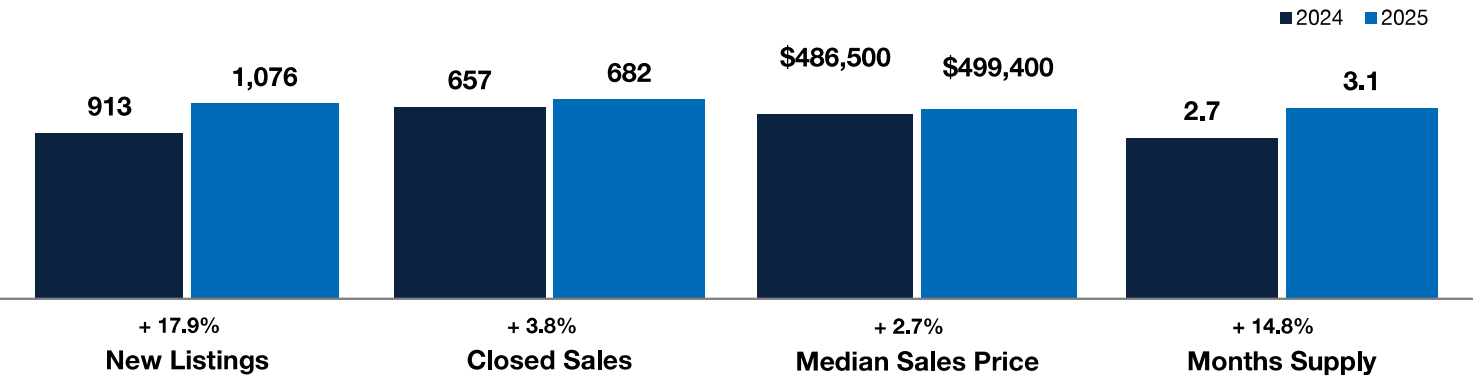


## Utah County

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	913	1,076	+ 17.9%	1,849	2,210	+ 19.5%
Pending Sales	733	702	- 4.2%	1,478	1,459	- 1.3%
Closed Sales	657	682	+ 3.8%	1,196	1,207	+ 0.9%
Median Sales Price*	\$486,500	\$499,400	+ 2.7%	\$485,000	\$495,000	+ 2.1%
Average Sales Price*	\$576,638	\$573,902	- 0.5%	\$568,545	\$571,223	+ 0.5%
Percent of Original List Price Received*	97.4%	97.4%	0.0%	97.0%	97.5%	+ 0.5%
Days on Market Until Sale	63	74	+ 17.5%	60	70	+ 16.7%
Inventory of Homes for Sale	1,828	2,399	+ 31.2%	--	--	--
Months Supply of Inventory	2.7	3.1	+ 14.8%	--	--	--

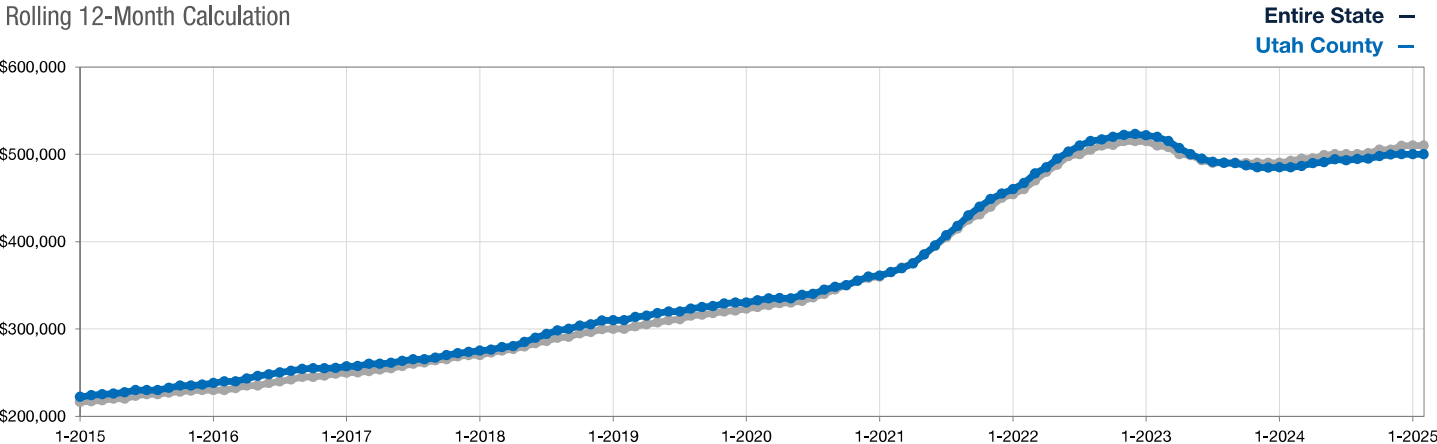
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### 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.