

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



January 2025

U.S. new-home sales increased 3.6% month-over-month and 6.7% year-over-year to a seasonally adjusted annual rate of 698,000 units, according to the U.S. Census Bureau. The median sales price for new homes was up 2.1% year-over-year to \$427,000. There were about 494,000 new homes available for sale heading into January, representing an 8.5-month supply at the current sales pace. For the 12-month period spanning February 2024 through January 2025, Closed Sales in the state of Utah were up 6.0 percent overall. The price range with the largest gain in sales was the \$750,001 and Above range, where they increased 17.6 percent.

The overall Median Sales Price was up 3.2 percent to \$500,388. The property type with the largest price gain was the Single-Family segment, where prices increased 4.7 percent to \$554,900. The price range that tended to sell the quickest was the \$300,001 to \$500,000 range at 49 days; the price range that tended to sell the slowest was the \$150,000 and Below range at 76 days.

Market-wide, inventory levels were up 18.2 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 16.8 percent. That amounts to 3.2 months supply for Single-Family homes and 3.3 months supply for Townhouse-Condo.

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.



Quick Facts

+ 17.6%	+ 7.8%	+ 9.5%
Price Range With the Strongest Sales:	Bedroom Count With the Strongest Sales:	Property Type With the Strongest Sales:
\$750,001 and Above	4 Bedrooms or More	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	

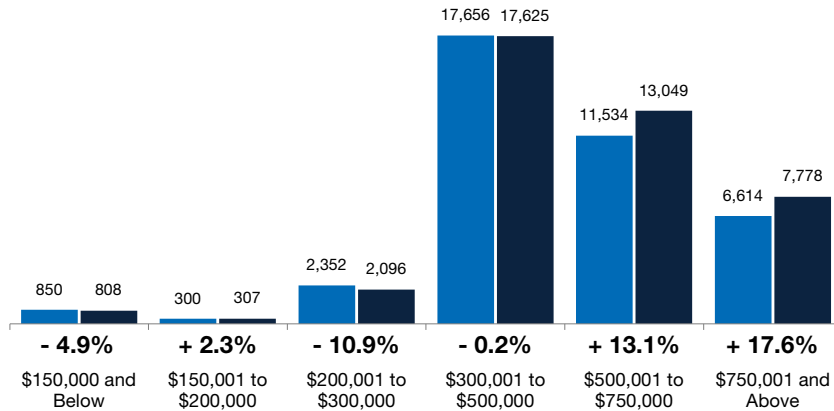
Closed Sales

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



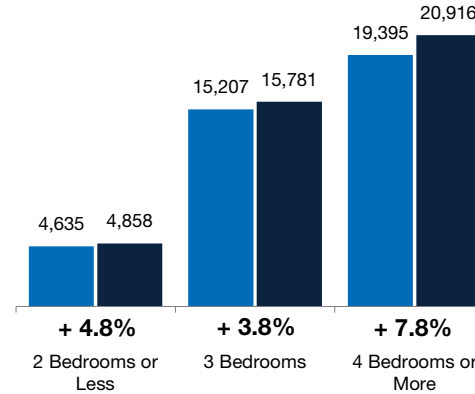
By Price Range

■ 1-2024 ■ 1-2025



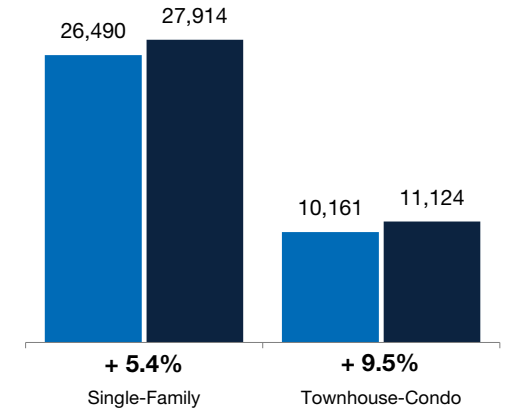
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Price Range

	1-2024	1-2025	Change
\$150,000 and Below	850	808	- 4.9%
\$150,001 to \$200,000	300	307	+ 2.3%
\$200,001 to \$300,000	2,352	2,096	- 10.9%
\$300,001 to \$500,000	17,656	17,625	- 0.2%
\$500,001 to \$750,000	11,534	13,049	+ 13.1%
\$750,001 and Above	6,614	7,778	+ 17.6%
All Price Ranges	39,306	41,663	+ 6.0%

Single-Family

1-2024	1-2025	Change	1-2024	1-2025	Change
807	736	- 8.8%	24	61	+ 154.2%
211	213	+ 0.9%	82	88	+ 7.3%
999	844	- 15.5%	1,270	1,192	- 6.1%
9,627	9,084	- 5.6%	7,052	7,616	+ 8.0%
9,625	10,821	+ 12.4%	951	1,267	+ 33.2%
5,221	6,216	+ 19.1%	782	900	+ 15.1%
26,490	27,914	+ 5.4%	10,161	11,124	+ 9.5%

Townhouse-Condo

	1-2024	1-2025	Change
	24	61	+ 154.2%
	82	88	+ 7.3%
	1,270	1,192	- 6.1%
	7,052	7,616	+ 8.0%
	951	1,267	+ 33.2%
	782	900	+ 15.1%
	10,161	11,124	+ 9.5%

By Bedroom Count

	1-2024	1-2025	Change
2 Bedrooms or Less	4,635	4,858	+ 4.8%
3 Bedrooms	15,207	15,781	+ 3.8%
4 Bedrooms or More	19,395	20,916	+ 7.8%
All Bedroom Counts	39,306	41,663	+ 6.0%

1-2024	1-2025	Change	1-2024	1-2025	Change
1,788	1,870	+ 4.6%	2,571	2,765	+ 7.5%
7,973	8,164	+ 2.4%	6,197	6,592	+ 6.4%
16,714	17,854	+ 6.8%	1,341	1,692	+ 26.2%
26,490	27,914	+ 5.4%	10,161	11,124	+ 9.5%

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

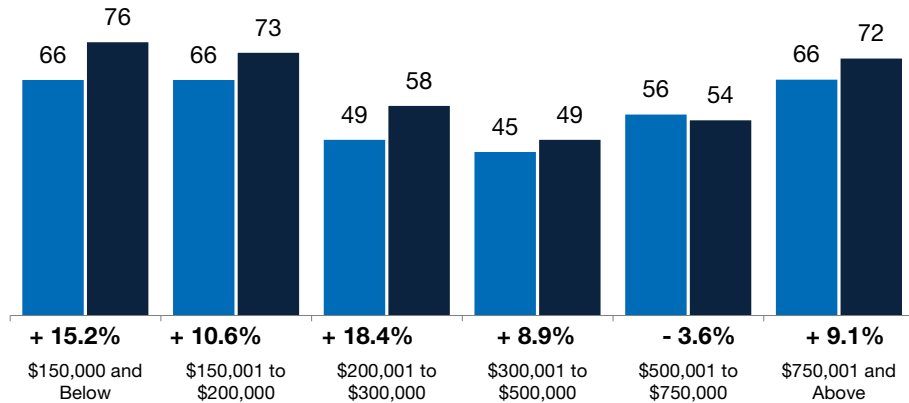
Days on Market Until Sale

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



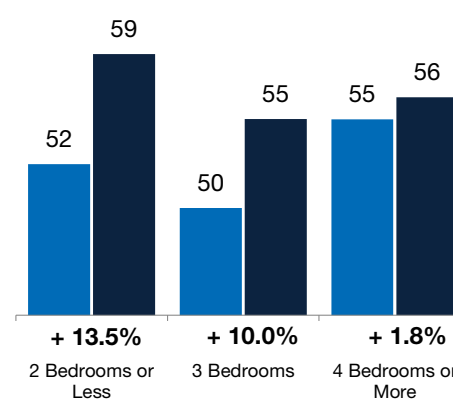
By Price Range

■ 1-2024 ■ 1-2025



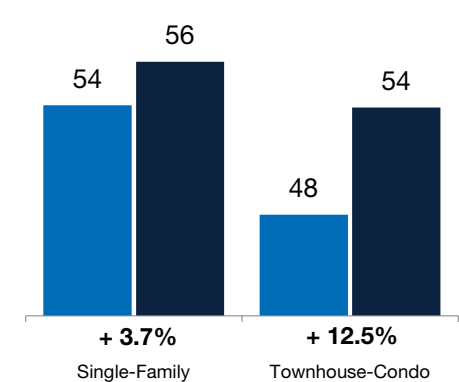
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Price Range

	1-2024	1-2025	Change
\$150,000 and Below	66	76	+ 15.2%
\$150,001 to \$200,000	66	73	+ 10.6%
\$200,001 to \$300,000	49	58	+ 18.4%
\$300,001 to \$500,000	45	49	+ 8.9%
\$500,001 to \$750,000	56	54	- 3.6%
\$750,001 and Above	66	72	+ 9.1%
All Price Ranges	53	56	+ 5.7%

Single-Family

	1-2024	1-2025	Change
\$150,000 and Below	65	77	+ 18.5%
\$150,001 to \$200,000	65	77	+ 18.5%
\$200,001 to \$300,000	65	71	+ 9.2%
\$300,001 to \$500,000	51	63	+ 23.5%
\$500,001 to \$750,000	56	53	- 5.4%
\$750,001 and Above	65	71	+ 9.2%
All Price Ranges	54	56	+ 3.7%

Townhouse-Condo

	1-2024	1-2025	Change
\$150,000 and Below	60	59	- 1.7%
\$150,001 to \$200,000	60	59	- 1.7%
\$200,001 to \$300,000	62	74	+ 19.4%
\$300,001 to \$500,000	47	55	+ 17.0%
\$500,001 to \$750,000	50	60	+ 20.0%
\$750,001 and Above	66	75	+ 13.6%
All Price Ranges	48	54	+ 12.5%

By Bedroom Count

	1-2024	1-2025	Change
2 Bedrooms or Less	52	59	+ 13.5%
3 Bedrooms	50	55	+ 10.0%
4 Bedrooms or More	55	56	+ 1.8%
All Bedroom Counts	53	56	+ 5.7%

	1-2024	1-2025	Change
2 Bedrooms or Less	52	57	+ 9.6%
3 Bedrooms	52	57	+ 9.6%
4 Bedrooms or More	55	56	+ 1.8%
All Bedroom Counts	54	56	+ 3.7%

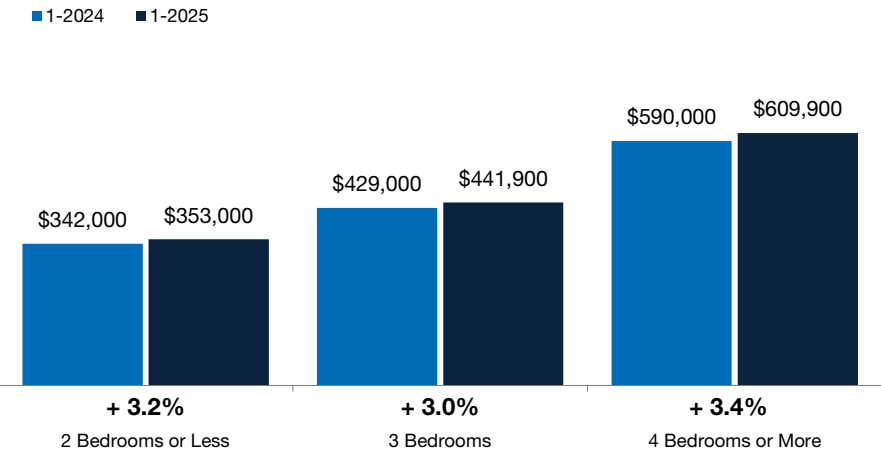
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

Median Sales Price

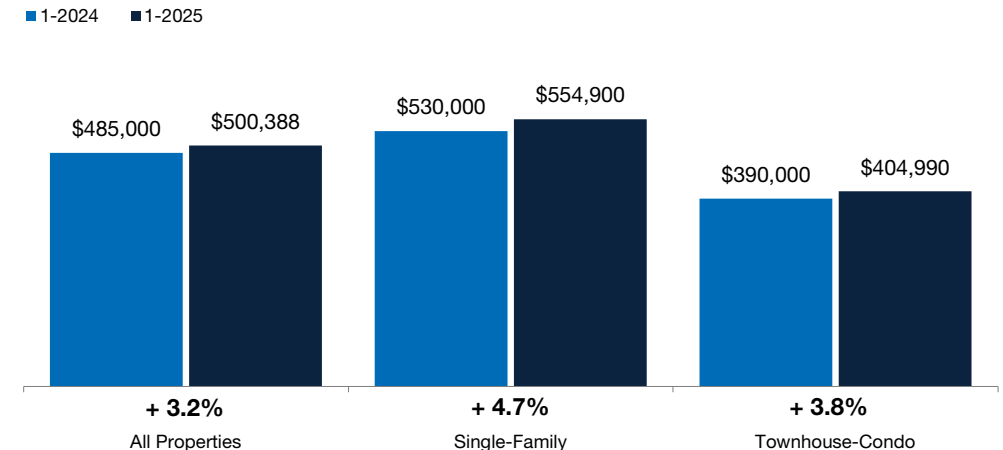
The number of properties available for sale in active status at the end of the most recent month.
Based on a rolling 12-month average.



By Bedroom Count



By Property Type



All Properties			
By Bedroom Count	1-2024	1-2025	Change
2 Bedrooms or Less	\$342,000	\$353,000	+ 3.2%
3 Bedrooms	\$429,000	\$441,900	+ 3.0%
4 Bedrooms or More	\$590,000	\$609,900	+ 3.4%
All Bedroom Counts	\$485,000	\$500,388	+ 3.2%

Single-Family			Townhouse-Condo		
1-2024	1-2025	Change	1-2024	1-2025	Change
\$340,000	\$355,000	+ 4.4%	\$339,000	\$350,000	+ 3.2%
\$464,945	\$480,000	+ 3.2%	\$390,000	\$400,000	+ 2.6%
\$595,000	\$619,500	+ 4.1%	\$465,000	\$470,000	+ 1.1%
\$530,000	\$554,900	+ 4.7%	\$390,000	\$404,990	+ 3.8%

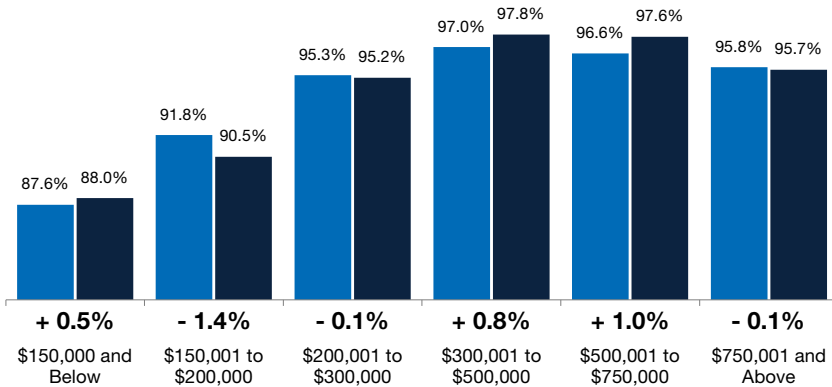
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Percent of Original List Price Received

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

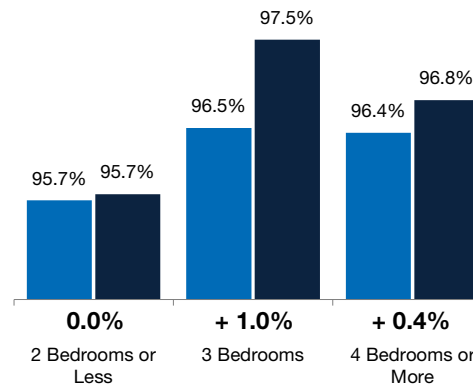
By Price Range

■ 1-2024 ■ 1-2025



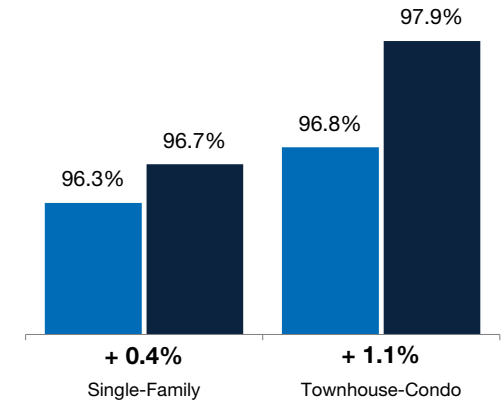
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Price Range

	1-2024	1-2025	Change
\$150,000 and Below	87.6%	88.0%	+ 0.5%
\$150,001 to \$200,000	91.8%	90.5%	- 1.4%
\$200,001 to \$300,000	95.3%	95.2%	- 0.1%
\$300,001 to \$500,000	97.0%	97.8%	+ 0.8%
\$500,001 to \$750,000	96.6%	97.6%	+ 1.0%
\$750,001 and Above	95.8%	95.7%	- 0.1%
All Price Ranges	96.4%	97.0%	+ 0.6%

Single-Family

	1-2024	1-2025	Change
\$150,000 and Below	87.9%	87.7%	- 0.2%
\$150,001 to \$200,000	91.4%	90.2%	- 1.3%
\$200,001 to \$300,000	93.9%	93.3%	- 0.6%
\$300,001 to \$500,000	97.2%	97.3%	+ 0.1%
\$500,001 to \$750,000	96.6%	97.7%	+ 1.1%
\$750,001 and Above	95.9%	95.6%	- 0.3%
All Price Ranges	96.3%	96.7%	+ 0.4%

Townhouse-Condo

	1-2024	1-2025	Change
\$150,000 and Below	84.7%	93.3%	+ 10.2%
\$150,001 to \$200,000	93.1%	90.7%	- 2.6%
\$200,001 to \$300,000	96.6%	96.7%	+ 0.1%
\$300,001 to \$500,000	97.0%	98.4%	+ 1.4%
\$500,001 to \$750,000	97.4%	97.7%	+ 0.3%
\$750,001 and Above	96.0%	96.3%	+ 0.3%
All Price Ranges	96.8%	97.9%	+ 1.1%

By Bedroom Count

	1-2024	1-2025	Change
2 Bedrooms or Less	95.7%	95.7%	0.0%
3 Bedrooms	96.5%	97.5%	+ 1.0%
4 Bedrooms or More	96.4%	96.8%	+ 0.4%
All Bedroom Counts	96.4%	97.0%	+ 0.6%

	1-2024	1-2025	Change
2 Bedrooms or Less	94.5%	94.4%	- 0.1%
3 Bedrooms	96.4%	97.0%	+ 0.6%
4 Bedrooms or More	96.4%	96.8%	+ 0.4%
All Bedroom Counts	96.3%	96.7%	+ 0.4%

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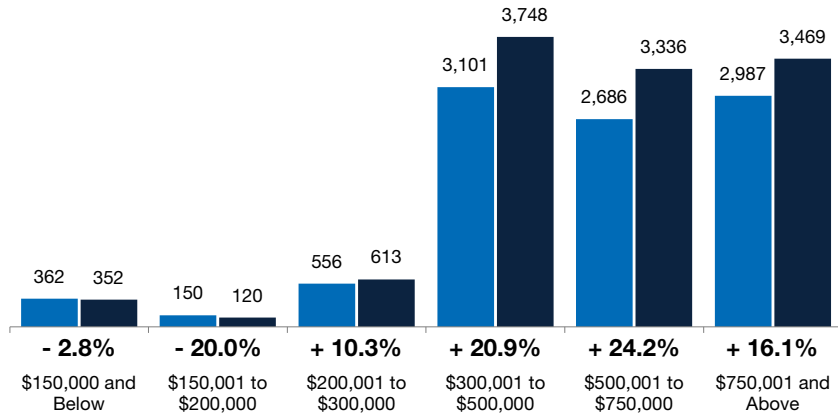
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month.
Based on one month of activity.



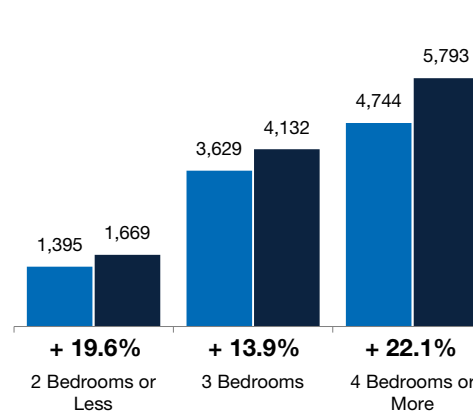
By Price Range

■ 1-2024 ■ 1-2025



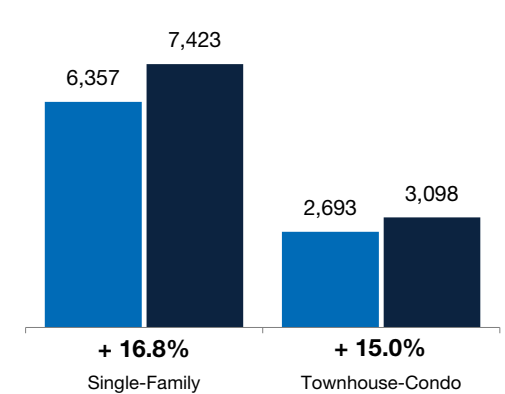
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Price Range

	1-2024	1-2025	Change
\$150,000 and Below	362	352	- 2.8%
\$150,001 to \$200,000	150	120	- 20.0%
\$200,001 to \$300,000	556	613	+ 10.3%
\$300,001 to \$500,000	3,101	3,748	+ 20.9%
\$500,001 to \$750,000	2,686	3,336	+ 24.2%
\$750,001 and Above	2,987	3,469	+ 16.1%
All Price Ranges	9,842	11,638	+ 18.2%

Single-Family

	1-2024	1-2025	Change
	313	321	+ 2.6%
	95	77	- 18.9%
	256	221	- 13.7%
	1,472	1,767	+ 20.0%
	1,992	2,477	+ 24.3%
	2,229	2,560	+ 14.8%
	6,357	7,423	+ 16.8%

Townhouse-Condo

	1-2024	1-2025	Change
	35	26	- 25.7%
	52	39	- 25.0%
	284	379	+ 33.5%
	1,442	1,753	+ 21.6%
	454	465	+ 2.4%
	426	436	+ 2.3%
	2,693	3,098	+ 15.0%

By Bedroom Count

	1-2024	1-2025	Change
2 Bedrooms or Less	1,395	1,669	+ 19.6%
3 Bedrooms	3,629	4,132	+ 13.9%
4 Bedrooms or More	4,744	5,793	+ 22.1%
All Bedroom Counts	9,842	11,638	+ 18.2%

	1-2024	1-2025	Change
	536	581	+ 8.4%
	1,928	2,168	+ 12.4%
	3,873	4,669	+ 20.6%
	6,357	7,423	+ 16.8%

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

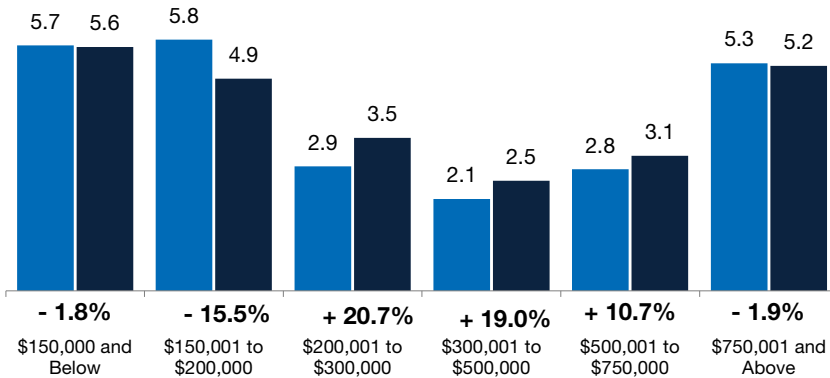
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



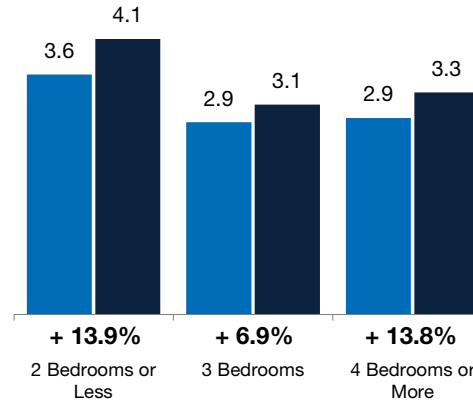
By Price Range

■ 1-2024 ■ 1-2025



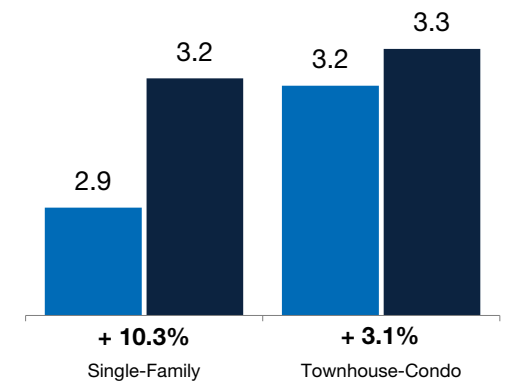
By Bedroom Count

■ 1-2024 ■ 1-2025



By Property Type

■ 1-2024 ■ 1-2025



All Properties

By Price Range

	1-2024	1-2025	Change
\$150,000 and Below	5.7	5.6	- 1.8%
\$150,001 to \$200,000	5.8	4.9	- 15.5%
\$200,001 to \$300,000	2.9	3.5	+ 20.7%
\$300,001 to \$500,000	2.1	2.5	+ 19.0%
\$500,001 to \$750,000	2.8	3.1	+ 10.7%
\$750,001 and Above	5.3	5.2	- 1.9%
All Price Ranges	3.0	3.4	+ 13.3%

Single-Family

1-2024	1-2025	Change	1-2024	1-2025	Change
5.1	5.5	+ 7.8%	21.0	6.7	- 68.1%
5.2	4.6	- 11.5%	7.7	5.3	- 31.2%
3.2	3.2	0.0%	2.7	3.8	+ 40.7%
1.8	2.3	+ 27.8%	2.5	2.8	+ 12.0%
2.5	2.8	+ 12.0%	5.5	4.1	- 25.5%
5.0	4.9	- 2.0%	6.2	5.3	- 14.5%
2.9	3.2	+ 10.3%	3.2	3.3	+ 3.1%

Townhouse-Condo

	1-2024	1-2025	Change
	21.0	6.7	- 68.1%
	7.7	5.3	- 31.2%
	2.7	3.8	+ 40.7%
	2.5	2.8	+ 12.0%
	5.5	4.1	- 25.5%
	6.2	5.3	- 14.5%
	3.2	3.3	+ 3.1%

By Bedroom Count

	1-2024	1-2025	Change
2 Bedrooms or Less	3.6	4.1	+ 13.9%
3 Bedrooms	2.9	3.1	+ 6.9%
4 Bedrooms or More	2.9	3.3	+ 13.8%
All Bedroom Counts	3.0	3.4	+ 13.3%

1-2024	1-2025	Change	1-2024	1-2025	Change
3.6	3.8	+ 5.6%	3.7	4.3	+ 16.2%
2.9	3.2	+ 10.3%	2.9	2.8	- 3.4%
2.8	3.2	+ 14.3%	3.6	3.3	- 8.3%
2.9	3.2	+ 10.3%	3.2	3.3	+ 3.1%

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