

Local Market Update for August 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

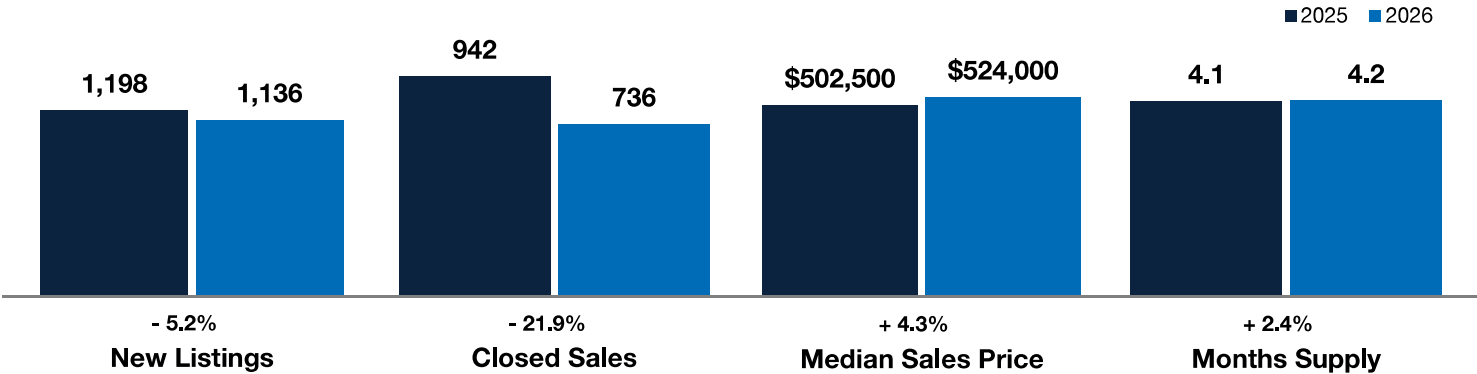


Utah County

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	1,198	1,136	- 5.2%	10,350	10,230	- 1.2%
Pending Sales	892	706	- 20.9%	7,013	6,852	- 2.3%
Closed Sales	942	736	- 21.9%	6,699	6,656	- 0.6%
Median Sales Price*	\$502,500	\$524,000	+ 4.3%	\$500,000	\$525,000	+ 5.0%
Average Sales Price*	\$593,779	\$605,881	+ 2.0%	\$590,995	\$624,284	+ 5.6%
Percent of Original List Price Received*	96.1%	96.7%	+ 0.6%	97.4%	97.3%	- 0.1%
Days on Market Until Sale	63	64	+ 1.6%	60	65	+ 8.3%
Inventory of Homes for Sale	3,365	3,396	+ 0.9%	--	--	--
Months Supply of Inventory	4.1	4.2	+ 2.4%	--	--	--

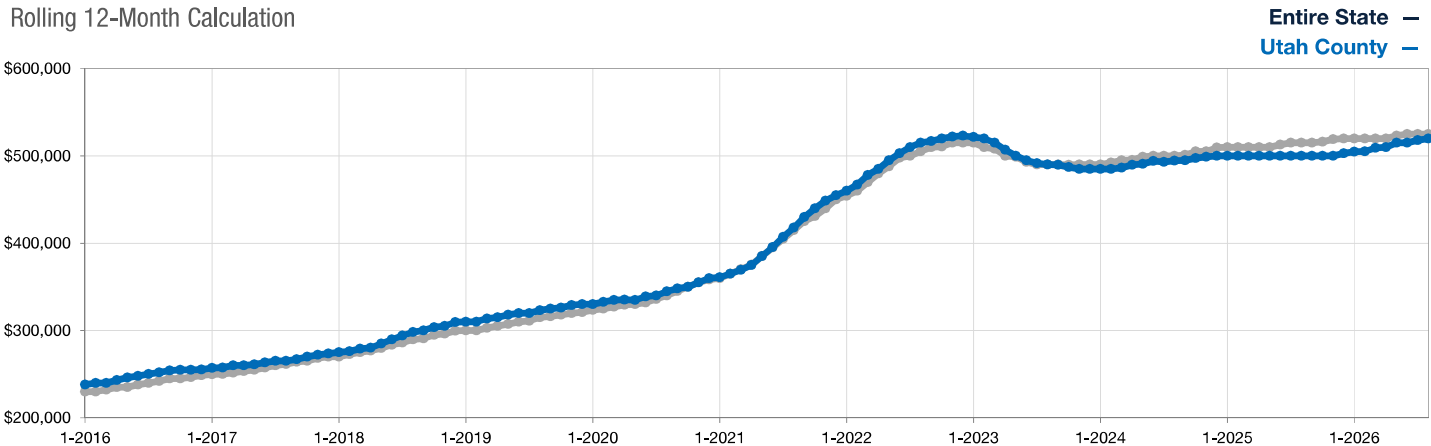
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August



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.