

# Local Market Update for August 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

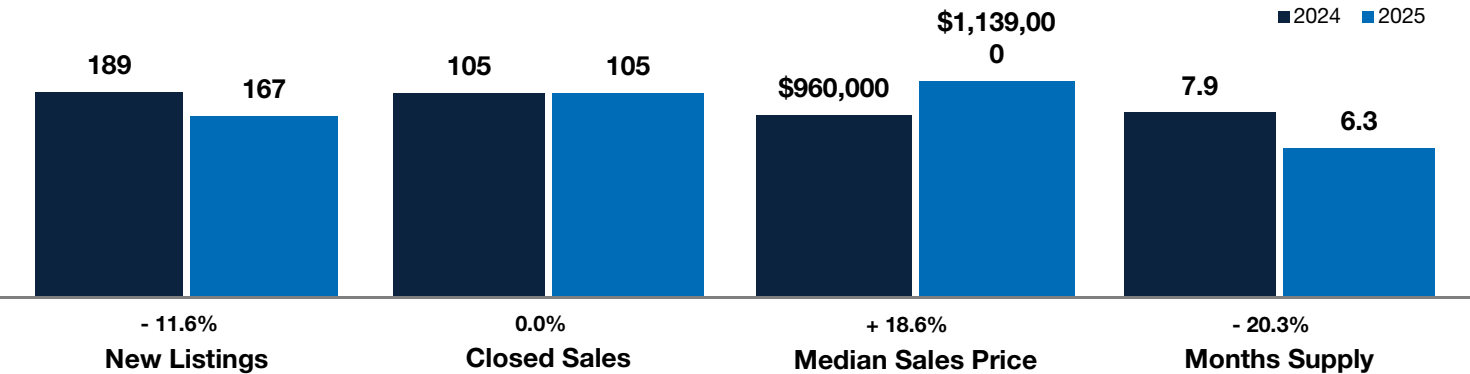


## Wasatch County

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	189	167	- 11.6%	1,383	1,638	+ 18.4%
Pending Sales	119	122	+ 2.5%	845	981	+ 16.1%
Closed Sales	105	105	0.0%	749	764	+ 2.0%
Median Sales Price*	\$960,000	\$1,139,000	+ 18.6%	\$950,000	\$1,076,619	+ 13.3%
Average Sales Price*	\$1,692,244	\$1,668,408	- 1.4%	\$1,415,286	\$1,751,456	+ 23.8%
Percent of Original List Price Received*	95.6%	94.2%	- 1.5%	95.9%	95.7%	- 0.2%
Days on Market Until Sale	74	82	+ 10.8%	76	74	- 2.6%
Inventory of Homes for Sale	757	735	- 2.9%	--	--	--
Months Supply of Inventory	7.9	6.3	- 20.3%	--	--	--

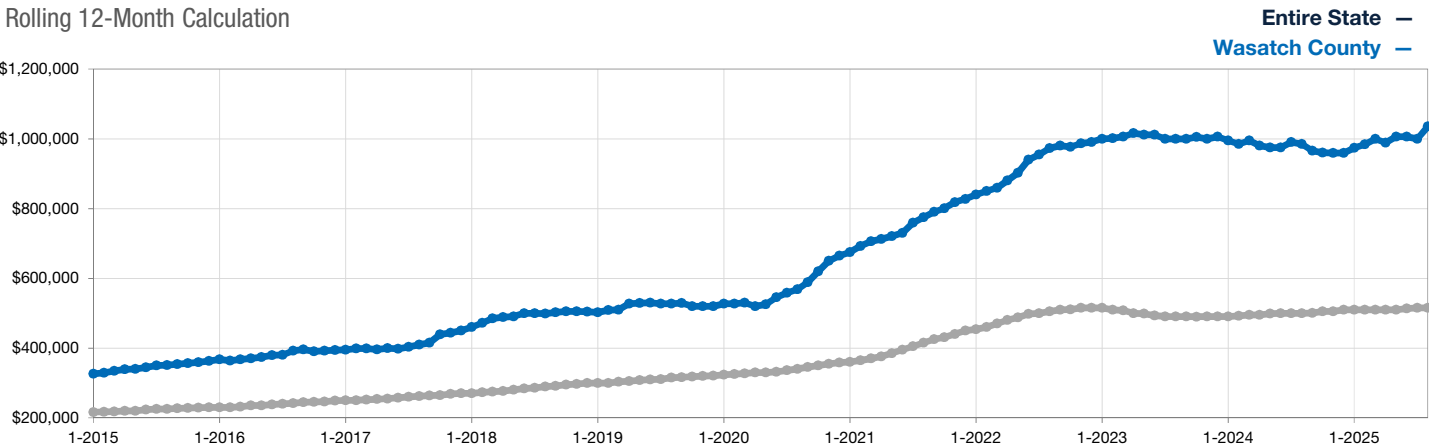
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### 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.