

Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

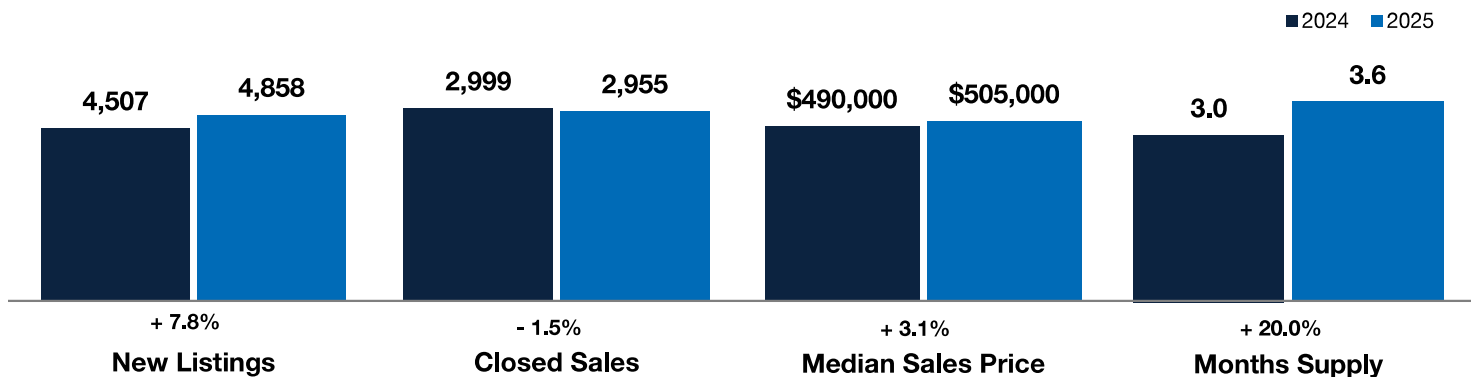


Entire State

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	4,507	4,858	+ 7.8%	8,753	9,837	+ 12.4%
Pending Sales	3,548	2,960	- 16.6%	6,915	6,208	- 10.2%
Closed Sales	2,999	2,955	- 1.5%	5,532	5,358	- 3.1%
Median Sales Price*	\$490,000	\$505,000	+ 3.1%	\$489,000	\$500,000	+ 2.2%
Average Sales Price*	\$624,975	\$678,733	+ 8.6%	\$621,385	\$687,239	+ 10.6%
Percent of Original List Price Received*	96.8%	96.5%	- 0.3%	96.3%	96.4%	+ 0.1%
Days on Market Until Sale	66	74	+ 12.1%	64	72	+ 12.5%
Inventory of Homes for Sale	9,944	12,439	+ 25.1%	--	--	--
Months Supply of Inventory	3.0	3.6	+ 20.0%	--	--	--

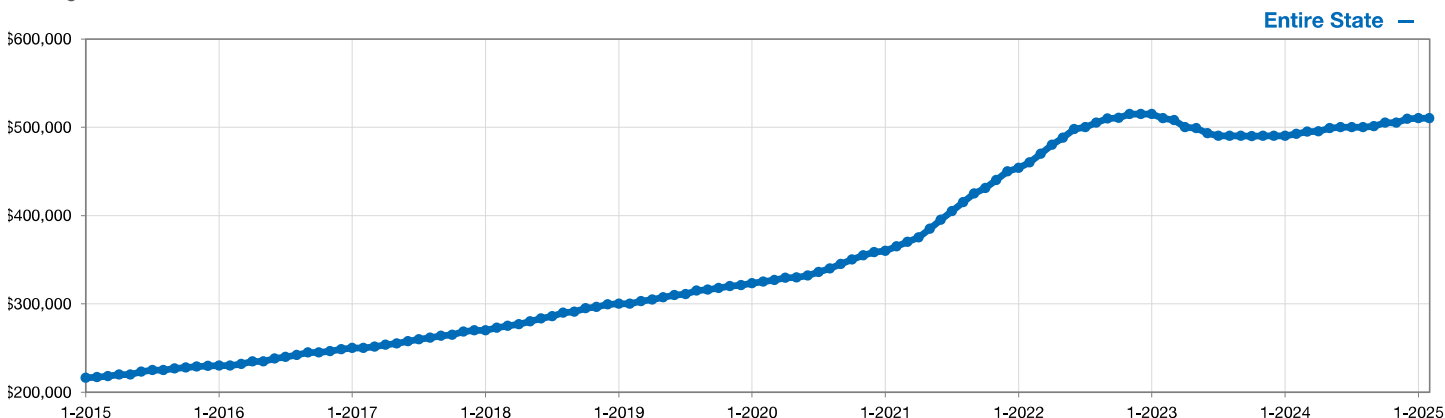
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.