

# 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



## December 2025

U.S. pending home sales climbed to their highest level in nearly three years, rising 3.3% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 1.0% increase in contract signings. On a year-over-year basis, pending home sales advanced 2.6%, with both monthly and annual gains recorded across all four regions. For the 12-month period spanning January 2025 through December 2025, Closed Sales in the Utah Association of REALTORS® region rose 2.2 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales went up 19.9 percent.

The overall Median Sales Price were up 2.4 percent to \$512,000. The property type with the largest gain was the Single-Family segment, where prices went up 2.6 percent to \$565,000. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 60 days. The price range that tended to sell the slowest was the \$1,500,000 and Above range at 84 days.

Market-wide, inventory levels improved 9.4 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale rose 13.8 percent. That amounts to 3.5 months of inventory for Single-Family and 3.8 months of inventory for Townhouse-Condo.

## Quick Facts

**+ 19.9%**      **+ 6.6%**      **+ 6.7%**

Price Range with Strongest Sales: <b>\$1,500,000 and Above</b>	Bedroom Count with Strongest Sales: <b>4 Bedrooms or More</b>	Property Type With Strongest Sales: <b>Single-Family</b>
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Closed Sales	<b>2</b>
Days On Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

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.



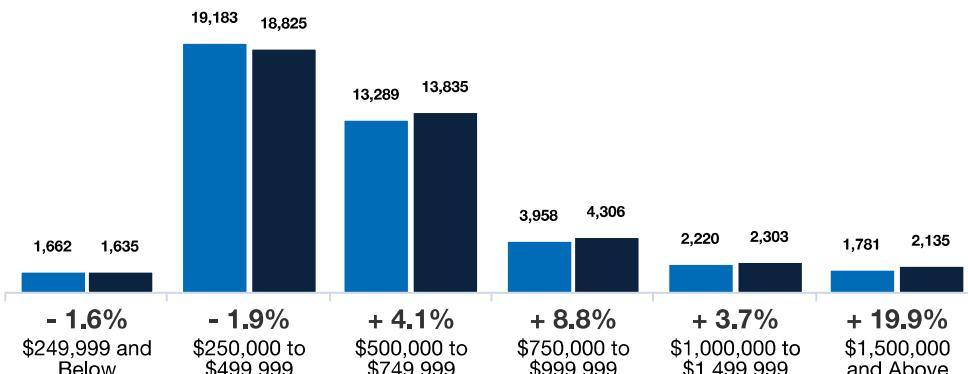
# Closed Sales



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

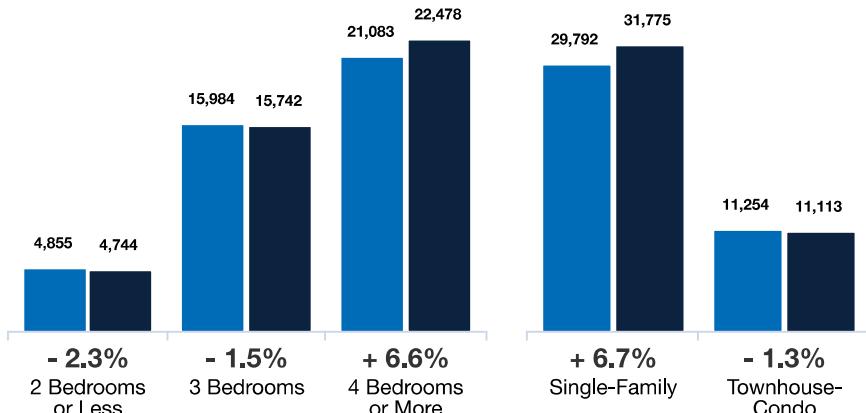
## By Price Range

■ 12-2024 ■ 12-2025



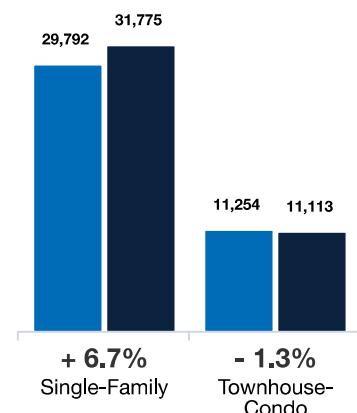
## By Bedroom Count

■ 12-2024 ■ 12-2025



## By Property Type

■ 12-2024 ■ 12-2025



## All Properties

### By Price Range

	12-2024	12-2025	Change
\$249,999 and Below	1,662	1,635	- 1.6%
\$250,000 to \$499,999	19,183	18,825	- 1.9%
\$500,000 to \$749,999	13,289	13,835	+ 4.1%
\$750,000 to \$999,999	3,958	4,306	+ 8.8%
\$1,000,000 to \$1,499,999	2,220	2,303	+ 3.7%
\$1,500,000 and Above	1,781	2,135	+ 19.9%

### All Price Ranges

	12-2024	12-2025	Change
All Price Ranges	42,093	43,039	+ 2.2%

### By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	4,855	4,744	- 2.3%
3 Bedrooms	15,984	15,742	- 1.5%
4 Bedrooms or More	21,083	22,478	+ 6.6%

### All Bedroom Counts

	12-2024	12-2025	Change
All Bedroom Counts	42,093	43,039	+ 2.2%

## Single-Family

	12-2024	12-2025	Change
All Properties	29,792	31,775	+ 6.7%

## Townhouse-Condo

	12-2024	12-2025	Change
Townhouse-Condo	11,254	11,113	- 1.3%

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

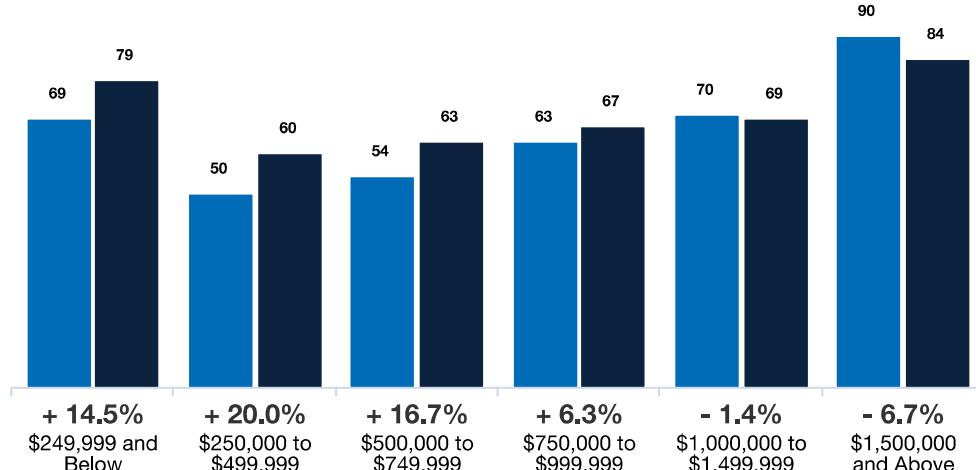
# Days On Market Until Sale



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

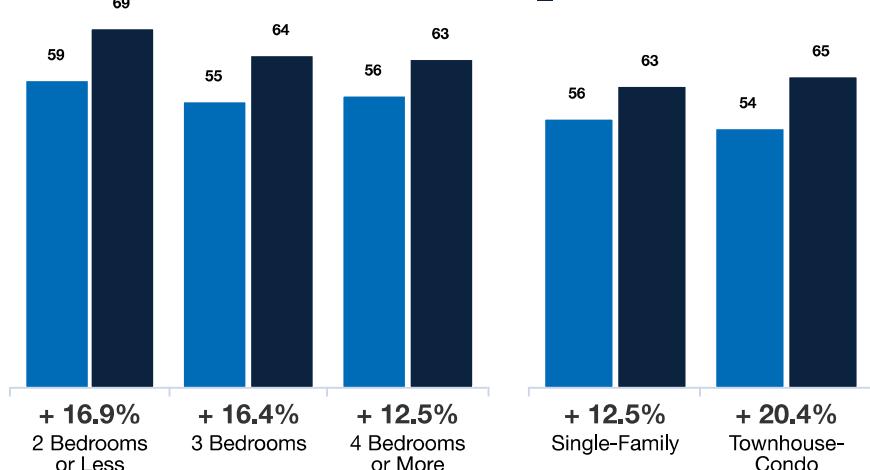
## By Price Range

■ 12-2024 ■ 12-2025



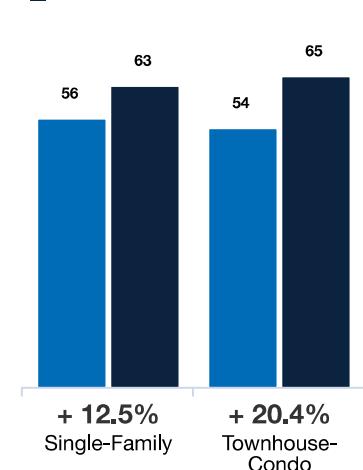
## By Bedroom Count

■ 12-2024 ■ 12-2025



## By Property Type

■ 12-2024 ■ 12-2025



## All Properties

### By Price Range

	12-2024	12-2025	Change
\$249,999 and Below	69	79	+ 14.5%
\$250,000 to \$499,999	50	60	+ 20.0%
\$500,000 to \$749,999	54	63	+ 16.7%
\$750,000 to \$999,999	63	67	+ 6.3%
\$1,000,000 to \$1,499,999	70	69	- 1.4%
\$1,500,000 and Above	90	84	- 6.7%

### All Price Ranges

	12-2024	12-2025	Change
All Price Ranges	56	64	+ 14.3%

## Single-Family

### By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	59	69	+ 16.9%
3 Bedrooms	55	64	+ 16.4%
4 Bedrooms or More	56	63	+ 12.5%

### All Bedroom Counts

	12-2024	12-2025	Change
All Bedroom Counts	56	64	+ 14.3%

## Townhouse-Condo

	12-2024	12-2025	Change
2 Bedrooms or Less	71	80	+ 12.7%
3 Bedrooms	49	57	+ 16.3%
4 Bedrooms or More	53	62	+ 17.0%

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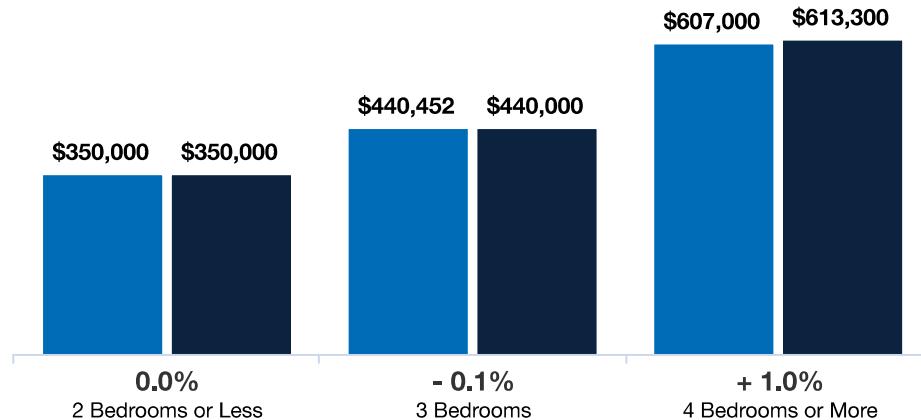
# Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**



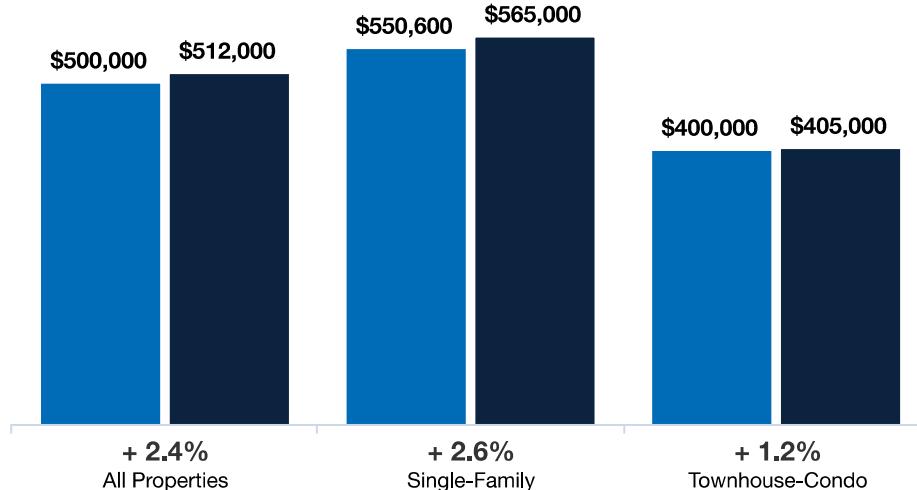
## By Bedroom Count

■ 12-2024 ■ 12-2025



## By Property Type

■ 12-2024 ■ 12-2025



## By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	\$350,000	\$350,000	0.0%
3 Bedrooms	\$440,452	\$440,000	- 0.1%
4 Bedrooms or More	\$607,000	\$613,300	+ 1.0%
<b>All Bedroom Counts</b>	<b>\$500,000</b>	<b>\$512,000</b>	<b>+ 2.4%</b>

## All Properties

## Single-Family

## Townhouse-Condo

	12-2024	12-2025	Change	12-2024	12-2025	Change
2 Bedrooms or Less	\$358,000	\$360,000	+ 0.6%	\$345,000	\$340,000	- 1.4%
3 Bedrooms	\$480,000	\$482,000	+ 0.4%	\$400,000	\$399,990	- 0.0%
4 Bedrooms or More	\$619,900	\$628,622	+ 1.4%	\$467,995	\$470,000	+ 0.4%
<b>All Bedroom Counts</b>	<b>\$550,600</b>	<b>\$565,000</b>	<b>+ 2.6%</b>	<b>\$400,000</b>	<b>\$405,000</b>	<b>+ 1.2%</b>

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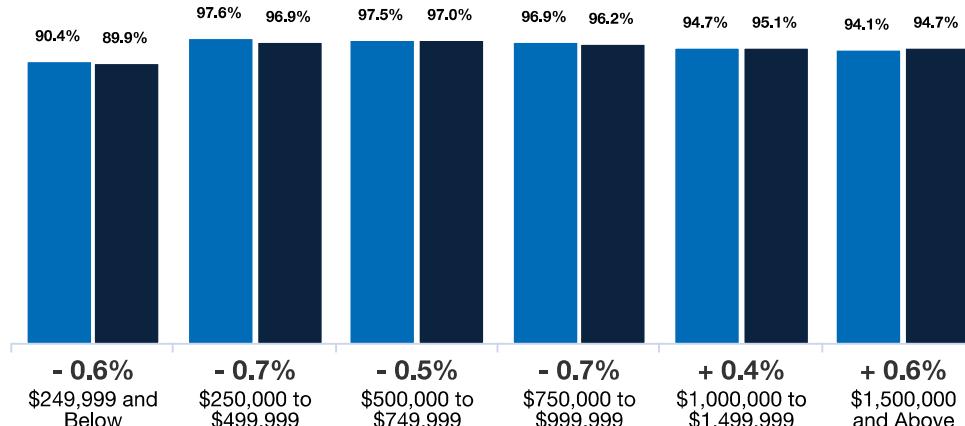
# Percent of Original List Price Received



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

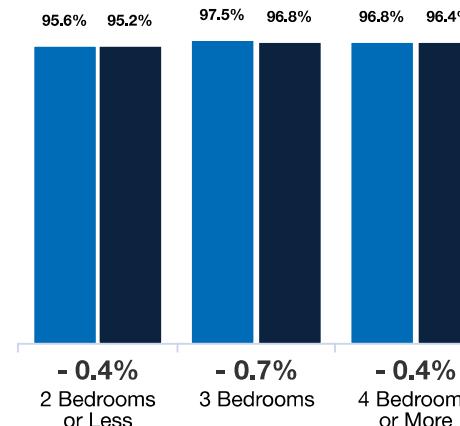
## By Price Range

■ 12-2024 ■ 12-2025



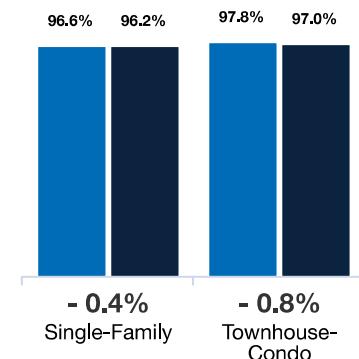
## By Bedroom Count

■ 12-2024 ■ 12-2025



## By Property Type

■ 12-2024 ■ 12-2025



## All Properties

### By Price Range

Price Range	12-2024	12-2025	Change
\$249,999 and Below	90.4%	89.9%	- 0.6%
\$250,000 to \$499,999	97.6%	96.9%	- 0.7%
\$500,000 to \$749,999	97.5%	97.0%	- 0.5%
\$750,000 to \$999,999	96.9%	96.2%	- 0.7%
\$1,000,000 to \$1,499,999	94.7%	95.1%	+ 0.4%
\$1,500,000 and Above	94.1%	94.7%	+ 0.6%

### All Price Ranges

12-2024 12-2025 Change

Price Range	12-2024	12-2025	Change
\$249,999 and Below	90.4%	89.9%	- 0.6%
\$250,000 to \$499,999	97.6%	96.9%	- 0.7%
\$500,000 to \$749,999	97.5%	97.0%	- 0.5%
\$750,000 to \$999,999	96.9%	96.2%	- 0.7%
\$1,000,000 to \$1,499,999	94.7%	95.1%	+ 0.4%
\$1,500,000 and Above	94.1%	94.7%	+ 0.6%

## Single-Family

### By Bedroom Count

12-2024 12-2025 Change

Bedroom Count	12-2024	12-2025	Change
2 Bedrooms or Less	95.6%	95.2%	- 0.4%
3 Bedrooms	97.5%	96.8%	- 0.7%
4 Bedrooms or More	96.8%	96.4%	- 0.4%

### All Bedroom Counts

12-2024 12-2025 Change

Bedroom Count	12-2024	12-2025	Change
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## Townhouse-Condo

### By Property Type

12-2024 12-2025 Change

Property Type	12-2024	12-2025	Change
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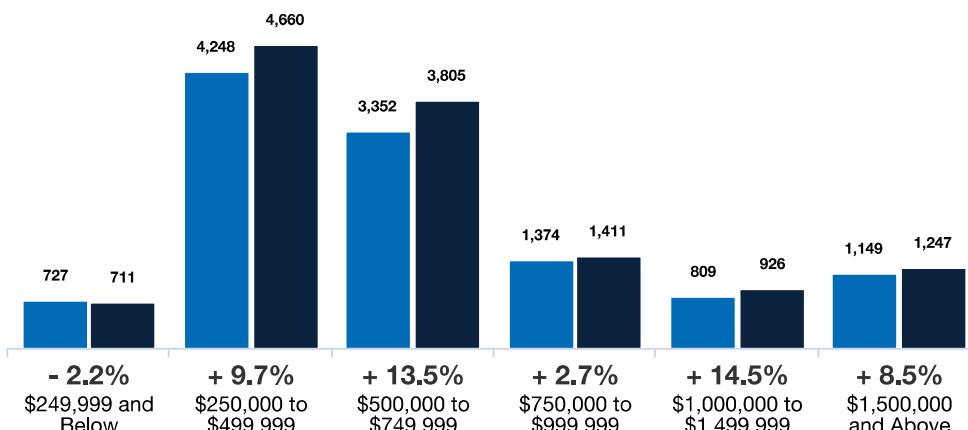
# Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month. **Based on one month of activity.**



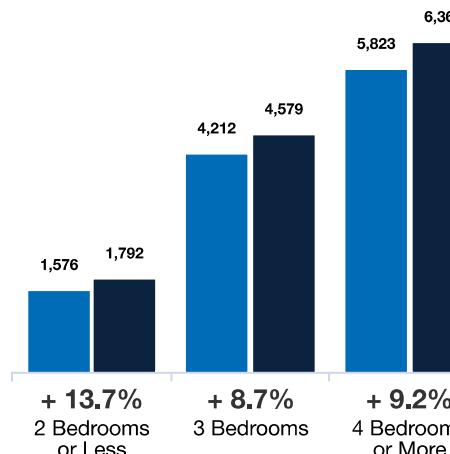
## By Price Range

■ 12-2024 ■ 12-2025



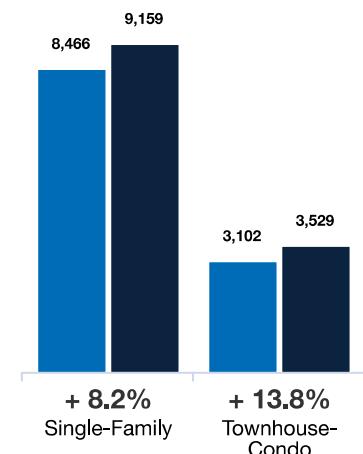
## By Bedroom Count

■ 12-2024 ■ 12-2025



## By Property Type

■ 12-2024 ■ 12-2025



## All Properties

### By Price Range

	12-2024	12-2025	Change
\$249,999 and Below	727	711	- 2.2%
\$250,000 to \$499,999	4,248	4,660	+ 9.7%
\$500,000 to \$749,999	3,352	3,805	+ 13.5%
\$750,000 to \$999,999	1,374	1,411	+ 2.7%
\$1,000,000 to \$1,499,999	809	926	+ 14.5%
\$1,500,000 and Above	1,149	1,247	+ 8.5%

### All Price Ranges

	12-2024	12-2025	Change
All Price Ranges	11,659	12,760	+ 9.4%

## Single-Family

### By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	1,576	1,792	+ 13.7%
3 Bedrooms	4,212	4,579	+ 8.7%
4 Bedrooms or More	5,823	6,360	+ 9.2%

### All Bedroom Counts

	12-2024	12-2025	Change
All Bedroom Counts	11,659	12,760	+ 9.4%

## Townhouse-Condo

	12-2024	12-2025	Change
Single-Family	8,466	9,159	+ 8.2%
Townhouse-Condo	3,102	3,529	+ 13.8%

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

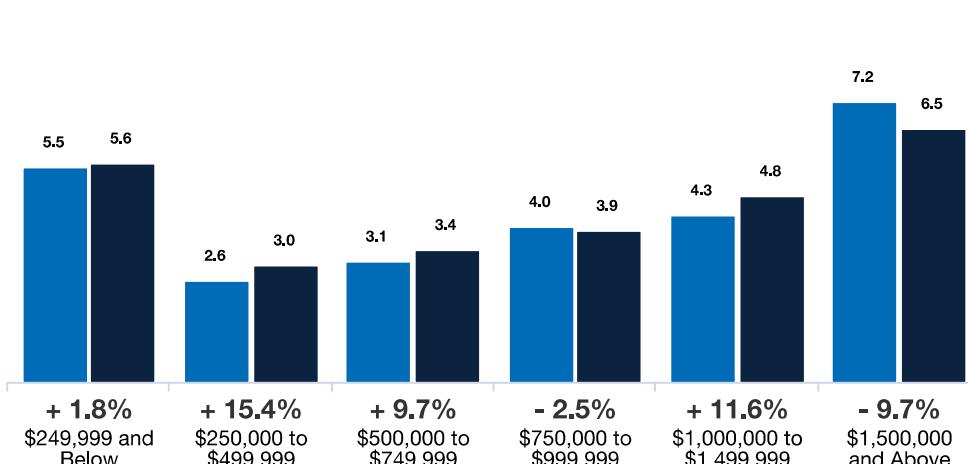
# Months Supply of Inventory



The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**

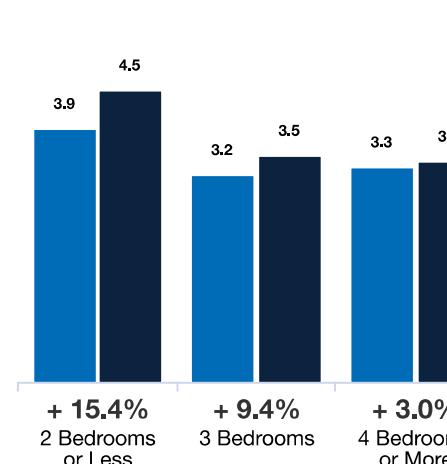
## By Price Range

■ 12-2024 ■ 12-2025



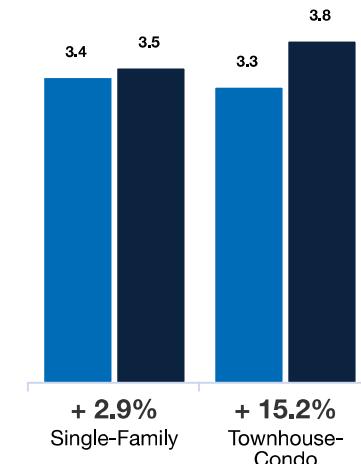
## By Bedroom Count

■ 12-2024 ■ 12-2025



## By Property Type

■ 12-2024 ■ 12-2025



## All Properties

### By Price Range

	12-2024	12-2025	Change
\$249,999 and Below	5.5	5.6	+ 1.8%
\$250,000 to \$499,999	2.6	3.0	+ 15.4%
\$500,000 to \$749,999	3.1	3.4	+ 9.7%
\$750,000 to \$999,999	4.0	3.9	- 2.5%
\$1,000,000 to \$1,499,999	4.3	4.8	+ 11.6%
\$1,500,000 and Above	7.2	6.5	- 9.7%

### All Price Ranges

	12-2024	12-2025	Change
All Price Ranges	3.3	3.6	+ 9.1%

## Single-Family

### By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	3.9	4.5	+ 15.4%
3 Bedrooms	3.2	3.5	+ 9.4%
4 Bedrooms or More	3.3	3.4	+ 3.0%

### All Bedroom Counts

	12-2024	12-2025	Change
All Bedroom Counts	3.3	3.6	+ 9.1%

## Townhouse-Condo

	12-2024	12-2025	Change
2 Bedrooms or Less	3.7	3.9	+ 5.4%
3 Bedrooms	3.4	3.5	+ 2.9%
4 Bedrooms or More	3.4	3.4	0.0%

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