

# Local Market Update for February 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

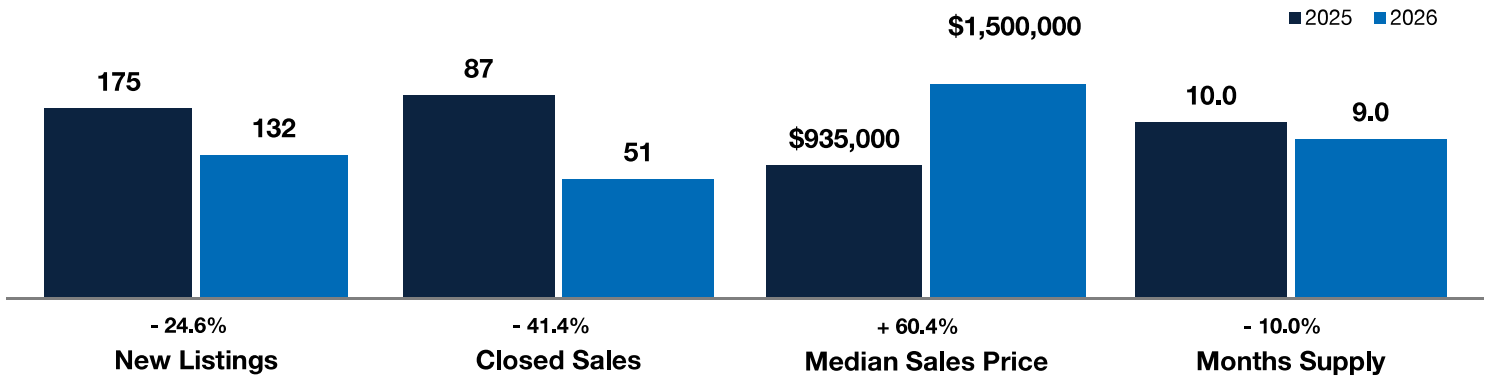


## Wasatch County

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	175	132	- 24.6%	325	293	- 9.8%
Pending Sales	87	86	- 1.1%	180	162	- 10.0%
Closed Sales	87	51	- 41.4%	144	108	- 25.0%
Median Sales Price*	\$935,000	\$1,500,000	+ 60.4%	\$1,066,034	\$1,372,500	+ 28.7%
Average Sales Price*	\$1,578,554	\$2,547,083	+ 61.4%	\$1,692,162	\$2,231,971	+ 31.9%
Percent of Original List Price Received*	94.9%	95.8%	+ 0.9%	95.6%	93.8%	- 1.9%
Days on Market Until Sale	98	119	+ 21.4%	96	116	+ 20.8%
Inventory of Homes for Sale	1,016	981	- 3.4%	--	--	--
Months Supply of Inventory	10.0	9.0	- 10.0%	--	--	--

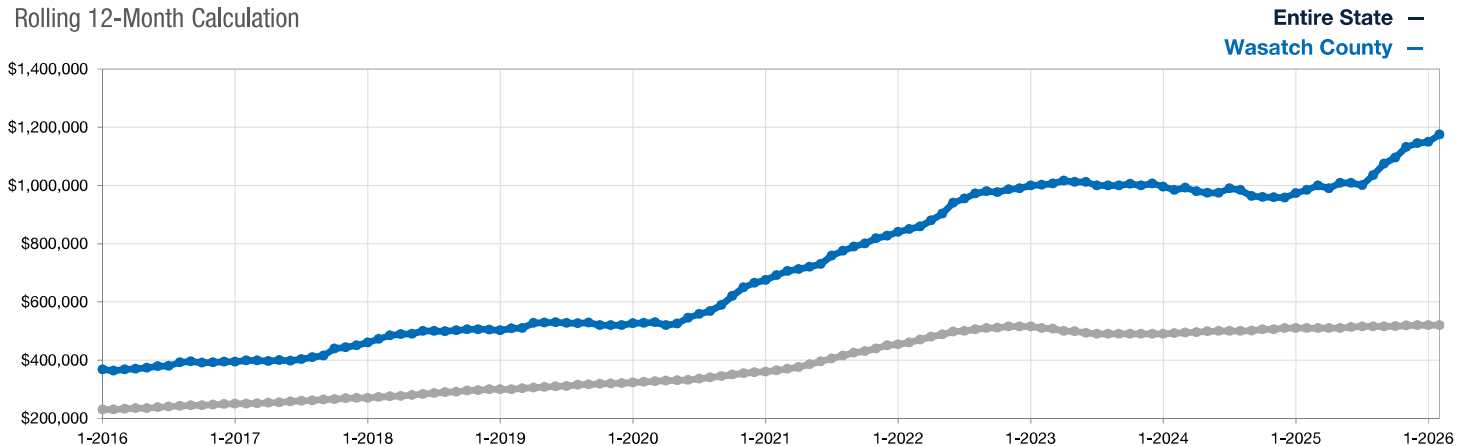
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### 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.