

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



March 2026

U.S. pending home sales rose for the first time in three months, climbing 1.8% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.6% decline in contract signings. Pending home sales increased in the South, Midwest, and West but decreased in the Northeast. For the 12-month period spanning April 2025 through March 2026, Closed Sales in the Utah Association of REALTORS® region went up 3.8 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales improved 17.2 percent.

The overall Median Sales Price rose 2.4 percent to \$515,000. The property type with the largest gain was the Single-Family segment, where prices went up 2.2 percent to \$567,266. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 62 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 rose 2.1 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale increased 9.3 percent. That amounts to 3.7 months of inventory for Single-Family and 4.6 months of inventory for Townhouse-Condo.

Quick Facts

+ 17.2%

Price Range with
Strongest Sales:
\$1,500,000 and Above

+ 9.3%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 9.4%

Property Type With
Strongest Sales:
Single-Family

Closed Sales	2
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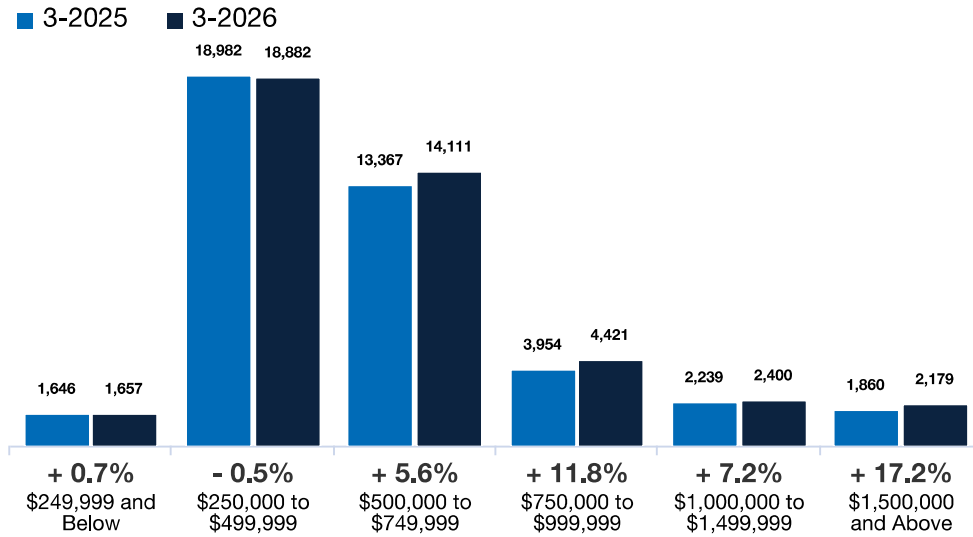
This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



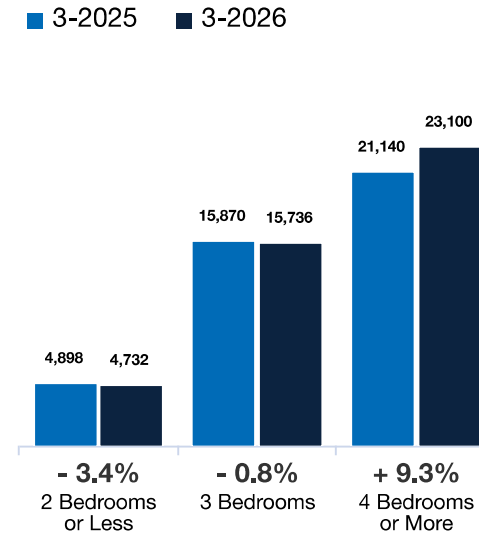
Closed Sales

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

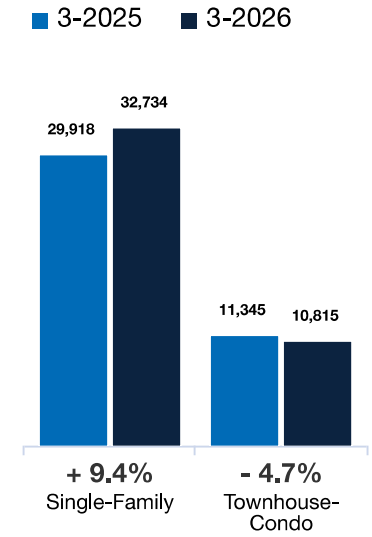
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	1,646	1,657	+ 0.7%
\$250,000 to \$499,999	18,982	18,882	- 0.5%
\$500,000 to \$749,999	13,367	14,111	+ 5.6%
\$750,000 to \$999,999	3,954	4,421	+ 11.8%
\$1,000,000 to \$1,499,999	2,239	2,400	+ 7.2%
\$1,500,000 and Above	1,860	2,179	+ 17.2%

Single-Family

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	1,195	1,158	- 3.1%
\$250,000 to \$499,999	10,098	10,618	+ 5.1%
\$500,000 to \$749,999	11,758	12,802	+ 8.9%
\$750,000 to \$999,999	3,533	4,165	+ 17.9%
\$1,000,000 to \$1,499,999	1,878	2,171	+ 15.6%
\$1,500,000 and Above	1,456	1,820	+ 25.0%

Townhouse-Condo

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	429	477	+ 11.2%
\$250,000 to \$499,999	8,650	8,236	- 4.8%
\$500,000 to \$749,999	1,321	1,293	- 2.1%
\$750,000 to \$999,999	291	240	- 17.5%
\$1,000,000 to \$1,499,999	291	223	- 23.4%
\$1,500,000 and Above	363	346	- 4.7%

All Price Ranges	3-2025	3-2026	Change
	42,048	43,650	+ 3.8%

All Price Ranges	3-2025	3-2026	Change
	29,918	32,734	+ 9.4%

All Price Ranges	3-2025	3-2026	Change
	11,345	10,815	- 4.7%

By Bedroom Count	3-2025	3-2026	Change
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2 Bedrooms or Less	4,898	4,732	- 3.4%
3 Bedrooms	15,870	15,736	- 0.8%
4 Bedrooms or More	21,140	23,100	+ 9.3%

By Bedroom Count	3-2025	3-2026	Change
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2 Bedrooms or Less	1,985	2,097	+ 5.6%
3 Bedrooms	8,934	9,486	+ 6.2%
4 Bedrooms or More	18,971	21,140	+ 11.4%

By Bedroom Count	3-2025	3-2026	Change
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2 Bedrooms or Less	2,815	2,591	- 8.0%
3 Bedrooms	6,649	6,225	- 6.4%
4 Bedrooms or More	1,777	1,940	+ 9.2%

All Bedroom Counts	3-2025	3-2026	Change
	42,048	43,650	+ 3.8%

All Bedroom Counts	3-2025	3-2026	Change
	29,918	32,734	+ 9.4%

All Bedroom Counts	3-2025	3-2026	Change
	11,345	10,815	- 4.7%

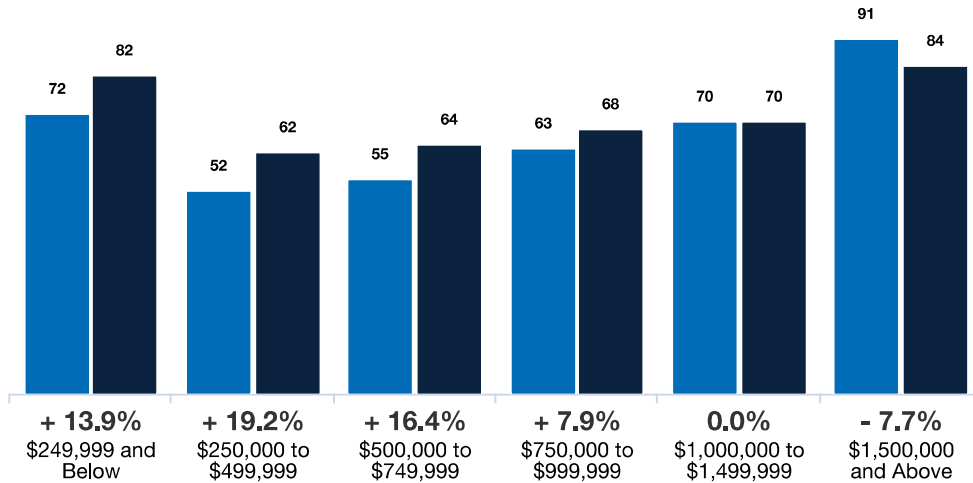
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

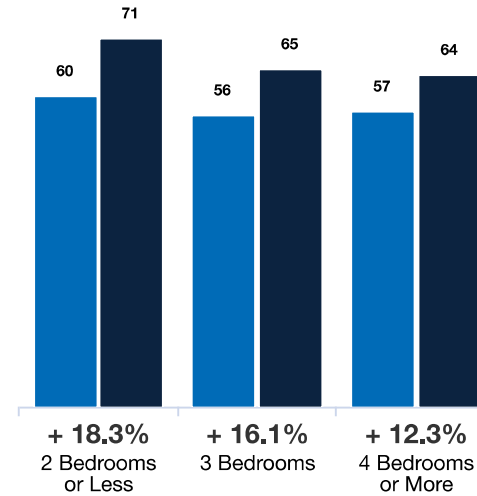
By Price Range

■ 3-2025 ■ 3-2026



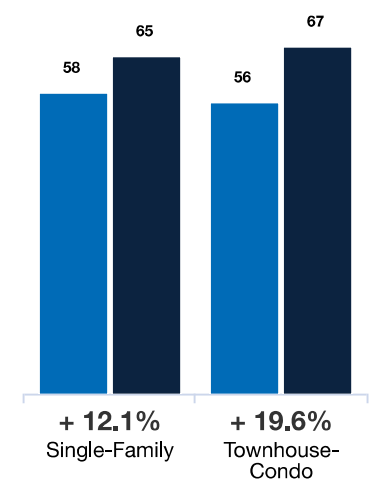
By Bedroom Count

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	72	82	+ 13.9%
\$250,000 to \$499,999	52	62	+ 19.2%
\$500,000 to \$749,999	55	64	+ 16.4%
\$750,000 to \$999,999	63	68	+ 7.9%
\$1,000,000 to \$1,499,999	70	70	0.0%
\$1,500,000 and Above	91	84	- 7.7%

All Price Ranges **57** **65** **+ 14.0%**

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	60	71	+ 18.3%
3 Bedrooms	56	65	+ 16.1%
4 Bedrooms or More	57	64	+ 12.3%

All Bedroom Counts **57** **65** **+ 14.0%**

Single-Family

3-2025	3-2026	Change
74	81	+ 9.5%
50	59	+ 18.0%
54	64	+ 18.5%
62	67	+ 8.1%
69	68	- 1.4%
96	85	- 11.5%

58 **65** **+ 12.1%**

Townhouse-Condo

3-2025	3-2026	Change
64	85	+ 32.8%
53	64	+ 20.8%
59	65	+ 10.2%
74	89	+ 20.3%
73	78	+ 6.8%
72	80	+ 11.1%

56 **67** **+ 19.6%**

3-2025	3-2026	Change
60	64	+ 6.7%
57	66	+ 15.8%
58	64	+ 10.3%

58 **65** **+ 12.1%**

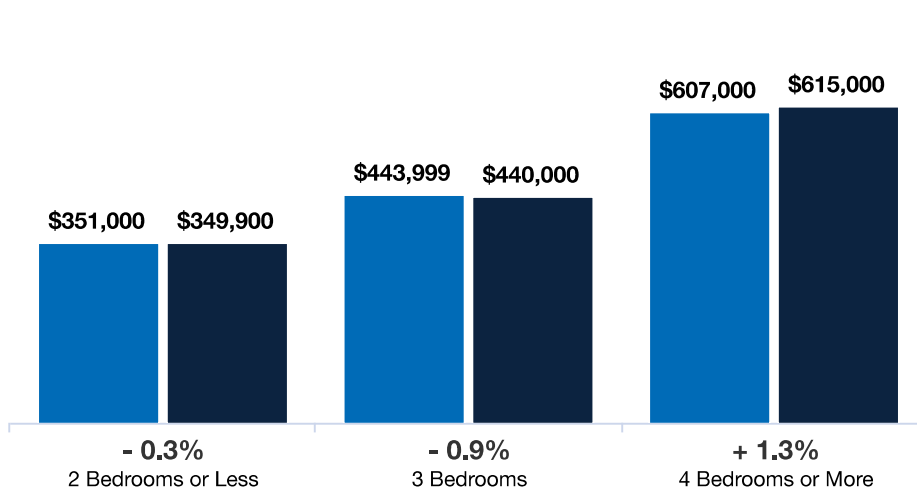
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Median Sales Price

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

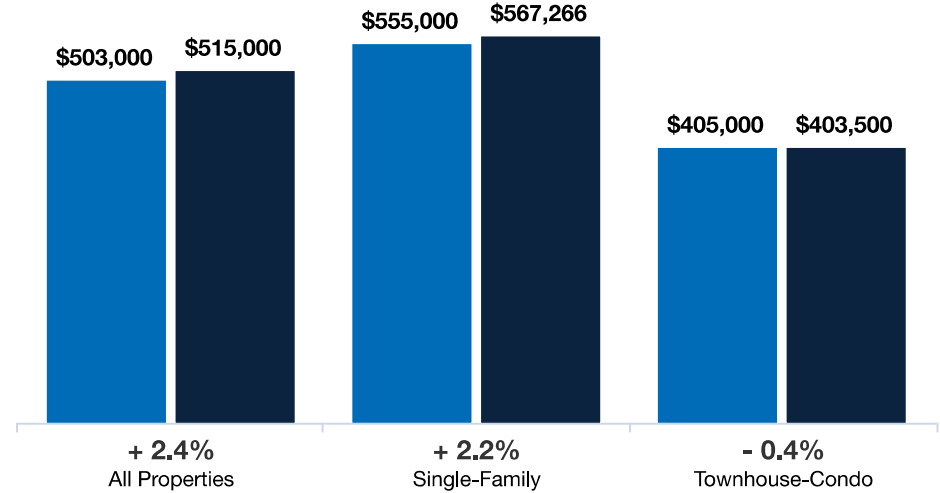
By Bedroom Count

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Bedroom Count

	3-2025	3-2026	Change
2 Bedrooms or Less	\$351,000	\$349,900	- 0.3%
3 Bedrooms	\$443,999	\$440,000	- 0.9%
4 Bedrooms or More	\$607,000	\$615,000	+ 1.3%
All Bedroom Counts	\$503,000	\$515,000	+ 2.4%

Single-Family

	3-2025	3-2026	Change
2 Bedrooms or Less	\$361,000	\$360,000	- 0.3%
3 Bedrooms	\$480,000	\$483,500	+ 0.7%
4 Bedrooms or More	\$620,000	\$630,000	+ 1.6%
All Single-Family	\$555,000	\$567,266	+ 2.2%

Townhouse-Condo

	3-2025	3-2026	Change
2 Bedrooms or Less	\$345,000	\$340,000	- 1.4%
3 Bedrooms	\$402,400	\$399,900	- 0.6%
4 Bedrooms or More	\$465,000	\$470,000	+ 1.1%
All Townhouse-Condo	\$405,000	\$403,500	- 0.4%

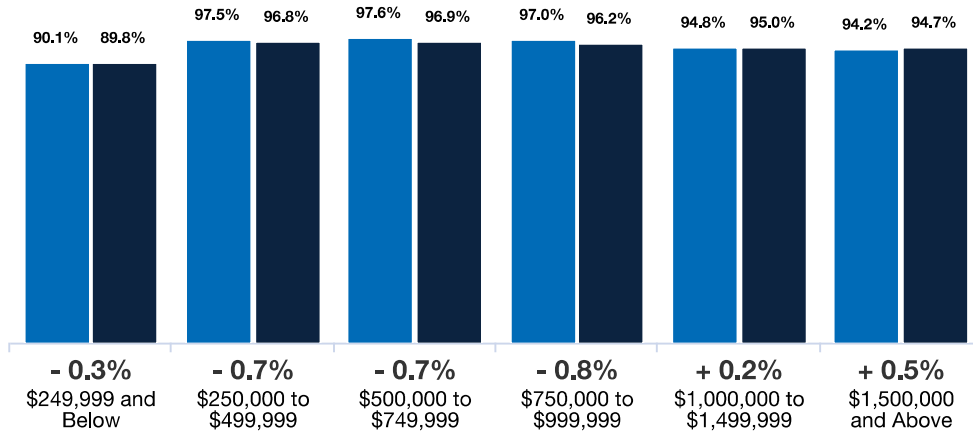
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Percent of Original List Price Received

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.**

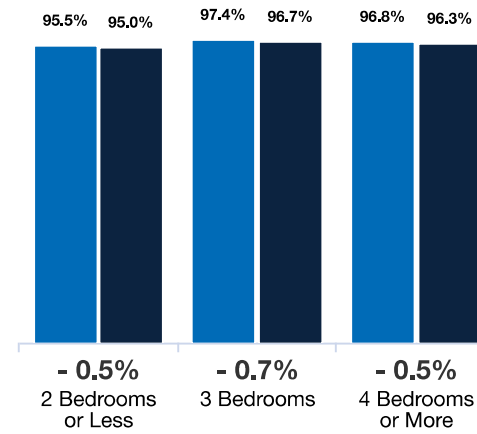
By Price Range

■ 3-2025 ■ 3-2026



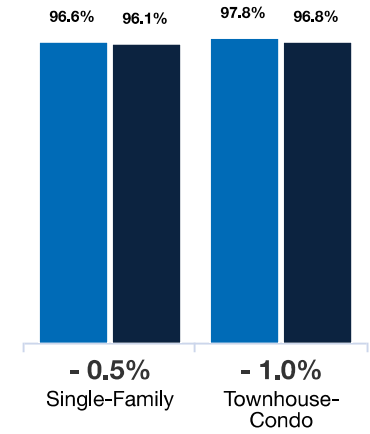
By Bedroom Count

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	90.1%	89.8%	- 0.3%
\$250,000 to \$499,999	97.5%	96.8%	- 0.7%
\$500,000 to \$749,999	97.6%	96.9%	- 0.7%
\$750,000 to \$999,999	97.0%	96.2%	- 0.8%
\$1,000,000 to \$1,499,999	94.8%	95.0%	+ 0.2%
\$1,500,000 and Above	94.2%	94.7%	+ 0.5%

All Price Ranges	96.9%	96.3%	- 0.6%
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By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	95.5%	95.0%	- 0.5%
3 Bedrooms	97.4%	96.7%	- 0.7%
4 Bedrooms or More	96.8%	96.3%	- 0.5%

All Bedroom Counts	96.9%	96.3%	- 0.6%
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Single-Family

3-2025	3-2026	Change
88.7%	88.3%	- 0.5%
97.0%	96.5%	- 0.5%
97.6%	96.9%	- 0.7%
97.0%	96.3%	- 0.7%
94.5%	95.0%	+ 0.5%
93.5%	94.3%	+ 0.9%

96.6%	96.1%	- 0.5%
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3-2025	3-2026	Change
94.1%	94.4%	+ 0.3%
96.9%	96.3%	- 0.6%
96.7%	96.2%	- 0.5%

96.6%	96.1%	- 0.5%
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Townhouse-Condo

3-2025	3-2026	Change
93.9%	93.2%	- 0.7%
98.1%	97.1%	- 1.0%
97.6%	97.1%	- 0.5%
96.6%	94.9%	- 1.8%
96.4%	95.5%	- 0.9%
96.7%	96.6%	- 0.1%

97.8%	96.8%	- 1.0%
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3-2025	3-2026	Change
96.6%	95.6%	- 1.0%
98.2%	97.2%	- 1.0%
98.0%	97.2%	- 0.8%

97.8%	96.8%	- 1.0%
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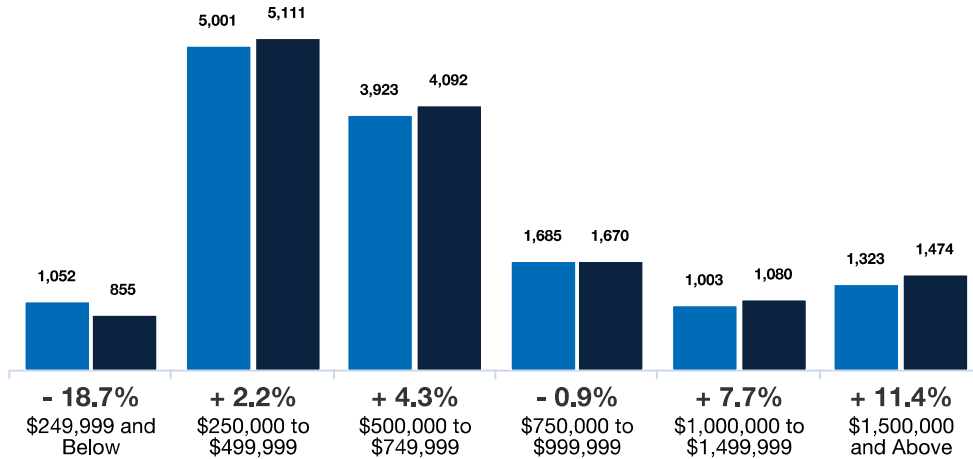
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Inventory of Homes for Sale

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

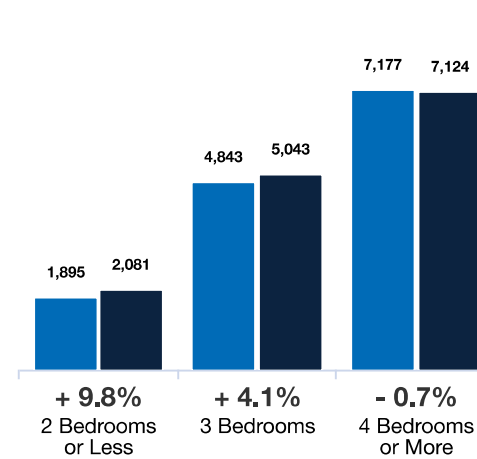
By Price Range

■ 3-2025 ■ 3-2026



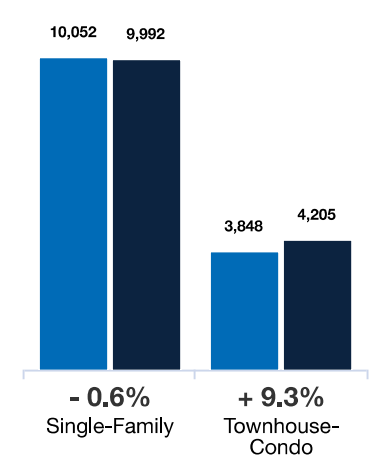
By Bedroom Count

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	1,052	855	- 18.7%
\$250,000 to \$499,999	5,001	5,111	+ 2.2%
\$500,000 to \$749,999	3,923	4,092	+ 4.3%
\$750,000 to \$999,999	1,685	1,670	- 0.9%
\$1,000,000 to \$1,499,999	1,003	1,080	+ 7.7%
\$1,500,000 and Above	1,323	1,474	+ 11.4%

Single-Family

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	778	623	- 19.9%
\$250,000 to \$499,999	2,412	2,310	- 4.2%
\$500,000 to \$749,999	3,331	3,438	+ 3.2%
\$750,000 to \$999,999	1,522	1,467	- 3.6%
\$1,000,000 to \$1,499,999	869	932	+ 7.2%
\$1,500,000 and Above	1,140	1,222	+ 7.2%

Townhouse-Condo

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	233	221	- 5.2%
\$250,000 to \$499,999	2,576	2,780	+ 7.9%
\$500,000 to \$749,999	582	636	+ 9.3%
\$750,000 to \$999,999	158	195	+ 23.4%
\$1,000,000 to \$1,499,999	127	139	+ 9.4%
\$1,500,000 and Above	172	234	+ 36.0%

All Price Ranges	13,987	14,282	+ 2.1%
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All Price Ranges	10,052	9,992	- 0.6%
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All Price Ranges	3,848	4,205	+ 9.3%
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By Bedroom Count	3-2025	3-2026	Change
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By Bedroom Count	3-2025	3-2026	Change
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By Bedroom Count	3-2025	3-2026	Change
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2 Bedrooms or Less	1,895	2,081	+ 9.8%
3 Bedrooms	4,843	5,043	+ 4.1%
4 Bedrooms or More	7,177	7,124	- 0.7%

2 Bedrooms or Less	702	735	+ 4.7%
3 Bedrooms	2,857	2,838	- 0.7%
4 Bedrooms or More	6,489	6,409	- 1.2%

2 Bedrooms or Less	1,171	1,322	+ 12.9%
3 Bedrooms	1,966	2,189	+ 11.3%
4 Bedrooms or More	650	673	+ 3.5%

All Bedroom Counts	13,987	14,282	+ 2.1%
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All Bedroom Counts	10,052	9,992	- 0.6%
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All Bedroom Counts	3,848	4,205	+ 9.3%
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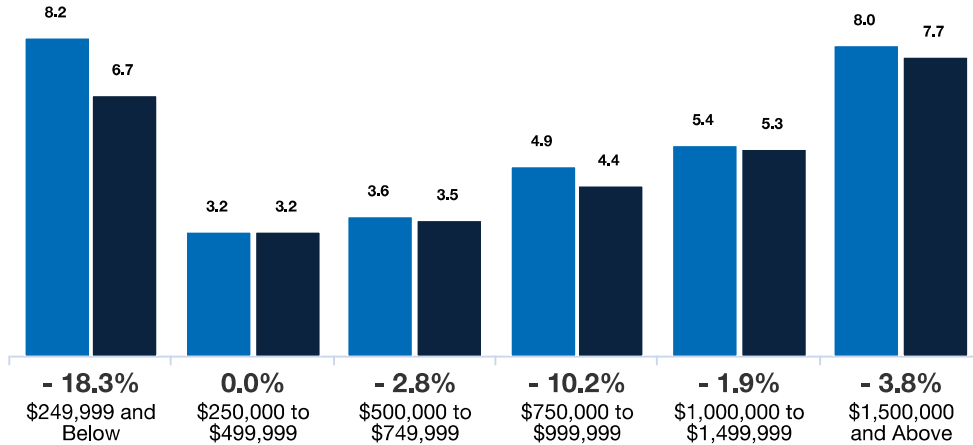
Figures on this page are based upon a snapshot of active listings at the end of the month.

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.**

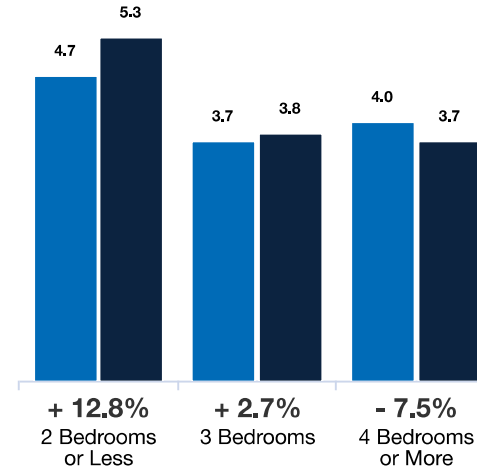
By Price Range

■ 3-2025 ■ 3-2026



By Bedroom Count

■ 3-2025 ■ 3-2026



By Property Type

■ 3-2025 ■ 3-2026



All Properties

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	8.2	6.7	- 18.3%
\$250,000 to \$499,999	3.2	3.2	0.0%
\$500,000 to \$749,999	3.6	3.5	- 2.8%
\$750,000 to \$999,999	4.9	4.4	- 10.2%
\$1,000,000 to \$1,499,999	5.4	5.3	- 1.9%
\$1,500,000 and Above	8.0	7.7	- 3.8%

All Price Ranges	4.0	3.9	- 2.5%
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Single-Family

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	8.4	7.0	- 16.7%
\$250,000 to \$499,999	2.8	2.6	- 7.1%
\$500,000 to \$749,999	3.5	3.3	- 5.7%
\$750,000 to \$999,999	4.9	4.1	- 16.3%
\$1,000,000 to \$1,499,999	5.6	5.2	- 7.1%
\$1,500,000 and Above	8.6	8.1	- 5.8%

All Price Ranges	4.0	3.7	- 7.5%
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Townhouse-Condo

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	6.8	6.0	- 11.8%
\$250,000 to \$499,999	3.6	4.1	+ 13.9%
\$500,000 to \$749,999	5.0	6.0	+ 20.0%
\$750,000 to \$999,999	6.7	9.5	+ 41.8%
\$1,000,000 to \$1,499,999	5.0	6.5	+ 30.0%
\$1,500,000 and Above	6.0	6.0	0.0%

All Price Ranges	4.1	4.6	+ 12.2%
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By Bedroom Count

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	4.7	5.3	+ 12.8%
3 Bedrooms	3.7	3.8	+ 2.7%
4 Bedrooms or More	4.0	3.7	- 7.5%

All Bedroom Counts	4.0	3.9	- 2.5%
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By Bedroom Count

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	4.2	4.2	0.0%
3 Bedrooms	3.8	3.6	- 5.3%
4 Bedrooms or More	4.1	3.6	- 12.2%

All Bedroom Counts	4.0	3.7	- 7.5%
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