

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



November 2025

Nationally, pending home sales rose 1.9% month-over-month, driven by gains in the Northeast, Midwest, and South, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.5% increase for the month. Year-over-year, pending sales were down 0.4%, with the Midwest and South reporting increases, while the Northeast and West experienced declines. For the 12-month period spanning December 2024 through November 2025, Closed Sales in the Utah Association of REALTORS® region went up 2.6 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales rose 25.4 percent.

The overall Median Sales Price were up 2.0 percent to \$510,000. The property type with the largest gain was the Single-Family segment, where prices rose 2.3 percent to \$562,500. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 59 days. The price range that tended to sell the slowest was the \$1,500,000 and Above range at 85 days.

Market-wide, inventory levels went up 13.5 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale went up 17.4 percent. That amounts to 4.1 months of inventory for Single-Family and 4.3 months of inventory for Townhouse-Condo.

Quick Facts

+ 25.4%	+ 6.8%	+ 7.0%
Price Range with Strongest Sales: \$1,500,000 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Single-Family
Closed Sales	2	
Days On Market Until Sale	3	
Median Sales Price	4	
Percent of Original List Price Received	5	
Inventory of Homes for Sale	6	
Months Supply of Inventory	7	

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.

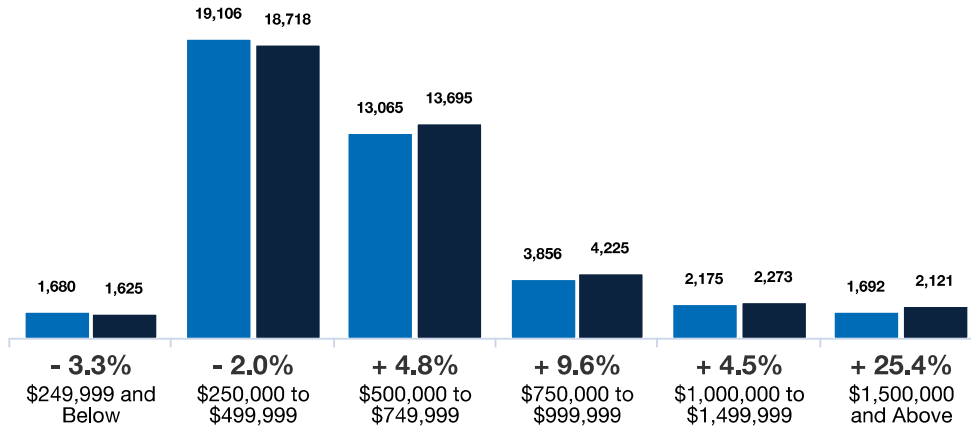


Closed Sales

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

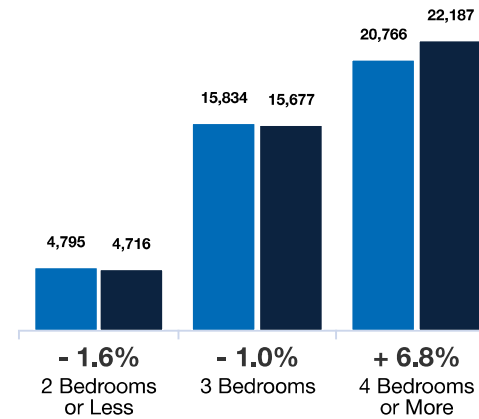
By Price Range

■ 11-2024 ■ 11-2025



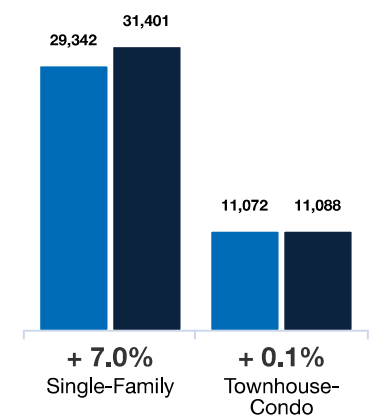
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range

	11-2024	11-2025	Change
\$249,999 and Below	1,680	1,625	- 3.3%
\$250,000 to \$499,999	19,106	18,718	- 2.0%
\$500,000 to \$749,999	13,065	13,695	+ 4.8%
\$750,000 to \$999,999	3,856	4,225	+ 9.6%
\$1,000,000 to \$1,499,999	2,175	2,273	+ 4.5%
\$1,500,000 and Above	1,692	2,121	+ 25.4%

All Price Ranges

41,574 42,657 + 2.6%

By Bedroom Count

	11-2024	11-2025	Change
2 Bedrooms or Less	4,795	4,716	- 1.6%
3 Bedrooms	15,834	15,677	- 1.0%
4 Bedrooms or More	20,766	22,187	+ 6.8%

All Bedroom Counts

41,574 42,657 + 2.6%

Single-Family

	11-2024	11-2025	Change
2 Bedrooms or Less	1,244	1,147	- 7.8%
3 Bedrooms	10,133	10,332	+ 2.0%
4 Bedrooms or More	11,428	12,289	+ 7.5%
Single-Family	3,413	3,929	+ 15.1%
Townhouse-Condo	1,775	2,020	+ 13.8%
All Single-Family	1,349	1,684	+ 24.8%

29,342 31,401 + 7.0%

Townhouse-Condo

	11-2024	11-2025	Change
Single-Family	415	454	+ 9.4%
Townhouse-Condo	8,603	8,340	- 3.1%
All Townhouse-Condo	1,219	1,368	+ 12.2%
Single-Family	262	269	+ 2.7%
Townhouse-Condo	297	238	- 19.9%
All Townhouse-Condo	276	419	+ 51.8%

11,072 11,088 + 0.1%

	11-2024	11-2025	Change
Single-Family	1,978	2,013	+ 1.8%
Townhouse-Condo	8,794	9,215	+ 4.8%
All Single-Family	18,544	20,162	+ 8.7%
Single-Family	2,693	2,653	- 1.5%
Townhouse-Condo	6,590	6,413	- 2.7%
All Townhouse-Condo	1,643	1,970	+ 19.9%

11,072 11,088 + 0.1%

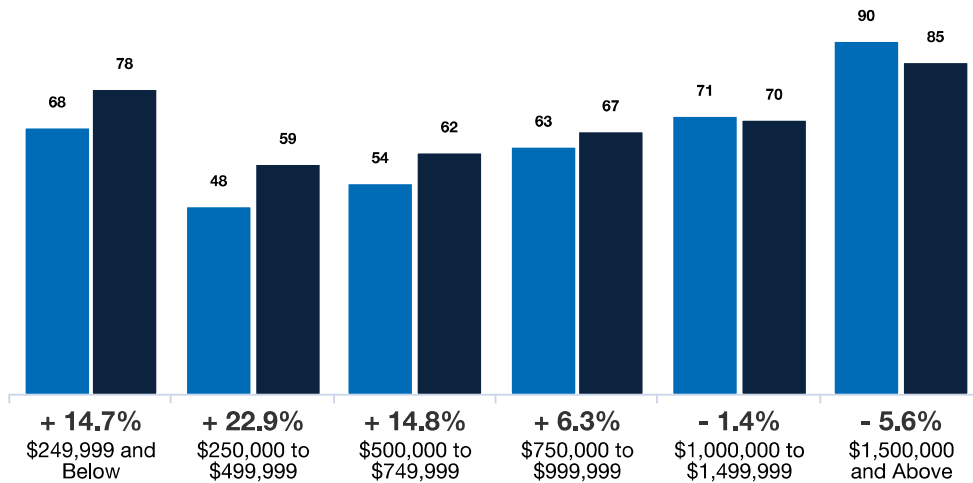
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

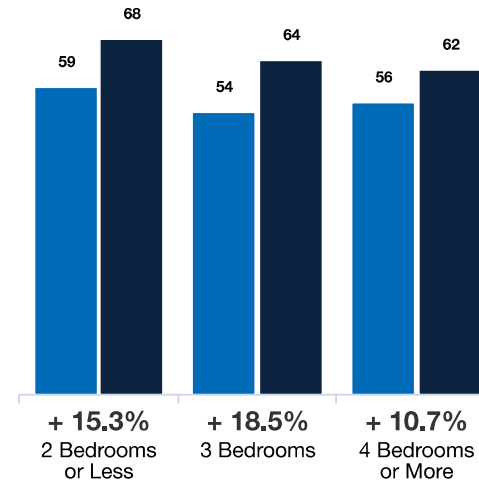
By Price Range

■ 11-2024 ■ 11-2025



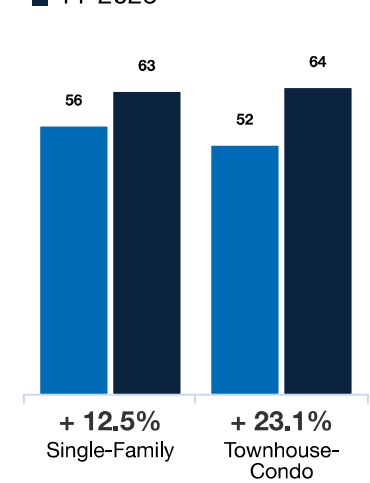
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range

	11-2024	11-2025	Change
\$249,999 and Below	68	78	+ 14.7%
\$250,000 to \$499,999	48	59	+ 22.9%
\$500,000 to \$749,999	54	62	+ 14.8%
\$750,000 to \$999,999	63	67	+ 6.3%
\$1,000,000 to \$1,499,999	71	70	- 1.4%
\$1,500,000 and Above	90	85	- 5.6%

All Price Ranges

55 64 + 16.4%

By Bedroom Count

	11-2024	11-2025	Change
2 Bedrooms or Less	59	68	+ 15.3%
3 Bedrooms	54	64	+ 18.5%
4 Bedrooms or More	56	62	+ 10.7%

All Bedroom Counts

55 64 + 16.4%

Single-Family

	11-2024	11-2025	Change
2 Bedrooms or Less	70	79	+ 12.9%
3 Bedrooms	48	56	+ 16.7%
4 Bedrooms or More	53	62	+ 17.0%
Single-Family	62	66	+ 6.5%
Single-Family	69	70	+ 1.4%
Single-Family	91	91	0.0%

56 63 + 12.5%

Townhouse-Condo

	11-2024	11-2025	Change
2 Bedrooms or Less	64	74	+ 15.6%
3 Bedrooms	48	63	+ 31.2%
4 Bedrooms or More	58	64	+ 10.3%
Single-Family	72	82	+ 13.9%
Single-Family	74	76	+ 2.7%
Single-Family	93	60	- 35.5%

52 64 + 23.1%

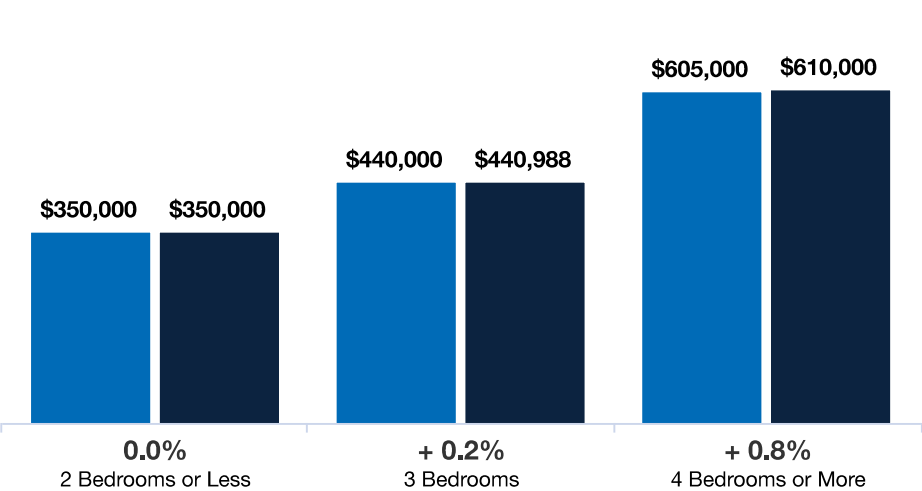
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Median Sales Price

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

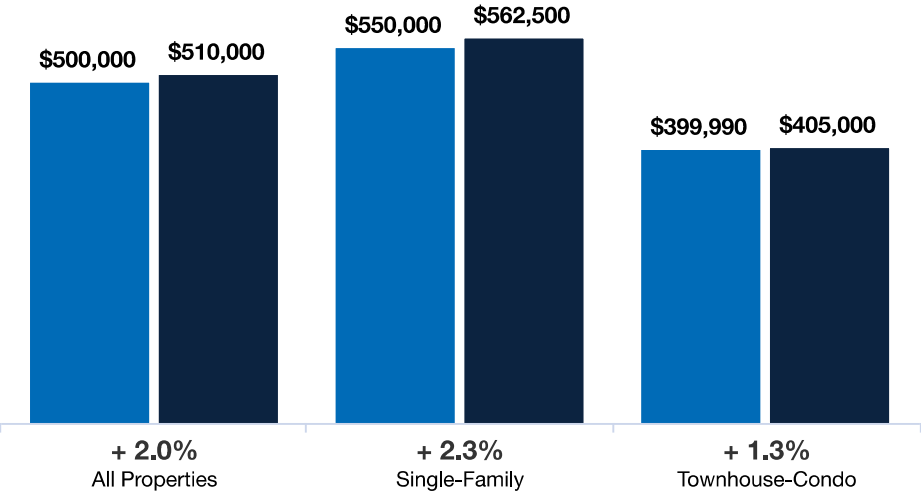
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	11-2024	11-2025	Change	11-2024	11-2025	Change	11-2024	11-2025	Change
2 Bedrooms or Less	\$350,000	\$350,000	0.0%	\$355,500	\$359,900	+ 1.2%	\$344,900	\$342,750	- 0.6%
3 Bedrooms	\$440,000	\$440,988	+ 0.2%	\$479,900	\$480,000	+ 0.0%	\$398,768	\$400,000	+ 0.3%
4 Bedrooms or More	\$605,000	\$610,000	+ 0.8%	\$615,000	\$625,000	+ 1.6%	\$465,400	\$469,569	+ 0.9%
All Bedroom Counts	\$500,000	\$510,000	+ 2.0%	\$550,000	\$562,500	+ 2.3%	\$399,990	\$405,000	+ 1.3%

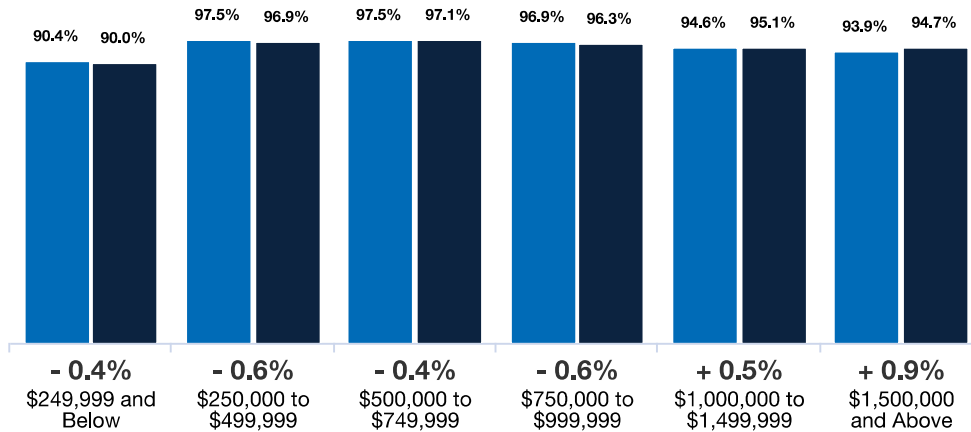
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Percent of Original List Price Received

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.**

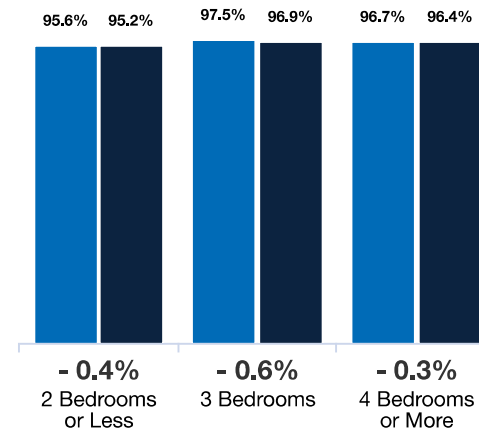
By Price Range

■ 11-2024 ■ 11-2025



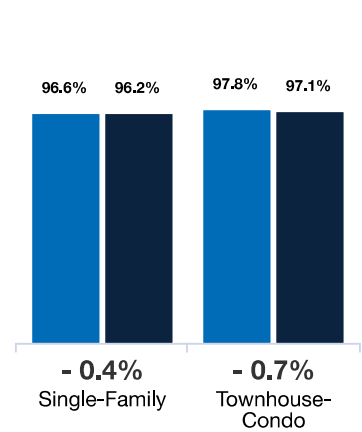
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range	11-2024	11-2025	Change
\$249,999 and Below	90.4%	90.0%	- 0.4%
\$250,000 to \$499,999	97.5%	96.9%	- 0.6%
\$500,000 to \$749,999	97.5%	97.1%	- 0.4%
\$750,000 to \$999,999	96.9%	96.3%	- 0.6%
\$1,000,000 to \$1,499,999	94.6%	95.1%	+ 0.5%
\$1,500,000 and Above	93.9%	94.7%	+ 0.9%

All Price Ranges	96.9%	96.5%	- 0.4%
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By Bedroom Count	11-2024	11-2025	Change
2 Bedrooms or Less	95.6%	95.2%	- 0.4%
3 Bedrooms	97.5%	96.9%	- 0.6%
4 Bedrooms or More	96.7%	96.4%	- 0.3%

All Bedroom Counts	96.9%	96.5%	- 0.4%
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Single-Family

11-2024	11-2025	Change
89.2%	88.5%	- 0.8%
97.1%	96.6%	- 0.5%
97.5%	97.1%	- 0.4%
96.9%	96.4%	- 0.5%
94.3%	94.9%	+ 0.6%
93.5%	94.0%	+ 0.5%

96.6%	96.2%	- 0.4%
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11-2024	11-2025	Change
94.3%	94.3%	0.0%
96.9%	96.5%	- 0.4%
96.7%	96.3%	- 0.4%

96.6%	96.2%	- 0.4%
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Townhouse-Condo

11-2024	11-2025	Change
94.0%	93.5%	- 0.5%
98.2%	97.4%	- 0.8%
97.7%	97.2%	- 0.5%
96.5%	95.2%	- 1.3%
96.0%	96.3%	+ 0.3%
95.5%	97.6%	+ 2.2%

97.8%	97.1%	- 0.7%
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11-2024	11-2025	Change
96.5%	96.0%	- 0.5%
98.3%	97.5%	- 0.8%
97.8%	97.5%	- 0.3%

97.8%	97.1%	- 0.7%
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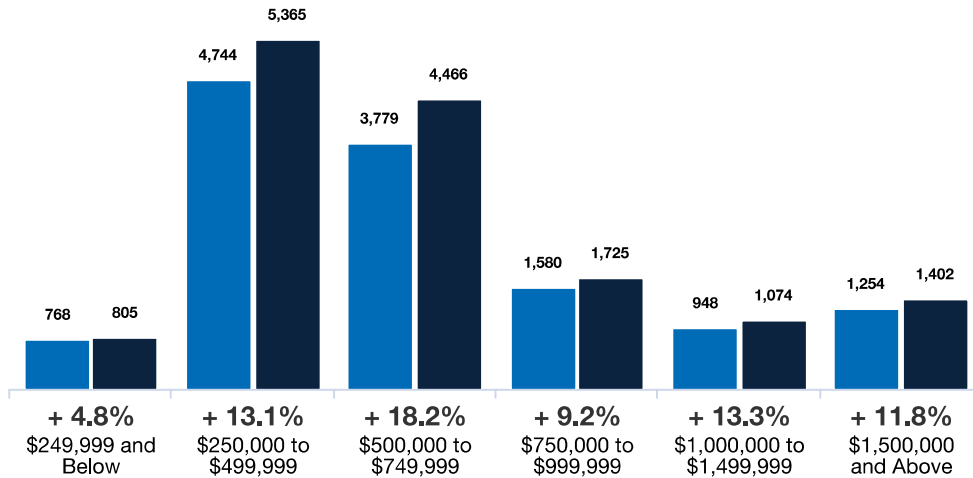
Inventory of Homes for Sale

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



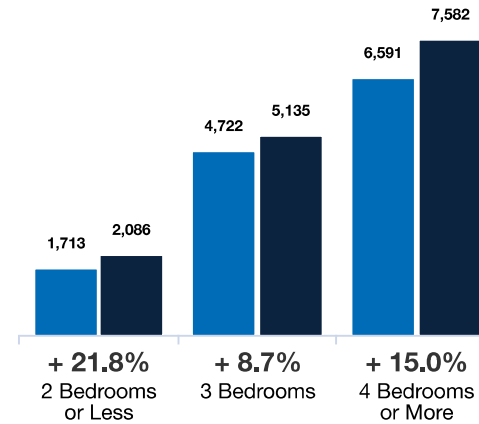
By Price Range

■ 11-2024 ■ 11-2025



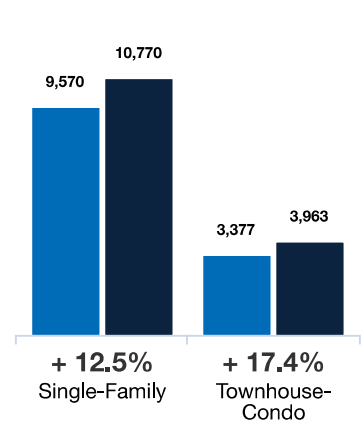
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range

	11-2024	11-2025	Change
\$249,999 and Below	768	805	+ 4.8%
\$250,000 to \$499,999	4,744	5,365	+ 13.1%
\$500,000 to \$749,999	3,779	4,466	+ 18.2%
\$750,000 to \$999,999	1,580	1,725	+ 9.2%
\$1,000,000 to \$1,499,999	948	1,074	+ 13.3%
\$1,500,000 and Above	1,254	1,402	+ 11.8%

All Price Ranges

13,073 14,837 + 13.5%

By Bedroom Count

	11-2024	11-2025	Change
2 Bedrooms or Less	1,713	2,086	+ 21.8%
3 Bedrooms	4,722	5,135	+ 8.7%
4 Bedrooms or More	6,591	7,582	+ 15.0%

All Bedroom Counts

13,073 14,837 + 13.5%

Single-Family

	11-2024	11-2025	Change
2 Bedrooms or Less	573	569	- 0.7%
3 Bedrooms	2,453	2,677	+ 9.1%
4 Bedrooms or More	3,190	3,877	+ 21.5%
Single-Family	1,419	1,528	+ 7.7%
Townhouse-Condo	826	919	+ 11.3%
All Single-Family	1,109	1,200	+ 8.2%

9,570 10,770 + 12.5%

Townhouse-Condo

	11-2024	11-2025	Change
Single-Family	175	215	+ 22.9%
Townhouse-Condo	2,270	2,667	+ 17.5%
All Townhouse-Condo	555	572	+ 3.1%
Single-Family	143	190	+ 32.9%
Townhouse-Condo	110	139	+ 26.4%
All Townhouse-Condo	124	180	+ 45.2%

3,377 3,963 + 17.4%

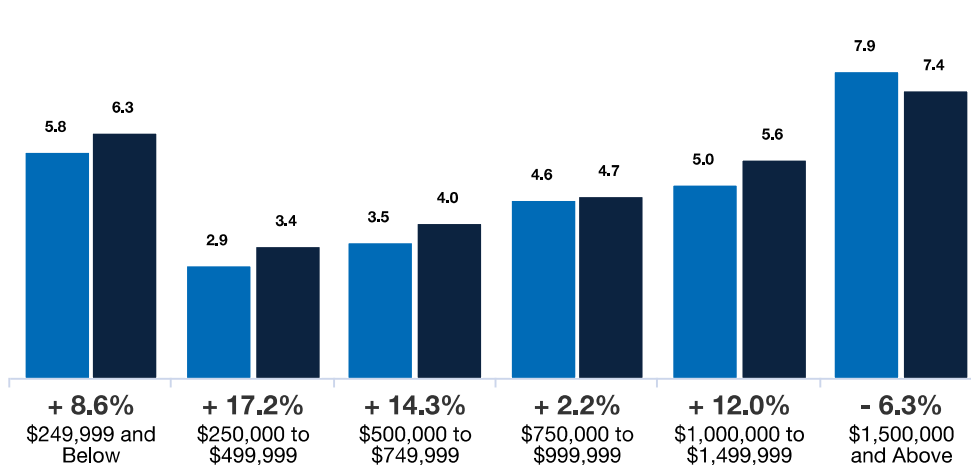
Figures on this page are based upon a snapshot of active listings at the end of the month.

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.**

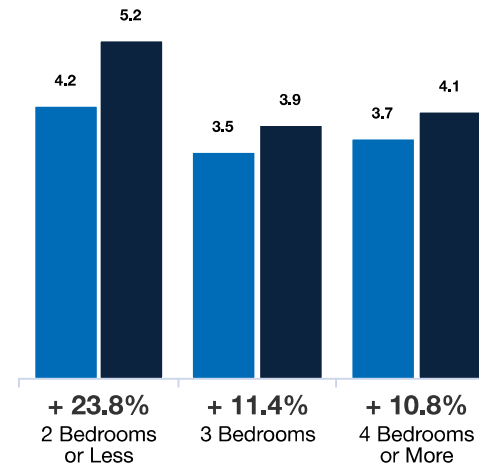
By Price Range

■ 11-2024 ■ 11-2025



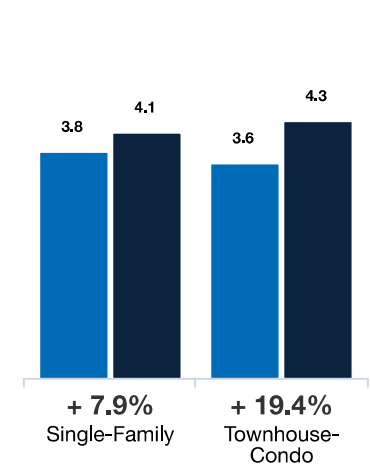
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range

	11-2024	11-2025	Change
\$249,999 and Below	5.8	6.3	+ 8.6%
\$250,000 to \$499,999	2.9	3.4	+ 17.2%
\$500,000 to \$749,999	3.5	4.0	+ 14.3%
\$750,000 to \$999,999	4.6	4.7	+ 2.2%
\$1,000,000 to \$1,499,999	5.0	5.6	+ 12.0%
\$1,500,000 and Above	7.9	7.4	- 6.3%

All Price Ranges

3.7 4.2 + 13.5%

By Bedroom Count

	11-2024	11-2025	Change
2 Bedrooms or Less	4.2	5.2	+ 23.8%
3 Bedrooms	3.5	3.9	+ 11.4%
4 Bedrooms or More	3.7	4.1	+ 10.8%

All Bedroom Counts

3.7 4.2 + 13.5%

Single-Family

	11-2024	11-2025	Change
2 Bedrooms or Less	5.9	6.3	+ 6.8%
3 Bedrooms	2.8	3.1	+ 10.7%
4 Bedrooms or More	3.4	3.9	+ 14.7%
Single-Family	4.7	4.5	- 4.3%
Single-Family	5.5	5.5	0.0%
Single-Family	8.9	8.2	- 7.9%

All Single-Family

3.8 4.1 + 7.9%

Townhouse-Condo

	11-2024	11-2025	Change
2 Bedrooms or Less	5.3	6.1	+ 15.1%
3 Bedrooms	3.1	3.8	+ 22.6%
4 Bedrooms or More	5.1	5.1	0.0%
Single-Family	5.6	8.9	+ 58.9%
Single-Family	3.8	6.4	+ 68.4%
Single-Family	4.2	4.4	+ 4.8%

All Townhouse-Condo

3.6 4.3 + 19.4%

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