

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
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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
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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.



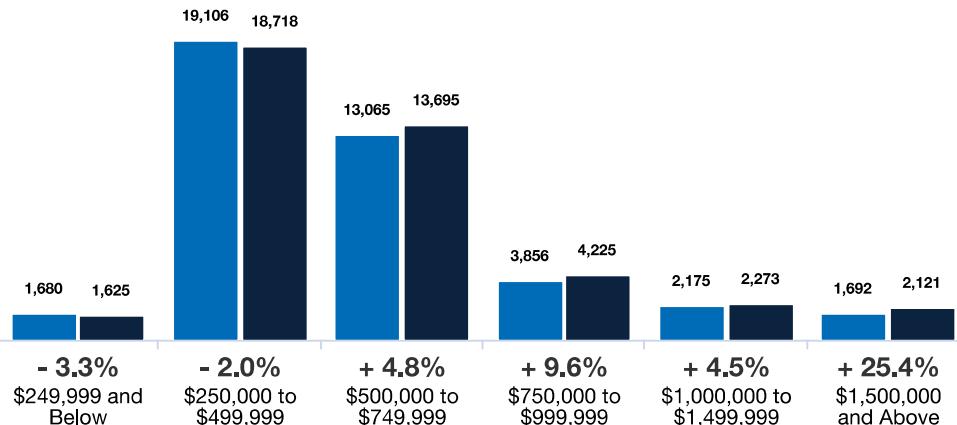
Closed Sales



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

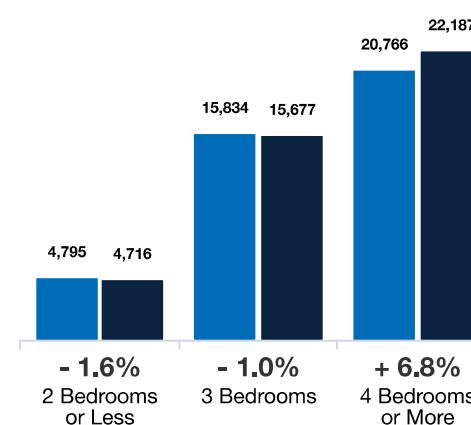
By Price Range

■ 11-2024 ■ 11-2025



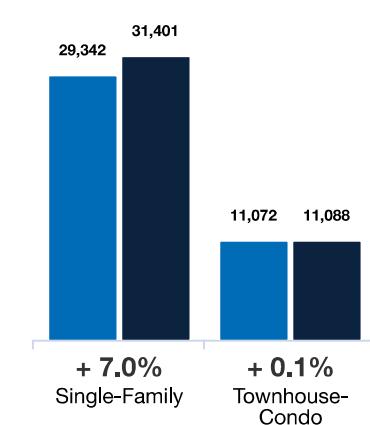
By Bedroom Count

■ 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

	11-2024	11-2025	Change
	41,574	42,657	+ 2.6%

Single-Family

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

	11-2024	11-2025	Change
	41,574	42,657	+ 2.6%

Townhouse-Condo

	11-2024	11-2025	Change
	29,342	31,401	+ 7.0%
	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.

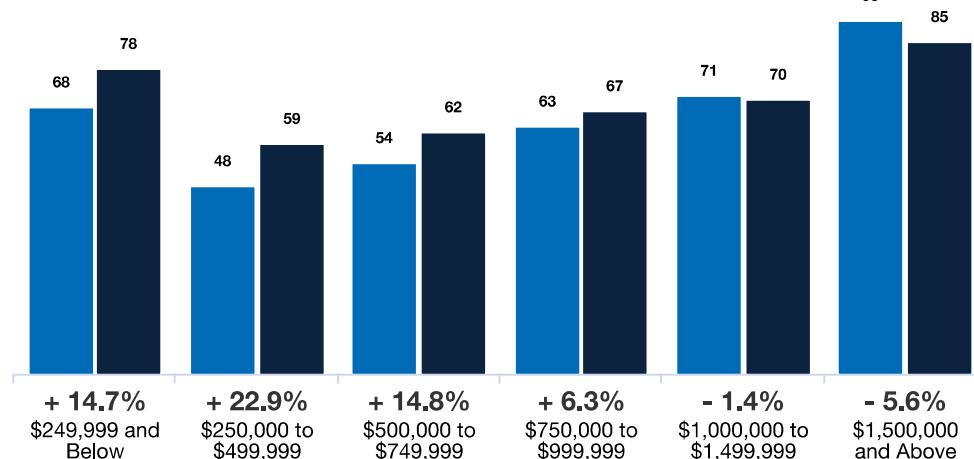
Days On Market Until Sale



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

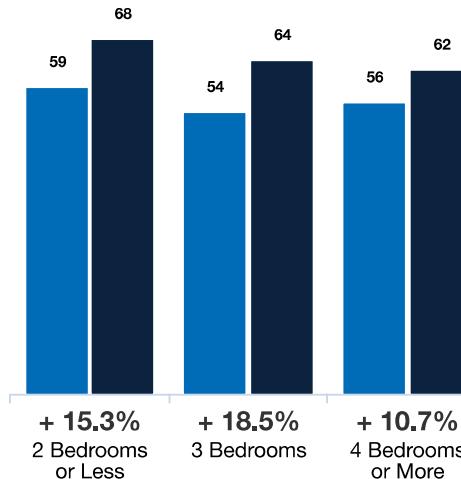
By Price Range

■ 11-2024 ■ 11-2025



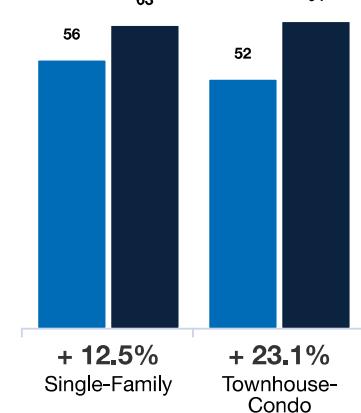
By Bedroom Count

■ 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

	11-2024	11-2025	Change
All Price Ranges	55	64	+ 16.4%

Single-Family

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

	11-2024	11-2025	Change
All Bedroom Counts	55	64	+ 16.4%

Townhouse-Condo

	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%

	11-2024	11-2025	Change
2 Bedrooms or Less	57	64	+ 12.3%
3 Bedrooms	56	63	+ 12.5%
4 Bedrooms or More	56	63	+ 12.5%

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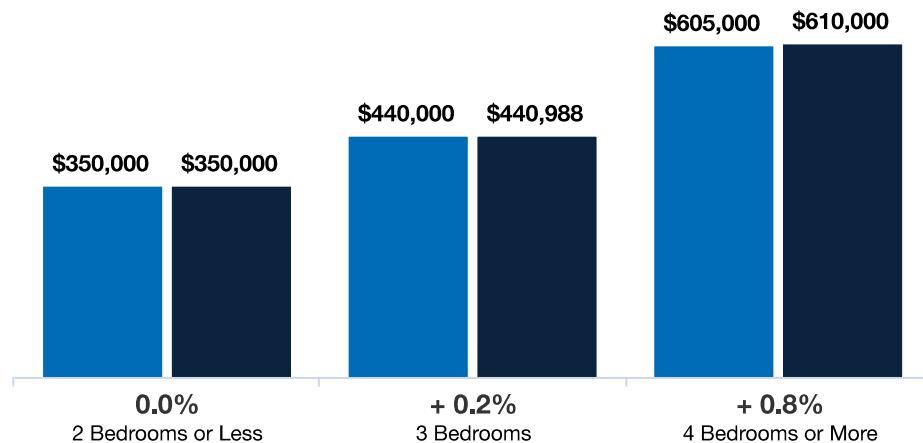
Median Sales Price

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



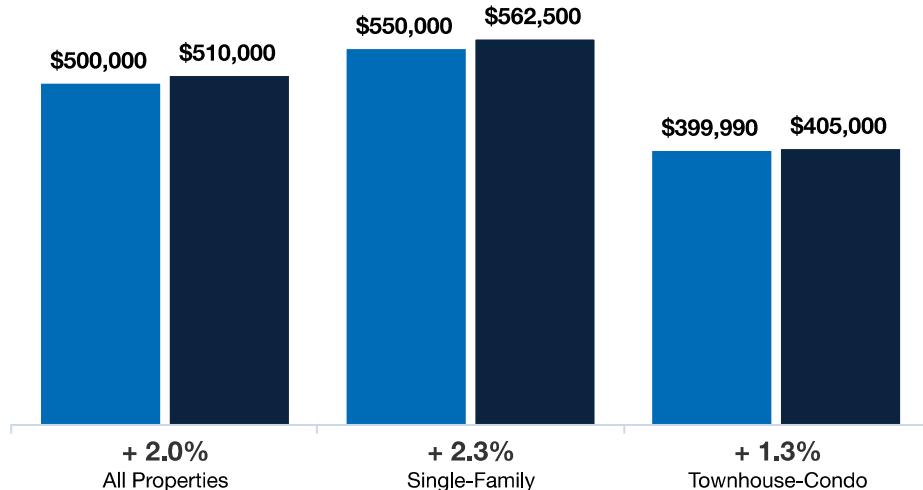
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



By Bedroom Count

2 Bedrooms or Less	11-2024	11-2025	Change
2 Bedrooms or Less	\$350,000	\$350,000	0.0%
3 Bedrooms	\$440,000	\$440,988	+ 0.2%
4 Bedrooms or More	\$605,000	\$610,000	+ 0.8%
All Bedroom Counts	\$500,000	\$510,000	+ 2.0%

All Properties

Single-Family

Townhouse-Condo

	11-2024	11-2025	Change	11-2024	11-2025	Change
2 Bedrooms or Less	\$355,500	\$359,900	+ 1.2%	\$344,900	\$342,750	- 0.6%
3 Bedrooms	\$479,900	\$480,000	+ 0.0%	\$398,768	\$400,000	+ 0.3%
4 Bedrooms or More	\$615,000	\$625,000	+ 1.6%	\$465,400	\$469,569	+ 0.9%
All Bedroom Counts	\$550,000	\$562,500	+ 2.3%	\$399,990	\$405,000	+ 1.3%

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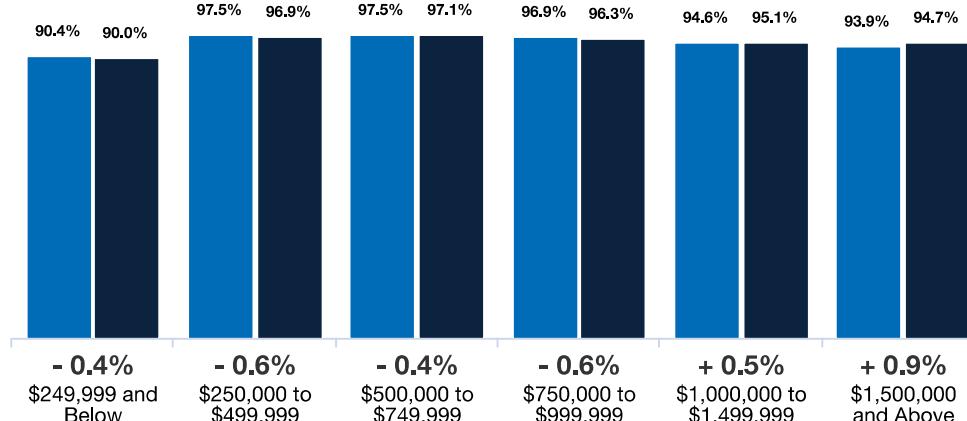
Percent of Original List Price Received



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.**

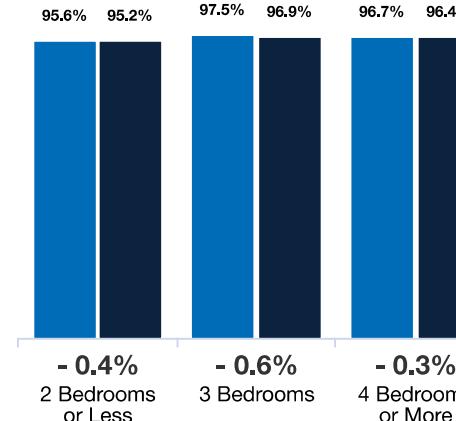
By Price Range

■ 11-2024 ■ 11-2025



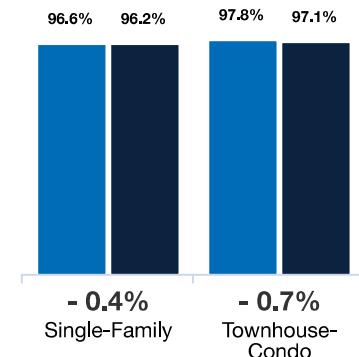
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range

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

Price Range	11-2024	11-2025	Change
All Price Ranges	96.9%	96.5%	- 0.4%

Single-Family

By Bedroom Count

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

Bedroom Count	11-2024	11-2025	Change
All Bedroom Counts	96.9%	96.5%	- 0.4%

Townhouse-Condo

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

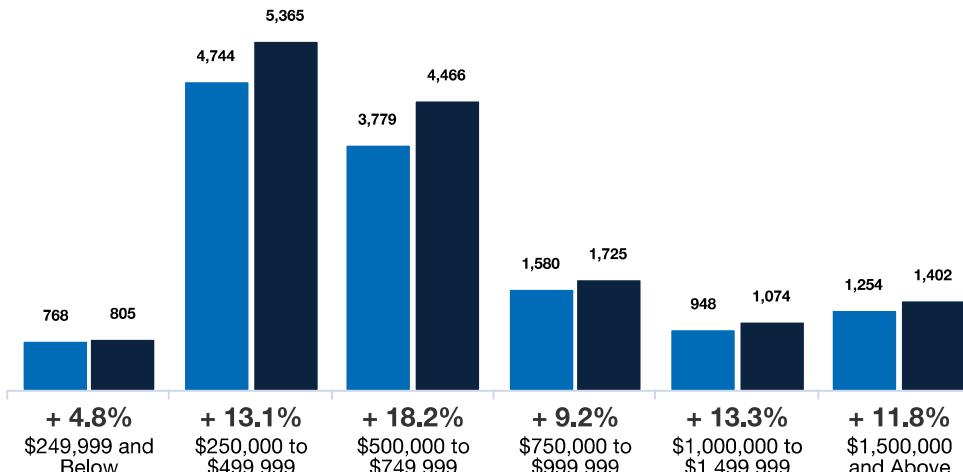
Inventory of Homes for Sale



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

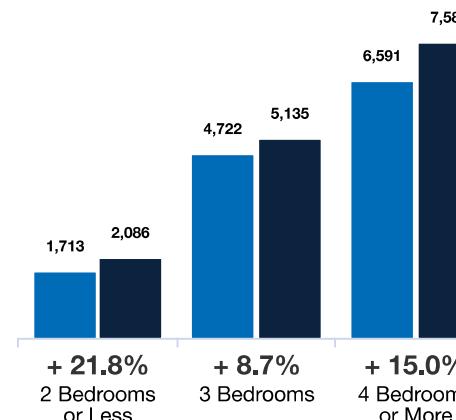
By Price Range

■ 11-2024 ■ 11-2025



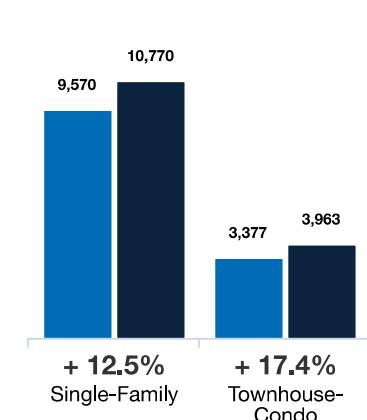
By Bedroom Count

■ 11-2024 ■ 11-2025



By Property Type

■ 11-2024 ■ 11-2025



All Properties

By Price Range

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

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%

Single-Family

By Bedroom Count

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

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%

Townhouse-Condo

11-2024 11-2025 Change

Property Type	11-2024	11-2025	Change
Single-Family	9,570	10,770	+ 12.5%
Townhouse-Condo	3,377	3,963	+ 17.4%

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

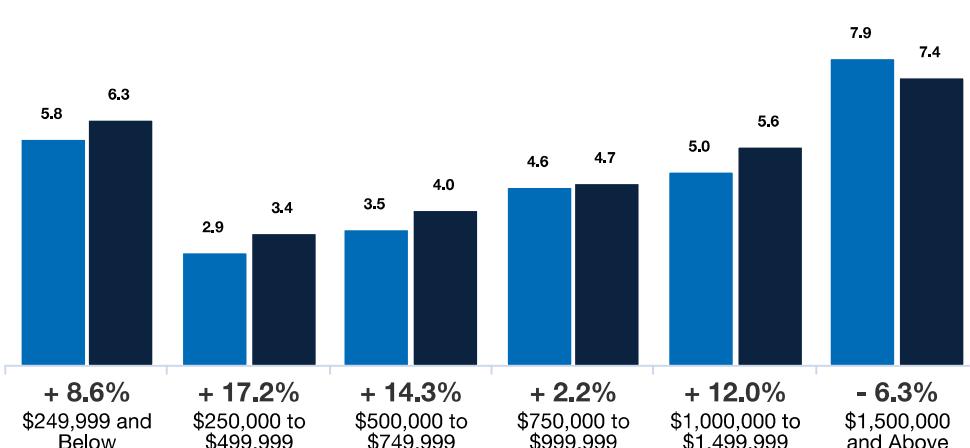
Months Supply of Inventory



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.**

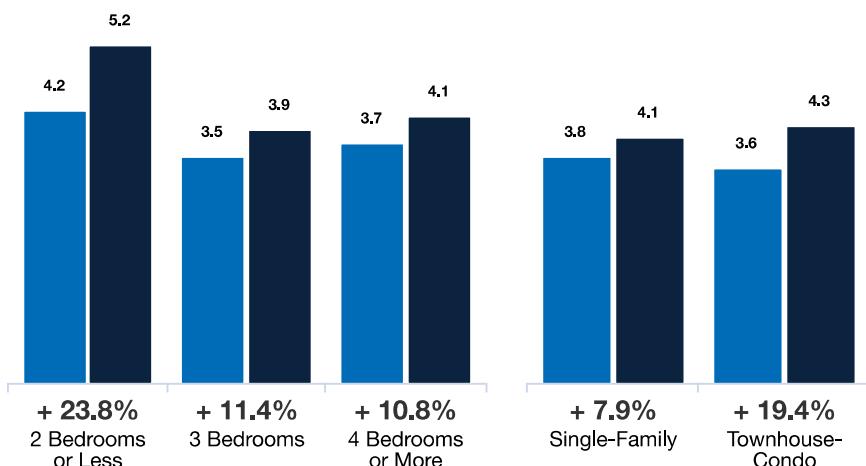
By Price Range

■ 11-2024 ■ 11-2025



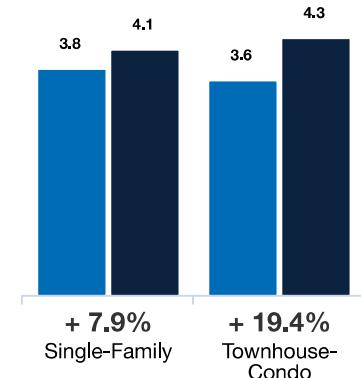
By Bedroom Count

■ 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

	11-2024	11-2025	Change
All Price Ranges	3.7	4.2	+ 13.5%

Single-Family

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

	11-2024	11-2025	Change
All Bedroom Counts	3.7	4.2	+ 13.5%

Townhouse-Condo

	11-2024	11-2025	Change
2 Bedrooms or Less	5.9	6.3	+ 6.8%
3 Bedrooms	3.4	3.9	+ 14.7%
4 Bedrooms or More	8.9	8.2	- 7.9%

	11-2024	11-2025	Change
2 Bedrooms or Less	4.1	4.5	+ 9.8%
3 Bedrooms	3.8	4.0	+ 5.3%
4 Bedrooms or More	3.8	4.1	+ 7.9%

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