

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



August 2026

Pending home sales fell 2.2% year-over-year in July, declining to the lowest level since January 2026, according to the National Association of REALTORS®. Contract signings remain about 30% below their pre-pandemic 2019 level even as payroll employment is 5% above, pointing to sizable pent-up demand. Elevated mortgage rates and record-high home prices continued to weigh on buyer activity, with signings down across all four major U.S. regions compared to a year ago. For the 12-month period spanning September 2025 through August 2026, Closed Sales in the Utah Association of REALTORS® region increased 1.5 percent overall. The price range with the largest closed sales gain was the \$750,000 to \$999,999 range, where sales were up 7.9 percent.

The overall Median Sales Price increased 1.5 percent to \$525,000. The property type with the largest gain was the Single-Family segment, where prices rose 0.9 percent to \$575,000. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 64 days. The price range that tended to sell the slowest was the \$249,999 and Below range at 88 days.

Market-wide, inventory levels went up 2.4 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale rose 10.3 percent. That amounts to 4.5 months of inventory for Single-Family and 5.1 months of inventory for Townhouse-Condo.

Quick Facts

+ 7.9%	+ 5.6%	+ 5.1%
Price Range with Strongest Sales: \$750,000 to \$999,999	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.

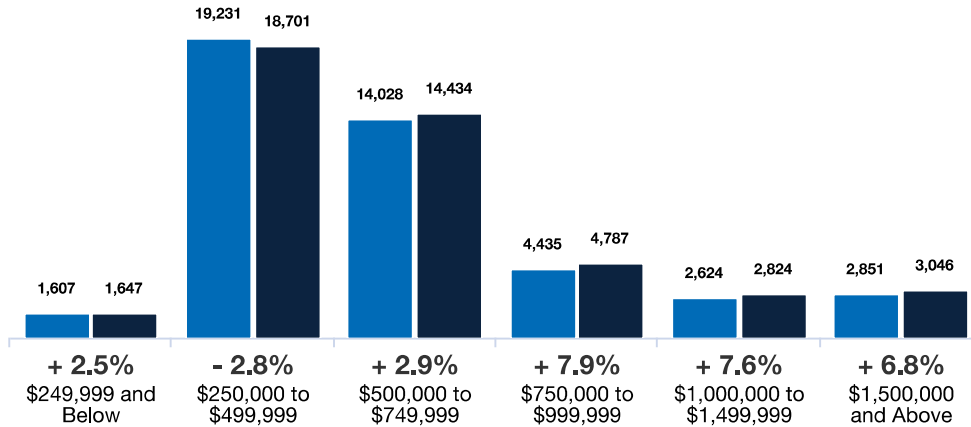


Closed Sales

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

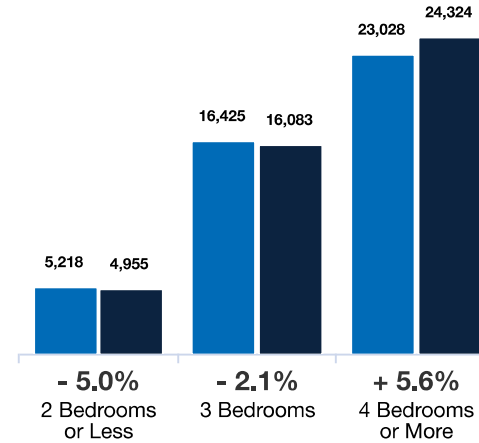
By Price Range

■ 8-2025 ■ 8-2026



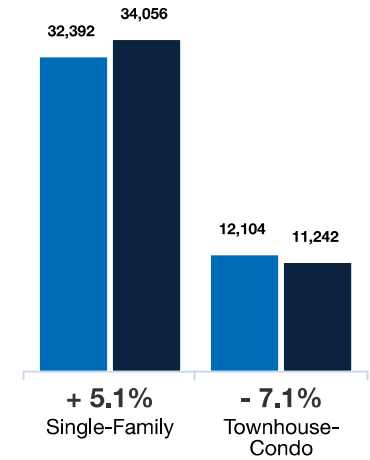
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$249,999 and Below	1,607	1,647	+ 2.5%
\$250,000 to \$499,999	19,231	18,701	- 2.8%
\$500,000 to \$749,999	14,028	14,434	+ 2.9%
\$750,000 to \$999,999	4,435	4,787	+ 7.9%
\$1,000,000 to \$1,499,999	2,624	2,824	+ 7.6%
\$1,500,000 and Above	2,851	3,046	+ 6.8%

All Price Ranges

44,776 45,439 + 1.5%

By Bedroom Count

	8-2025	8-2026	Change
2 Bedrooms or Less	5,218	4,955	- 5.0%
3 Bedrooms	16,425	16,083	- 2.1%
4 Bedrooms or More	23,028	24,324	+ 5.6%

All Bedroom Counts

44,776 45,439 + 1.5%

Single-Family

8-2025	8-2026	Change
1,157	1,122	- 3.0%
10,457	10,585	+ 1.2%
12,413	13,056	+ 5.2%
3,981	4,426	+ 11.2%
2,175	2,402	+ 10.4%
2,209	2,465	+ 11.6%

32,392 34,056 + 5.1%

Townhouse-Condo

	8-2025	8-2026	Change
	427	508	+ 19.0%
	8,697	8,087	- 7.0%
	1,528	1,345	- 12.0%
	411	345	- 16.1%
	422	412	- 2.4%
	619	545	- 12.0%

12,104 11,242 - 7.1%

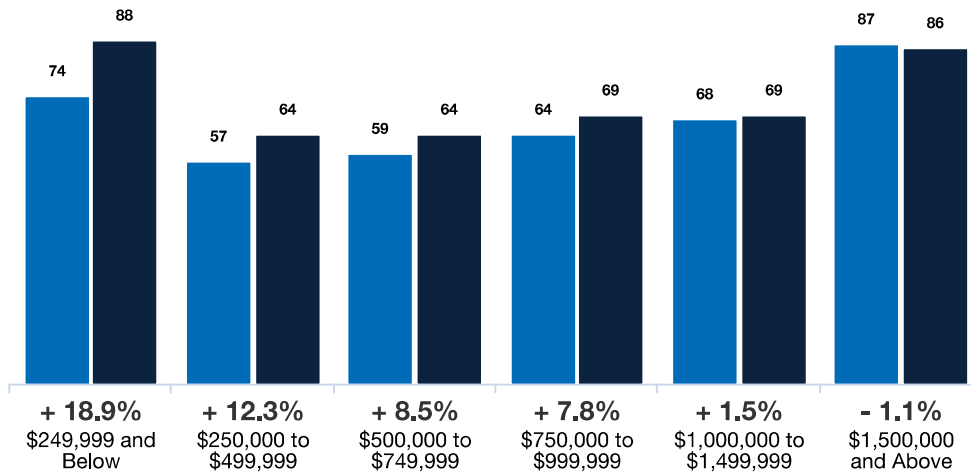
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

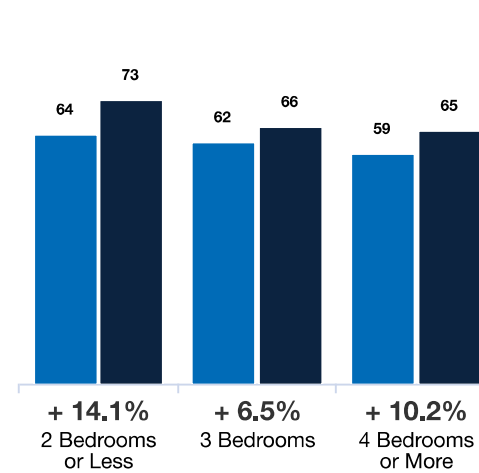
By Price Range

■ 8-2025 ■ 8-2026



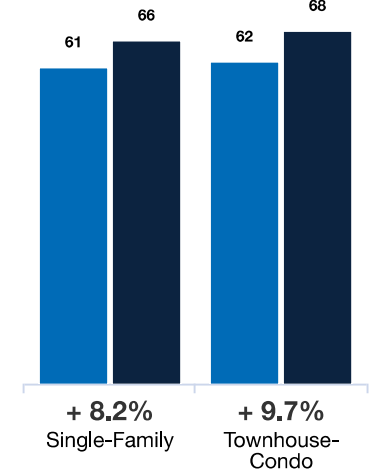
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$249,999 and Below	74	88	+ 18.9%
\$250,000 to \$499,999	57	64	+ 12.3%
\$500,000 to \$749,999	59	64	+ 8.5%
\$750,000 to \$999,999	64	69	+ 7.8%
\$1,000,000 to \$1,499,999	68	69	+ 1.5%
\$1,500,000 and Above	87	86	- 1.1%

All Price Ranges

61 67 + 9.8%

By Bedroom Count

	8-2025	8-2026	Change
2 Bedrooms or Less	64	73	+ 14.1%
3 Bedrooms	62	66	+ 6.5%
4 Bedrooms or More	59	65	+ 10.2%

All Bedroom Counts

61 67 + 9.8%

Single-Family

	8-2025	8-2026	Change
	76	86	+ 13.2%
	55	61	+ 10.9%
	59	64	+ 8.5%
	63	68	+ 7.9%
	67	68	+ 1.5%
	92	86	- 6.5%

61 66 + 8.2%

Townhouse-Condo

	8-2025	8-2026	Change
	67	90	+ 34.3%
	61	67	+ 9.8%
	63	59	- 6.3%
	78	84	+ 7.7%
	74	78	+ 5.4%
	62	84	+ 35.5%

62 68 + 9.7%

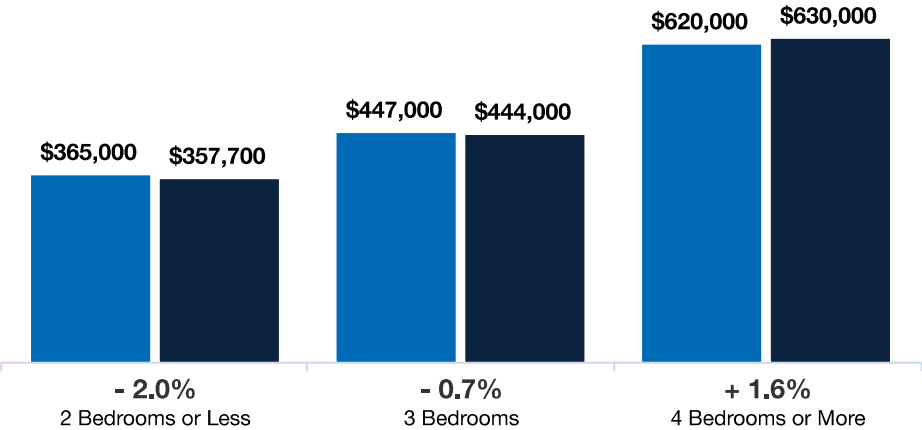
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Median Sales Price

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

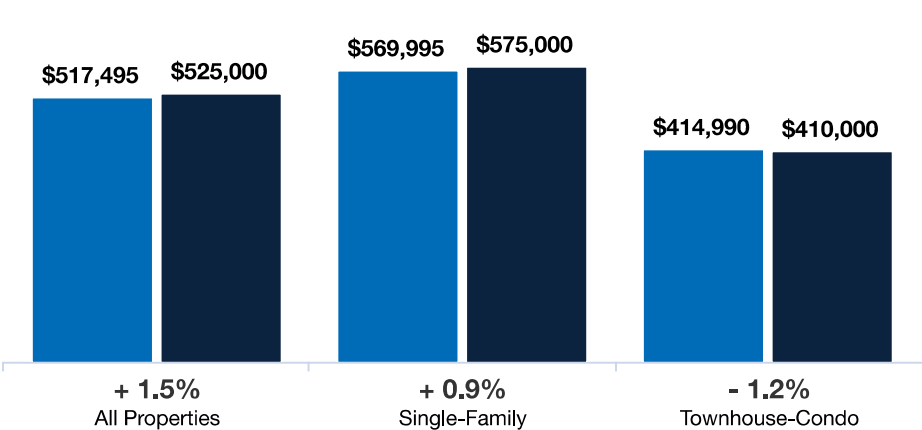
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	8-2025	8-2026	Change	8-2025	8-2026	Change	8-2025	8-2026	Change
2 Bedrooms or Less	\$365,000	\$357,700	- 2.0%	\$365,750	\$370,000	+ 1.2%	\$365,000	\$346,975	- 4.9%
3 Bedrooms	\$447,000	\$444,000	- 0.7%	\$485,000	\$485,000	0.0%	\$405,000	\$400,000	- 1.2%
4 Bedrooms or More	\$620,000	\$630,000	+ 1.6%	\$634,000	\$644,900	+ 1.7%	\$479,000	\$485,000	+ 1.3%
All Bedroom Counts	\$517,495	\$525,000	+ 1.5%	\$569,995	\$575,000	+ 0.9%	\$414,990	\$410,000	- 1.2%

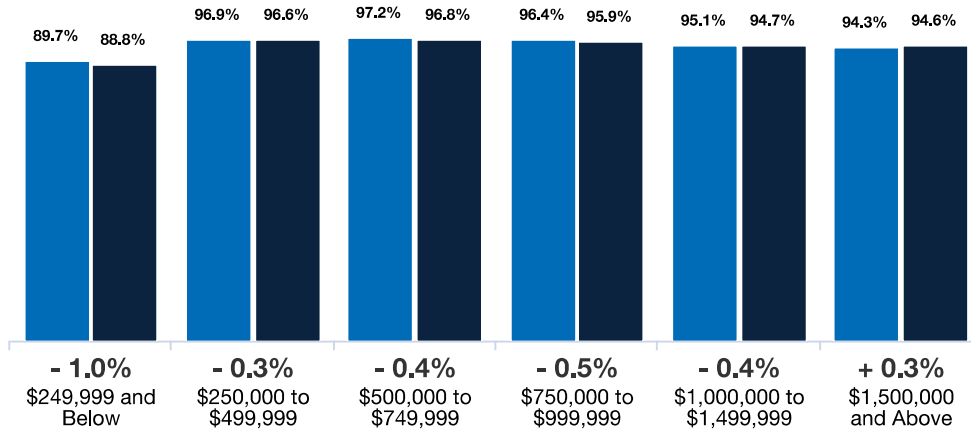
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Percent of Original List Price Received

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.**

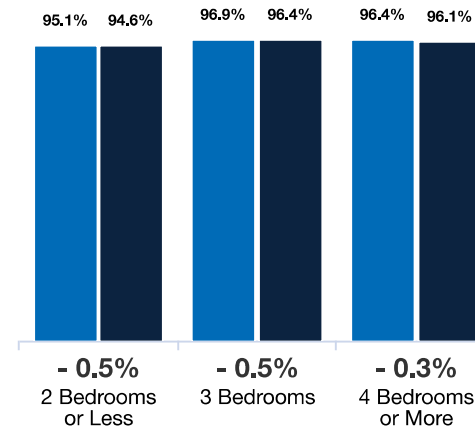
By Price Range

■ 8-2025 ■ 8-2026



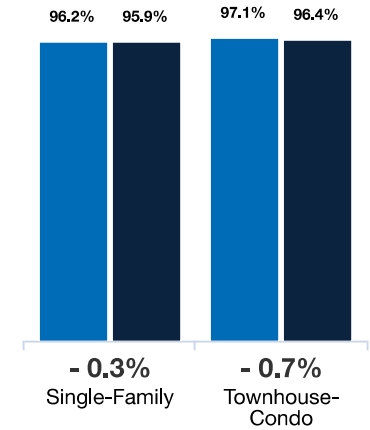
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$249,999 and Below	89.7%	88.8%	- 1.0%
\$250,000 to \$499,999	96.9%	96.6%	- 0.3%
\$500,000 to \$749,999	97.2%	96.8%	- 0.4%
\$750,000 to \$999,999	96.4%	95.9%	- 0.5%
\$1,000,000 to \$1,499,999	95.1%	94.7%	- 0.4%
\$1,500,000 and Above	94.3%	94.6%	+ 0.3%

All Price Ranges

8-2025: 96.4%
8-2026: 96.0%
Change: - 0.4%

By Bedroom Count

	8-2025	8-2026	Change
2 Bedrooms or Less	95.1%	94.6%	- 0.5%
3 Bedrooms	96.9%	96.4%	- 0.5%
4 Bedrooms or More	96.4%	96.1%	- 0.3%

All Bedroom Counts

8-2025: 96.4%
8-2026: 96.0%
Change: - 0.4%

Single-Family

	8-2025	8-2026	Change
2 Bedrooms or Less	88.0%	87.0%	- 1.1%
3 Bedrooms	96.6%	96.5%	- 0.1%
4 Bedrooms or More	97.2%	96.8%	- 0.4%
All Single-Family	96.5%	96.0%	- 0.5%
Single-Family	94.7%	94.7%	0.0%
Single-Family	93.5%	94.2%	+ 0.7%

8-2025: 96.2%
8-2026: 95.9%
Change: - 0.3%

Townhouse-Condo

	8-2025	8-2026	Change
Single-Family	93.8%	92.8%	- 1.1%
Single-Family	97.4%	96.8%	- 0.6%
Single-Family	97.1%	97.0%	- 0.1%
Single-Family	96.0%	94.6%	- 1.5%
Single-Family	96.6%	95.1%	- 1.6%
Single-Family	97.3%	96.3%	- 1.0%

8-2025: 97.1%
8-2026: 96.4%
Change: - 0.7%

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

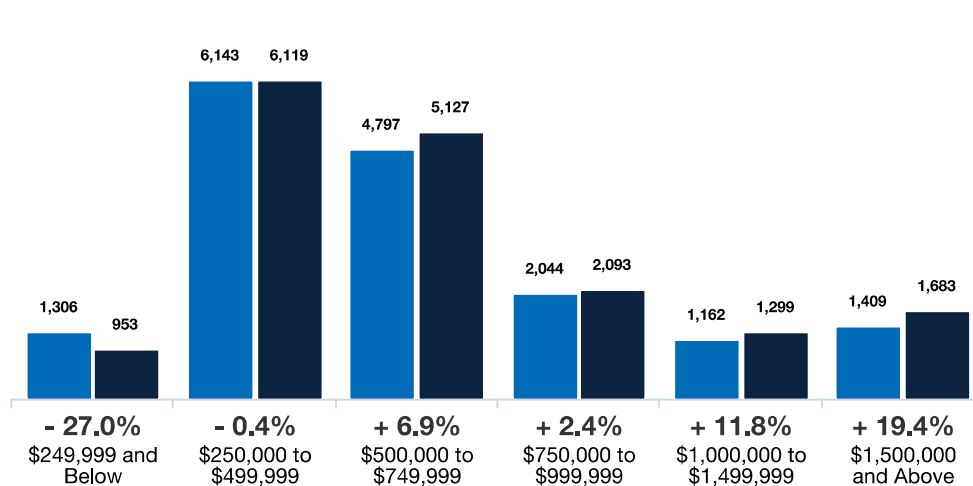
Inventory of Homes for Sale

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



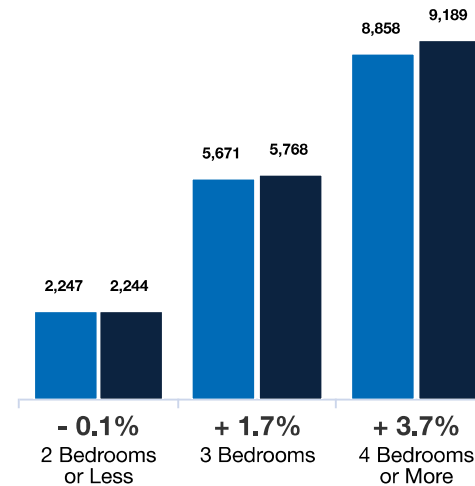
By Price Range

■ 8-2025 ■ 8-2026



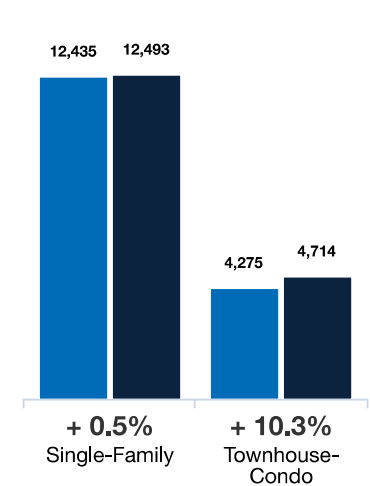
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range	8-2025	8-2026	Change
\$249,999 and Below	1,306	953	- 27.0%
\$250,000 to \$499,999	6,143	6,119	- 0.4%
\$500,000 to \$749,999	4,797	5,127	+ 6.9%
\$750,000 to \$999,999	2,044	2,093	+ 2.4%
\$1,000,000 to \$1,499,999	1,162	1,299	+ 11.8%
\$1,500,000 and Above	1,409	1,683	+ 19.4%
All Price Ranges	16,861	17,274	+ 2.4%
By Bedroom Count	8-2025	8-2026	Change
2 Bedrooms or Less	2,247	2,244	- 0.1%
3 Bedrooms	5,671	5,768	+ 1.7%
4 Bedrooms or More	8,858	9,189	+ 3.7%
All Bedroom Counts	16,861	17,274	+ 2.4%

Single-Family

8-2025	8-2026	Change
945	645	- 31.7%
3,174	3,004	- 5.4%
4,198	4,351	+ 3.6%
1,854	1,887	+ 1.8%
1,028	1,151	+ 12.0%
1,236	1,455	+ 17.7%
12,435	12,493	+ 0.5%
8-2025	8-2026	Change
842	813	- 3.4%
3,464	3,294	- 4.9%
8,117	8,378	+ 3.2%
12,435	12,493	+ 0.5%

Townhouse-Condo

8-2025	8-2026	Change
300	297	- 1.0%
2,925	3,089	+ 5.6%
583	769	+ 31.9%
180	196	+ 8.9%
125	141	+ 12.8%
162	222	+ 37.0%
4,275	4,714	+ 10.3%
8-2025	8-2026	Change
1,357	1,401	+ 3.2%
2,170	2,461	+ 13.4%
688	788	+ 14.5%
4,275	4,714	+ 10.3%

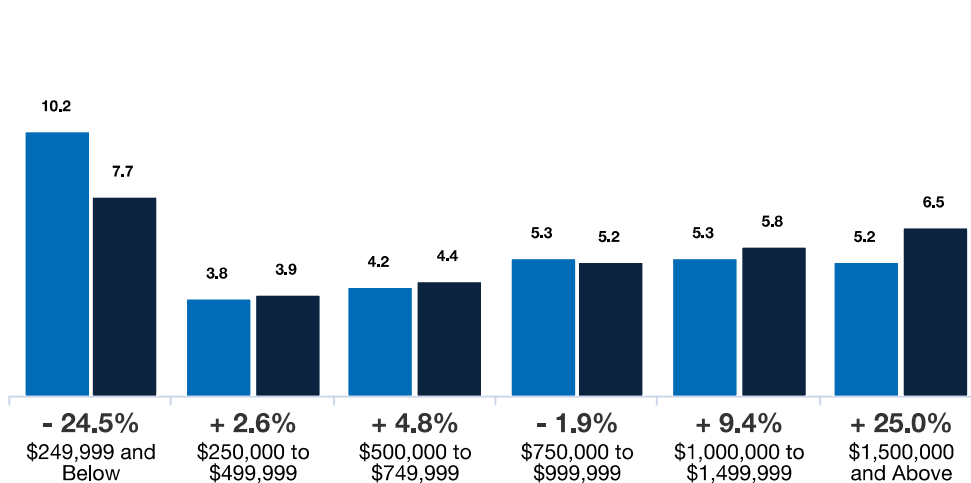
Figures on this page are based upon a snapshot of active listings at the end of the month.

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.**

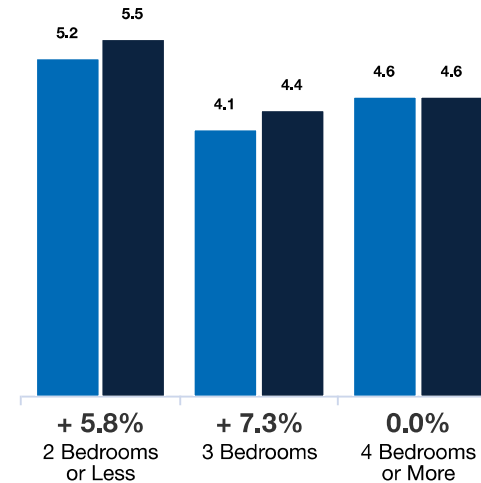
By Price Range

■ 8-2025 ■ 8-2026



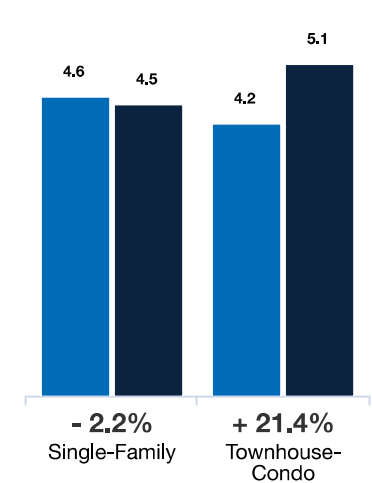
By Bedroom Count

■ 8-2025 ■ 8-2026



By Property Type

■ 8-2025 ■ 8-2026



All Properties

By Price Range

	8-2025	8-2026	Change
\$249,999 and Below	10.2	7.7	- 24.5%
\$250,000 to \$499,999	3.8	3.9	+ 2.6%
\$500,000 to \$749,999	4.2	4.4	+ 4.8%
\$750,000 to \$999,999	5.3	5.2	- 1.9%
\$1,000,000 to \$1,499,999	5.3	5.8	+ 9.4%
\$1,500,000 and Above	5.2	6.5	+ 25.0%

All Price Ranges

	8-2025	8-2026	Change
	4.5	4.6	+ 2.2%

By Bedroom Count

	8-2025	8-2026	Change
2 Bedrooms or Less	5.2	5.5	+ 5.8%
3 Bedrooms	4.1	4.4	+ 7.3%
4 Bedrooms or More	4.6	4.6	0.0%

All Bedroom Counts

	8-2025	8-2026	Change
	4.5	4.6	+ 2.2%

Single-Family

	8-2025	8-2026	Change
	10.3	7.6	- 26.2%
	3.6	3.4	- 5.6%
	4.1	4.1	0.0%
	5.4	5.1	- 5.6%
	5.6	6.0	+ 7.1%
	6.1	7.1	+ 16.4%

All Price Ranges

	8-2025	8-2026	Change
	4.6	4.5	- 2.2%

By Bedroom Count

	8-2025	8-2026	Change
2 Bedrooms or Less	4.7	4.5	- 4.3%
3 Bedrooms	4.4	4.2	- 4.5%
4 Bedrooms or More	4.6	4.6	0.0%

All Bedroom Counts

	8-2025	8-2026	Change
	4.6	4.5	- 2.2%

Townhouse-Condo

	8-2025	8-2026	Change
	8.6	7.8	- 9.3%
	4.1	4.6	+ 12.2%
	4.5	6.8	+ 51.1%
	5.4	6.5	+ 20.4%
	3.5	4.3	+ 22.9%
	2.5	4.4	+ 76.0%

All Price Ranges

	8-2025	8-2026	Change
	4.2	5.1	+ 21.4%

By Bedroom Count

	8-2025	8-2026	Change
2 Bedrooms or Less	5.4	6.2	+ 14.8%
3 Bedrooms	3.8	4.6	+ 21.1%
4 Bedrooms or More	3.8	4.7	+ 23.7%

All Bedroom Counts

	8-2025	8-2026	Change
	4.2	5.1	+ 21.4%

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