

Local Market Update for February 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

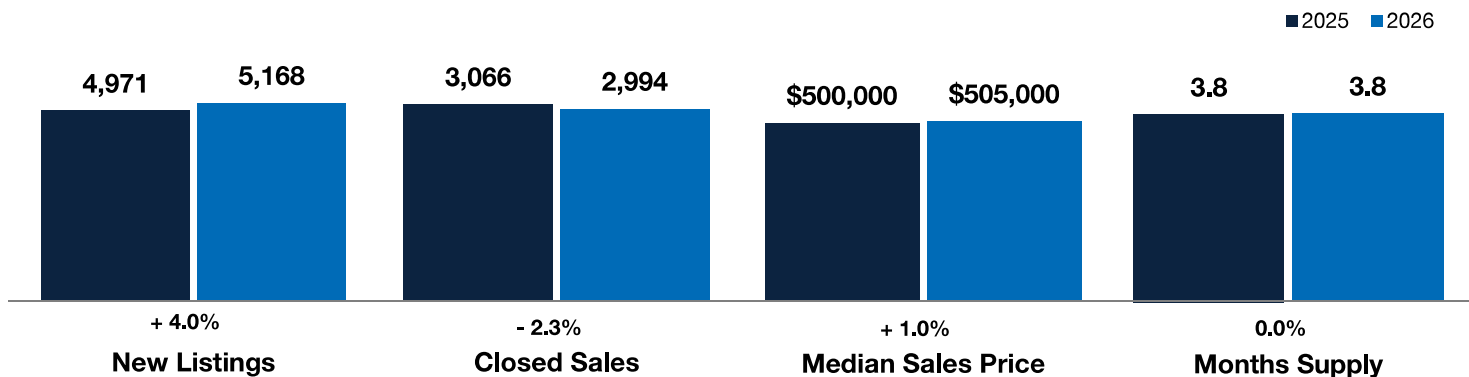


Entire State

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	4,971	5,168	+ 4.0%	10,004	10,240	+ 2.4%
Pending Sales	3,240	3,335	+ 2.9%	6,518	6,719	+ 3.1%
Closed Sales	3,066	2,994	- 2.3%	5,513	5,488	- 0.5%
Median Sales Price*	\$500,000	\$505,000	+ 1.0%	\$499,900	\$505,000	+ 1.0%
Average Sales Price*	\$646,661	\$661,072	+ 2.2%	\$665,390	\$666,876	+ 0.2%
Percent of Original List Price Received*	96.5%	96.1%	- 0.4%	96.4%	95.7%	- 0.7%
Days on Market Until Sale	74	79	+ 6.8%	72	79	+ 9.7%
Inventory of Homes for Sale	13,260	13,889	+ 4.7%	--	--	--
Months Supply of Inventory	3.8	3.8	0.0%	--	--	--

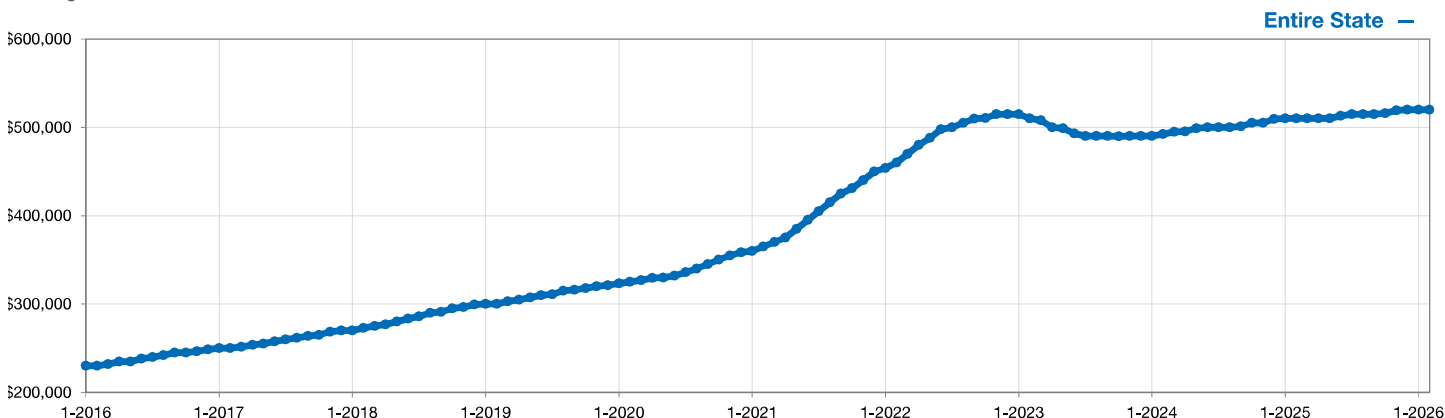
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.