

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



October 2025

Although mortgage rates have edged down, U.S. pending home sales were unchanged from the previous month, with contract activity remaining 0.9% lower than a year ago, according to the National Association of REALTORS®. Contract signings increased both month-over-month and year-over-year in the Northeast and South, while the Midwest and West posted declines. For the 12-month period spanning November 2024 through October 2025, Closed Sales in the Utah Association of REALTORS® region rose 4.5 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales increased 23.7 percent.

The overall Median Sales Price increased 2.0 percent to \$510,000. The property type with the largest gain was the Single-Family segment, where prices increased 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 84 days.

Market-wide, inventory levels was up 15.1 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale went up 16.8 percent. That amounts to 4.5 months of inventory for Single-Family and 4.4 months of inventory for Townhouse-Condo.

Quick Facts

+ 23.7%	+ 8.3%	+ 9.8%
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	

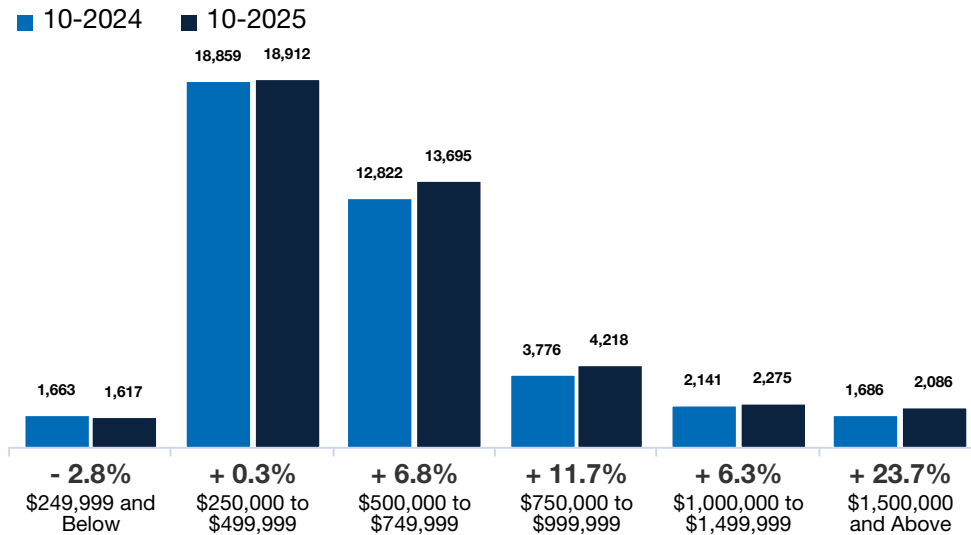
This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



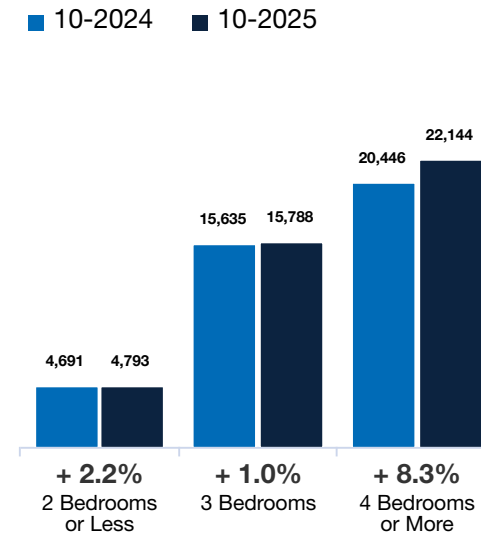
Closed Sales

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

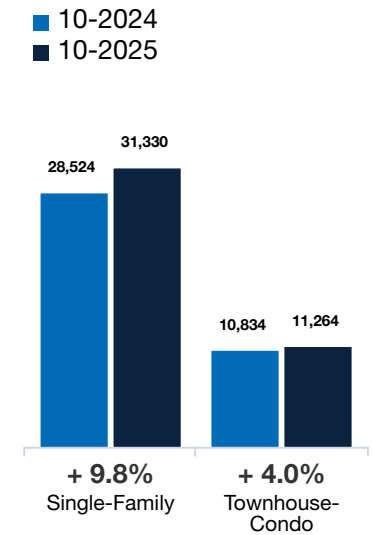
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	10-2024	10-2025	Change
\$249,999 and Below	1,663	1,617	- 2.8%
\$250,000 to \$499,999	18,859	18,912	+ 0.3%
\$500,000 to \$749,999	12,822	13,695	+ 6.8%
\$750,000 to \$999,999	3,776	4,218	+ 11.7%
\$1,000,000 to \$1,499,999	2,141	2,275	+ 6.3%
\$1,500,000 and Above	1,686	2,086	+ 23.7%

All Price Ranges	40,947	42,803	+ 4.5%
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By Bedroom Count	10-2024	10-2025	Change
2 Bedrooms or Less	4,691	4,793	+ 2.2%
3 Bedrooms	15,635	15,788	+ 1.0%
4 Bedrooms or More	20,446	22,144	+ 8.3%

All Bedroom Counts	40,947	42,803	+ 4.5%
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Single-Family

10-2024	10-2025	Change
1,240	1,143	- 7.8%
9,846	10,321	+ 4.8%
11,111	12,255	+ 10.3%
3,284	3,926	+ 19.5%
1,710	2,024	+ 18.4%
1,333	1,661	+ 24.6%

28,524	31,330	+ 9.8%
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10-2024	10-2025	Change
1,916	2,042	+ 6.6%
8,542	9,167	+ 7.3%
18,039	20,109	+ 11.5%

28,524	31,330	+ 9.8%
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Townhouse-Condo

10-2024	10-2025	Change
392	449	+ 14.5%
8,426	8,529	+ 1.2%
1,179	1,385	+ 17.5%
266	264	- 0.8%
300	232	- 22.7%
271	405	+ 49.4%

10,834	11,264	+ 4.0%
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10-2024	10-2025	Change
2,620	2,694	+ 2.8%
6,463	6,551	+ 1.4%
1,610	1,967	+ 22.2%

10,834	11,264	+ 4.0%
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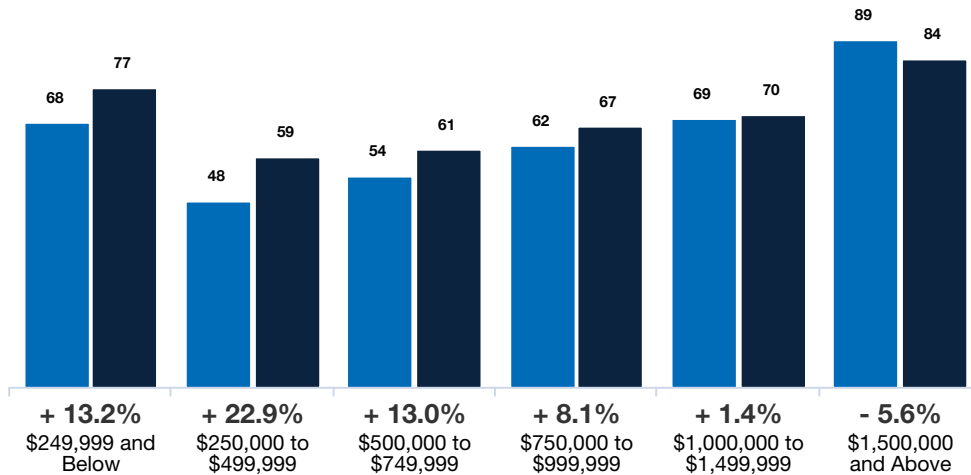
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

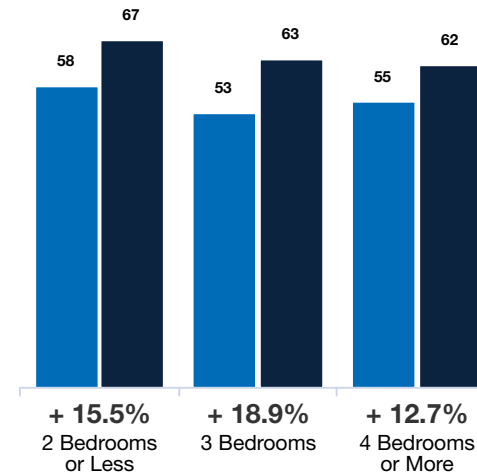
By Price Range

■ 10-2024 ■ 10-2025



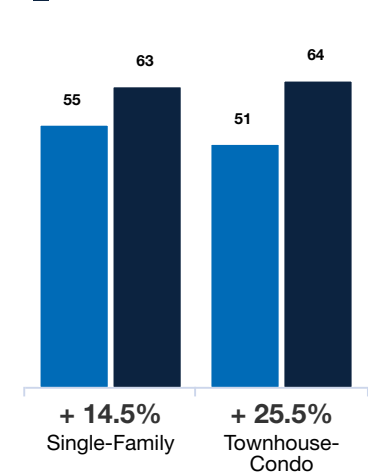
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



All Properties

By Price Range

	10-2024	10-2025	Change
\$249,999 and Below	68	77	+ 13.2%
\$250,000 to \$499,999	48	59	+ 22.9%
\$500,000 to \$749,999	54	61	+ 13.0%
\$750,000 to \$999,999	62	67	+ 8.1%
\$1,000,000 to \$1,499,999	69	70	+ 1.4%
\$1,500,000 and Above	89	84	- 5.6%

All Price Ranges

54 63 + 16.7%

By Bedroom Count

	10-2024	10-2025	Change
2 Bedrooms or Less	58	67	+ 15.5%
3 Bedrooms	53	63	+ 18.9%
4 Bedrooms or More	55	62	+ 12.7%

All Bedroom Counts

54 63 + 16.7%

Single-Family

	10-2024	10-2025	Change
2 Bedrooms or Less	70	78	+ 11.4%
3 Bedrooms	47	56	+ 19.1%
4 Bedrooms or More	53	61	+ 15.1%
Single-Family Avg	62	65	+ 4.8%
3 Bedrooms	67	70	+ 4.5%
4 Bedrooms or More	88	91	+ 3.4%

55 63 + 14.5%

Townhouse-Condo

	10-2024	10-2025	Change
2 Bedrooms or Less	62	71	+ 14.5%
3 Bedrooms	47	63	+ 34.0%
4 Bedrooms or More	57	64	+ 12.3%
Townhouse-Condo Avg	63	85	+ 34.9%
3 Bedrooms	75	70	- 6.7%
4 Bedrooms or More	98	56	- 42.9%

51 64 + 25.5%

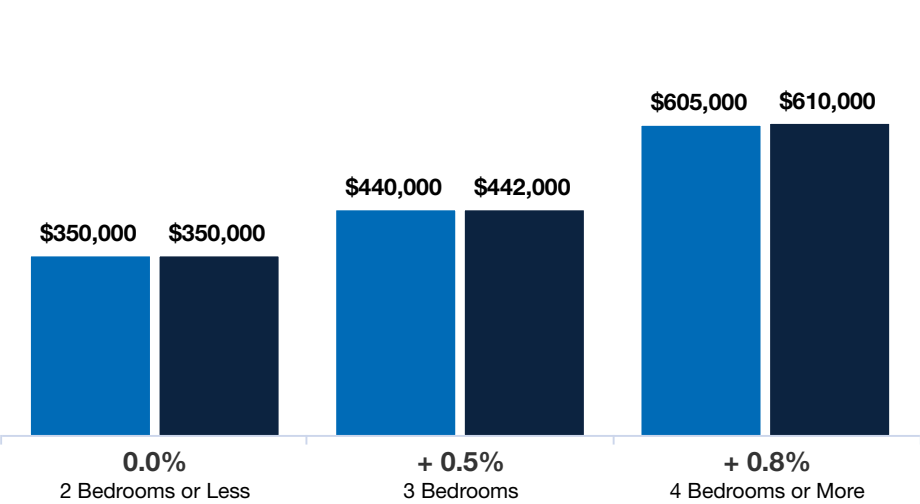
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Median Sales Price

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

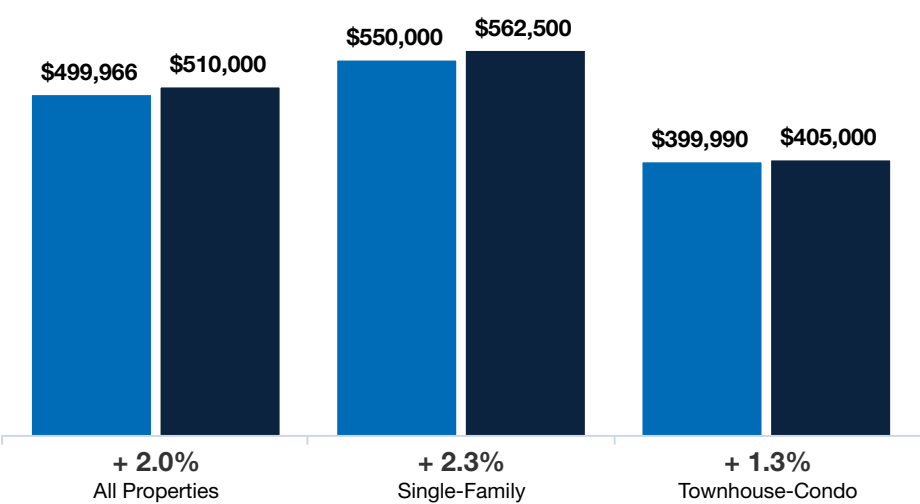
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	10-2024	10-2025	Change	10-2024	10-2025	Change	10-2024	10-2025	Change
2 Bedrooms or Less	\$350,000	\$350,000	0.0%	\$352,500	\$360,000	+ 2.1%	\$345,000	\$345,000	0.0%
3 Bedrooms	\$440,000	\$442,000	+ 0.5%	\$479,900	\$483,900	+ 0.8%	\$398,250	\$400,000	+ 0.4%
4 Bedrooms or More	\$605,000	\$610,000	+ 0.8%	\$615,000	\$625,000	+ 1.6%	\$467,330	\$469,000	+ 0.4%
All Bedroom Counts	\$499,966	\$510,000	+ 2.0%	\$550,000	\$562,500	+ 2.3%	\$399,990	\$405,000	+ 1.3%

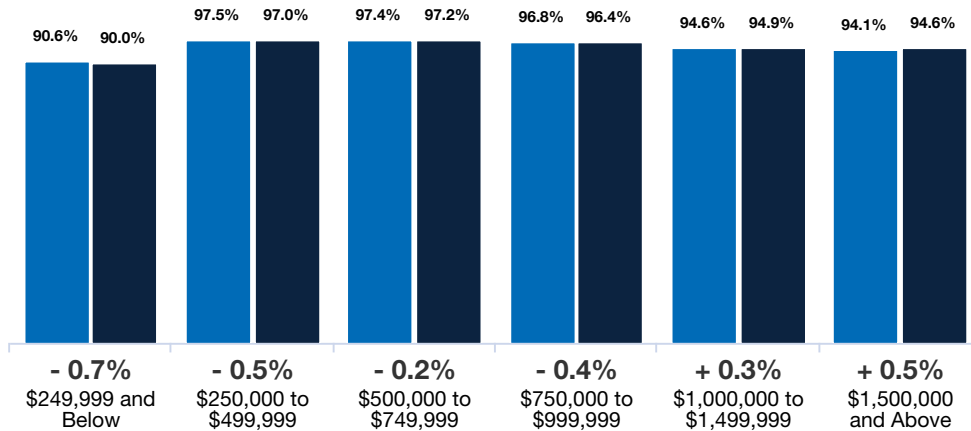
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Percent of Original List Price Received

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.**

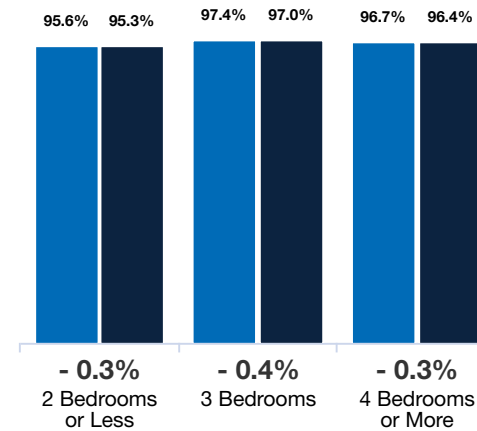
By Price Range

■ 10-2024 ■ 10-2025



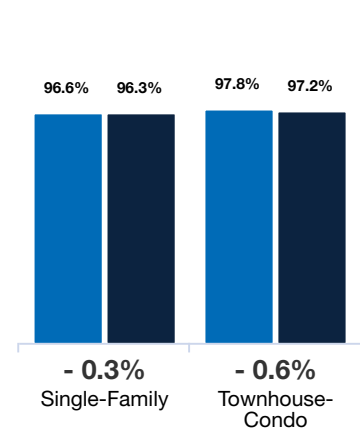
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



All Properties

By Price Range

	10-2024	10-2025	Change
\$249,999 and Below	90.6%	90.0%	- 0.7%
\$250,000 to \$499,999	97.5%	97.0%	- 0.5%
\$500,000 to \$749,999	97.4%	97.2%	- 0.2%
\$750,000 to \$999,999	96.8%	96.4%	- 0.4%
\$1,000,000 to \$1,499,999	94.6%	94.9%	+ 0.3%
\$1,500,000 and Above	94.1%	94.6%	+ 0.5%

All Price Ranges

96.9% 96.5% - 0.4%

By Bedroom Count

	10-2024	10-2025	Change
2 Bedrooms or Less	95.6%	95.3%	- 0.3%
3 Bedrooms	97.4%	97.0%	- 0.4%
4 Bedrooms or More	96.7%	96.4%	- 0.3%

All Bedroom Counts

96.9% 96.5% - 0.4%

Single-Family

	10-2024	10-2025	Change
	89.5%	88.5%	- 1.1%
	97.1%	96.6%	- 0.5%
	97.5%	97.2%	- 0.3%
	96.8%	96.5%	- 0.3%
	94.4%	94.8%	+ 0.4%
	93.7%	93.9%	+ 0.2%

96.6% 96.3% - 0.3%

	10-2024	10-2025	Change
	94.4%	94.3%	- 0.1%
	96.9%	96.5%	- 0.4%
	96.7%	96.3%	- 0.4%

96.6% 96.3% - 0.3%

Townhouse-Condo

	10-2024	10-2025	Change
	94.1%	93.6%	- 0.5%
	98.1%	97.4%	- 0.7%
	97.7%	97.3%	- 0.4%
	96.7%	95.4%	- 1.3%
	95.9%	96.4%	+ 0.5%
	95.3%	97.8%	+ 2.6%

97.8% 97.2% - 0.6%

	10-2024	10-2025	Change
	96.5%	96.0%	- 0.5%
	98.2%	97.6%	- 0.6%
	97.8%	97.6%	- 0.2%

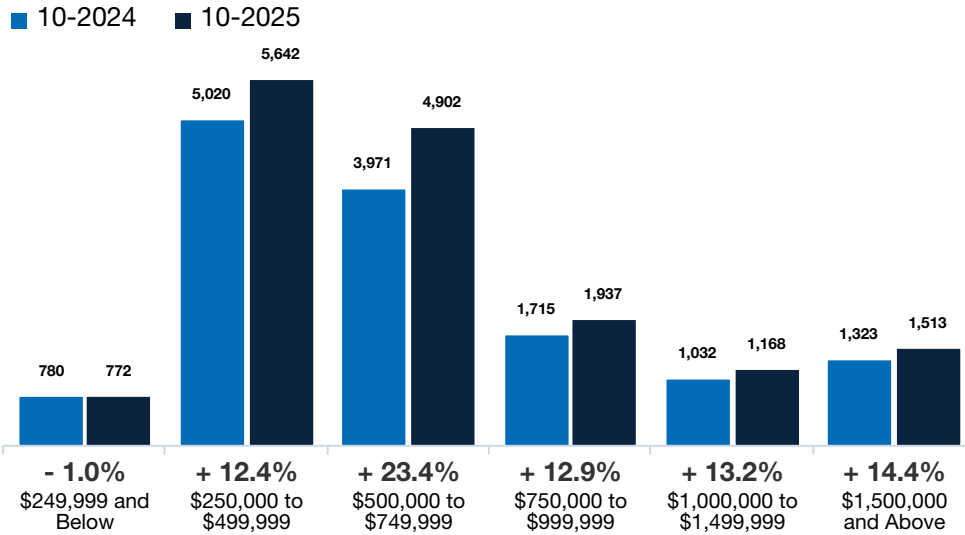
97.8% 97.2% - 0.6%

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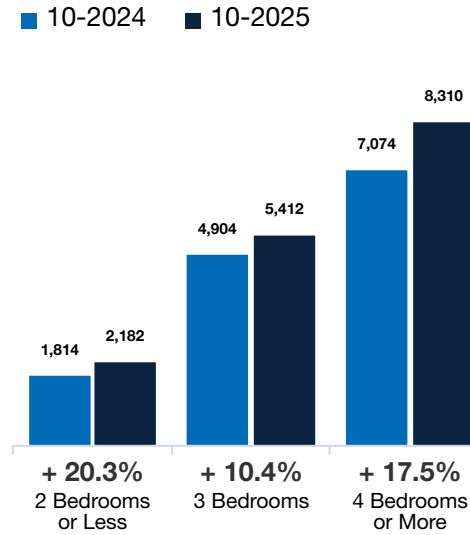
Inventory of Homes for Sale

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

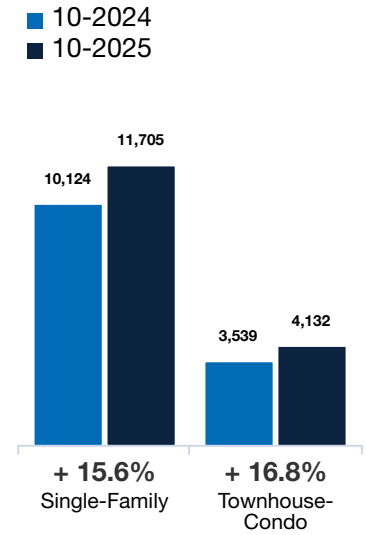
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range

	10-2024	10-2025	Change
\$249,999 and Below	780	772	- 1.0%
\$250,000 to \$499,999	5,020	5,642	+ 12.4%
\$500,000 to \$749,999	3,971	4,902	+ 23.4%
\$750,000 to \$999,999	1,715	1,937	+ 12.9%
\$1,000,000 to \$1,499,999	1,032	1,168	+ 13.2%
\$1,500,000 and Above	1,323	1,513	+ 14.4%

All Price Ranges

13,841 15,934 + 15.1%

By Bedroom Count

	10-2024	10-2025	Change
2 Bedrooms or Less	1,814	2,182	+ 20.3%
3 Bedrooms	4,904	5,412	+ 10.4%
4 Bedrooms or More	7,074	8,310	+ 17.5%

All Bedroom Counts

13,841 15,934 + 15.1%

Single-Family

	10-2024	10-2025	Change
2 Bedrooms or Less	587	550	- 6.3%
3 Bedrooms	2,589	2,808	+ 8.5%
4 Bedrooms or More	3,346	4,289	+ 28.2%
Single-Family Total	1,531	1,728	+ 12.9%
Townhouse-Condo	891	1,015	+ 13.9%
Single-Family Total	1,180	1,315	+ 11.4%

All Price Ranges

10,124 11,705 + 15.6%

By Bedroom Count

	10-2024	10-2025	Change
2 Bedrooms or Less	726	819	+ 12.8%
3 Bedrooms	2,923	3,274	+ 12.0%
4 Bedrooms or More	6,466	7,607	+ 17.6%

All Bedroom Counts

10,124 11,705 + 15.6%

Townhouse-Condo

	10-2024	10-2025	Change
2 Bedrooms or Less	170	212	+ 24.7%
3 Bedrooms	2,390	2,809	+ 17.5%
4 Bedrooms or More	583	597	+ 2.4%
Townhouse-Condo Total	153	202	+ 32.0%

All Price Ranges

3,539 4,132 + 16.8%

By Bedroom Count

	10-2024	10-2025	Change
2 Bedrooms or Less	1,041	1,329	+ 27.7%
3 Bedrooms	1,930	2,119	+ 9.8%
4 Bedrooms or More	534	665	+ 24.5%

All Bedroom Counts

3,539 4,132 + 16.8%

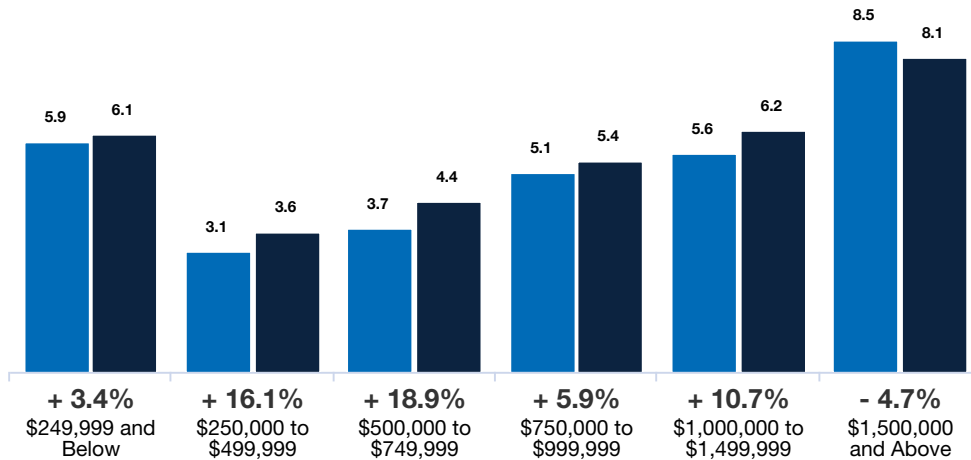
Figures on this page are based upon a snapshot of active listings at the end of the month.

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.**

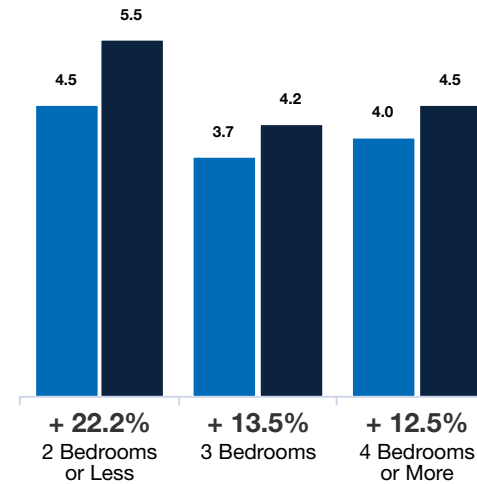
By Price Range

■ 10-2024 ■ 10-2025



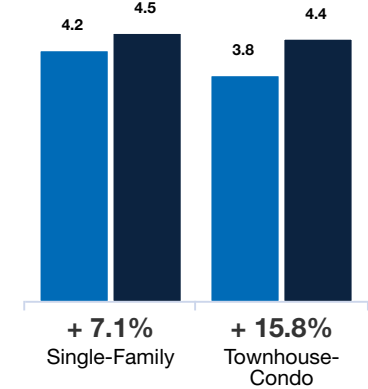
By Bedroom Count

■ 10-2024 ■ 10-2025



By Property Type

■ 10-2024 ■ 10-2025



All Properties

By Price Range

	10-2024	10-2025	Change
\$249,999 and Below	5.9	6.1	+ 3.4%
\$250,000 to \$499,999	3.1	3.6	+ 16.1%
\$500,000 to \$749,999	3.7	4.4	+ 18.9%
\$750,000 to \$999,999	5.1	5.4	+ 5.9%
\$1,000,000 to \$1,499,999	5.6	6.2	+ 10.7%
\$1,500,000 and Above	8.5	8.1	- 4.7%

All Price Ranges

4.0 4.5 + 12.5%

By Bedroom Count

	10-2024	10-2025	Change
2 Bedrooms or Less	4.5	5.5	+ 22.2%
3 Bedrooms	3.7	4.2	+ 13.5%
4 Bedrooms or More	4.0	4.5	+ 12.5%

All Bedroom Counts

4.0 4.5 + 12.5%

Single-Family

	10-2024	10-2025	Change
2 Bedrooms or Less	6.0	6.1	+ 1.7%
3 Bedrooms	3.1	3.2	+ 3.2%
4 Bedrooms or More	3.6	4.3	+ 19.4%
Single-Family	5.2	5.1	- 1.9%
Townhouse-Condo	6.2	6.1	- 1.6%
All Properties	9.8	9.2	- 6.1%

All Price Ranges

4.2 4.5 + 7.1%

By Bedroom Count

	10-2024	10-2025	Change
2 Bedrooms or Less	4.5	4.9	+ 8.9%
3 Bedrooms	4.1	4.3	+ 4.9%
4 Bedrooms or More	4.2	4.6	+ 9.5%

All Bedroom Counts

4.2 4.5 + 7.1%

Townhouse-Condo

	10-2024	10-2025	Change
2 Bedrooms or Less	5.3	5.9	+ 11.3%
3 Bedrooms	3.4	4.0	+ 17.6%
4 Bedrooms or More	5.5	5.2	- 5.5%
Single-Family	6.1	9.2	+ 50.8%
Townhouse-Condo	4.4	6.4	+ 45.5%
All Properties	4.0	4.3	+ 7.5%

All Price Ranges

3.8 4.4 + 15.8%

By Bedroom Count

	10-2024	10-2025	Change
2 Bedrooms or Less	4.6	5.9	+ 28.3%
3 Bedrooms	3.5	3.9	+ 11.4%
4 Bedrooms or More	3.8	4.0	+ 5.3%

All Bedroom Counts

3.8 4.4 + 15.8%

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