

Local Market Update for February 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

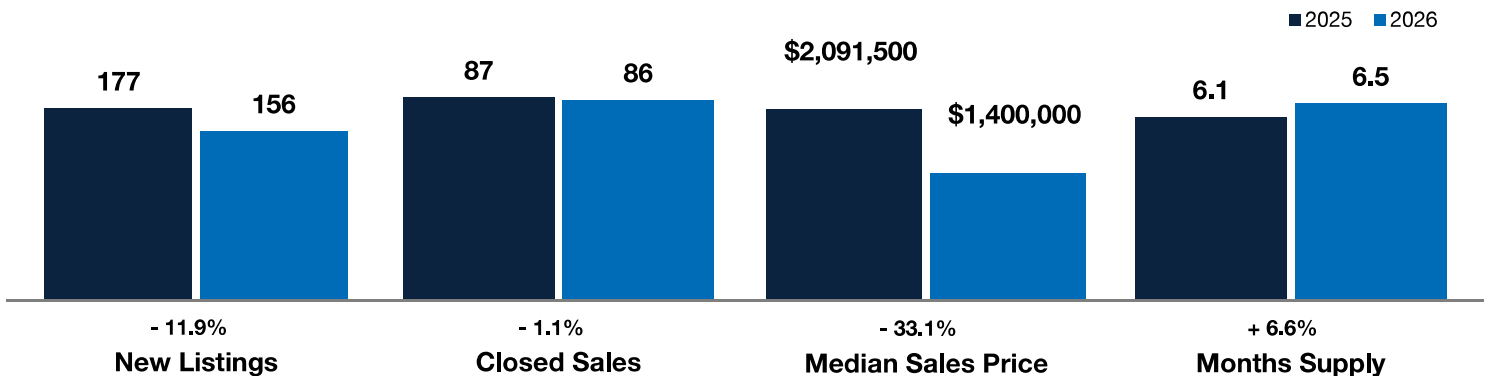


Summit County

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	177	156	- 11.9%	328	302	- 7.9%
Pending Sales	103	92	- 10.7%	204	178	- 12.7%
Closed Sales	87	86	- 1.1%	172	154	- 10.5%
Median Sales Price*	\$2,091,500	\$1,400,000	- 33.1%	\$2,085,000	\$1,575,000	- 24.5%
Average Sales Price*	\$2,362,287	\$2,534,882	+ 7.3%	\$2,942,230	\$2,510,258	- 14.7%
Percent of Original List Price Received*	93.5%	94.5%	+ 1.1%	93.7%	93.3%	- 0.4%
Days on Market Until Sale	94	68	- 27.7%	99	88	- 11.1%
Inventory of Homes for Sale	701	710	+ 1.3%	--	--	--
Months Supply of Inventory	6.1	6.5	+ 6.6%	--	--	--

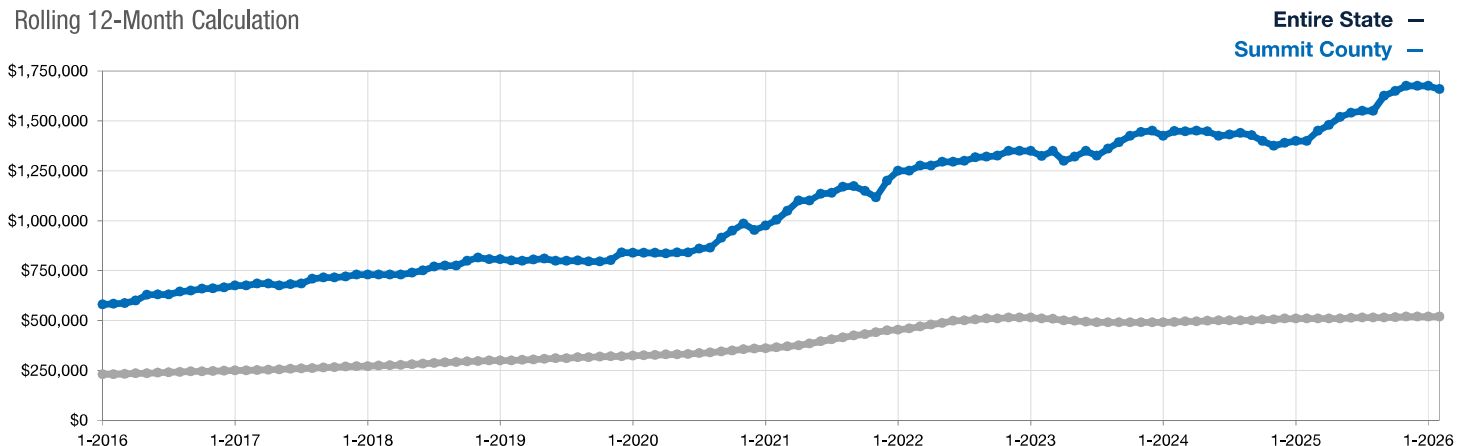
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.