

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



January 2026

U.S. pending home sales fell 9.3% from the previous month, according to the National Association of REALTORS®. The drop in contract signings was broad-based, with all four regions reporting declines. On a year-over-year basis, pending home sales were down 3.0%, with the South recording a modest gain while the Northeast, West, and Midwest posted declines. For the 12-month period spanning February 2025 through January 2026, Closed Sales in the Utah Association of REALTORS® region were up 3.0 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales improved 19.8 percent.

The overall Median Sales Price went up 2.5 percent to \$512,590. The property type with the largest gain was the Single-Family segment, where prices increased 2.2 percent to \$565,000. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 61 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 rose 6.8 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale rose 11.2 percent. That amounts to 3.5 months of inventory for Single-Family and 4.0 months of inventory for Townhouse-Condo.

Quick Facts

+ 19.8%

Price Range with
Strongest Sales:
\$1,500,000 and Above

+ 7.6%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 7.7%

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.

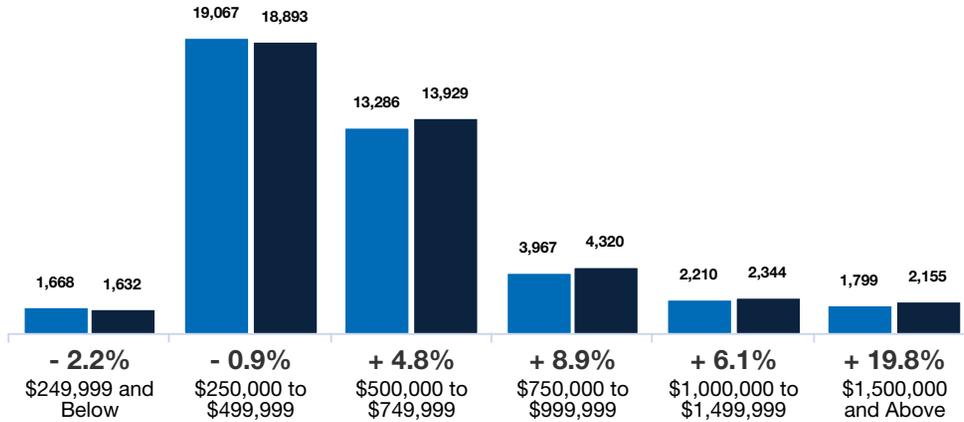


Closed Sales

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

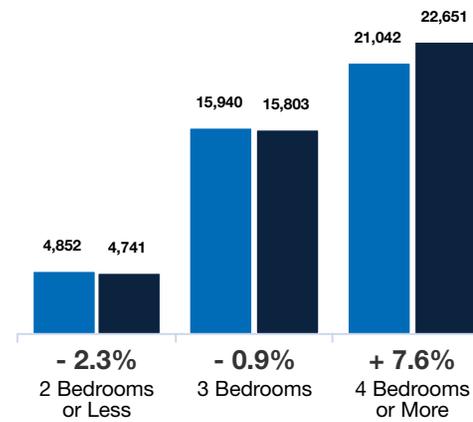
By Price Range

■ 1-2025 ■ 1-2026



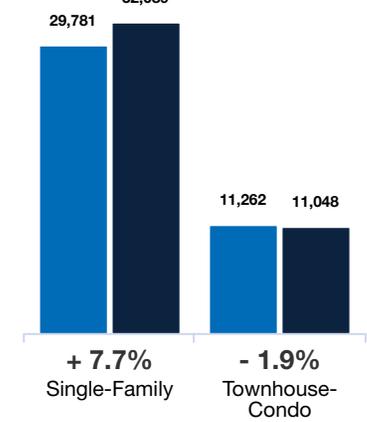
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$249,999 and Below	1,668	1,632	- 2.2%
\$250,000 to \$499,999	19,067	18,893	- 0.9%
\$500,000 to \$749,999	13,286	13,929	+ 4.8%
\$750,000 to \$999,999	3,967	4,320	+ 8.9%
\$1,000,000 to \$1,499,999	2,210	2,344	+ 6.1%
\$1,500,000 and Above	1,799	2,155	+ 19.8%

Single-Family

1-2025	1-2026	Change
1,225	1,150	- 6.1%
10,132	10,469	+ 3.3%
11,653	12,568	+ 7.9%
3,531	4,041	+ 14.4%
1,822	2,102	+ 15.4%
1,418	1,759	+ 24.0%

Townhouse-Condo

1-2025	1-2026	Change
421	460	+ 9.3%
8,640	8,385	- 3.0%
1,290	1,335	+ 3.5%
284	257	- 9.5%
298	234	- 21.5%
329	377	+ 14.6%

All Price Ranges	41,997	43,273	+ 3.0%
------------------	--------	--------	--------

All Price Ranges	29,781	32,089	+ 7.7%
------------------	--------	--------	--------

All Price Ranges	11,262	11,048	- 1.9%
------------------	--------	--------	--------

By Bedroom Count	1-2025	1-2026	Change
------------------	--------	--------	--------

2 Bedrooms or Less	4,852	4,741	- 2.3%
3 Bedrooms	15,940	15,803	- 0.9%
4 Bedrooms or More	21,042	22,651	+ 7.6%

By Bedroom Count	1-2025	1-2026	Change
------------------	--------	--------	--------

2,004	2,055	+ 2.5%
8,888	9,400	+ 5.8%
18,861	20,623	+ 9.3%

By Bedroom Count	1-2025	1-2026	Change
------------------	--------	--------	--------

2,739	2,638	- 3.7%
6,689	6,364	- 4.9%
1,709	1,991	+ 16.5%

All Bedroom Counts	41,997	43,273	+ 3.0%
--------------------	--------	--------	--------

All Bedroom Counts	29,781	32,089	+ 7.7%
--------------------	--------	--------	--------

All Bedroom Counts	11,262	11,048	- 1.9%
--------------------	--------	--------	--------

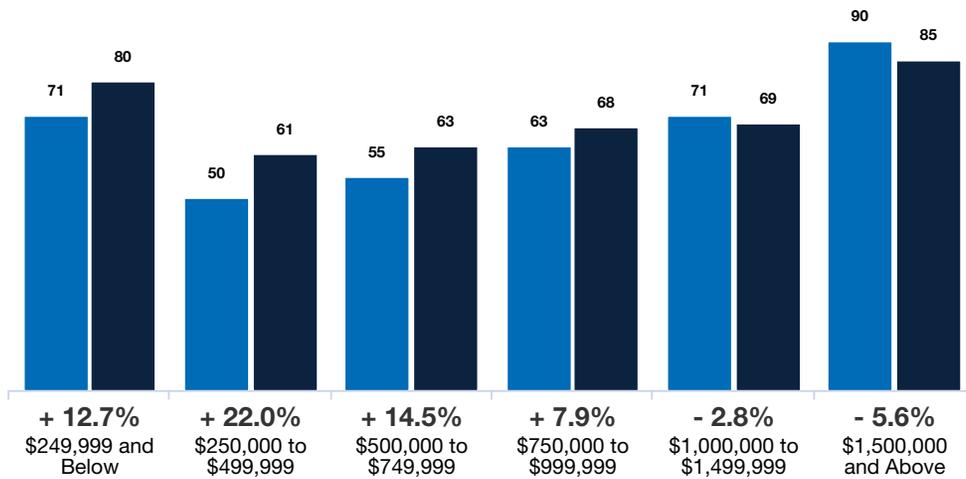
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

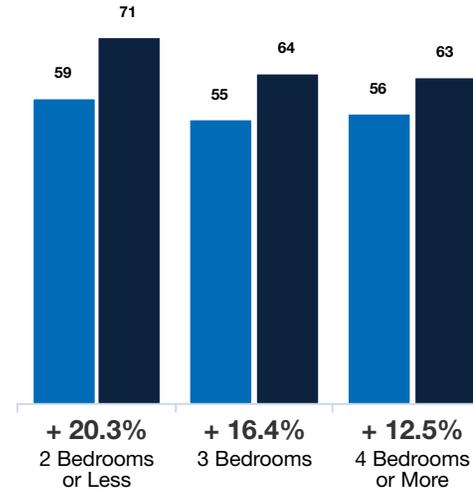
By Price Range

■ 1-2025 ■ 1-2026



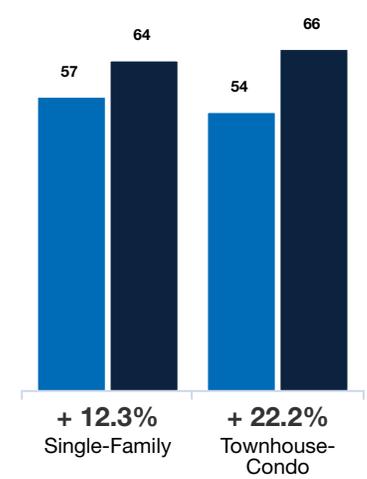
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$249,999 and Below	71	80	+ 12.7%
\$250,000 to \$499,999	50	61	+ 22.0%
\$500,000 to \$749,999	55	63	+ 14.5%
\$750,000 to \$999,999	63	68	+ 7.9%
\$1,000,000 to \$1,499,999	71	69	- 2.8%
\$1,500,000 and Above	90	85	- 5.6%

All Price Ranges **56** **64** **+ 14.3%**

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	59	71	+ 20.3%
3 Bedrooms	55	64	+ 16.4%
4 Bedrooms or More	56	63	+ 12.5%

All Bedroom Counts **56** **64** **+ 14.3%**

Single-Family

1-2025	1-2026	Change
73	80	+ 9.6%
49	58	+ 18.4%
54	62	+ 14.8%
62	66	+ 6.5%
69	68	- 1.4%
93	87	- 6.5%

57 **64** **+ 12.3%**

1-2025	1-2026	Change
58	65	+ 12.1%
57	64	+ 12.3%
57	64	+ 12.3%

57 **64** **+ 12.3%**

Townhouse-Condo

1-2025	1-2026	Change
65	80	+ 23.1%
50	64	+ 28.0%
60	65	+ 8.3%
73	85	+ 16.4%
77	75	- 2.6%
79	72	- 8.9%

54 **66** **+ 22.2%**

1-2025	1-2026	Change
59	75	+ 27.1%
53	65	+ 22.6%
49	57	+ 16.3%

54 **66** **+ 22.2%**

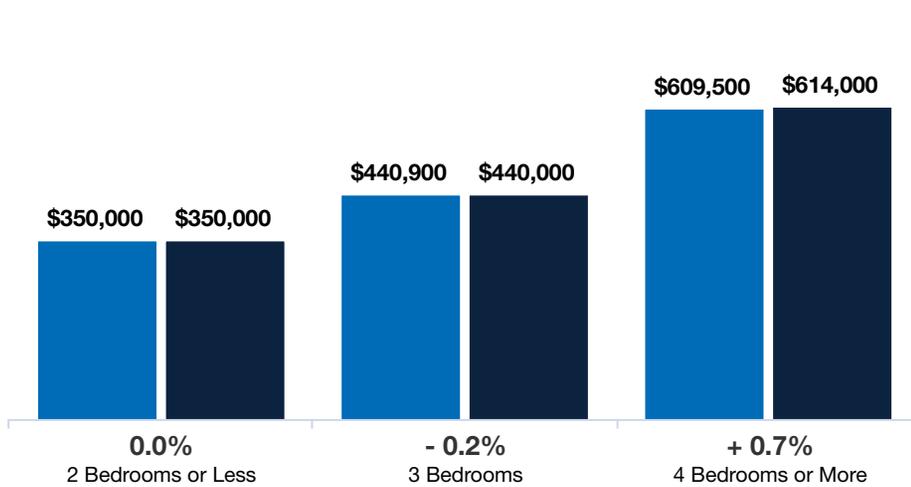
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

Median Sales Price

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

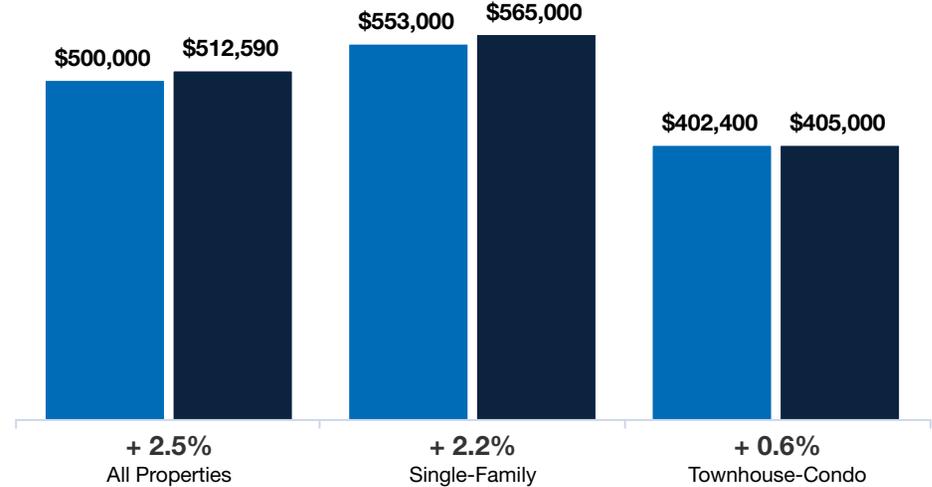
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Bedroom Count

	1-2025	1-2026	Change
2 Bedrooms or Less	\$350,000	\$350,000	0.0%
3 Bedrooms	\$440,900	\$440,000	- 0.2%
4 Bedrooms or More	\$609,500	\$614,000	+ 0.7%
All Bedroom Counts	\$500,000	\$512,590	+ 2.5%

Single-Family

	1-2025	1-2026	Change
Single-Family	\$553,000	\$565,000	+ 2.2%

Townhouse-Condo

	1-2025	1-2026	Change
Townhouse-Condo	\$402,400	\$405,000	+ 0.6%

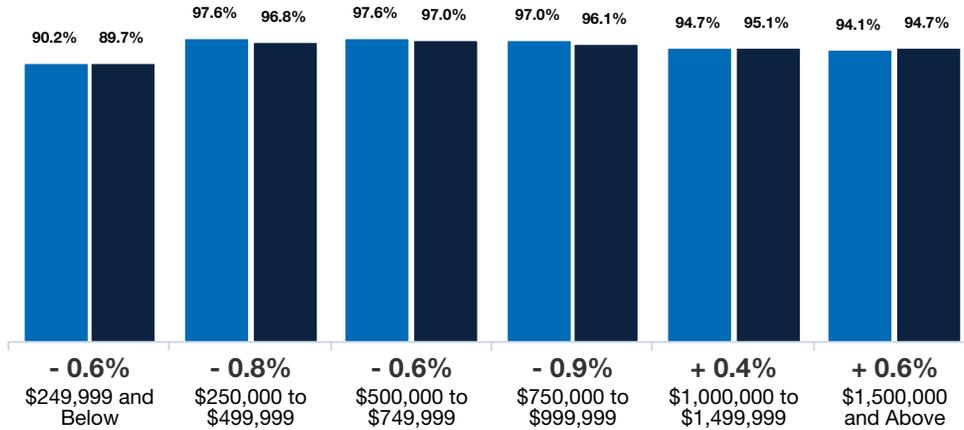
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

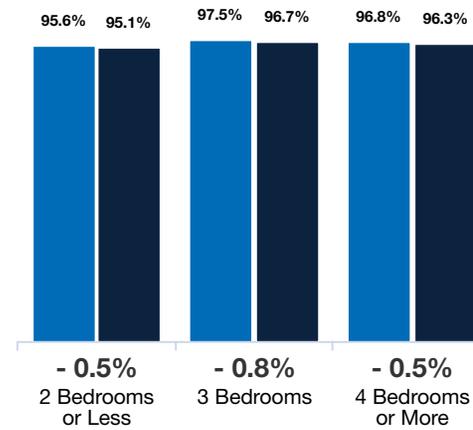
By Price Range

■ 1-2025 ■ 1-2026



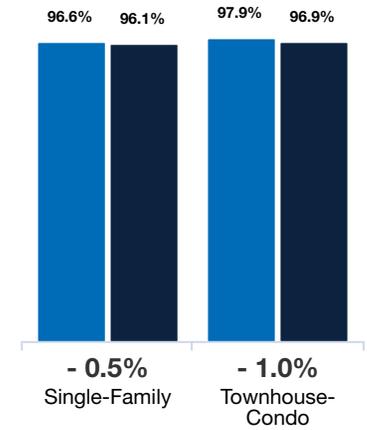
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range	1-2025	1-2026	Change
\$249,999 and Below	90.2%	89.7%	- 0.6%
\$250,000 to \$499,999	97.6%	96.8%	- 0.8%
\$500,000 to \$749,999	97.6%	97.0%	- 0.6%
\$750,000 to \$999,999	97.0%	96.1%	- 0.9%
\$1,000,000 to \$1,499,999	94.7%	95.1%	+ 0.4%
\$1,500,000 and Above	94.1%	94.7%	+ 0.6%

All Price Ranges	97.0%	96.3%	- 0.7%
-------------------------	--------------	--------------	---------------

Single-Family

By Bedroom Count	1-2025	1-2026	Change
2 Bedrooms or Less	95.6%	95.1%	- 0.5%
3 Bedrooms	97.5%	96.7%	- 0.8%
4 Bedrooms or More	96.8%	96.3%	- 0.5%

All Bedroom Counts	97.0%	96.3%	- 0.7%
---------------------------	--------------	--------------	---------------

Townhouse-Condo

By Price Range	1-2025	1-2026	Change
\$249,999 and Below	89.0%	88.2%	- 0.9%
\$250,000 to \$499,999	97.1%	96.5%	- 0.6%
\$500,000 to \$749,999	97.6%	97.0%	- 0.6%
\$750,000 to \$999,999	97.1%	96.2%	- 0.9%
\$1,000,000 to \$1,499,999	94.5%	95.0%	+ 0.5%
\$1,500,000 and Above	93.5%	94.3%	+ 0.9%

All Price Ranges	96.6%	96.1%	- 0.5%
-------------------------	--------------	--------------	---------------

By Price Range	1-2025	1-2026	Change
\$249,999 and Below	94.0%	93.1%	- 1.0%
\$250,000 to \$499,999	98.2%	97.2%	- 1.0%
\$500,000 to \$749,999	97.8%	97.1%	- 0.7%
\$750,000 to \$999,999	96.3%	95.1%	- 1.2%
\$1,000,000 to \$1,499,999	95.9%	95.9%	0.0%
\$1,500,000 and Above	96.6%	96.7%	+ 0.1%

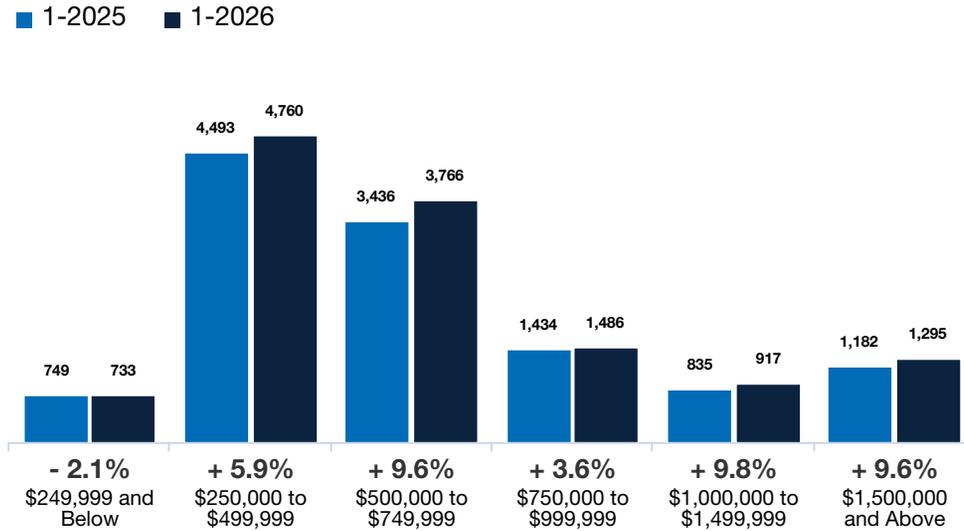
All Price Ranges	97.9%	96.9%	- 1.0%
-------------------------	--------------	--------------	---------------

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

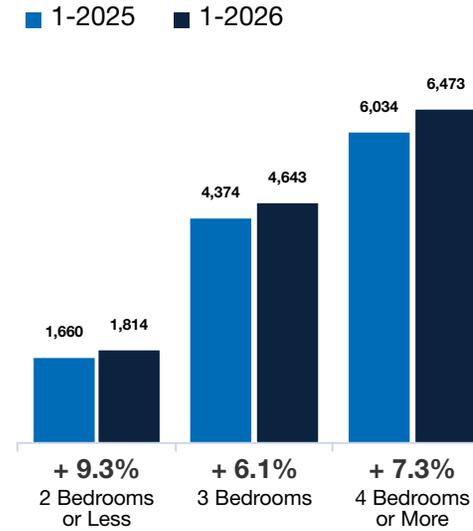
Inventory of Homes for Sale

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

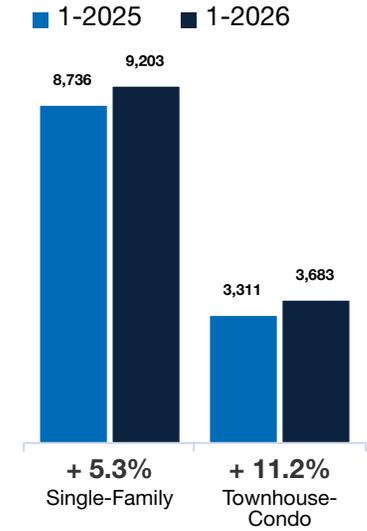
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	1-2025	1-2026	Change
\$249,999 and Below	749	733	- 2.1%
\$250,000 to \$499,999	4,493	4,760	+ 5.9%
\$500,000 to \$749,999	3,436	3,766	+ 9.6%
\$750,000 to \$999,999	1,434	1,486	+ 3.6%
\$1,000,000 to \$1,499,999	835	917	+ 9.8%
\$1,500,000 and Above	1,182	1,295	+ 9.6%

Single-Family

By Price Range	1-2025	1-2026	Change
\$249,999 and Below	561	537	- 4.3%
\$250,000 to \$499,999	2,252	2,334	+ 3.6%
\$500,000 to \$749,999	2,916	3,202	+ 9.8%
\$750,000 to \$999,999	1,275	1,303	+ 2.2%
\$1,000,000 to \$1,499,999	719	767	+ 6.7%
\$1,500,000 and Above	1,013	1,060	+ 4.6%

Townhouse-Condo

By Price Range	1-2025	1-2026	Change
\$249,999 and Below	170	186	+ 9.4%
\$250,000 to \$499,999	2,226	2,410	+ 8.3%
\$500,000 to \$749,999	501	546	+ 9.0%
\$750,000 to \$999,999	151	180	+ 19.2%
\$1,000,000 to \$1,499,999	112	144	+ 28.6%
\$1,500,000 and Above	151	217	+ 43.7%

All Price Ranges	1-2025	1-2026	Change
	12,129	12,957	+ 6.8%

All Price Ranges	1-2025	1-2026	Change
	8,736	9,203	+ 5.3%

All Price Ranges	1-2025	1-2026	Change
	3,311	3,683	+ 11.2%

By Bedroom Count	1-2025	1-2026	Change
------------------	--------	--------	--------

2 Bedrooms or Less	1,660	1,814	+ 9.3%
3 Bedrooms	4,374	4,643	+ 6.1%
4 Bedrooms or More	6,034	6,473	+ 7.3%

By Bedroom Count	1-2025	1-2026	Change
------------------	--------	--------	--------

2 Bedrooms or Less	640	674	+ 5.3%
3 Bedrooms	2,604	2,703	+ 3.8%
4 Bedrooms or More	5,488	5,821	+ 6.1%

By Bedroom Count	1-2025	1-2026	Change
------------------	--------	--------	--------

2 Bedrooms or Less	995	1,120	+ 12.6%
3 Bedrooms	1,753	1,926	+ 9.9%
4 Bedrooms or More	509	618	+ 21.4%

All Bedroom Counts	1-2025	1-2026	Change
	12,129	12,957	+ 6.8%

All Bedroom Counts	1-2025	1-2026	Change
	8,736	9,203	+ 5.3%

All Bedroom Counts	1-2025	1-2026	Change
	3,311	3,683	+ 11.2%

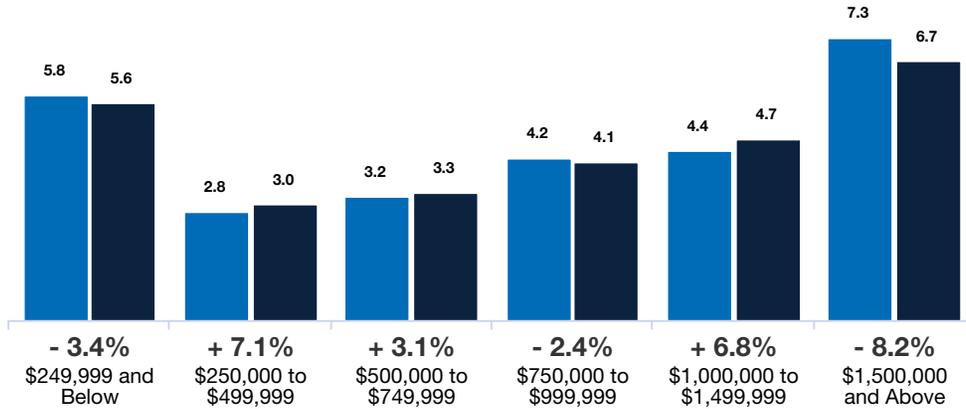
Figures on this page are based upon a snapshot of active listings at the end of the month.

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.**

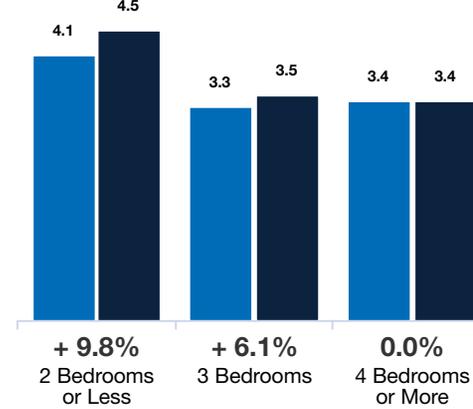
By Price Range

■ 1-2025 ■ 1-2026



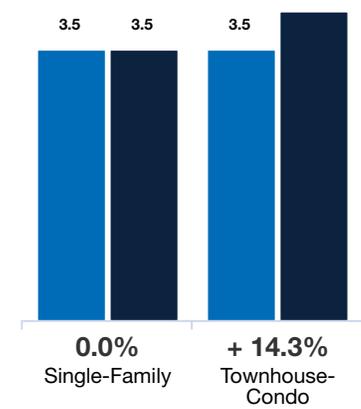
By Bedroom Count

■ 1-2025 ■ 1-2026



By Property Type

■ 1-2025 ■ 1-2026



All Properties

By Price Range

	1-2025	1-2026	Change
\$249,999 and Below	5.8	5.6	- 3.4%
\$250,000 to \$499,999	2.8	3.0	+ 7.1%
\$500,000 to \$749,999	3.2	3.3	+ 3.1%
\$750,000 to \$999,999	4.2	4.1	- 2.4%
\$1,000,000 to \$1,499,999	4.4	4.7	+ 6.8%
\$1,500,000 and Above	7.3	6.7	- 8.2%

All Price Ranges

3.5 3.6 + 2.9%

By Bedroom Count

	1-2025	1-2026	Change
2 Bedrooms or Less	4.1	4.5	+ 9.8%
3 Bedrooms	3.3	3.5	+ 6.1%
4 Bedrooms or More	3.4	3.4	0.0%

All Bedroom Counts

3.5 3.6 + 2.9%

Single-Family

	1-2025	1-2026	Change
2 Bedrooms or Less	5.9	5.8	- 1.7%
3 Bedrooms	2.6	2.7	+ 3.8%
4 Bedrooms or More	3.1	3.1	0.0%
Single-Family (Total)	4.1	3.8	- 7.3%
Single-Family (Total)	4.7	4.4	- 6.4%
Single-Family (Total)	7.8	7.1	- 9.0%

All Price Ranges

3.5 3.5 0.0%

Townhouse-Condo

	1-2025	1-2026	Change
Single-Family	5.2	5.1	- 1.9%
Townhouse-Condo	3.1	3.5	+ 12.9%
Townhouse-Condo	4.4	5.0	+ 13.6%
Townhouse-Condo	5.8	8.8	+ 51.7%
Townhouse-Condo	4.1	6.6	+ 61.0%
Townhouse-Condo	5.3	5.3	0.0%

All Price Ranges

3.5 4.0 + 14.3%

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