

Local Market Update for January 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

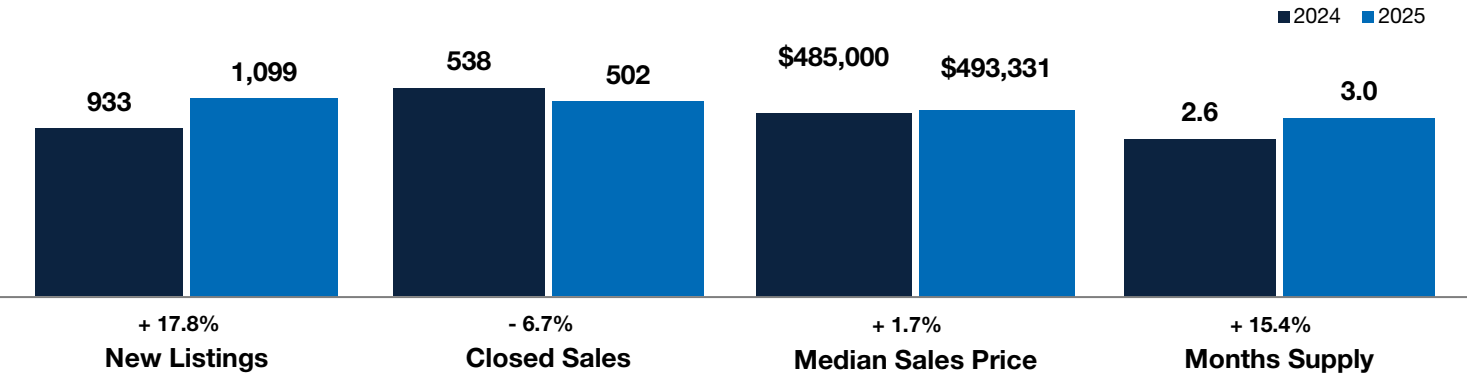


Utah County

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	933	1,099	+ 17.8%	933	1,099	+ 17.8%
Pending Sales	744	715	- 3.9%	744	715	- 3.9%
Closed Sales	538	502	- 6.7%	538	502	- 6.7%
Median Sales Price*	\$485,000	\$493,331	+ 1.7%	\$485,000	\$493,331	+ 1.7%
Average Sales Price*	\$558,809	\$570,696	+ 2.1%	\$558,809	\$570,696	+ 2.1%
Percent of Original List Price Received*	96.6%	97.6%	+ 1.0%	96.6%	97.6%	+ 1.0%
Days on Market Until Sale	56	65	+ 16.1%	56	65	+ 16.1%
Inventory of Homes for Sale	1,790	2,251	+ 25.8%	--	--	--
Months Supply of Inventory	2.6	3.0	+ 15.4%	--	--	--

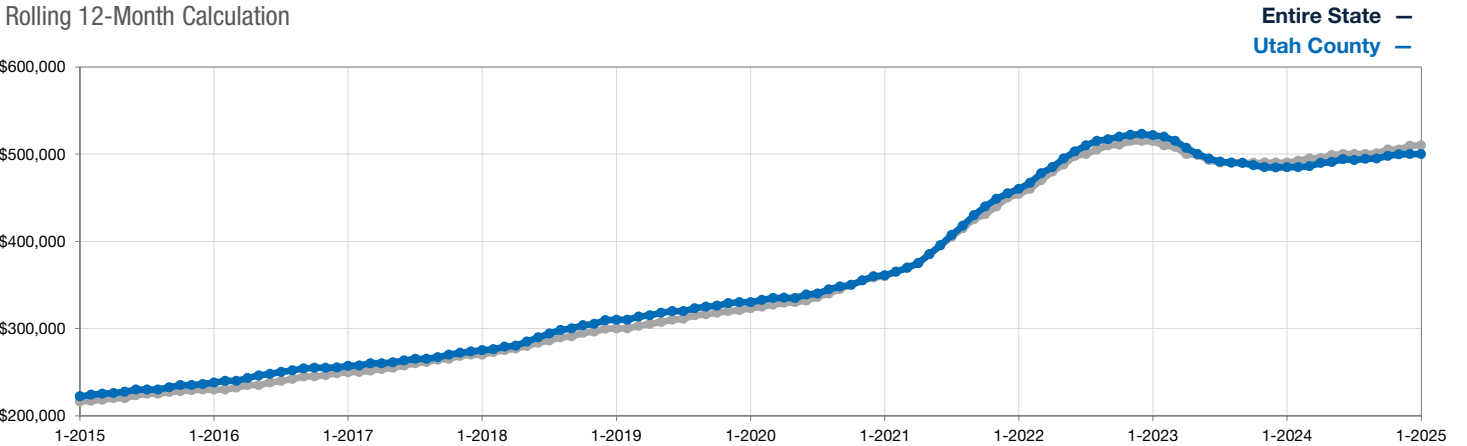
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January



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.