

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



June 2021

Summer's here, and with vaccination rates on the rise, buyers continue to flood the market in search of their next home, with rock bottom inventory and record high sales prices reported throughout much of the country. Although closed sales were down nationally, overall demand for housing remains high, in part due to attractively low interest rates, offering buyers some relief and affordability in a fiercely competitive market. For the 12-month period spanning July 2020 through June 2021, Closed Sales in the state of Utah were up 12.4 percent overall. The price range with the largest gain in sales was the \$750,001 and Above range, where they increased 132.7 percent.

The overall Median Sales Price was up 17.8 percent to \$388,850. The property type with the largest price gain was the Single-Family segment, where prices increased 18.3 percent to \$420,000. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 23 days; the price range that tended to sell the slowest was the \$150,000 and Below range at 67 days.

Market-wide, inventory levels were down 53.1 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 48.7 percent. That amounts to 1.2 months supply for Single-Family homes and 0.7 months supply for Townhouse-Condo.

Quick Facts

+ 132.7% **+ 24.7%** **+ 22.5%**

Price Range With the Strongest Sales:	Bedroom Count With the Strongest Sales:	Property Type With the Strongest Sales:
\$750,001 and Above	2 Bedrooms or Less	Townhouse-Condo

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

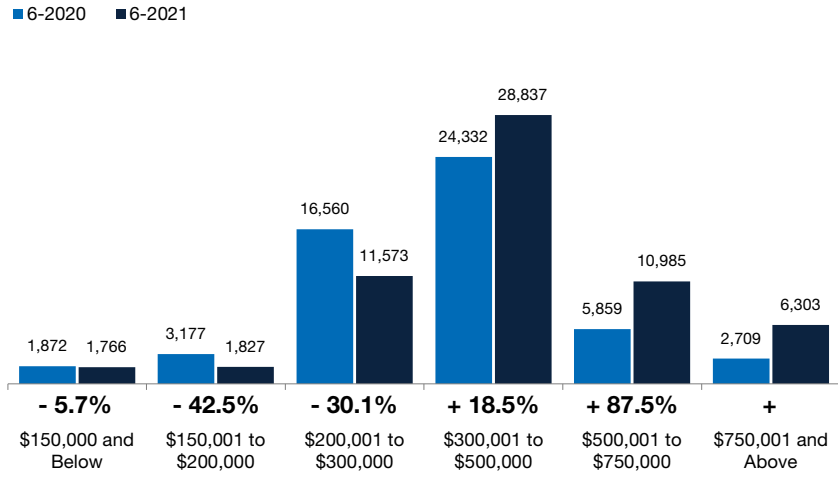
This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



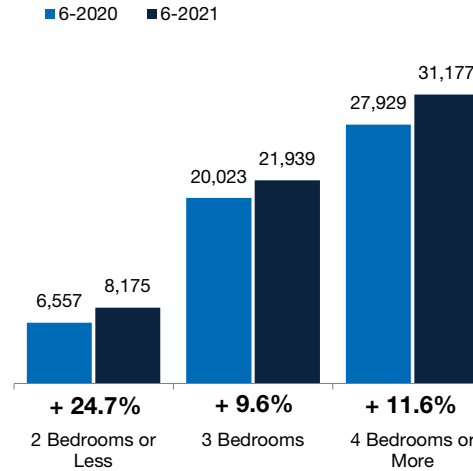
Closed Sales

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

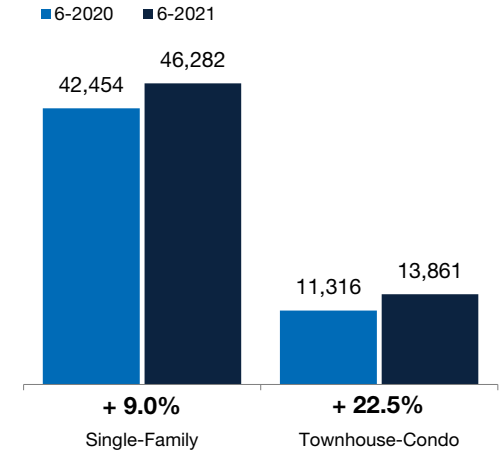
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2020	6-2021	Change
\$150,000 and Below	1,872	1,766	- 5.7%
\$150,001 to \$200,000	3,177	1,827	- 42.5%
\$200,001 to \$300,000	16,560	11,573	- 30.1%
\$300,001 to \$500,000	24,332	28,837	+ 18.5%
\$500,001 to \$750,000	5,859	10,985	+ 87.5%
\$750,001 and Above	2,709	6,303	+ 132.7%
All Price Ranges	54,509	61,291	+ 12.4%

Single-Family

6-2020	6-2021	Change
1,303	1,334	+ 2.4%
1,604	905	- 43.6%
10,528	5,736	- 45.5%
21,262	22,808	+ 7.3%
5,469	10,112	+ 84.9%
2,288	5,387	+ 135.4%
42,454	46,282	+ 9.0%

Townhouse-Condo

6-2020	6-2021	Change
457	322	- 29.5%
1,454	794	- 45.4%
5,905	5,558	- 5.9%
2,940	5,749	+ 95.5%
322	752	+ 133.5%
238	686	+ 188.2%
11,316	13,861	+ 22.5%

By Bedroom Count

6-2020	6-2021	Change
6,557	8,175	+ 24.7%
20,023	21,939	+ 9.6%
27,929	31,177	+ 11.6%
54,509	61,291	+ 12.4%

6-2020	6-2021	Change
2,793	3,311	+ 18.5%
13,173	13,764	+ 4.5%
26,488	29,207	+ 10.3%
42,454	46,282	+ 9.0%

6-2020	6-2021	Change
3,356	4,221	+ 25.8%
6,581	7,754	+ 17.8%
1,379	1,886	+ 36.8%
11,316	13,861	+ 22.5%

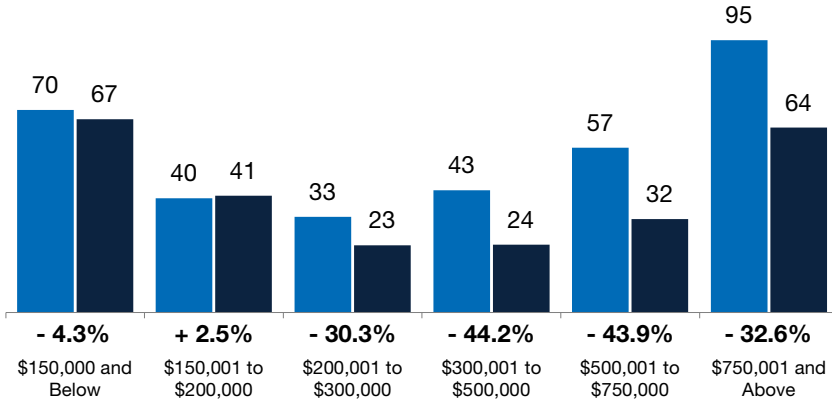
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.
Based on a rolling 12-month average.

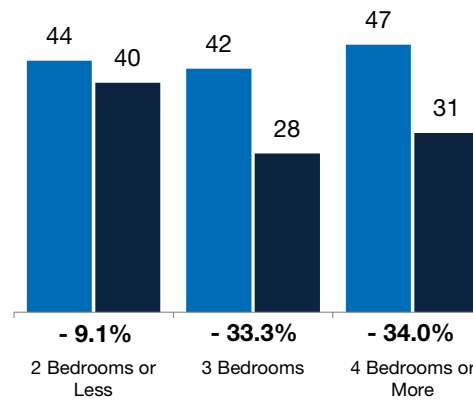
By Price Range

■ 6-2020 ■ 6-2021



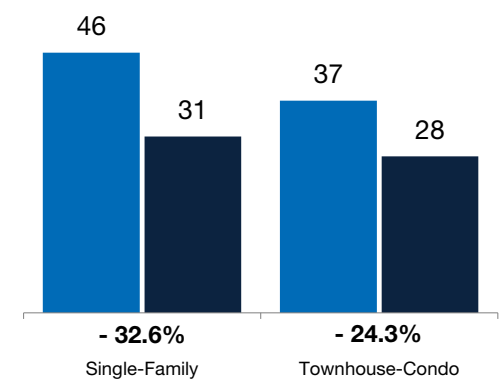
By Bedroom Count

■ 6-2020 ■ 6-2021



By Property Type

■ 6-2020 ■ 6-2021



All Properties

By Price Range

	6-2020	6-2021	Change
\$150,000 and Below	70	67	- 4.3%
\$150,001 to \$200,000	40	41	+ 2.5%
\$200,001 to \$300,000	33	23	- 30.3%
\$300,001 to \$500,000	43	24	- 44.2%
\$500,001 to \$750,000	57	32	- 43.9%
\$750,001 and Above	95	64	- 32.6%
All Price Ranges	45	31	- 31.1%

Single-Family

	6-2020	6-2021	Change
2 Bedrooms or Less	80	72	- 10.0%
3 Bedrooms	49	55	+ 12.2%
4 Bedrooms or More	33	26	- 21.2%
Single-Family	42	22	- 47.6%
Townhouse-Condo	56	30	- 46.4%
All Single-Family	93	62	- 33.3%
All Single-Family	46	31	- 32.6%

Townhouse-Condo

	6-2020	6-2021	Change
Single-Family	42	47	+ 11.9%
Townhouse-Condo	28	27	- 3.6%
All Townhouse-Condo	32	21	- 34.4%
Single-Family	43	25	- 41.9%
Townhouse-Condo	72	54	- 25.0%
All Townhouse-Condo	99	70	- 29.3%
All Townhouse-Condo	37	28	- 24.3%

By Bedroom Count

	6-2020	6-2021	Change
2 Bedrooms or Less	44	40	- 9.1%
3 Bedrooms	42	28	- 33.3%
4 Bedrooms or More	47	31	- 34.0%
All Bedroom Counts	45	31	- 31.1%

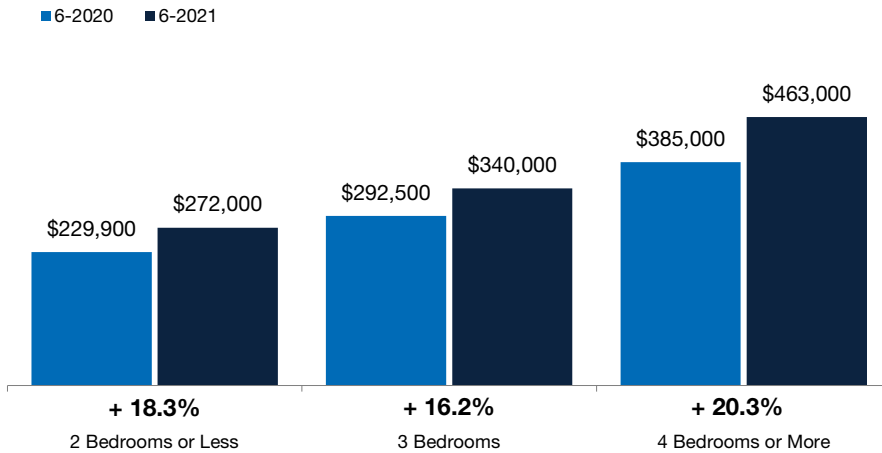
	6-2020	6-2021	Change
2 Bedrooms or Less	48	40	- 16.7%
3 Bedrooms	45	29	- 35.6%
4 Bedrooms or More	46	31	- 32.6%
All Bedroom Counts	46	31	- 32.6%

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

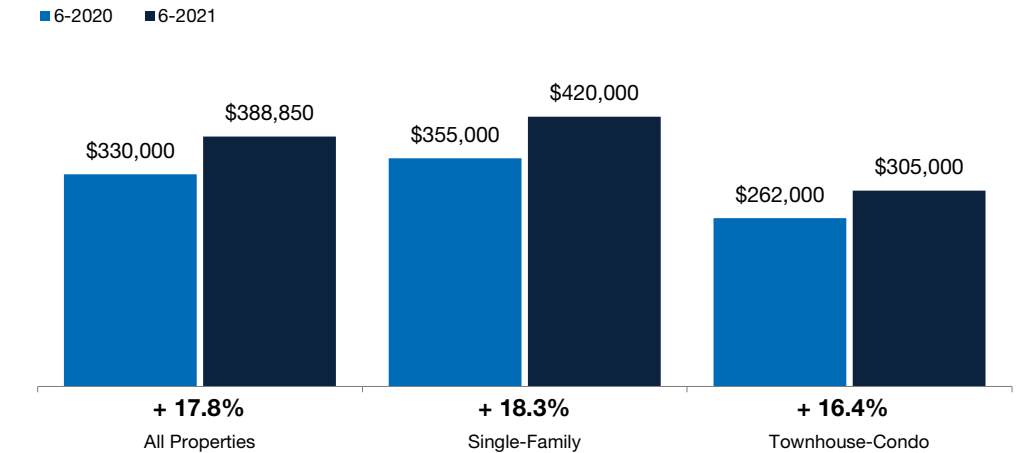
Median Sales Price

The number of properties available for sale in active status at the end of the most recent month.
Based on a rolling 12-month average.

By Bedroom Count



By Property Type



All Properties

By Bedroom Count	6-2020	6-2021	Change
2 Bedrooms or Less	\$229,900	\$272,000	+ 18.3%
3 Bedrooms	\$292,500	\$340,000	+ 16.2%
4 Bedrooms or More	\$385,000	\$463,000	+ 20.3%
All Bedroom Counts	\$330,000	\$388,850	+ 17.8%

Single-Family

6-2020	6-2021	Change	6-2020	6-2021	Change
\$241,500	\$289,000	+ 19.7%	\$217,500	\$255,950	+ 17.7%
\$312,210	\$365,000	+ 16.9%	\$267,900	\$309,271	+ 15.4%
\$389,000	\$470,000	+ 20.8%	\$321,000	\$384,996	+ 19.9%
\$355,000	\$420,000	+ 18.3%	\$262,000	\$305,000	+ 16.4%

Townhouse-Condo

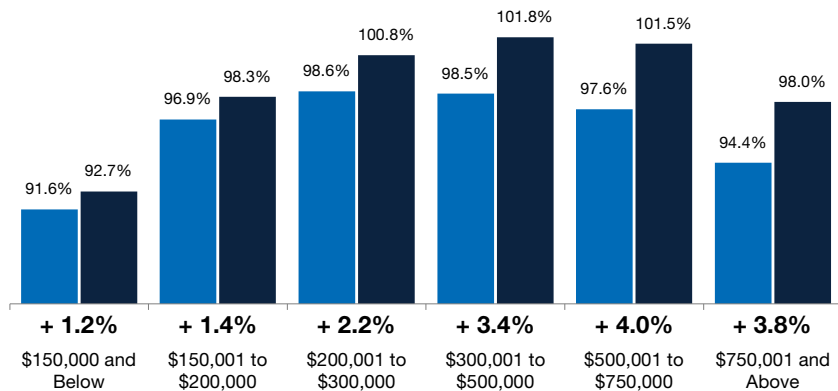
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Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.

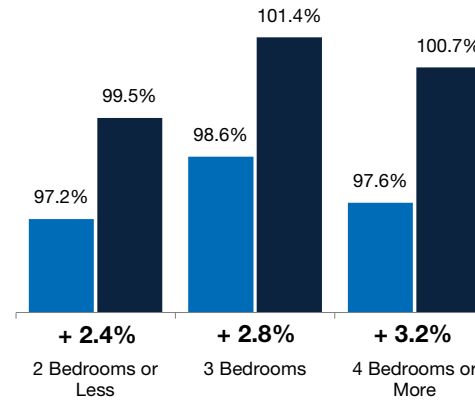
By Price Range

■ 6-2020 ■ 6-2021



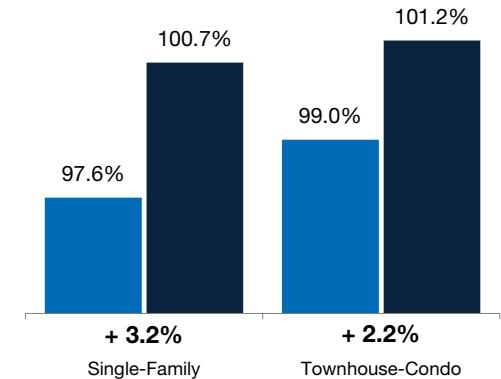
By Bedroom Count

■ 6-2020 ■ 6-2021



By Property Type

■ 6-2020 ■ 6-2021



All Properties

By Price Range	6-2020	6-2021	Change
\$150,000 and Below	91.6%	92.7%	+ 1.2%
\$150,001 to \$200,000	96.9%	98.3%	+ 1.4%
\$200,001 to \$300,000	98.6%	100.8%	+ 2.2%
\$300,001 to \$500,000	98.5%	101.8%	+ 3.4%
\$500,001 to \$750,000	97.6%	101.5%	+ 4.0%
\$750,001 and Above	94.4%	98.0%	+ 3.8%
All Price Ranges	97.9%	100.8%	+ 3.0%

Single-Family

6-2020	6-2021	Change	6-2020	6-2021	Change
89.8%	91.5%	+ 1.9%	96.4%	96.2%	- 0.2%
95.4%	97.2%	+ 1.9%	98.5%	99.4%	+ 0.9%
98.3%	100.4%	+ 2.1%	99.2%	101.2%	+ 2.0%
98.4%	101.8%	+ 3.5%	99.6%	102.2%	+ 2.6%
97.6%	101.6%	+ 4.1%	96.8%	99.9%	+ 3.2%
93.9%	97.9%	+ 4.3%	96.2%	99.3%	+ 3.2%
97.6%	100.7%	+ 3.2%	99.0%	101.2%	+ 2.2%

Townhouse-Condo

By Bedroom Count	6-2020	6-2021	Change
2 Bedrooms or Less	97.2%	99.5%	+ 2.4%
3 Bedrooms	98.6%	101.4%	+ 2.8%
4 Bedrooms or More	97.6%	100.7%	+ 3.2%
All Bedroom Counts	97.9%	100.8%	+ 3.0%

6-2020	6-2021	Change	6-2020	6-2021	Change
96.2%	98.9%	+ 2.8%	98.1%	100.2%	+ 2.1%
98.2%	101.2%	+ 3.1%	99.4%	101.8%	+ 2.4%
97.5%	100.7%	+ 3.3%	98.8%	101.1%	+ 2.3%
97.6%	100.7%	+ 3.2%	99.0%	101.2%	+ 2.2%

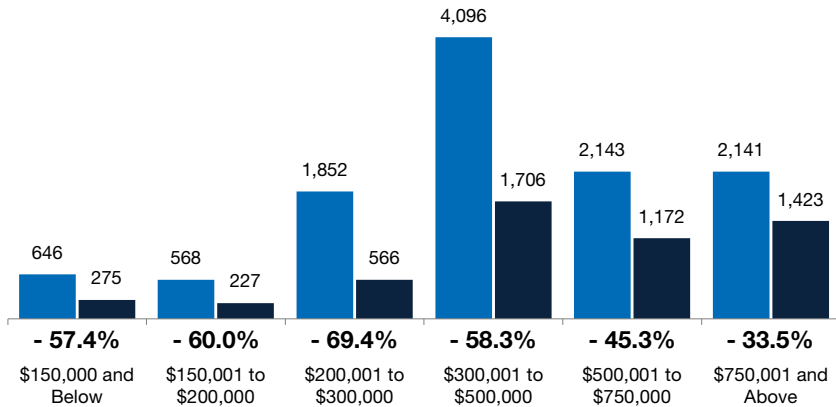
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month.
Based on one month of activity.

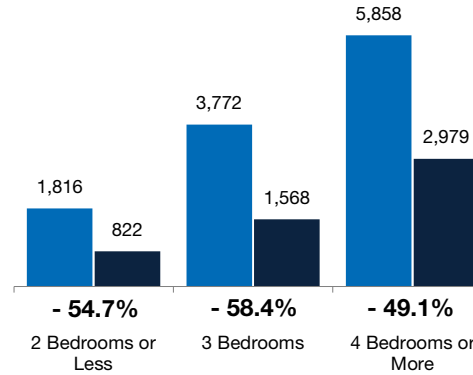
By Price Range

■ 6-2020 ■ 6-2021



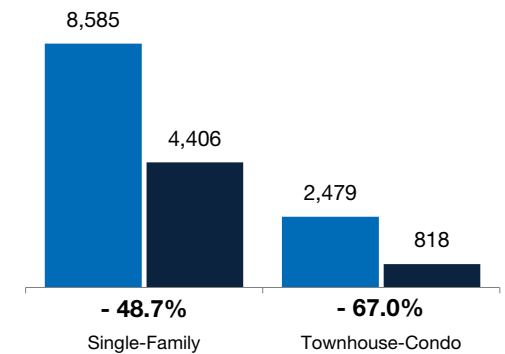
By Bedroom Count

■ 6-2020 ■ 6-2021



By Property Type

■ 6-2020 ■ 6-2021



All Properties

By Price Range

	6-2020	6-2021	Change
\$150,000 and Below	646	275	- 57.4%
\$150,001 to \$200,000	568	227	- 60.0%
\$200,001 to \$300,000	1,852	566	- 69.4%
\$300,001 to \$500,000	4,096	1,706	- 58.3%
\$500,001 to \$750,000	2,143	1,172	- 45.3%
\$750,001 and Above	2,141	1,423	- 33.5%
All Price Ranges	11,446	5,369	- 53.1%

Single-Family

	6-2020	6-2021	Change
2 Bedrooms or Less	463	204	- 55.9%
3 Bedrooms	355	175	- 50.7%
4 Bedrooms or More	1,051	405	- 61.5%
	3,095	1,304	- 57.9%
	1,832	1,046	- 42.9%
	1,789	1,272	- 28.9%
All Single-Family	8,585	4,406	- 48.7%

Townhouse-Condo

	6-2020	6-2021	Change
2 Bedrooms or Less	150	62	- 58.7%
3 Bedrooms	187	46	- 75.4%
4 Bedrooms or More	773	152	- 80.3%
	881	375	- 57.4%
	237	94	- 60.3%
	251	89	- 64.5%
All Townhouse-Condo	2,479	818	- 67.0%

By Bedroom Count

	6-2020	6-2021	Change
2 Bedrooms or Less	1,816	822	- 54.7%
3 Bedrooms	3,772	1,568	- 58.4%
4 Bedrooms or More	5,858	2,979	- 49.1%
All Bedroom Counts	11,446	5,369	- 53.1%

	6-2020	6-2021	Change
2 Bedrooms or Less	740	406	- 45.1%
3 Bedrooms	2,418	1,143	- 52.7%
4 Bedrooms or More	5,427	2,857	- 47.4%
All Single-Family	8,585	4,406	- 48.7%

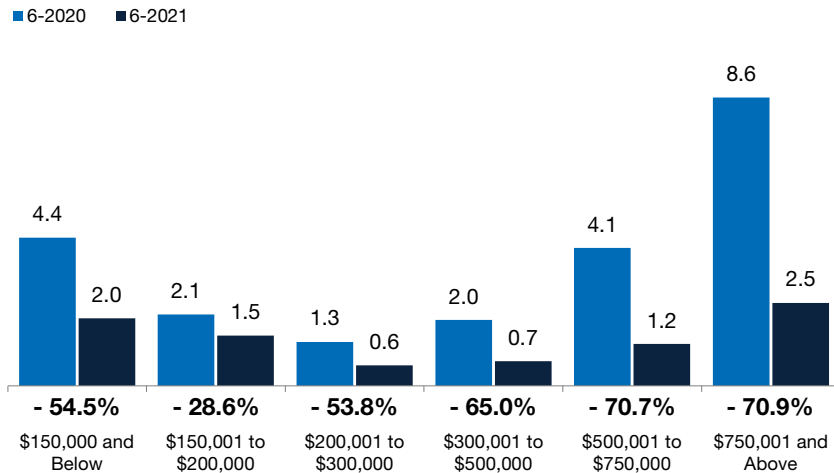
	6-2020	6-2021	Change
2 Bedrooms or Less	828	318	- 61.6%
3 Bedrooms	1,253	394	- 68.6%
4 Bedrooms or More	398	106	- 73.4%
All Townhouse-Condo	2,479	818	- 67.0%

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

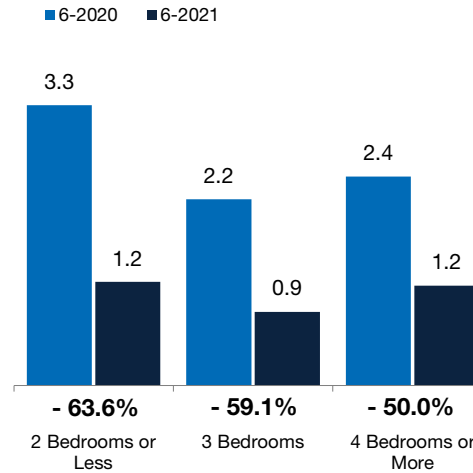
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

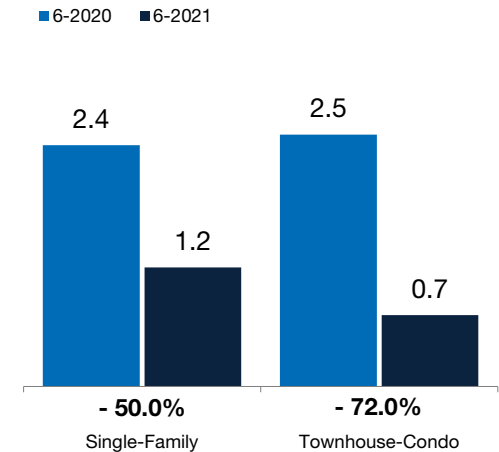
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2020	6-2021	Change
\$150,000 and Below	4.4	2.0	- 54.5%
\$150,001 to \$200,000	2.1	1.5	- 28.6%
\$200,001 to \$300,000	1.3	0.6	- 53.8%
\$300,001 to \$500,000	2.0	0.7	- 65.0%
\$500,001 to \$750,000	4.1	1.2	- 70.7%
\$750,001 and Above	8.6	2.5	- 70.9%
All Price Ranges	2.4	1.1	- 54.2%

Single-Family

6-2020	6-2021	Change
4.5	2.0	- 55.6%
2.6	2.3	- 11.5%
1.2	0.8	- 33.3%
1.7	0.7	- 58.8%
3.8	1.2	- 68.4%
8.3	2.7	- 67.5%
2.4	1.2	- 50.0%

Townhouse-Condo

6-2020	6-2021	Change
4.4	2.4	- 45.5%
1.5	0.7	- 53.3%
1.5	0.4	- 73.3%
3.3	0.7	- 78.8%
7.5	1.3	- 82.7%
10.7	1.3	- 87.9%
2.5	0.7	- 72.0%

By Bedroom Count

6-2020	6-2021	Change
3.3	1.2	- 63.6%
2.2	0.9	- 59.1%
2.4	1.2	- 50.0%
2.4	1.1	- 54.2%

6-2020	6-2021	Change
3.1	1.5	- 51.6%
2.2	1.0	- 54.5%
2.4	1.2	- 50.0%
2.4	1.2	- 50.0%

6-2020	6-2021	Change
2.9	0.9	- 69.0%
2.1	0.6	- 71.4%
3.1	0.6	- 80.6%
2.5	0.7	- 72.0%

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