

# Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

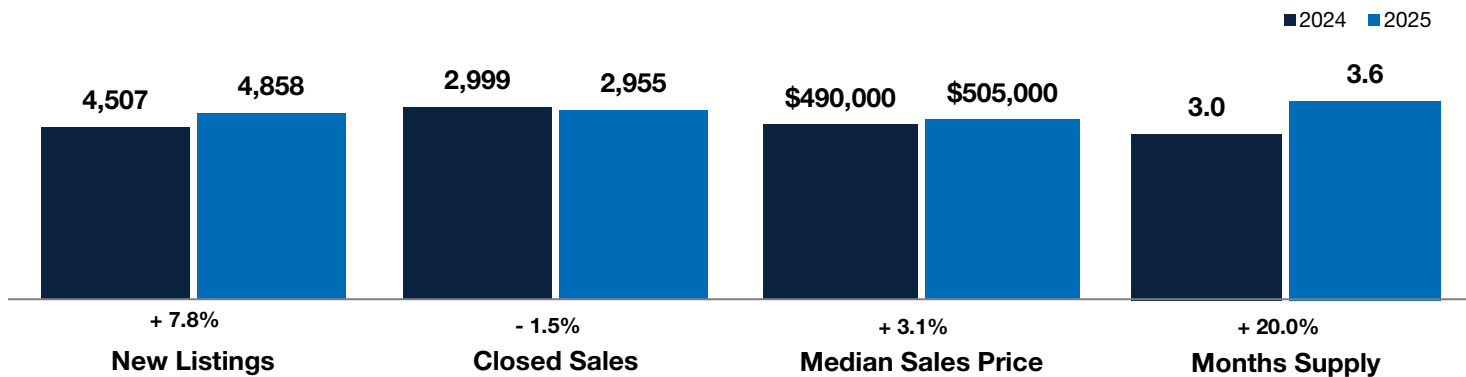


## Entire State

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	4,507	<b>4,858</b>	+ 7.8%	8,753	<b>9,837</b>	+ 12.4%
Pending Sales	3,548	<b>2,960</b>	- 16.6%	6,915	<b>6,208</b>	- 10.2%
Closed Sales	2,999	<b>2,955</b>	- 1.5%	5,532	<b>5,358</b>	- 3.1%
Median Sales Price*	\$490,000	<b>\$505,000</b>	+ 3.1%	\$489,000	<b>\$500,000</b>	+ 2.2%
Average Sales Price*	\$624,975	<b>\$678,733</b>	+ 8.6%	\$621,385	<b>\$687,239</b>	+ 10.6%
Percent of Original List Price Received*	96.8%	<b>96.5%</b>	- 0.3%	96.3%	<b>96.4%</b>	+ 0.1%
Days on Market Until Sale	66	<b>74</b>	+ 12.1%	64	<b>72</b>	+ 12.5%
Inventory of Homes for Sale	9,944	<b>12,439</b>	+ 25.1%	--	--	--
Months Supply of Inventory	3.0	<b>3.6</b>	+ 20.0%	--	--	--

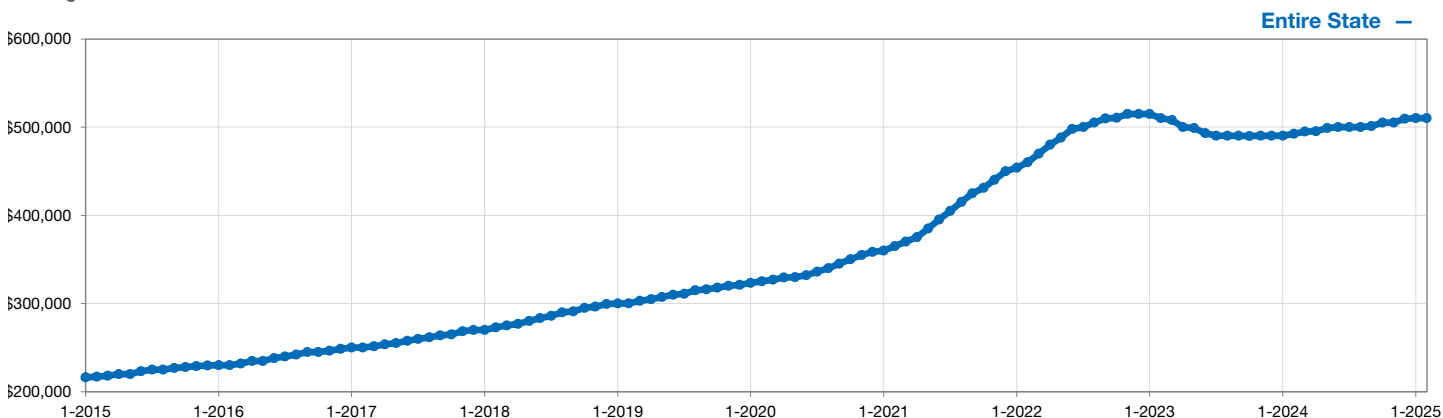
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February



### Median Sales Price

Rolling 12-Month Calculation



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.