

UTAH CENTRAL ASSOCIATION of REALTORS®
Monthly Statistics

To: Brokers and Agents
From: The Utah Central Association of REALTORS®
Subject: Monthly Statistics: February 2025

All data is from UtahRealEstate.com
Data does not include transactions in which a REALTOR® was not involved.



All Residential Types -- Utah and Juab Counties													
2020	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	1,363	1,630	1,827	1,664	1,314	1,127	935	852	674	517	413	364	
Solds	576	702	898	792	966	1,276	1,320	1,216	1,184	1,132	935	890	
YTD Solds	576	1278	2176	2968	3934	5210	6530	7746	8930	10062	10997	11887	
Ratio Sales/List	42.3%	43.1%	49.2%	47.6%	73.5%	113.2%	141.2%	142.7%	175.7%	219.0%	226.4%	244.5%	
DOM Active	61	36	40	47	48	50	34	34	33	42	63	44	
DOM Solds	37	34	23	12	15	19	15	10	9	8	8	7	
Average Sale Price	\$373,120	\$381,685	\$390,066	\$380,781	\$369,310	\$388,448	\$393,925	\$411,987	\$414,819	\$418,469	\$427,746	\$447,937	\$399,858
Average Active Price	\$565,738	\$540,277	\$514,472	\$556,518	\$595,610	\$614,839	\$677,582	\$712,214	\$842,481	\$933,006	\$990,996	\$1,007,846	
Median Sales Price	\$330,000	\$342,000	\$345,500	\$349,900	\$333,854	\$354,245	\$352,150	\$365,000	\$365,000	\$366,900	\$380,000	\$392,000	\$353,198
Median Active Price	\$439,000	\$419,900	\$415,000	\$432,150	\$447,975	\$459,900	\$478,000	\$499,994	\$515,945	\$569,600	\$580,000	\$541,950	

2021	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	266	317	490	561	771	863	845	897	846	700	506	410	
Solds	600	672	895	1,030	922	1,144	1,113	1,152	1,060	1,022	991	983	
YTD Solds	600	1272	2167	3197	4119	5263	6376	7528	8588	9610	10601	11584	-2.55%
Ratio Sales/List	225.6%	212.0%	182.7%	183.6%	119.6%	132.6%	131.7%	128.4%	125.3%	146.0%	195.8%	239.8%	
DOM Active	16	8	10	13	13	16	20	22	25	24	46	24	
DOM Solds	6	5	5	5	6	6	6	7	8	10	10	9	
Average Sale Price	\$446,288	\$445,000	\$460,388	\$504,347	\$503,599	\$520,052	\$519,692	\$513,966	\$521,688	\$536,814	\$539,839	\$558,016	\$505,807
Average Active Price	\$1,210,379	\$1,124,109	\$998,781	\$935,990	\$870,047	\$824,520	\$865,560	\$822,821	\$837,600	\$911,400	\$1,069,015	\$1,164,340	
Median Sales Price	\$392,900	\$394,950	\$405,000	\$438,950	\$450,000	\$459,387	\$460,000	\$462,135	\$473,041	\$479,950	\$478,510	\$500,000	\$459,694
Median Active Price	\$535,000	\$530,213	\$541,650	\$554,900	\$539,999	\$559,900	\$565,000	\$537,825	\$538,500	\$549,975	\$599,985	\$646,855	

2022	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	484	544	748	1,319	1,980	2,315	2,374	2,527	2,519	2,238	2,038	1,730	
Solds	671	695	1,019	972	1,004	1,001	857	963	975	609	575	667	
YTD Solds	671	1366	2385	3357	4361	5362	6219	7182	8157	8766	9341	10008	-13.60%
Ratio Sales/List	138.6%	127.8%	136.2%	73.7%	50.7%	43.2%	36.1%	38.1%	38.7%	27.2%	28.2%	38.6%	
DOM Active	8	10	13	15	24	38	43	48	57	75	88	92	
DOM Solds	8	6	6	6	6	9	14	18	27	34	40	42	
Average Sale Price	\$556,537	\$571,149	\$583,562	\$603,642	\$609,910	\$607,186	\$606,550	\$580,016	\$561,306	\$568,773	\$558,694	\$587,520	\$582,904
Average Active Price	\$1,131,648	\$1,096,626	\$1,045,347	\$890,417	\$838,198	\$783,895	\$776,243	\$750,947	\$756,973	\$750,648	\$746,229	\$773,301	
Median Sales Price	\$495,000	\$520,000	\$531,000	\$545,500	\$545,250	\$535,000	\$532,000	\$514,000	\$495,000	\$506,427	\$492,500	\$499,900	\$517,000
Median Active Price	\$631,227	\$639,900	\$668,250	\$634,900	\$615,000	\$594,000	\$575,000	\$559,900	\$555,000	\$558,945	\$557,940	\$562,392	

Residential-Single Family -- Utah and Juab Counties

2020	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	1,140	1,318	1,437	1,307	995	895	739	675	544	437	346	293	
Solds	392	498	622	556	643	890	867	818	820	785	672	659	
YTD Solds	392	890	1512	2068	2711	3601	4468	5286	6106	6891	7563	8222	
Ratio Sales/List	34.4%	37.8%	43.3%	42.5%	64.6%	99.4%	117.3%	121.2%	150.7%	179.6%	194.2%	224.9%	
DOM Active	72	50	46	53	59	54	39	36	36	48	74	62	
DOM Solds	45	39	26	12	16	22	16	10	10	10	9	9	
Average Sale Price	\$422,482	\$429,013	\$437,222	\$425,718	\$416,993	\$437,396	\$455,573	\$475,681	\$477,107	\$478,157	\$482,156	\$502,558	\$453,338
Average Active Price	\$618,699	\$598,988	\$574,495	\$627,451	\$688,853	\$697,340	\$776,879	\$822,543	\$966,787	\$1,039,832	\$1,110,416	\$1,163,890	
Median Sales Price	\$371,507	\$379,900	\$385,000	\$384,000	\$375,000	\$390,500	\$402,967	\$415,000	\$411,000	\$419,900	\$425,000	\$433,000	\$396,734
Median Active Price	\$469,000	\$455,900	\$458,970	\$475,000	\$500,000	\$506,900	\$538,900	\$574,900	\$592,150	\$612,900	\$615,000	\$604,980	

2021	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	227	231	360	401	562	653	674	676	603	536	397	295	
Solds	428	459	588	705	671	799	755	781	727	702	665	694	
YTD Solds	428	887	1475	2180	2851	3650	4405	5186	5913	6615	7280	7974	-3.02%
Ratio Sales/List	188.5%	198.7%	163.3%	175.8%	119.4%	122.4%	112.0%	115.5%	120.6%	131.0%	167.5%	235.3%	
DOM Active	19	10	11	13	14	18	20	26	29	23	45	40	
DOM Solds	6	6	5	5	6	6	7	8	9	11	10	11	
Average Sale Price	\$502,339	\$510,883	\$534,952	\$585,072	\$563,633	\$593,337	\$598,645	\$586,659	\$592,805	\$608,246	\$617,434	\$628,728	\$576,894
Average Active Price	\$1,351,582	\$1,397,126	\$1,218,700	\$1,149,503	\$1,043,729	\$959,195	\$981,669	\$964,650	\$1,018,221	\$1,064,747	\$1,249,329	\$1,453,982	
Median Sales Price	\$436,198	\$455,000	\$466,163	\$500,000	\$497,500	\$519,000	\$525,000	\$525,000	\$529,181	\$538,790	\$550,000	\$560,000	\$522,000
Median Active Price	\$559,900	\$599,999	\$620,475	\$637,950	\$635,900	\$635,900	\$627,800	\$604,970	\$615,000	\$614,950	\$686,960	\$750,000	

2022	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	340	388	559	953	1,435	1,662	1,690	1,738	1,740	1,535	1,400	1,198	
Solds	452	455	686	671	678	690	562	626	608	416	380	444	
YTD Solds	452	907	1593	2264	2942	3632	4194	4820	5428	5844	6224	6668	-16.38%
Ratio Sales/List	132.9%	117.3%	122.7%	70.4%	47.2%	41.5%	33.3%	36.0%	34.9%	27.1%	27.1%	37.1%	
DOM Active	14	15	18	19	24	39	48	54	58	75	88	91	
DOM Solds	10	6	6	6	6	9	16	21	33	38	41	43	
Average Sale Price	\$633,939	\$656,934	\$666,436	\$683,088	\$696,965	\$690,649	\$702,593	\$666,708	\$657,168	\$648,018	\$644,742	\$683,321	\$669,213
Average Active Price	\$1,423,794	\$1,354,197	\$1,241,332	\$1,052,693	\$982,176	\$919,458	\$912,751	\$896,160	\$903,322	\$892,612	\$885,557	\$916,937	
Median Sales Price	\$560,000	\$591,000	\$595,300	\$617,500	\$627,725	\$615,000	\$635,000	\$595,000	\$599,200	\$580,000	\$572,000	\$590,000	\$595,150
Median Active Price	\$799,200	\$792,500	\$773,500	\$735,000	\$709,400	\$677,995	\$659,900	\$659,000	\$659,900	\$650,000	\$649,000	\$649,990	

Condominium -- Utah and Juab Counties													
2020	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	85	96	127	146	110	112	90	93	51	19	16	20	
Solds	59	59	66	77	101	115	172	140	143	126	98	96	
YTD Solds	59	118	184	261	362	477	649	789	932	1058	1156	1252	
Ratio Sales/List	69.4%	61.5%	52.0%	52.7%	91.8%	102.7%	191.1%	150.5%	280.4%	663.2%	612.5%	480.0%	
DOM Active	42	12	24	28	42	25	26	24	33	18	13	5	
DOM Solds	35	18	17	9	15	11	15	11	10	7	7	7	
Average Sale Price	\$227,496	\$228,491	\$233,816	\$224,233	\$225,875	\$226,205	\$236,168	\$230,949	\$237,129	\$240,782	\$247,808	\$259,523	\$234,873
Average Active Price	\$240,217	\$240,611	\$246,950	\$226,629	\$254,642	\$261,355	\$263,318	\$251,777	\$248,754	\$236,100	\$247,612	\$281,890	
Median Sales Price	\$228,000	\$225,900	\$227,000	\$226,000	\$225,505	\$226,597	\$239,000	\$234,691	\$235,000	\$239,500	\$243,312	\$248,750	\$231,346
Median Active Price	\$232,900	\$237,900	\$239,900	\$241,900	\$245,000	\$254,900	\$262,400	\$258,900	\$249,900	\$239,900	\$239,000	\$287,900	

2021	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	12	39	59	67	86	84	54	82	96	60	41	37	
Solds	57	82	105	126	94	120	135	140	108	110	106	96	
YTD Solds	57	139	244	370	464	584	719	859	967	1077	1183	1279	2.16%
Ratio Sales/List	475.0%	210.3%	178.0%	188.1%	109.3%	142.9%	250.0%	170.7%	112.5%	183.3%	258.5%	259.5%	
DOM Active	3	1	5	12	9	12	18	17	12	30	59	5	
DOM Solds	5	4	4	4	5	5	6	7	6	9	12	8	
Average Sale Price	\$259,367	\$256,793	\$263,503	\$283,905	\$289,274	\$288,755	\$289,930	\$302,995	\$311,227	\$321,123	\$314,038	\$326,396	\$292,276
Average Active Price	\$263,116	\$324,320	\$341,337	\$338,997	\$344,983	\$353,693	\$350,327	\$331,609	\$333,209	\$349,436	\$350,446	\$353,718	
Median Sales Price	\$250,000	\$250,000	\$262,121	\$268,215	\$282,250	\$280,000	\$290,000	\$294,103	\$312,153	\$322,130	\$310,000	\$334,100	\$286,125
Median Active Price	\$270,000	\$342,900	\$356,900	\$365,900	\$367,900	\$369,950	\$355,000	\$331,500	\$349,900	\$364,900	\$364,900	\$360,000	

2022	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	47	38	73	123	181	192	189	209	195	183	169	130	
Solds	76	69	118	107	117	112	80	98	90	55	56	57	
YTD Solds	76	145	263	370	487	599	679	777	867	922	978	1035	-19.08%
Ratio Sales/List	161.7%	181.6%	161.6%	87.0%	64.6%	58.3%	42.3%	46.9%	46.2%	30.1%	33.1%	43.8%	
DOM Active	7	2	7	15	29	40	44	45	56	75	97	104	
DOM Solds	8	6	6	5	7	9	15	18	19	25	38	42	
Average Sale Price	\$329,949	\$343,185	\$365,062	\$367,650	\$377,703	\$360,324	\$360,569	\$356,448	\$351,031	\$342,097	\$325,378	\$333,625	\$351,085
Average Active Price	\$376,245	\$418,131	\$444,919	\$437,178	\$412,539	\$389,567	\$382,908	\$377,861	\$377,931	\$377,211	\$378,563	\$377,204	
Median Sales Price	\$330,000	\$345,000	\$360,000	\$373,272	\$372,066	\$366,949	\$364,003	\$358,500	\$350,000	\$347,260	\$329,000	\$329,800	\$354,250
Median Active Price	\$386,900	\$388,900	\$400,000	\$395,000	\$392,900	\$357,950	\$350,000	\$349,000	\$350,000	\$351,200	\$349,900	\$347,000	

Homes From \$250,000-\$499,999– Utah and Juab Counties

2020	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	773	974	1,118	940	702	590	464	381	278	194	150	146	
Solds	413	518	663	576	727	920	936	856	808	822	664	622	
YTD Solds	413	931	1594	2170	2897	3817	4753	5609	6417	7239	7903	8525	
Ratio Sales/List	53.4%	53.2%	59.3%	61.3%	103.6%	155.9%	201.7%	224.7%	290.6%	423.7%	442.7%	426.0%	
DOM Active	53	27	38	42	37	32	20	21	14	20	36	6	
DOM Solds	35	30	18	11	15	18	12	8	8	7	7	6	
Average Sale Price	\$347,276	\$352,148	\$350,166	\$355,984	\$345,329	\$356,735	\$355,826	\$362,705	\$357,642	\$363,000	\$364,020	\$371,217	\$356,837
Median Sales Price	\$33,500	\$343,325	\$340,000	\$349,880	\$334,958	\$350,000	\$350,000	\$358,000	\$352,250	\$360,000	\$361,485	\$373,500	\$350,000

2021	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	105	138	211	229	328	333	304	372	345	273	167	125	
Solds	412	450	595	643	561	677	621	654	585	556	537	470	
YTD Solds	412	862	1457	2100	2661	3338	3959	4613	5198	5754	6291	6761	-20.69%
Ratio Sales/List	392.4%	326.1%	282.0%	280.8%	171.0%	203.3%	204.3%	175.8%	169.6%	203.7%	321.6%	376.0%	
DOM Active	6	3	5	7	9	12	13	15	13	16	45	6	
DOM Solds	5	5	4	5	5	5	6	7	7	9	9	8	
Average Sale Price	\$367,004	\$368,614	\$372,834	\$380,052	\$394,512	\$388,252	\$389,602	\$392,716	\$396,789	\$400,585	\$399,145	\$403,209	\$387,776
Median Sales Price	\$365,000	\$367,750	\$375,000	\$381,000	\$405,000	\$400,000	\$400,000	\$395,500	\$405,000	\$405,750	\$407,000	\$410,000	\$400,000

2022	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	148	151	179	332	493	742	829	973	990	896	801	645	
Solds	329	302	399	358	356	378	352	441	488	285	289	333	
YTD Solds	329	631	1030	1388	1744	2122	2474	2915	3403	3688	3977	4310	-36.25%
Ratio Sales/List	222.3%	200.0%	222.9%	107.8%	72.2%	50.9%	42.5%	45.3%	49.3%	31.8%	36.1%	51.6%	
DOM Active	3	3	7	13	21	32	34	41	55	71	84	91	
DOM Solds	8	6	5	5	6	7	11	15	26	32	39	44	
Average Sale Price	\$408,916	\$408,356	\$409,752	\$415,485	\$408,277	\$413,926	\$419,151	\$411,930	\$408,152	\$416,230	\$401,924	\$405,367	\$410,622
Median Sales Price	\$420,000	\$421,499	\$417,000	\$423,932	\$410,000	\$419,789	\$420,000	\$420,000	\$412,340	\$420,000	\$405,000	\$414,950	\$419,895

Homes Over \$500,000– Utah and Juab Counties

2020	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	492	527	570	575	510	468	431	423	354	302	248	208	
Solds	69	89	145	110	115	207	213	218	241	217	217	234	
YTD Solds	69	158	303	413	528	735	948	1166	1407	1624	1841	2075	
Ratio Sales/List	14.0%	16.9%	25.4%	19.1%	22.5%	44.2%	49.4%	51.5%	68.1%	71.9%	87.5%	112.5%	
DOM Active	95	90	72	64	70	72	57	51	62	63	92	95	
DOM Solds	86	85	51	25	24	36	39	30	27	21	25	24	
Average Sale Price	\$738,960	\$738,212	\$679,107	\$675,976	\$688,929	\$659,507	\$706,150	\$741,366	\$722,578	\$724,637	\$693,728	\$721,528	\$707,557
Median Sales Price	\$629,900	\$610,000	\$590,419	\$590,818	\$615,000	\$600,000	\$615,000	\$617,475	\$625,000	\$633,454	\$612,000	\$614,005	\$614,503

2021	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	151	168	272	320	434	517	527	513	489	420	331	278	
Solds	150	170	250	357	337	451	462	470	458	451	439	500	
YTD Solds	150	320	570	927	1264	1715	2177	2647	3105	3556	3995	4495	116.63%
Ratio Sales/List	99.3%	101.2%	91.9%	111.6%	77.6%	87.2%	87.7%	91.6%	93.7%	107.4%	132.6%	179.9%	
DOM Active	34	19	17	18	17	19	22	31	32	33	46	39	
DOM Solds	10	15	6	6	7	7	8	8	10	11	11	12	
Average Sale Price	\$722,643	\$716,141	\$718,672	\$753,295	\$707,464	\$729,286	\$714,986	\$701,352	\$693,682	\$717,374	\$723,889	\$713,625	\$717,701
Median Sales Price	\$625,735	\$630,950	\$608,653	\$615,000	\$602,500	\$624,450	\$623,676	\$612,000	\$603,550	\$625,500	\$625,800	\$617,100	\$620,388

2022	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	331	388	563	982	1,478	1,565	1,543	1,545	1,517	1,330	1,219	1,071	
Solds	330	383	606	605	645	617	496	516	478	317	278	330	
YTD Solds	330	713	1319	1924	2569	3186	3682	4198	4676	4993	5271	5601	24.61%
Ratio Sales/List	99.7%	98.7%	107.6%	61.6%	43.6%	39.4%	32.1%	33.4%	31.5%	23.8%	22.8%	30.8%	
DOM Active	15	14	18	19	26	41	50	55	61	77	91	95	
DOM Solds	9	6	6	6	7	11	16	20	29	36	41	38	
Average Sale Price	\$717,681	\$709,500	\$707,326	\$721,480	\$723,275	\$729,624	\$747,716	\$728,955	\$725,661	\$715,877	\$732,467	\$776,435	\$728,000
Median Sales Price	\$617,365	\$616,825	\$616,213	\$635,000	\$635,000	\$643,000	\$670,750	\$650,000	\$651,895	\$632,713	\$643,310	\$653,000	\$639,000

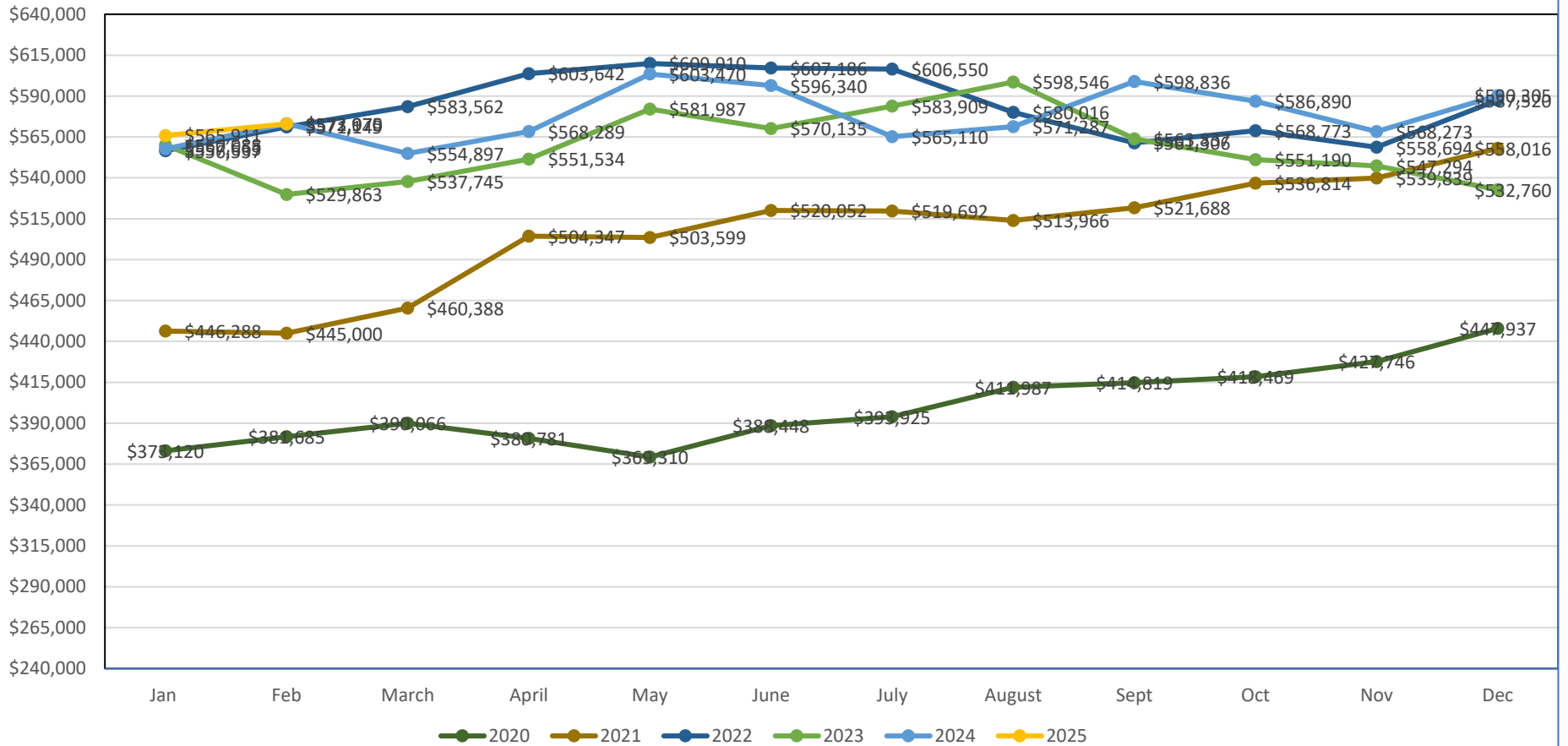
Homes Over \$1,000,000– Utah and Juab Counties

2020	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	89	96	97	111	113	107	102	93	81	74	64	53	
Solds	7	8	7	6	9	9	17	22	27	27	15	22	
YTD Solds	7	15	22	28	37	46	63	85	112	139	154	176	
Ratio Sales/List	7.9%	8.3%	7.2%	5.4%	8.0%	8.4%	16.7%	23.7%	33.3%	36.5%	23.4%	41.5%	
DOM Active	188	184	180	105	107	112	103	80	108	83	135	125	
DOM Solds	96	204	71	23	32	247	85	153	70	100	84	66	
Average Sale Price	\$1,665,993	\$1,886,500	\$1,901,500	\$1,772,241	\$1,330,813	\$1,365,592	\$1,497,705	\$1,736,608	\$1,406,040	\$1,322,228	\$1,509,730	\$1,495,284	\$1,574,186
Median Sales Price	\$1,125,000	\$1,349,250	\$1,261,000	\$1,607,500	\$1,223,924	\$1,235,000	\$1,270,000	\$1,397,500	\$1,200,000	\$1,100,000	\$1,295,000	\$1,287,500	\$1,265,500

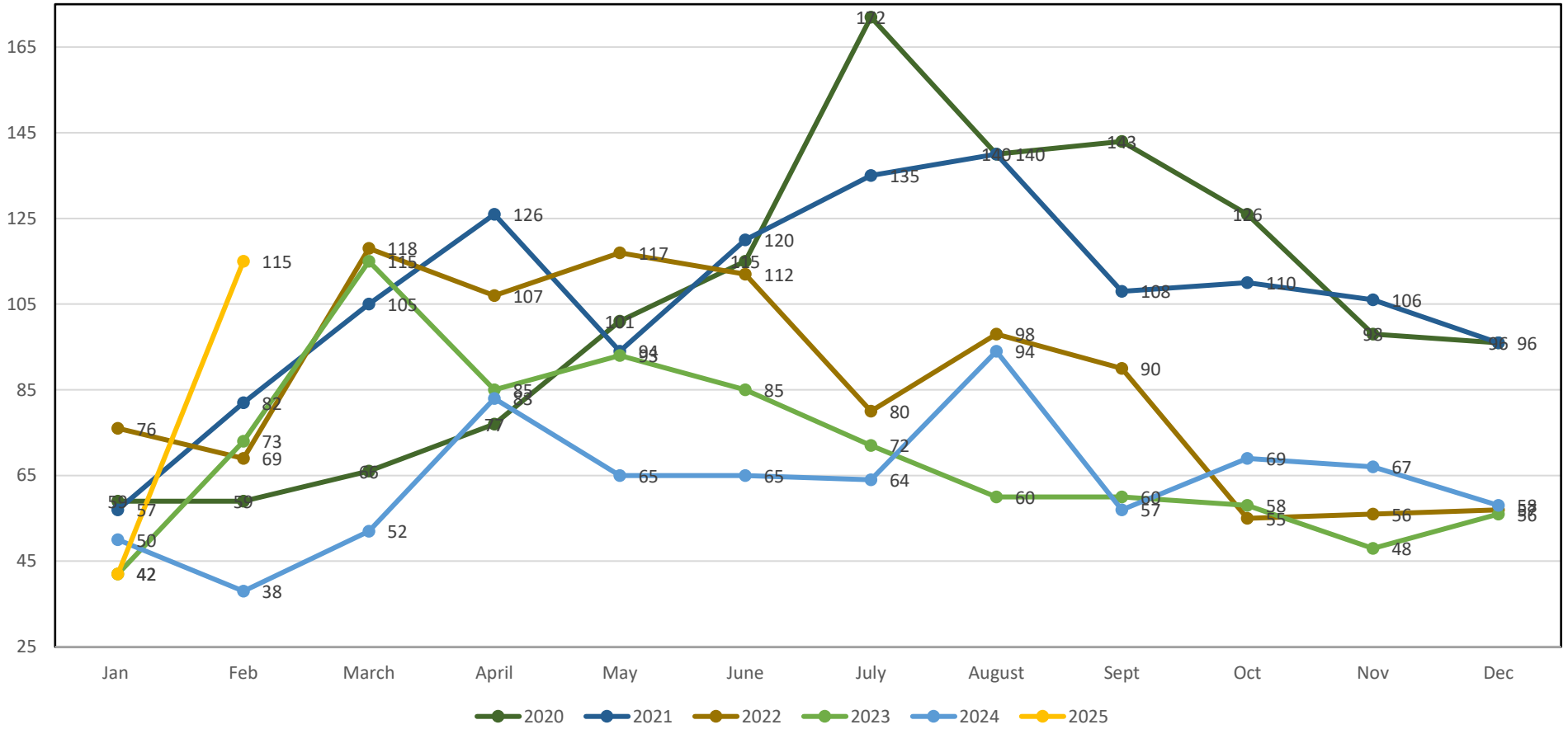
2021	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	48	52	75	84	107	101	120	115	111	99	93	88	
Solds	15	13	27	42	25	45	47	36	36	38	32	44	
YTD Solds	15	28	55	97	122	167	214	250	286	324	356	400	127.27%
Ratio Sales/List	31.3%	25.0%	36.0%	50.0%	23.4%	44.6%	39.2%	31.3%	32.4%	38.4%	34.4%	50.0%	
DOM Active	115	47	27	31	36	47	48	58	68	68	88	82	
DOM Solds	91	74	23	13	17	15	14	17	13	43	9	43	
Average Sale Price	\$1,408,733	\$1,604,769	\$1,452,473	\$1,681,501	\$1,667,730	\$1,523,636	\$1,420,391	\$1,489,723	\$1,432,649	\$1,599,154	\$1,690,695	\$1,494,631	\$1,538,840
Median Sales Price	\$1,250,000	\$1,200,000	\$1,370,000	\$1,370,000	\$1,500,000	\$1,360,000	\$1,275,000	\$1,255,500	\$1,245,000	\$1,336,250	\$1,304,000	\$1,320,000	\$1,312,000

2022	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Change
Active	112	119	170	213	292	291	287	286	296	267	239	217	
Solds	28	22	47	58	69	63	55	57	45	28	30	43	
YTD Solds	28	50	97	155	224	287	342	399	444	472	502	545	36.25%
Ratio Sales/List	25.0%	18.5%	27.6%	27.2%	23.6%	21.6%	19.2%	19.9%	15.2%	10.5%	12.6%	19.8%	
DOM Active	51	45	38	36	39	49	66	87	90	102	109	120	
DOM Solds	34	9	6	7	9	20	19	24	27	40	31	54	
Average Sale Price	\$1,599,283	\$1,757,717	\$1,525,605	\$1,399,378	\$1,384,237	\$1,433,296	\$1,400,121	\$1,345,301	\$1,364,318	\$1,449,932	\$1,383,192	\$1,521,765	\$1,463,679
Median Sales Price	\$1,282,250	\$1,380,000	\$1,250,000	\$1,195,097	\$1,225,000	\$1,289,500	\$1,199,000	\$1,250,000	\$1,206,664	\$1,223,400	\$1,225,977	\$1,309,704	\$1,237,989

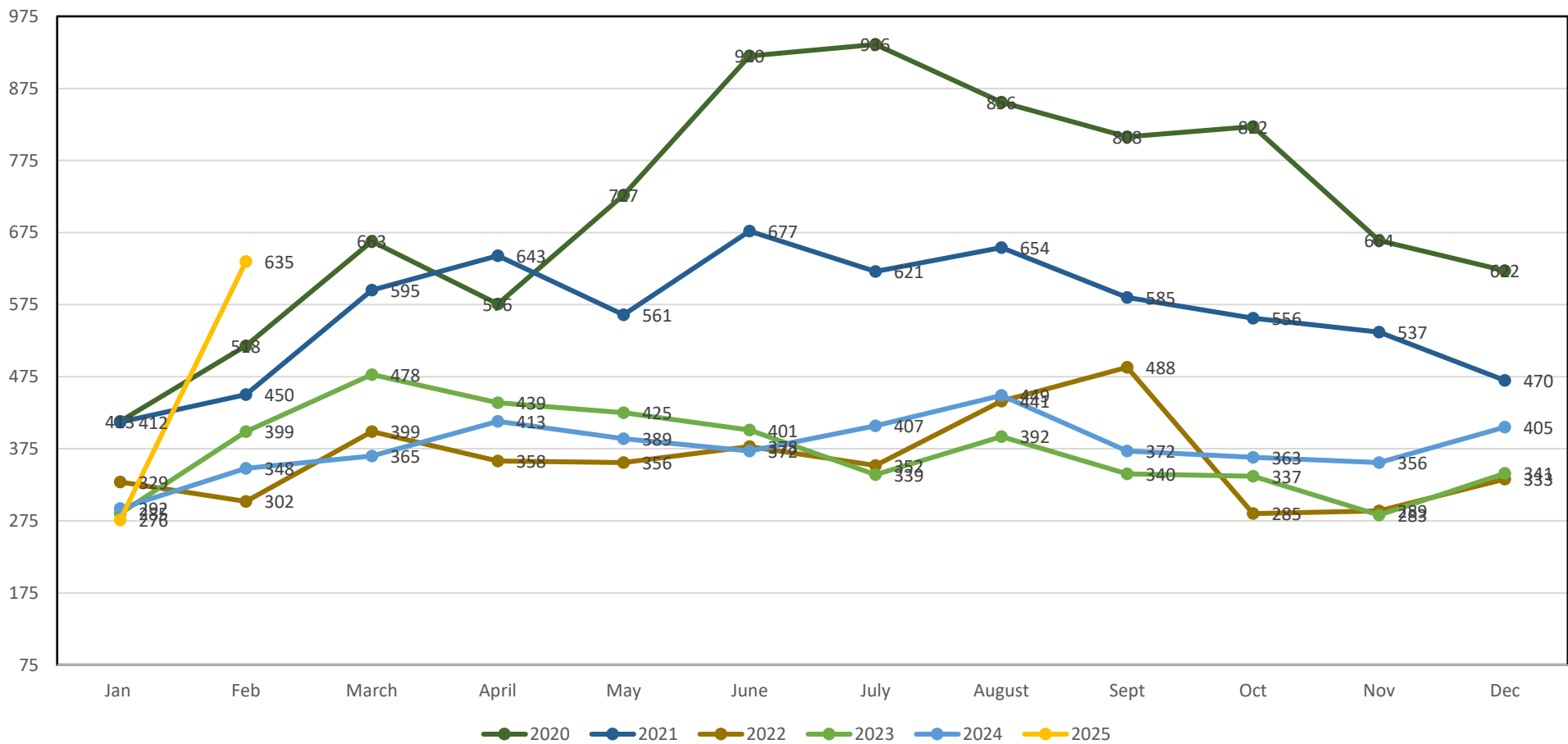
Average Sale Price 2020-2025



Condo's Sold 2020-2025



Properties sold for \$250,000-\$499,999 2020-2025



Days on Market- Single Family Solds 2020-2025

