

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



March 2025

U.S. sales of new single-family homes increased 1.8% month-over-month and 5.1% year-over-year to a seasonally adjusted annual rate of 676,000 units, according to the U.S. Census Bureau. There were about 500,000 new homes for sale heading into March, equivalent to an 8.9-month supply at the current sales rate. The median sales price for new homes slipped 1.5% year-over-year to \$414,500. For the 12-month period spanning April 2024 through March 2025, Closed Sales in the Utah Association of REALTORS® region increased 6.3 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales improved 29.1 percent.

The overall Median Sales Price increased 3.5 percent to \$504,965. The property type with the largest gain was the Single-Family segment, where prices went up 3.7 percent to \$555,000. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 51 days. The price range that tended to sell the slowest was the \$1,500,000 and Above range at 90 days.

Market-wide, inventory levels went up 33.8 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale went up 31.7 percent. That amounts to 3.6 months of inventory for Single-Family and 4.0 months of inventory for Townhouse-Condo.

Quick Facts

+ 29.1%

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

+ 8.6%

Bedroom Count with
Strongest Sales:
4 Bedrooms or More

+ 10.0%

Property Type With
Strongest Sales:
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

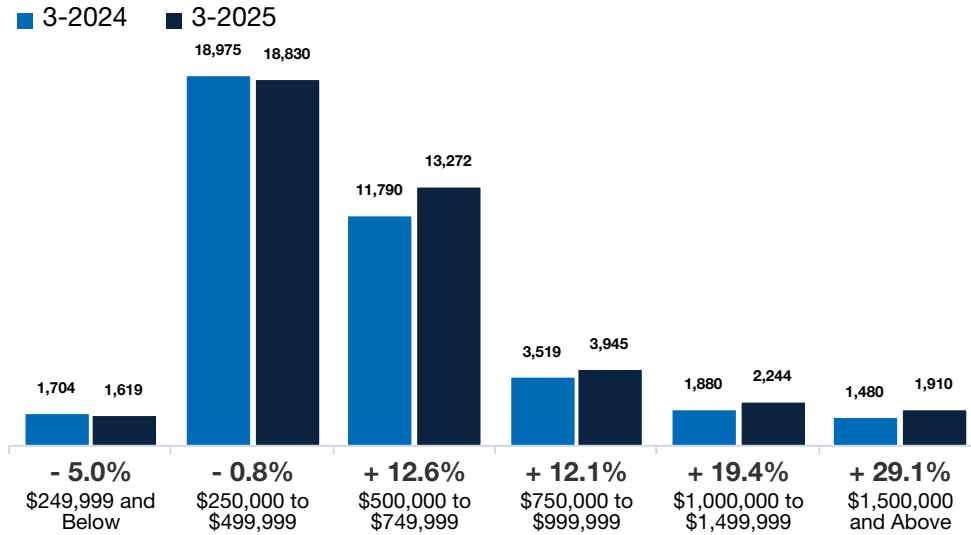
This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



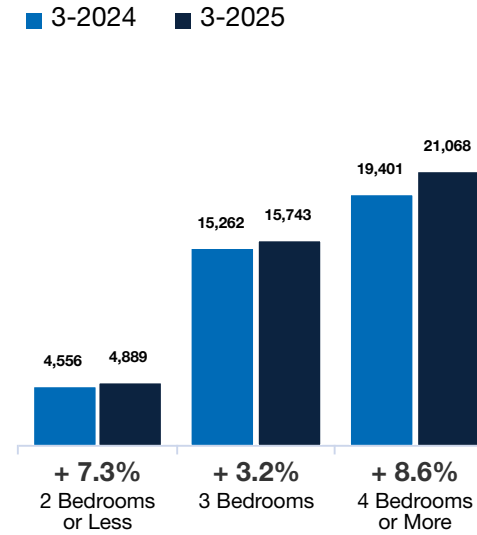
Closed Sales

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

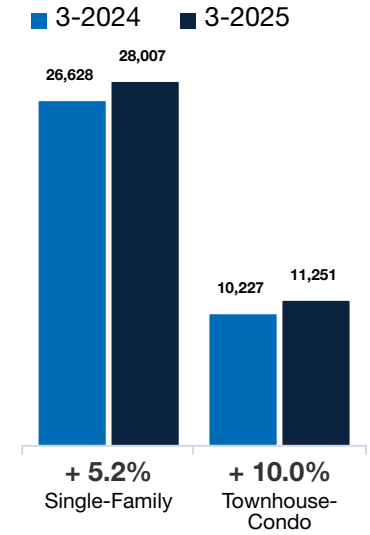
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	3-2024	3-2025	Change
\$249,999 and Below	1,704	1,619	- 5.0%
\$250,000 to \$499,999	18,975	18,830	- 0.8%
\$500,000 to \$749,999	11,790	13,272	+ 12.6%
\$750,000 to \$999,999	3,519	3,945	+ 12.1%
\$1,000,000 to \$1,499,999	1,880	2,244	+ 19.4%
\$1,500,000 and Above	1,480	1,910	+ 29.1%

Single-Family

By Price Range	3-2024	3-2025	Change
\$249,999 and Below	1,295	1,174	- 9.3%
\$250,000 to \$499,999	9,960	9,385	- 5.8%
\$500,000 to \$749,999	9,890	11,001	+ 11.2%
\$750,000 to \$999,999	2,954	3,299	+ 11.7%
\$1,000,000 to \$1,499,999	1,434	1,736	+ 21.1%
\$1,500,000 and Above	1,095	1,412	+ 28.9%

Townhouse-Condo

By Price Range	3-2024	3-2025	Change
\$249,999 and Below	372	416	+ 11.8%
\$250,000 to \$499,999	8,048	8,527	+ 6.0%
\$500,000 to \$749,999	1,006	1,321	+ 31.3%
\$750,000 to \$999,999	252	302	+ 19.8%
\$1,000,000 to \$1,499,999	271	302	+ 11.4%
\$1,500,000 and Above	278	383	+ 37.8%

All Price Ranges	39,348	41,820	+ 6.3%
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All Price Ranges	26,628	28,007	+ 5.2%
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All Price Ranges	10,227	11,251	+ 10.0%
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By Bedroom Count	3-2024	3-2025	Change
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2 Bedrooms or Less	4,556	4,889	+ 7.3%
3 Bedrooms	15,262	15,743	+ 3.2%
4 Bedrooms or More	19,401	21,068	+ 8.6%

By Bedroom Count	3-2024	3-2025	Change
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2 Bedrooms or Less	1,827	1,847	+ 1.1%
3 Bedrooms	8,017	8,170	+ 1.9%
4 Bedrooms or More	16,767	17,964	+ 7.1%

By Bedroom Count	3-2024	3-2025	Change
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2 Bedrooms or Less	2,471	2,819	+ 14.1%
3 Bedrooms	6,260	6,573	+ 5.0%
4 Bedrooms or More	1,386	1,772	+ 27.8%

All Bedroom Counts	39,348	41,820	+ 6.3%
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All Bedroom Counts	26,628	28,007	+ 5.2%
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All Bedroom Counts	10,227	11,251	+ 10.0%
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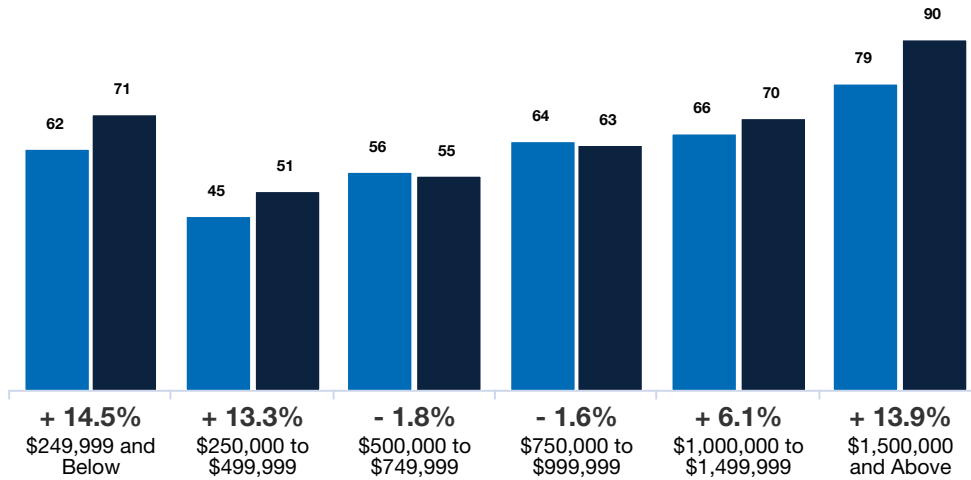
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

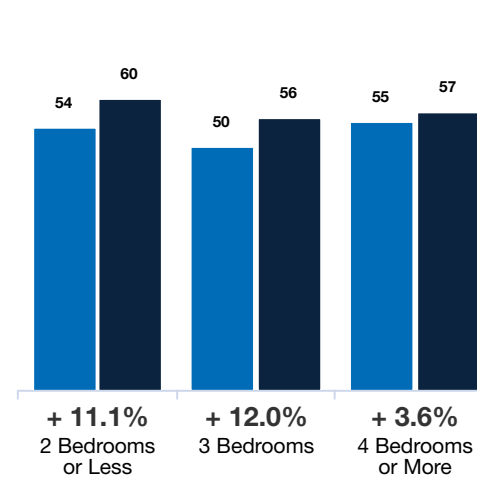
By Price Range

■ 3-2024 ■ 3-2025



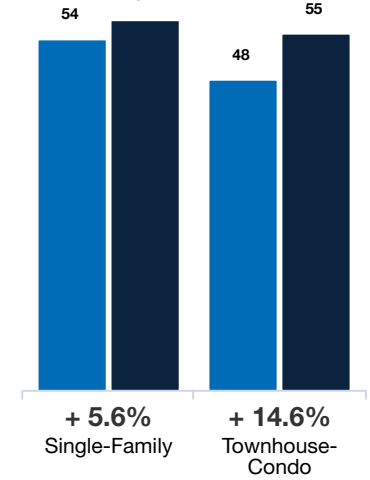
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$249,999 and Below	62	71	+ 14.5%
\$250,000 to \$499,999	45	51	+ 13.3%
\$500,000 to \$749,999	56	55	- 1.8%
\$750,000 to \$999,999	64	63	- 1.6%
\$1,000,000 to \$1,499,999	66	70	+ 6.1%
\$1,500,000 and Above	79	90	+ 13.9%

Single-Family

3-2024	3-2025	Change
64	73	+ 14.1%
44	50	+ 13.6%
56	54	- 3.6%
63	61	- 3.2%
64	69	+ 7.8%
81	96	+ 18.5%

Townhouse-Condo

3-2024	3-2025	Change
52	64	+ 23.1%
45	53	+ 17.8%
52	59	+ 13.5%
66	72	+ 9.1%
67	72	+ 7.5%
77	70	- 9.1%

All Price Ranges	53	57	+ 7.5%
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All Price Ranges	54	57	+ 5.6%
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All Price Ranges	48	55	+ 14.6%
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By Bedroom Count	3-2024	3-2025	Change
2 Bedrooms or Less	54	60	+ 11.1%
3 Bedrooms	50	56	+ 12.0%
4 Bedrooms or More	55	57	+ 3.6%

By Bedroom Count	3-2024	3-2025	Change
2 Bedrooms or Less	53	60	+ 13.2%
3 Bedrooms	53	57	+ 7.5%
4 Bedrooms or More	55	57	+ 3.6%

By Bedroom Count	3-2024	3-2025	Change
2 Bedrooms or Less	53	60	+ 13.2%
3 Bedrooms	46	55	+ 19.6%
4 Bedrooms or More	47	49	+ 4.3%

All Bedroom Counts	53	57	+ 7.5%
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All Bedroom Counts	54	57	+ 5.6%
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All Bedroom Counts	48	55	+ 14.6%
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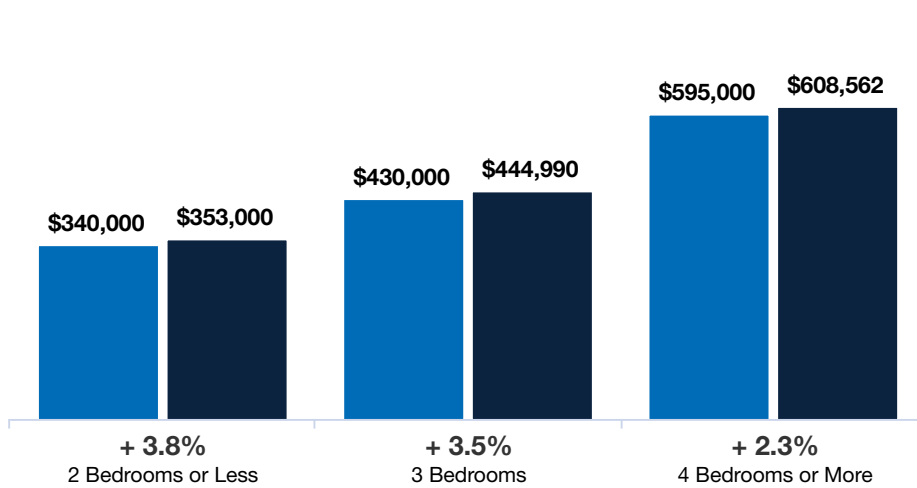
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

Median Sales Price

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

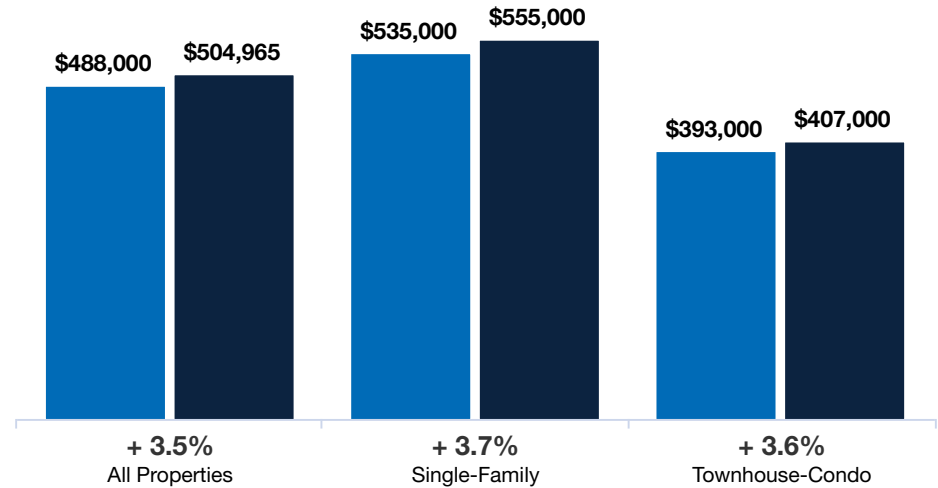
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Bedroom Count

	3-2024	3-2025	Change
2 Bedrooms or Less	\$340,000	\$353,000	+ 3.8%
3 Bedrooms	\$430,000	\$444,990	+ 3.5%
4 Bedrooms or More	\$595,000	\$608,562	+ 2.3%
All Bedroom Counts	\$488,000	\$504,965	+ 3.5%

Single-Family

	3-2024	3-2025	Change
2 Bedrooms or Less	\$342,000	\$359,000	+ 5.0%
3 Bedrooms	\$468,990	\$480,000	+ 2.3%
4 Bedrooms or More	\$600,000	\$619,000	+ 3.2%
All Bedroom Counts	\$535,000	\$555,000	+ 3.7%

Townhouse-Condo

	3-2024	3-2025	Change
2 Bedrooms or Less	\$335,000	\$348,875	+ 4.1%
3 Bedrooms	\$390,761	\$404,990	+ 3.6%
4 Bedrooms or More	\$469,700	\$467,453	- 0.5%
All Bedroom Counts	\$393,000	\$407,000	+ 3.6%

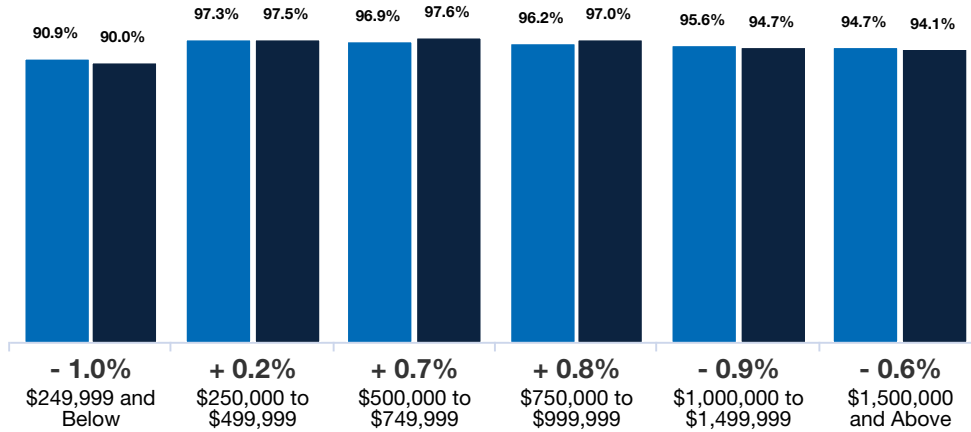
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Percent of Original List Price Received

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

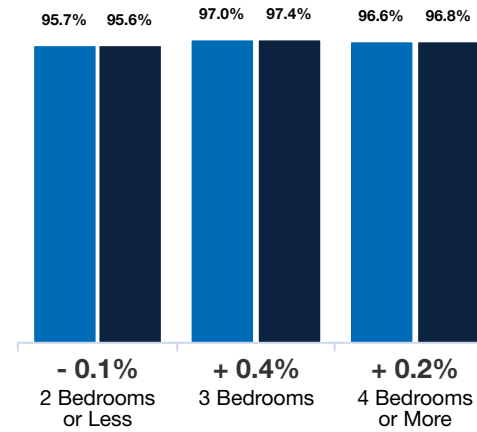
By Price Range

■ 3-2024 ■ 3-2025



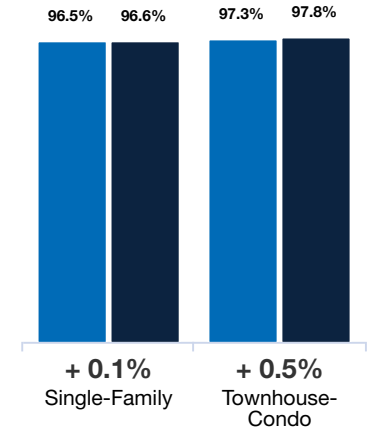
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$249,999 and Below	90.9%	90.0%	- 1.0%
\$250,000 to \$499,999	97.3%	97.5%	+ 0.2%
\$500,000 to \$749,999	96.9%	97.6%	+ 0.7%
\$750,000 to \$999,999	96.2%	97.0%	+ 0.8%
\$1,000,000 to \$1,499,999	95.6%	94.7%	- 0.9%
\$1,500,000 and Above	94.7%	94.1%	- 0.6%

All Price Ranges	96.7%	96.9%	+ 0.2%
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Single-Family

By Bedroom Count	3-2024	3-2025	Change
2 Bedrooms or Less	95.7%	95.6%	- 0.1%
3 Bedrooms	97.0%	97.4%	+ 0.4%
4 Bedrooms or More	96.6%	96.8%	+ 0.2%

All Bedroom Counts	96.7%	96.9%	+ 0.2%
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Townhouse-Condo

By Price Range	3-2024	3-2025	Change
\$249,999 and Below	89.8%	88.7%	- 1.2%
\$250,000 to \$499,999	97.3%	97.0%	- 0.3%
\$500,000 to \$749,999	96.9%	97.6%	+ 0.7%
\$750,000 to \$999,999	96.4%	97.1%	+ 0.7%
\$1,000,000 to \$1,499,999	95.8%	94.4%	- 1.5%
\$1,500,000 and Above	94.4%	93.4%	- 1.1%

All Price Ranges	96.5%	96.6%	+ 0.1%
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By Bedroom Count	3-2024	3-2025	Change
2 Bedrooms or Less	94.7%	94.0%	- 0.7%
3 Bedrooms	96.7%	96.8%	+ 0.1%
4 Bedrooms or More	96.6%	96.7%	+ 0.1%

All Bedroom Counts	96.5%	96.6%	+ 0.1%
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By Price Range	3-2024	3-2025	Change
\$249,999 and Below	94.9%	94.0%	- 0.9%
\$250,000 to \$499,999	97.5%	98.1%	+ 0.6%
\$500,000 to \$749,999	97.5%	97.7%	+ 0.2%
\$750,000 to \$999,999	95.7%	96.6%	+ 0.9%
\$1,000,000 to \$1,499,999	95.9%	96.4%	+ 0.5%
\$1,500,000 and Above	96.0%	96.7%	+ 0.7%

All Price Ranges	97.3%	97.8%	+ 0.5%
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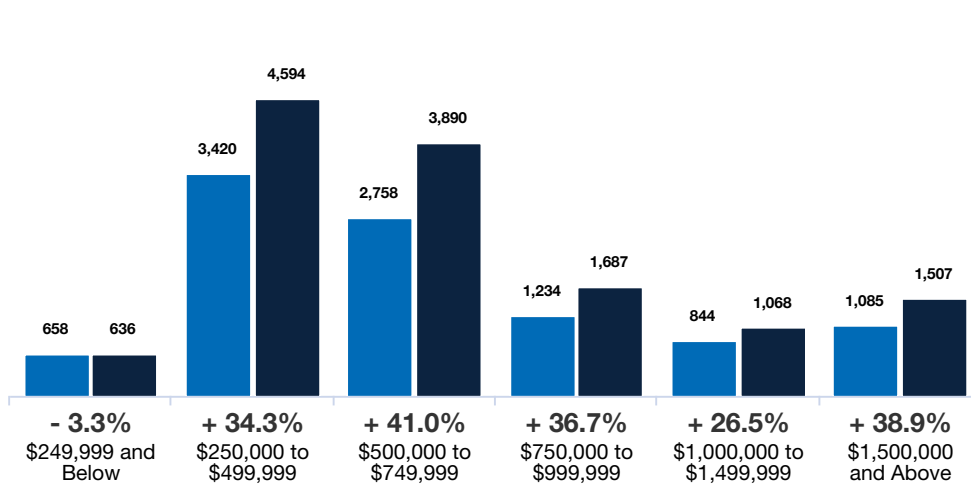
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Inventory of Homes for Sale

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

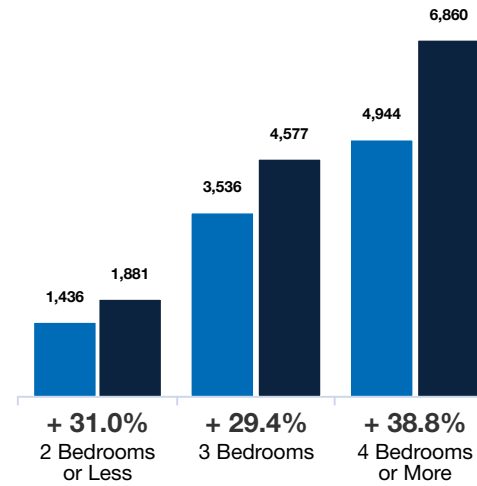
By Price Range

■ 3-2024 ■ 3-2025



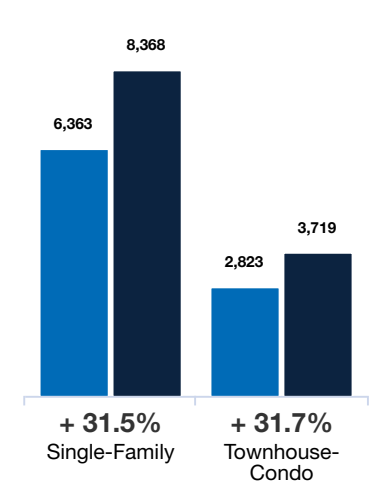
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$249,999 and Below	658	636	- 3.3%
\$250,000 to \$499,999	3,420	4,594	+ 34.3%
\$500,000 to \$749,999	2,758	3,890	+ 41.0%
\$750,000 to \$999,999	1,234	1,687	+ 36.7%
\$1,000,000 to \$1,499,999	844	1,068	+ 26.5%
\$1,500,000 and Above	1,085	1,507	+ 38.9%

All Price Ranges **9,999** **13,382** **+ 33.8%**

Single-Family

By Price Range	3-2024	3-2025	Change
\$249,999 and Below	486	473	- 2.7%
\$250,000 to \$499,999	1,504	1,910	+ 27.0%
\$500,000 to \$749,999	2,036	2,847	+ 39.8%
\$750,000 to \$999,999	898	1,273	+ 41.8%
\$1,000,000 to \$1,499,999	588	750	+ 27.6%
\$1,500,000 and Above	851	1,115	+ 31.0%

All Price Ranges **6,363** **8,368** **+ 31.5%**

Townhouse-Condo

By Price Range	3-2024	3-2025	Change
\$249,999 and Below	146	147	+ 0.7%
\$250,000 to \$499,999	1,737	2,461	+ 41.7%
\$500,000 to \$749,999	487	592	+ 21.6%
\$750,000 to \$999,999	150	170	+ 13.3%
\$1,000,000 to \$1,499,999	162	138	- 14.8%
\$1,500,000 and Above	141	211	+ 49.6%

All Price Ranges **2,823** **3,719** **+ 31.7%**

By Bedroom Count

By Bedroom Count	3-2024	3-2025	Change
2 Bedrooms or Less	1,436	1,881	+ 31.0%
3 Bedrooms	3,536	4,577	+ 29.4%
4 Bedrooms or More	4,944	6,860	+ 38.8%

All Bedroom Counts **9,999** **13,382** **+ 33.8%**

By Bedroom Count	3-2024	3-2025	Change
2 Bedrooms or Less	508	605	+ 19.1%
3 Bedrooms	1,843	2,326	+ 26.2%
4 Bedrooms or More	4,003	5,431	+ 35.7%

All Bedroom Counts **6,363** **8,368** **+ 31.5%**

By Property Type	3-2024	3-2025	Change
Single-Family	6,363	8,368	+ 31.5%
Townhouse-Condo	2,823	3,719	+ 31.7%

All Property Types **2,823** **3,719** **+ 31.7%**

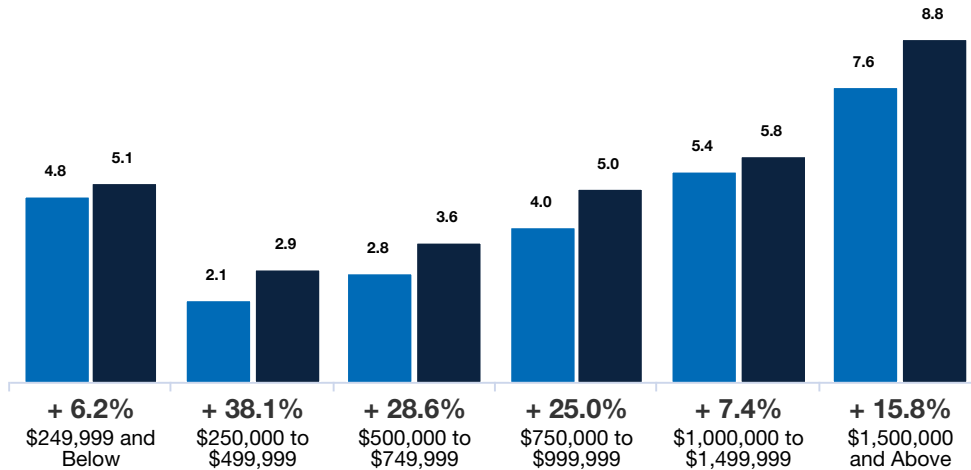
Figures on this page are based upon a snapshot of active listings at the end of the month.

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.**

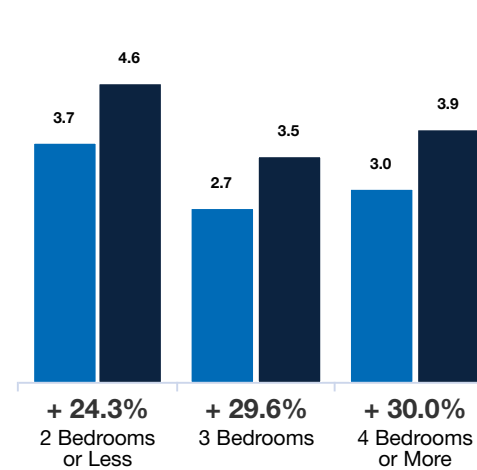
By Price Range

■ 3-2024 ■ 3-2025



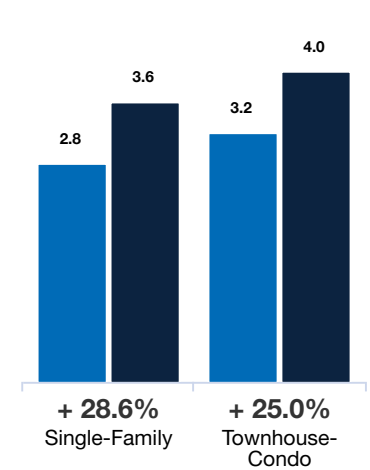
By Bedroom Count

■ 3-2024 ■ 3-2025



By Property Type

■ 3-2024 ■ 3-2025



All Properties

By Price Range	3-2024	3-2025	Change
\$249,999 and Below	4.8	5.1	+ 6.2%
\$250,000 to \$499,999	2.1	2.9	+ 38.1%
\$500,000 to \$749,999	2.8	3.6	+ 28.6%
\$750,000 to \$999,999	4.0	5.0	+ 25.0%
\$1,000,000 to \$1,499,999	5.4	5.8	+ 7.4%
\$1,500,000 and Above	7.6	8.8	+ 15.8%

All Price Ranges **3.0** **3.9** **+ 30.0%**

By Bedroom Count	3-2024	3-2025	Change
2 Bedrooms or Less	3.7	4.6	+ 24.3%
3 Bedrooms	2.7	3.5	+ 29.6%
4 Bedrooms or More	3.0	3.9	+ 30.0%

All Bedroom Counts **3.0** **3.9** **+ 30.0%**

Single-Family

3-2024	3-2025	Change
4.7	5.2	+ 10.6%
1.8	2.4	+ 33.3%
2.5	3.2	+ 28.0%
3.5	4.5	+ 28.6%
5.0	5.4	+ 8.0%
8.3	8.7	+ 4.8%

2.8 **3.6** **+ 28.6%**

Townhouse-Condo

3-2024	3-2025	Change
4.7	4.4	- 6.4%
2.6	3.5	+ 34.6%
5.6	5.1	- 8.9%
6.4	6.7	+ 4.7%
7.0	5.1	- 27.1%
4.6	7.0	+ 52.2%

3.2 **4.0** **+ 25.0%**

3-2024	3-2025	Change
3.3	4.0	+ 21.2%
2.7	3.5	+ 29.6%
2.8	3.6	+ 28.6%

2.8 **3.6** **+ 28.6%** **3.2** **4.0** **+ 25.0%**

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