

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 2025

U.S. sales of new single-family homes decreased 13.7% month-over-month and 6.3% year-over-year to a seasonally adjusted annual rate of 623,000 units, according to the U.S. Census Bureau. The median sales price of a new home increased 3.7% from the previous month to \$426,600. There were 507,000 new homes for sale going into June, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning July 2024 through June 2025, Closed Sales in the Utah Association of REALTORS® region improved 5.6 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales improved 20.3 percent.

The overall Median Sales Price rose 2.4 percent to \$505,000. The property type with the largest gain was the Single-Family segment, where prices increased 2.4 percent to \$556,000. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 55 days. The price range that tended to sell the slowest was the \$1,500,000 and Above range at 85 days.

Market-wide, inventory levels increased 25.7 percent. The property type with the largest gain was the Single-Family segment, where the number of properties for sale improved 27.7 percent. That amounts to 4.7 months of inventory for Single-Family and 4.4 months of inventory for Townhouse-Condo.

Quick Facts

+ 20.3%	+ 9.1%	+ 6.4%
Price Range with Strongest Sales: \$1,500,000 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	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

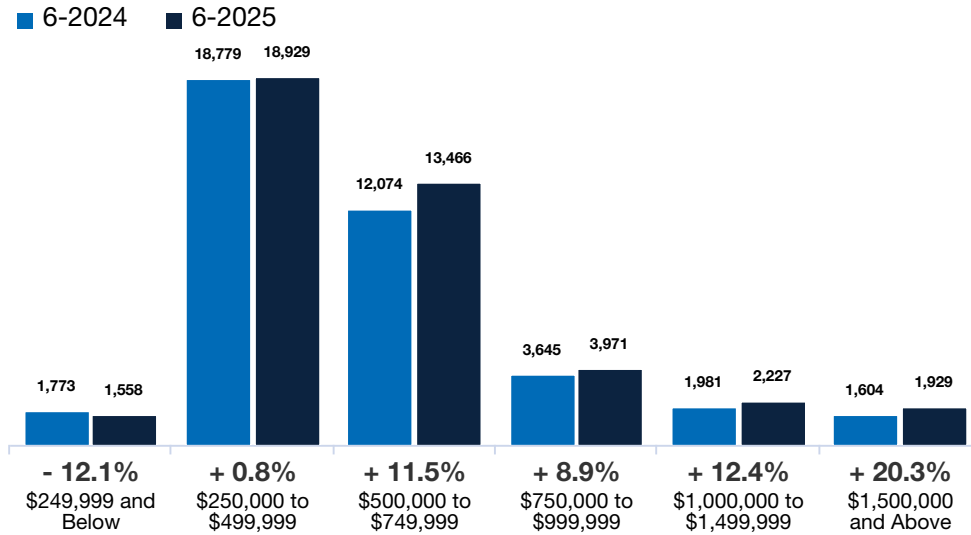
This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



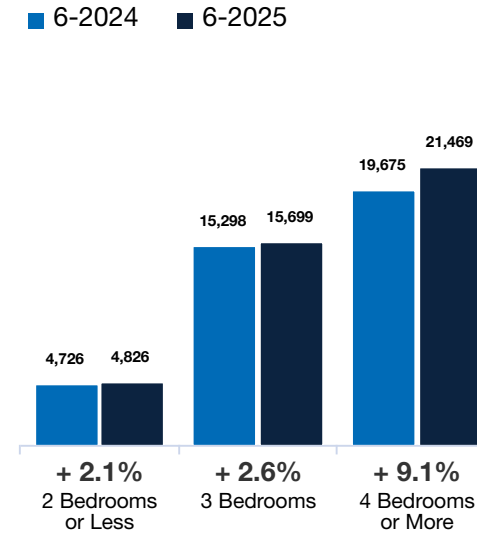
Closed Sales

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

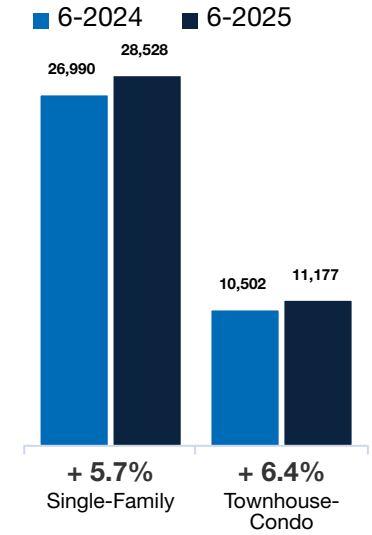
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2024	6-2025	Change
\$249,999 and Below	1,773	1,558	- 12.1%
\$250,000 to \$499,999	18,779	18,929	+ 0.8%
\$500,000 to \$749,999	12,074	13,466	+ 11.5%
\$750,000 to \$999,999	3,645	3,971	+ 8.9%
\$1,000,000 to \$1,499,999	1,981	2,227	+ 12.4%
\$1,500,000 and Above	1,604	1,929	+ 20.3%

All Price Ranges	39,856	42,080	+ 5.6%
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By Bedroom Count	6-2024	6-2025	Change
2 Bedrooms or Less	4,726	4,826	+ 2.1%
3 Bedrooms	15,298	15,699	+ 2.6%
4 Bedrooms or More	19,675	21,469	+ 9.1%

All Bedroom Counts	39,856	42,080	+ 5.6%
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Single-Family

6-2024	6-2025	Change
1,315	1,138	- 13.5%
9,728	9,553	- 1.8%
10,139	11,228	+ 10.7%
3,077	3,397	+ 10.4%
1,530	1,759	+ 15.0%
1,201	1,453	+ 21.0%

26,990	28,528	+ 5.7%
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6-2024	6-2025	Change
1,891	1,865	- 1.4%
8,061	8,229	+ 2.1%
17,013	18,416	+ 8.2%

26,990	28,528	+ 5.7%
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Townhouse-Condo

6-2024	6-2025	Change
422	393	- 6.9%
8,131	8,558	+ 5.3%
1,107	1,321	+ 19.3%
272	274	+ 0.7%
280	270	- 3.6%
290	361	+ 24.5%

10,502	11,177	+ 6.4%
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6-2024	6-2025	Change
2,617	2,740	+ 4.7%
6,299	6,516	+ 3.4%
1,457	1,860	+ 27.7%

10,502	11,177	+ 6.4%
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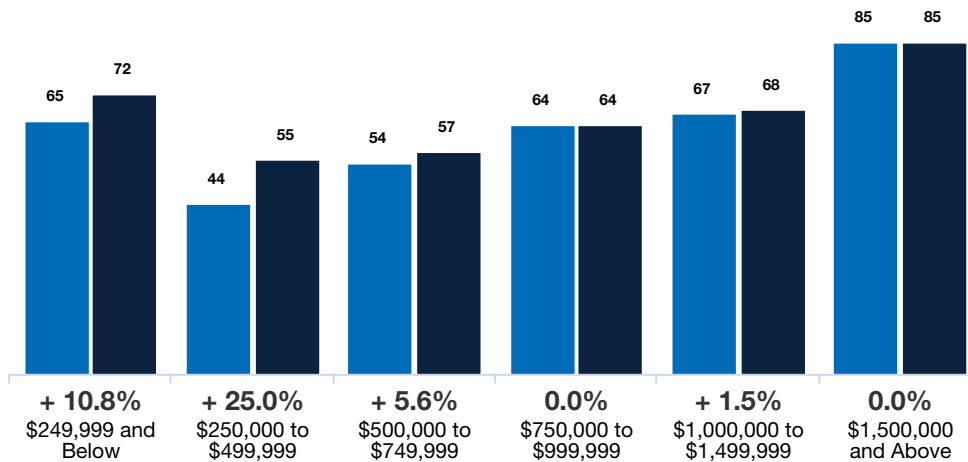
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

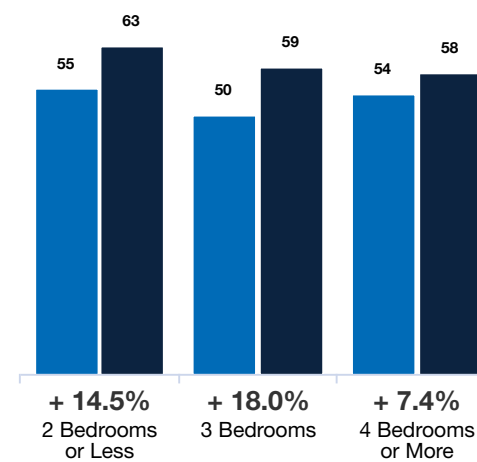
By Price Range

■ 6-2024 ■ 6-2025



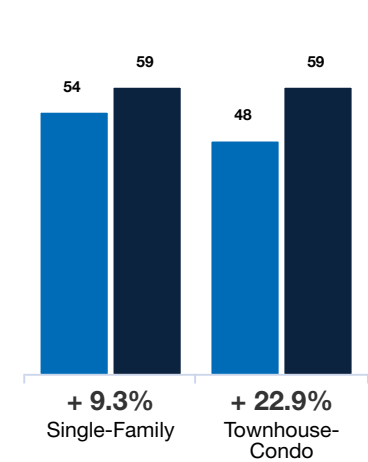
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range

	6-2024	6-2025	Change
\$249,999 and Below	65	72	+ 10.8%
\$250,000 to \$499,999	44	55	+ 25.0%
\$500,000 to \$749,999	54	57	+ 5.6%
\$750,000 to \$999,999	64	64	0.0%
\$1,000,000 to \$1,499,999	67	68	+ 1.5%
\$1,500,000 and Above	85	85	0.0%

All Price Ranges

53 59 + 11.3%

By Bedroom Count

	6-2024	6-2025	Change
2 Bedrooms or Less	55	63	+ 14.5%
3 Bedrooms	50	59	+ 18.0%
4 Bedrooms or More	54	58	+ 7.4%

All Bedroom Counts

53 59 + 11.3%

Single-Family

	6-2024	6-2025	Change
2 Bedrooms or Less	67	74	+ 10.4%
3 Bedrooms	44	53	+ 20.5%
4 Bedrooms or More	54	56	+ 3.7%
Single-Family	63	62	- 1.6%
Townhouse-Condo	65	67	+ 3.1%
All Single-Family	85	91	+ 7.1%

All Price Ranges

54 59 + 9.3%

By Bedroom Count

	6-2024	6-2025	Change
2 Bedrooms or Less	56	61	+ 8.9%
3 Bedrooms	53	60	+ 13.2%
4 Bedrooms or More	54	58	+ 7.4%

All Bedroom Counts

54 59 + 9.3%

Townhouse-Condo

	6-2024	6-2025	Change
Single-Family	55	66	+ 20.0%
Townhouse-Condo	44	57	+ 29.5%
4 Bedrooms or More	53	62	+ 17.0%
Single-Family	64	76	+ 18.8%
Townhouse-Condo	69	72	+ 4.3%
All Townhouse-Condo	91	59	- 35.2%

All Price Ranges

48 59 + 22.9%

By Bedroom Count

	6-2024	6-2025	Change
2 Bedrooms or Less	53	65	+ 22.6%
3 Bedrooms	46	59	+ 28.3%
4 Bedrooms or More	48	49	+ 2.1%

All Bedroom Counts

48 59 + 22.9%

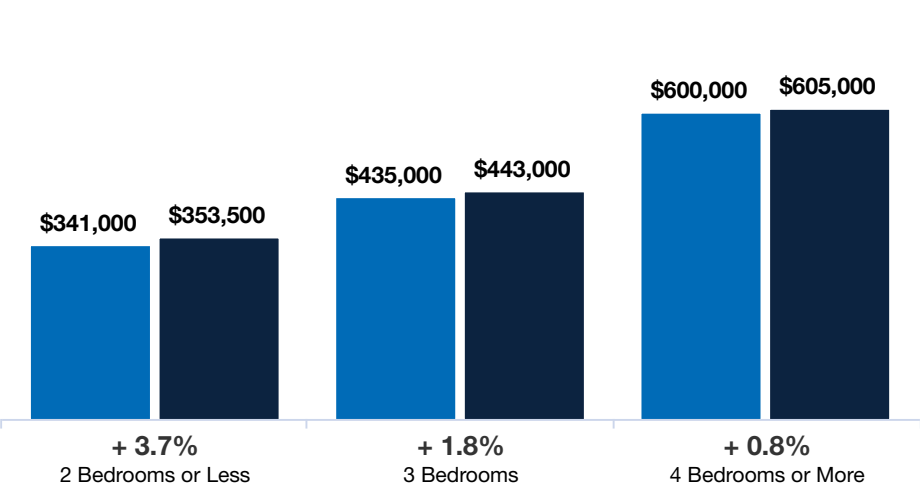
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

Median Sales Price

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

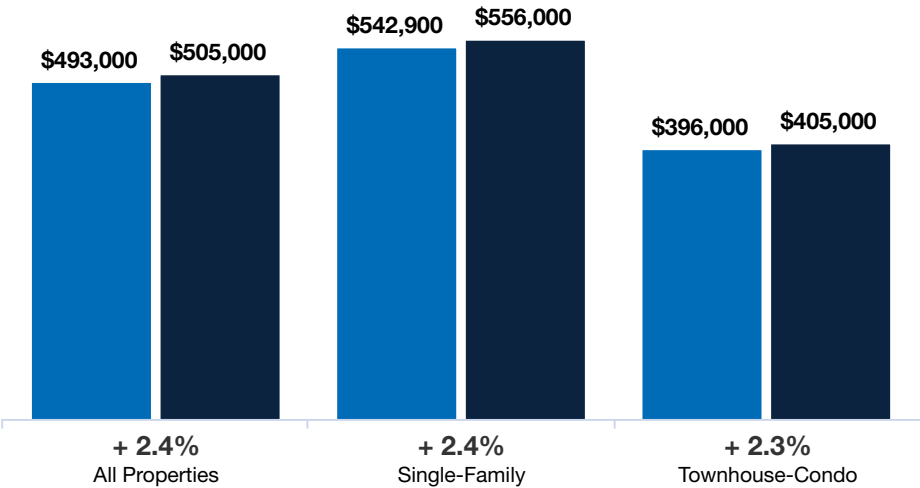
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	6-2024	6-2025	Change	6-2024	6-2025	Change	6-2024	6-2025	Change
2 Bedrooms or Less	\$341,000	\$353,500	+ 3.7%	\$340,000	\$360,000	+ 5.9%	\$340,000	\$347,500	+ 2.2%
3 Bedrooms	\$435,000	\$443,000	+ 1.8%	\$475,000	\$480,000	+ 1.1%	\$395,000	\$400,000	+ 1.3%
4 Bedrooms or More	\$600,000	\$605,000	+ 0.8%	\$610,000	\$618,000	+ 1.3%	\$469,900	\$467,453	- 0.5%
All Bedroom Counts	\$493,000	\$505,000	+ 2.4%	\$542,900	\$556,000	+ 2.4%	\$396,000	\$405,000	+ 2.3%

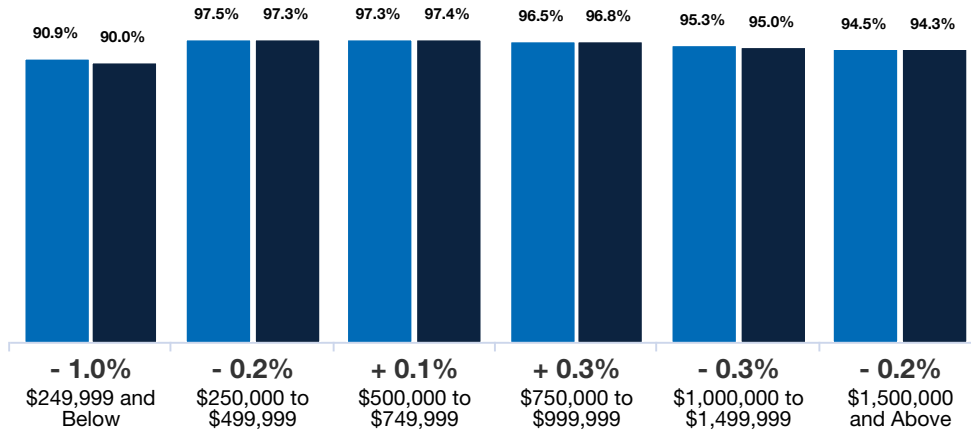
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Percent of Original List Price Received

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.**

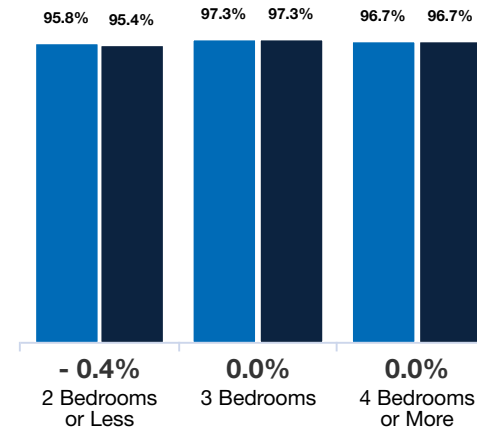
By Price Range

■ 6-2024 ■ 6-2025



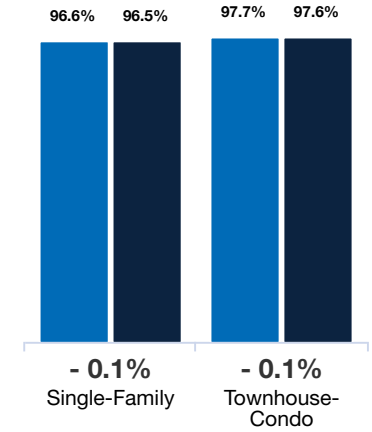
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range

	6-2024	6-2025	Change
\$249,999 and Below	90.9%	90.0%	- 1.0%
\$250,000 to \$499,999	97.5%	97.3%	- 0.2%
\$500,000 to \$749,999	97.3%	97.4%	+ 0.1%
\$750,000 to \$999,999	96.5%	96.8%	+ 0.3%
\$1,000,000 to \$1,499,999	95.3%	95.0%	- 0.3%
\$1,500,000 and Above	94.5%	94.3%	- 0.2%

All Price Ranges

96.8% 96.8% 0.0%

By Bedroom Count

	6-2024	6-2025	Change
2 Bedrooms or Less	95.8%	95.4%	- 0.4%
3 Bedrooms	97.3%	97.3%	0.0%
4 Bedrooms or More	96.7%	96.7%	0.0%

All Bedroom Counts

96.8% 96.8% 0.0%

Single-Family

	6-2024	6-2025	Change
2 Bedrooms or Less	89.8%	88.7%	- 1.2%
3 Bedrooms	97.3%	96.8%	- 0.5%
4 Bedrooms or More	97.3%	97.5%	+ 0.2%
Single-Family	96.6%	96.9%	+ 0.3%
Townhouse-Condo	95.2%	94.8%	- 0.4%
All Properties	94.1%	93.6%	- 0.5%

All Price Ranges

96.6% 96.5% - 0.1%

By Bedroom Count

	6-2024	6-2025	Change
2 Bedrooms or Less	94.5%	94.1%	- 0.4%
3 Bedrooms	96.8%	96.7%	- 0.1%
4 Bedrooms or More	96.7%	96.6%	- 0.1%

All Bedroom Counts

96.6% 96.5% - 0.1%

Townhouse-Condo

	6-2024	6-2025	Change
\$249,999 and Below	94.8%	93.5%	- 1.4%
\$250,000 to \$499,999	98.0%	97.9%	- 0.1%
\$500,000 to \$749,999	97.8%	97.4%	- 0.4%
\$750,000 to \$999,999	96.2%	96.1%	- 0.1%
\$1,000,000 to \$1,499,999	96.0%	96.7%	+ 0.7%
\$1,500,000 and Above	95.5%	97.4%	+ 2.0%

All Price Ranges

97.7% 97.6% - 0.1%

By Bedroom Count

	6-2024	6-2025	Change
2 Bedrooms or Less	96.8%	96.3%	- 0.5%
3 Bedrooms	98.0%	98.0%	0.0%
4 Bedrooms or More	97.8%	98.0%	+ 0.2%

All Bedroom Counts

97.7% 97.6% - 0.1%

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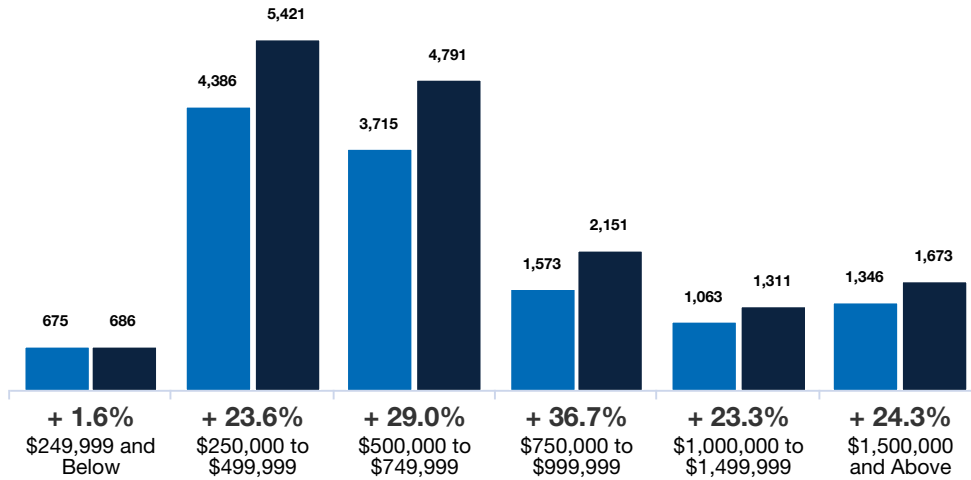
Inventory of Homes for Sale

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



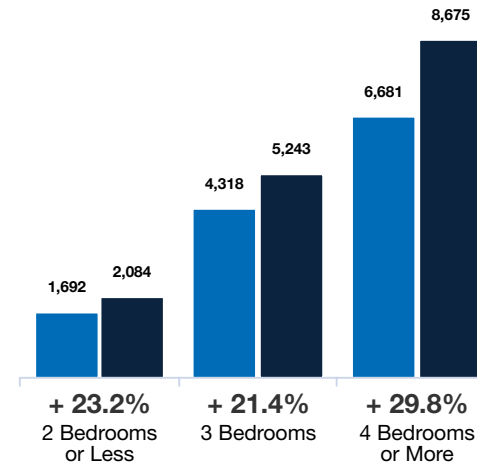
By Price Range

■ 6-2024 ■ 6-2025



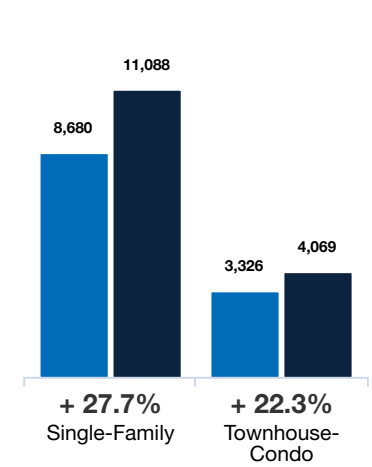
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range

	6-2024	6-2025	Change
\$249,999 and Below	675	686	+ 1.6%
\$250,000 to \$499,999	4,386	5,421	+ 23.6%
\$500,000 to \$749,999	3,715	4,791	+ 29.0%
\$750,000 to \$999,999	1,573	2,151	+ 36.7%
\$1,000,000 to \$1,499,999	1,063	1,311	+ 23.3%
\$1,500,000 and Above	1,346	1,673	+ 24.3%

All Price Ranges

12,758 16,033 + 25.7%

By Bedroom Count

	6-2024	6-2025	Change
2 Bedrooms or Less	1,692	2,084	+ 23.2%
3 Bedrooms	4,318	5,243	+ 21.4%
4 Bedrooms or More	6,681	8,675	+ 29.8%

All Bedroom Counts

12,758 16,033 + 25.7%

Single-Family

6-2024	6-2025	Change	6-2024	6-2025	Change
517	504	- 2.5%	136	165	+ 21.3%
2,036	2,580	+ 26.7%	2,168	2,684	+ 23.8%
2,885	3,847	+ 33.3%	599	642	+ 7.2%
1,286	1,802	+ 40.1%	157	206	+ 31.2%
834	1,031	+ 23.6%	135	154	+ 14.1%
1,122	1,324	+ 18.0%	131	218	+ 66.4%

8,680 11,088 + 27.7%

Townhouse-Condo

	6-2024	6-2025	Change
	136	165	+ 21.3%
	2,168	2,684	+ 23.8%
	599	642	+ 7.2%
	157	206	+ 31.2%
	135	154	+ 14.1%
	131	218	+ 66.4%

3,326 4,069 + 22.3%

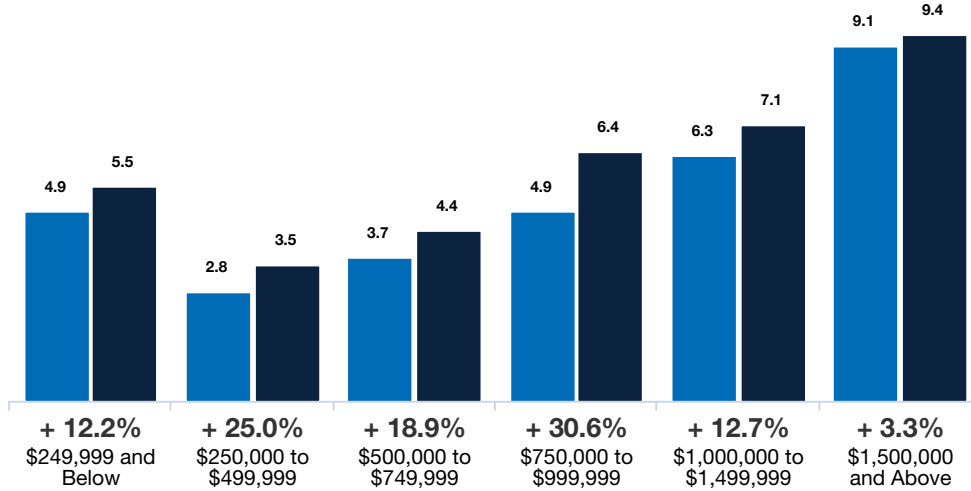
Figures on this page are based upon a snapshot of active listings at the end of the month.

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.**

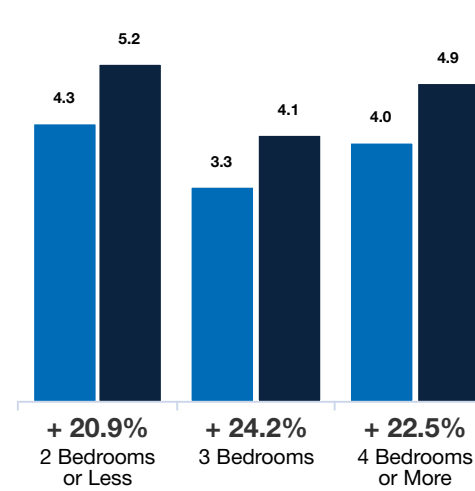
By Price Range

■ 6-2024 ■ 6-2025



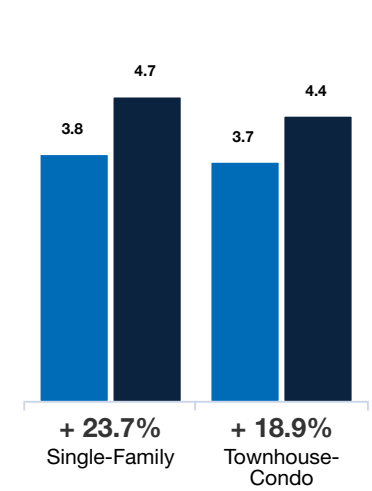
By Bedroom Count

■ 6-2024 ■ 6-2025



By Property Type

■ 6-2024 ■ 6-2025



All Properties

By Price Range

	6-2024	6-2025	Change
\$249,999 and Below	4.9	5.5	+ 12.2%
\$250,000 to \$499,999	2.8	3.5	+ 25.0%
\$500,000 to \$749,999	3.7	4.4	+ 18.9%
\$750,000 to \$999,999	4.9	6.4	+ 30.6%
\$1,000,000 to \$1,499,999	6.3	7.1	+ 12.7%
\$1,500,000 and Above	9.1	9.4	+ 3.3%

All Price Ranges

3.8 4.6 + 21.1%

By Bedroom Count

	6-2024	6-2025	Change
2 Bedrooms or Less	4.3	5.2	+ 20.9%
3 Bedrooms	3.3	4.1	+ 24.2%
4 Bedrooms or More	4.0	4.9	+ 22.5%

All Bedroom Counts

3.8 4.6 + 21.1%

Single-Family

	6-2024	6-2025	Change
2 Bedrooms or Less	5.0	5.6	+ 12.0%
3 Bedrooms	2.5	3.2	+ 28.0%
4 Bedrooms or More	3.5	4.2	+ 20.0%
Single-Family	4.8	6.2	+ 29.2%
Townhouse-Condo	6.5	7.1	+ 9.2%
All Properties	10.4	10.4	0.0%

3.8 4.7 + 23.7%

Townhouse-Condo

	6-2024	6-2025	Change
2 Bedrooms or Less	4.2	5.1	+ 21.4%
3 Bedrooms	3.1	3.8	+ 22.6%
4 Bedrooms or More	6.3	5.7	- 9.5%
Single-Family	6.9	9.6	+ 39.1%
Townhouse-Condo	5.1	6.6	+ 29.4%
All Properties	4.3	5.4	+ 25.6%

3.7 4.4 + 18.9%

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