

# 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



## July 2025

U.S. new-home sales increased 0.6% month-over-month to a seasonally adjusted annual rate of 627,000 units, according to the U.S. Census Bureau. Despite the monthly gain, sales were down 6.6% from the same period last year. The median sales price for new homes fell 4.9% from the previous month to \$401,800 and was 2.9% lower than a year earlier. There were 511,000 new homes available for sale heading into July, equivalent to a 9.8-month supply at the current sales pace. For the 12-month period spanning August 2024 through July 2025, Closed Sales in the Utah Association of REALTORS® region were up 5.1 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales rose 19.9 percent.

The overall Median Sales Price went up 2.3 percent to \$506,216. The property type with the largest gain was the Single-Family segment, where prices rose 2.7 percent to \$559,965. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 56 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 22.0 percent. The property type with the largest gain was the Single-Family segment, where the number of properties for sale were up 26.0 percent. That amounts to 4.7 months of inventory for Single-Family and 4.4 months of inventory for Townhouse-Condo.

## Quick Facts

+ 19.9%	+ 8.6%	+ 10.1%
Price Range with Strongest Sales: \$1,500,000 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Single-Family
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	

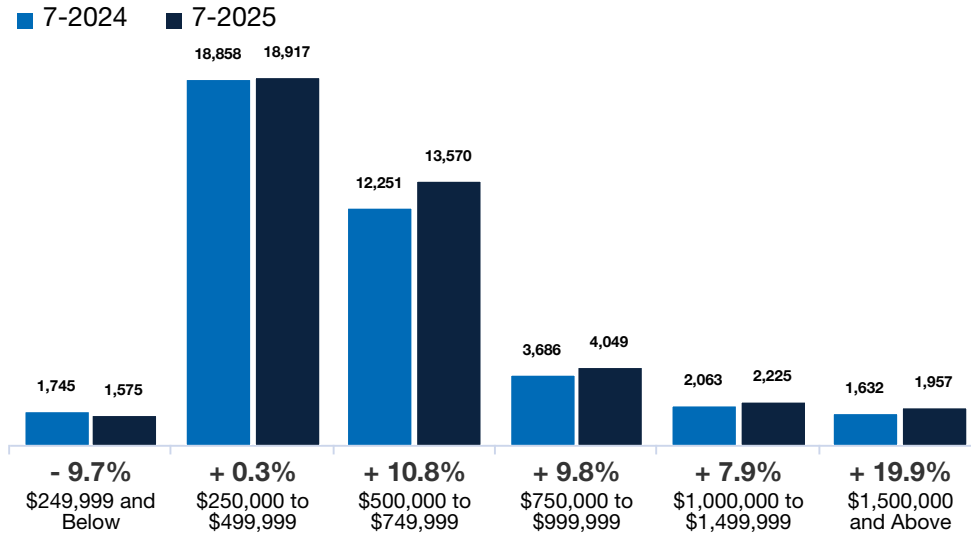
This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



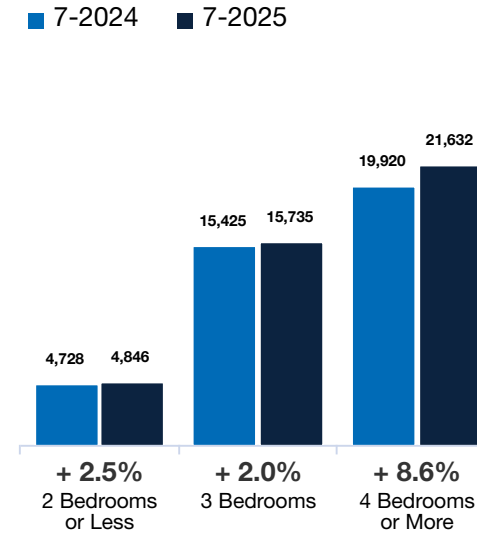
# Closed Sales

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

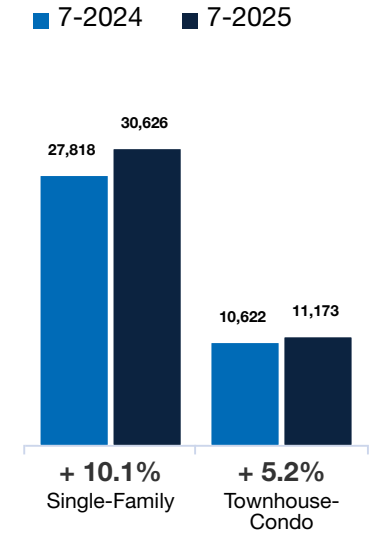
## By Price Range



## By Bedroom Count



## By Property Type



## All Properties

By Price Range	7-2024	7-2025	Change
\$249,999 and Below	1,745	1,575	- 9.7%
\$250,000 to \$499,999	18,858	18,917	+ 0.3%
\$500,000 to \$749,999	12,251	13,570	+ 10.8%
\$750,000 to \$999,999	3,686	4,049	+ 9.8%
\$1,000,000 to \$1,499,999	2,063	2,225	+ 7.9%
\$1,500,000 and Above	1,632	1,957	+ 19.9%

<b>All Price Ranges</b>	<b>40,235</b>	<b>42,293</b>	<b>+ 5.1%</b>
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By Bedroom Count	7-2024	7-2025	Change
2 Bedrooms or Less	4,728	4,846	+ 2.5%
3 Bedrooms	15,425	15,735	+ 2.0%
4 Bedrooms or More	19,920	21,632	+ 8.6%

<b>All Bedroom Counts</b>	<b>40,235</b>	<b>42,293</b>	<b>+ 5.1%</b>
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## Single-Family

7-2024	7-2025	Change
1,304	1,151	- 11.7%
9,958	10,212	+ 2.6%
10,516	12,067	+ 14.7%
3,186	3,702	+ 16.2%
1,613	1,930	+ 19.7%
1,241	1,564	+ 26.0%

<b>27,818</b>	<b>30,626</b>	<b>+ 10.1%</b>
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7-2024	7-2025	Change
1,925	2,011	+ 4.5%
8,353	9,045	+ 8.3%
17,515	19,556	+ 11.7%

<b>27,818</b>	<b>30,626</b>	<b>+ 10.1%</b>
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## Townhouse-Condo

7-2024	7-2025	Change
406	403	- 0.7%
8,228	8,542	+ 3.8%
1,130	1,332	+ 17.9%
264	275	+ 4.2%
303	257	- 15.2%
291	364	+ 25.1%

<b>10,622</b>	<b>11,173</b>	<b>+ 5.2%</b>
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7-2024	7-2025	Change
2,614	2,760	+ 5.6%
6,361	6,494	+ 2.1%
1,513	1,865	+ 23.3%

<b>10,622</b>	<b>11,173</b>	<b>+ 5.2%</b>
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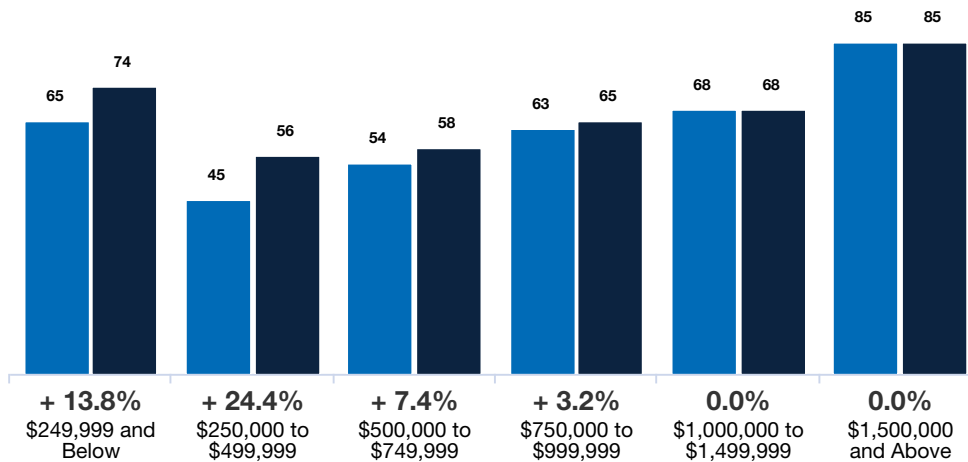
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

# 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.**

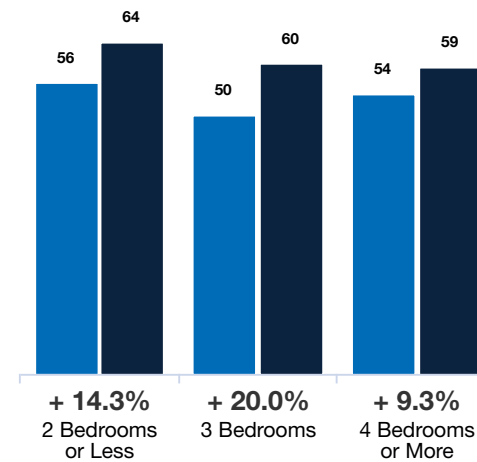
## By Price Range

■ 7-2024 ■ 7-2025



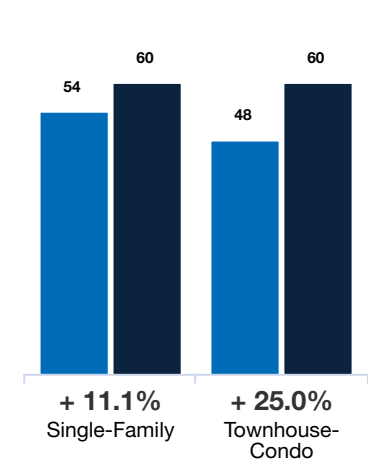
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



## All Properties

### By Price Range

	7-2024	7-2025	Change
\$249,999 and Below	65	74	+ 13.8%
\$250,000 to \$499,999	45	56	+ 24.4%
\$500,000 to \$749,999	54	58	+ 7.4%
\$750,000 to \$999,999	63	65	+ 3.2%
\$1,000,000 to \$1,499,999	68	68	0.0%
\$1,500,000 and Above	85	85	0.0%

### All Price Ranges

53 60 + 13.2%

### By Bedroom Count

	7-2024	7-2025	Change
2 Bedrooms or Less	56	64	+ 14.3%
3 Bedrooms	50	60	+ 20.0%
4 Bedrooms or More	54	59	+ 9.3%

### All Bedroom Counts

53 60 + 13.2%

## Single-Family

	7-2024	7-2025	Change
2 Bedrooms or Less	67	76	+ 13.4%
3 Bedrooms	45	54	+ 20.0%
4 Bedrooms or More	53	58	+ 9.4%
Single-Family	62	63	+ 1.6%
Single-Family	66	67	+ 1.5%
Single-Family	86	91	+ 5.8%

54 60 + 11.1%

## Townhouse-Condo

	7-2024	7-2025	Change
Single-Family	55	67	+ 21.8%
Single-Family	44	59	+ 34.1%
Single-Family	55	61	+ 10.9%
Single-Family	62	78	+ 25.8%
Single-Family	71	69	- 2.8%
Single-Family	91	57	- 37.4%

48 60 + 25.0%

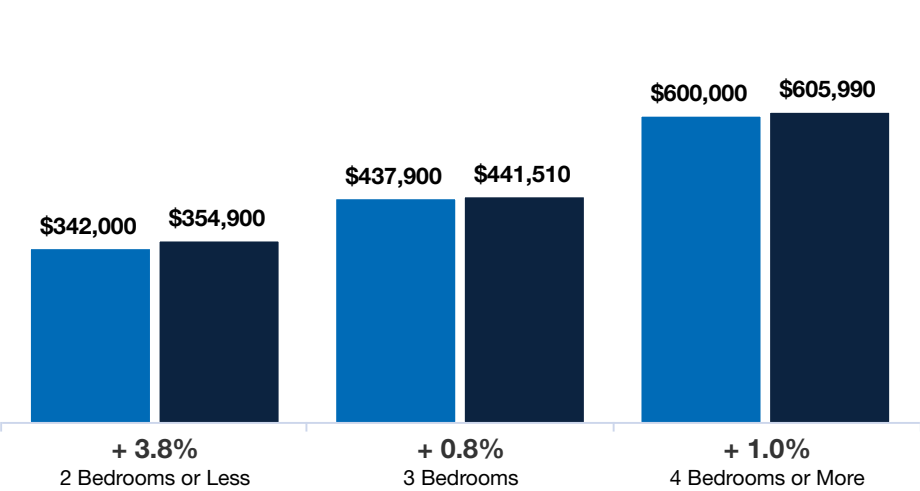
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# Median Sales Price

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

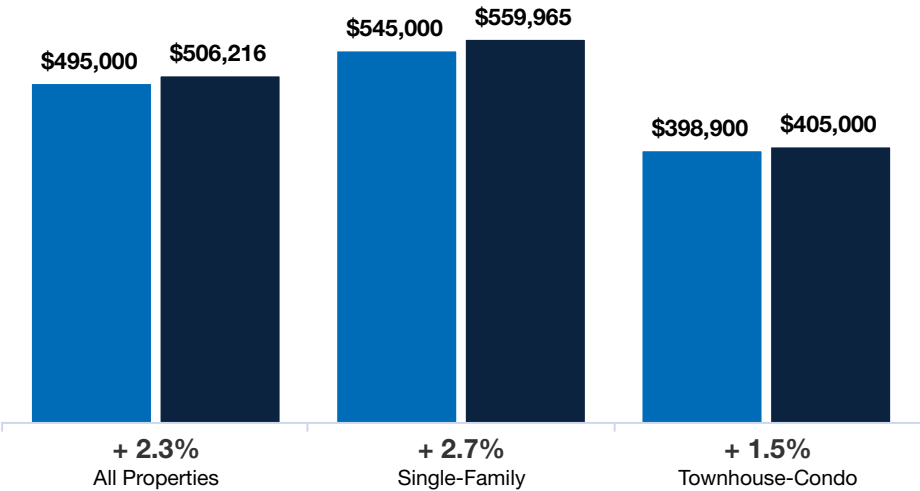
### By Bedroom Count

■ 7-2024 ■ 7-2025



### By Property Type

■ 7-2024 ■ 7-2025



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	7-2024	7-2025	Change	7-2024	7-2025	Change	7-2024	7-2025	Change
2 Bedrooms or Less	\$342,000	\$354,900	+ 3.8%	\$343,250	\$361,400	+ 5.3%	\$340,000	\$349,000	+ 2.6%
3 Bedrooms	\$437,900	\$441,510	+ 0.8%	\$475,000	\$480,000	+ 1.1%	\$397,195	\$400,000	+ 0.7%
4 Bedrooms or More	\$600,000	\$605,990	+ 1.0%	\$610,000	\$620,000	+ 1.6%	\$469,900	\$468,000	- 0.4%
All Bedroom Counts	\$495,000	\$506,216	+ 2.3%	\$545,000	\$559,965	+ 2.7%	\$398,900	\$405,000	+ 1.5%

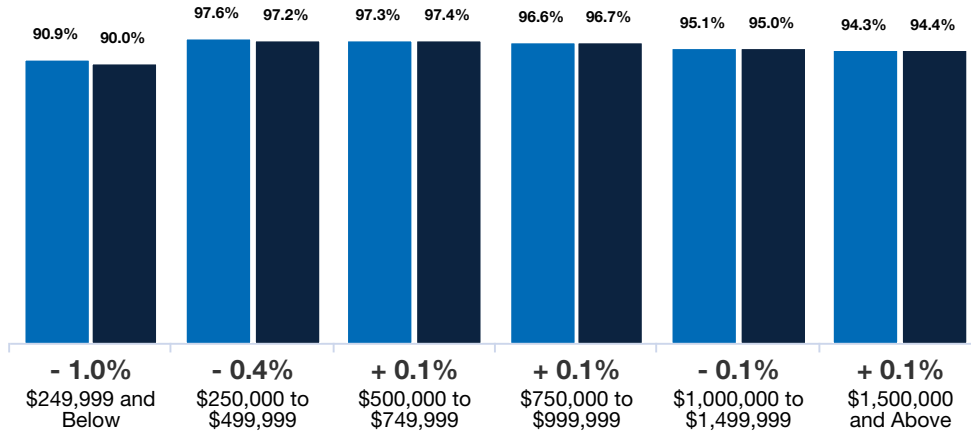
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# Percent of Original List Price Received

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.**

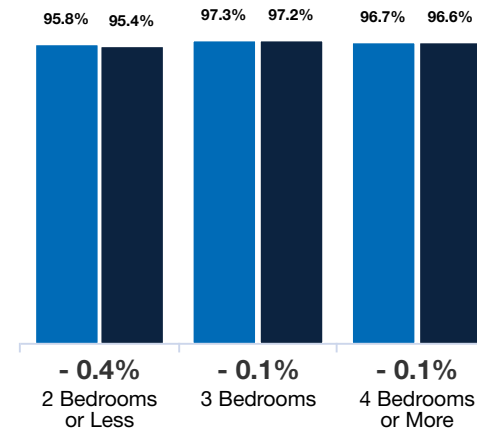
## By Price Range

■ 7-2024 ■ 7-2025



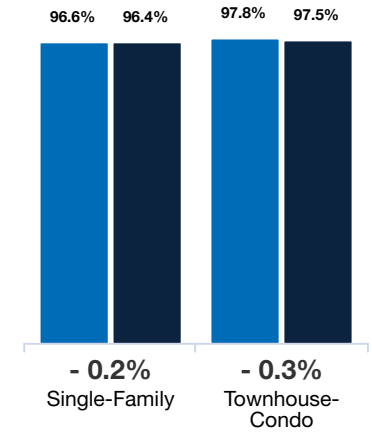
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



## All Properties

### By Price Range

	7-2024	7-2025	Change
\$249,999 and Below	90.9%	90.0%	- 1.0%
\$250,000 to \$499,999	97.6%	97.2%	- 0.4%
\$500,000 to \$749,999	97.3%	97.4%	+ 0.1%
\$750,000 to \$999,999	96.6%	96.7%	+ 0.1%
\$1,000,000 to \$1,499,999	95.1%	95.0%	- 0.1%
\$1,500,000 and Above	94.3%	94.4%	+ 0.1%

### All Price Ranges

96.8% 96.7% - 0.1%

### By Bedroom Count

	7-2024	7-2025	Change
2 Bedrooms or Less	95.8%	95.4%	- 0.4%
3 Bedrooms	97.3%	97.2%	- 0.1%
4 Bedrooms or More	96.7%	96.6%	- 0.1%

### All Bedroom Counts

96.8% 96.7% - 0.1%

## Single-Family

7-2024	7-2025	Change	7-2024	7-2025	Change
89.8%	88.6%	- 1.3%	94.7%	93.7%	- 1.1%
97.2%	96.7%	- 0.5%	98.1%	97.8%	- 0.3%
97.3%	97.4%	+ 0.1%	97.7%	97.5%	- 0.2%
96.7%	96.7%	0.0%	96.4%	96.1%	- 0.3%
94.9%	94.8%	- 0.1%	96.1%	96.4%	+ 0.3%
94.0%	93.7%	- 0.3%	95.4%	97.3%	+ 2.0%

96.6% 96.4% - 0.2%

## Townhouse-Condo

	7-2024	7-2025	Change
	94.7%	93.7%	- 1.1%
	98.1%	97.8%	- 0.3%
	97.7%	97.5%	- 0.2%
	96.4%	96.1%	- 0.3%
	96.1%	96.4%	+ 0.3%
	95.4%	97.3%	+ 2.0%

97.8% 97.5% - 0.3%

7-2024	7-2025	Change	7-2024	7-2025	Change
94.6%	94.2%	- 0.4%	96.7%	96.3%	- 0.4%
96.8%	96.6%	- 0.2%	98.1%	97.9%	- 0.2%
96.7%	96.5%	- 0.2%	97.8%	97.9%	+ 0.1%

96.6% 96.4% - 0.2%

97.8% 97.5% - 0.3%

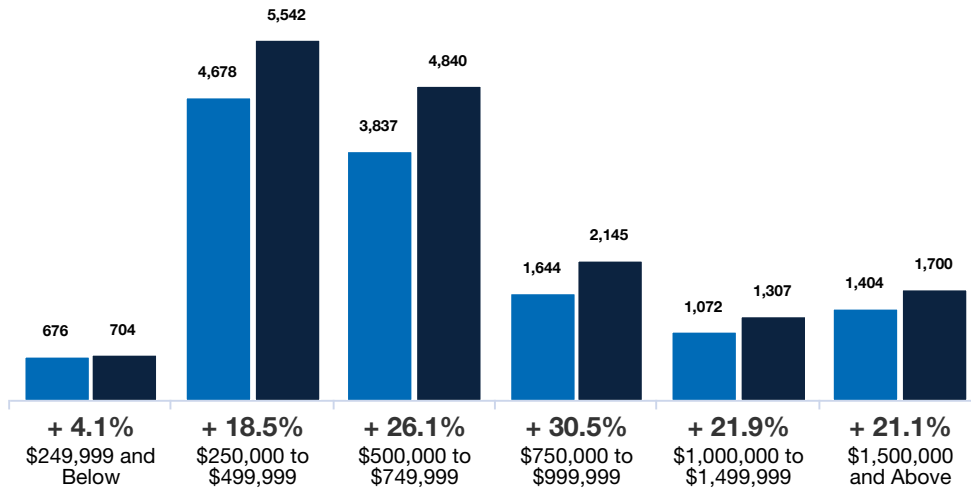
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# Inventory of Homes for Sale

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

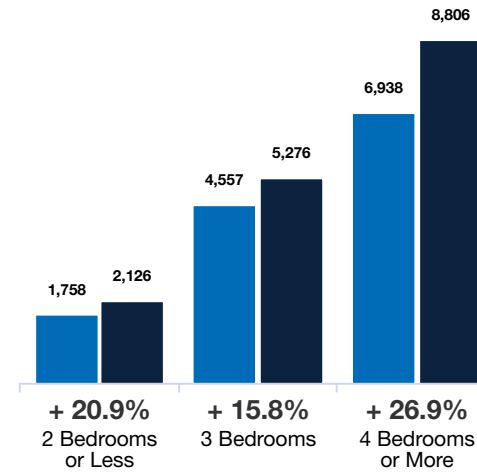
## By Price Range

■ 7-2024 ■ 7-2025



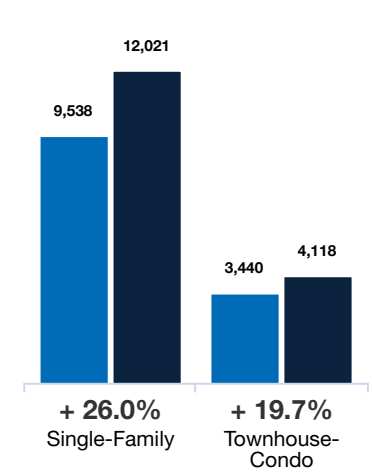
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



## All Properties

### By Price Range

	7-2024	7-2025	Change
\$249,999 and Below	676	704	+ 4.1%
\$250,000 to \$499,999	4,678	5,542	+ 18.5%
\$500,000 to \$749,999	3,837	4,840	+ 26.1%
\$750,000 to \$999,999	1,644	2,145	+ 30.5%
\$1,000,000 to \$1,499,999	1,072	1,307	+ 21.9%
\$1,500,000 and Above	1,404	1,700	+ 21.1%

### All Price Ranges

**13,311 16,238 + 22.0%**

### By Bedroom Count

	7-2024	7-2025	Change
2 Bedrooms or Less	1,758	2,126	+ 20.9%
3 Bedrooms	4,557	5,276	+ 15.8%
4 Bedrooms or More	6,938	8,806	+ 26.9%

### All Bedroom Counts

**13,311 16,238 + 22.0%**

## Single-Family

	7-2024	7-2025	Change
2 Bedrooms or Less	526	523	- 0.6%
3 Bedrooms	2,334	2,731	+ 17.0%
4 Bedrooms or More	3,144	4,229	+ 34.5%
Single-Family (Total)	1,430	1,945	+ 36.0%
Townhouse-Condo	883	1,133	+ 28.3%
Single-Family (Total)	1,221	1,460	+ 19.6%

**9,538 12,021 + 26.0%**

## Townhouse-Condo

	7-2024	7-2025	Change
2 Bedrooms or Less	137	166	+ 21.2%
3 Bedrooms	2,264	2,791	+ 23.3%
4 Bedrooms or More	594	590	- 0.7%
Townhouse-Condo (Total)	165	192	+ 16.4%
Single-Family	144	163	+ 13.2%
Townhouse-Condo (Total)	136	216	+ 58.8%

**3,440 4,118 + 19.7%**

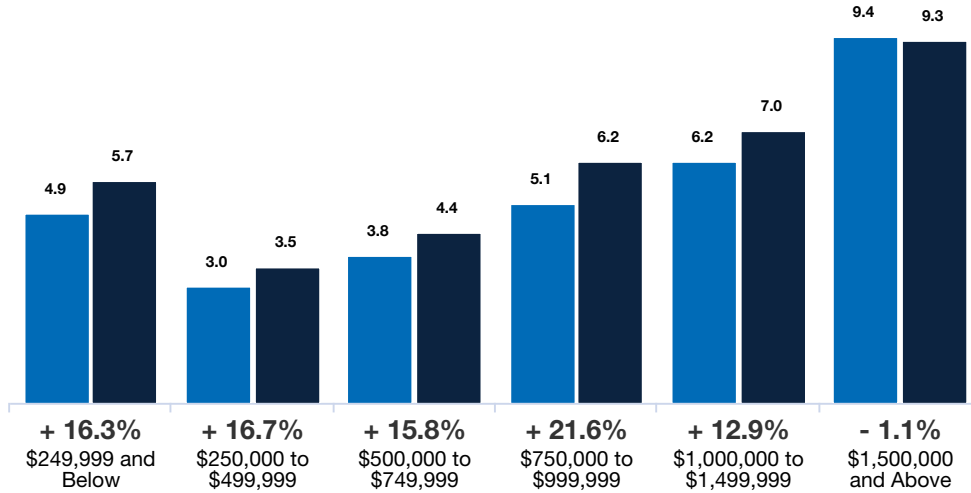
Figures on this page are based upon a snapshot of active listings at the end of the month.

# 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.**

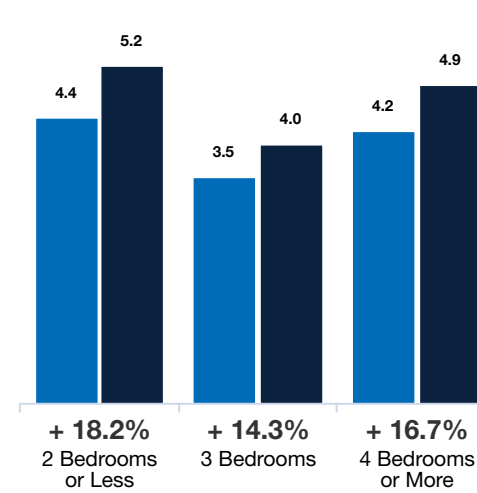
## By Price Range

■ 7-2024 ■ 7-2025



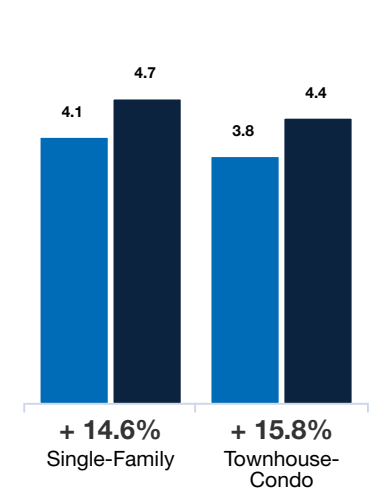
## By Bedroom Count

■ 7-2024 ■ 7-2025



## By Property Type

■ 7-2024 ■ 7-2025



## All Properties

### By Price Range

	7-2024	7-2025	Change
\$249,999 and Below	4.9	5.7	+ 16.3%
\$250,000 to \$499,999	3.0	3.5	+ 16.7%
\$500,000 to \$749,999	3.8	4.4	+ 15.8%
\$750,000 to \$999,999	5.1	6.2	+ 21.6%
\$1,000,000 to \$1,499,999	6.2	7.0	+ 12.9%
\$1,500,000 and Above	9.4	9.3	- 1.1%

### All Price Ranges

3.9 4.6 + 17.9%

### By Bedroom Count

	7-2024	7-2025	Change
2 Bedrooms or Less	4.4	5.2	+ 18.2%
3 Bedrooms	3.5	4.0	+ 14.3%
4 Bedrooms or More	4.2	4.9	+ 16.7%

### All Bedroom Counts

3.9 4.6 + 17.9%

## Single-Family

	7-2024	7-2025	Change
2 Bedrooms or Less	5.1	5.8	+ 13.7%
3 Bedrooms	2.8	3.1	+ 10.7%
4 Bedrooms or More	3.6	4.3	+ 19.4%
Single-Family	5.1	6.1	+ 19.6%
Townhouse-Condo	6.6	7.1	+ 7.6%
All Single-Family	11.0	10.5	- 4.5%

4.1 4.7 + 14.6%

## Townhouse-Condo

	7-2024	7-2025	Change
2 Bedrooms or Less	4.2	5.1	+ 21.4%
3 Bedrooms	3.3	4.0	+ 21.2%
4 Bedrooms or More	6.2	5.1	- 17.7%
Single-Family	7.2	8.5	+ 18.1%
Townhouse-Condo	5.3	7.0	+ 32.1%
All Townhouse-Condo	4.5	5.3	+ 17.8%

3.8 4.4 + 15.8%

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