

Local Market Update for August 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

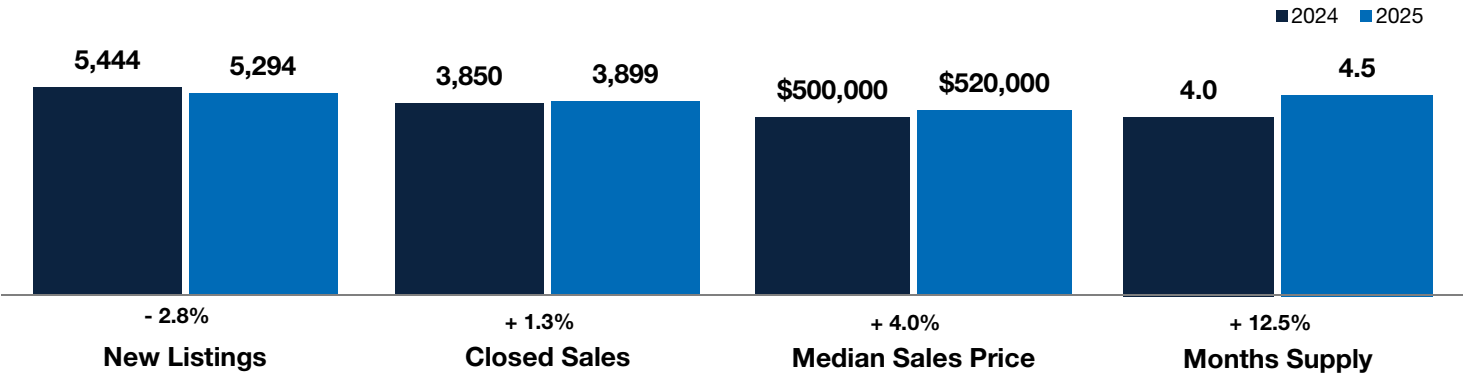


Entire State

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	5,444	5,294	- 2.8%	41,992	46,003	+ 9.6%
Pending Sales	3,701	3,553	- 4.0%	29,644	29,931	+ 1.0%
Closed Sales	3,850	3,899	+ 1.3%	28,244	28,711	+ 1.7%
Median Sales Price*	\$500,000	\$520,000	+ 4.0%	\$500,000	\$510,000	+ 2.0%
Average Sales Price*	\$645,549	\$679,456	+ 5.3%	\$636,497	\$668,467	+ 5.0%
Percent of Original List Price Received*	96.7%	95.9%	- 0.8%	97.2%	96.7%	- 0.5%
Days on Market Until Sale	52	63	+ 21.2%	54	62	+ 14.8%
Inventory of Homes for Sale	13,743	16,082	+ 17.0%	--	--	--
Months Supply of Inventory	4.0	4.5	+ 12.5%	--	--	--

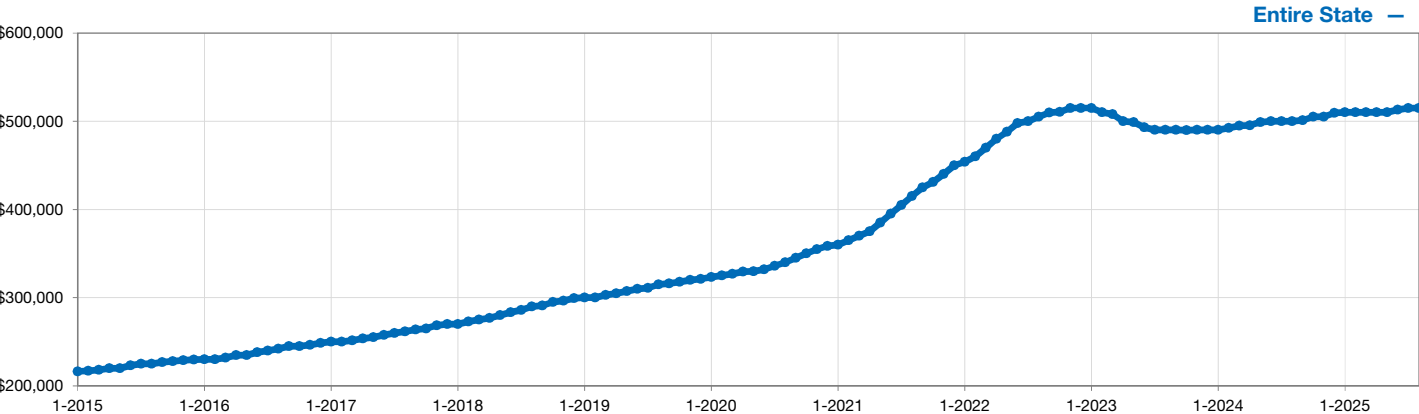
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August



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.