

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



August 2025

U.S. sales of new single-family homes declined 0.6% month-over-month and 8.2% year-over-year to a seasonally adjusted annual rate of 652,000 units, according to the U.S. Census Bureau. The median sales price of a new home fell 5.9% from a year earlier to \$403,800. Meanwhile, housing inventory increased 7.3% year-over-year to 499,000 units, representing a 9.2-month supply at the current sales pace. For the 12-month period spanning September 2024 through August 2025, Closed Sales in the Utah Association of REALTORS® region went up 5.5 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales increased 20.2 percent.

The overall Median Sales Price increased 2.8 percent to \$509,000. The property type with the largest gain was the Single-Family segment, where prices were up 2.8 percent to \$560,000. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 57 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 was up 17.0 percent. The property type with the largest gain was the Single-Family segment, where the number of properties for sale increased 19.0 percent. That amounts to 4.6 months of inventory for Single-Family and 4.4 months of inventory for Townhouse-Condo.

Quick Facts

+ 20.2%	+ 9.9%	+ 11.2%
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

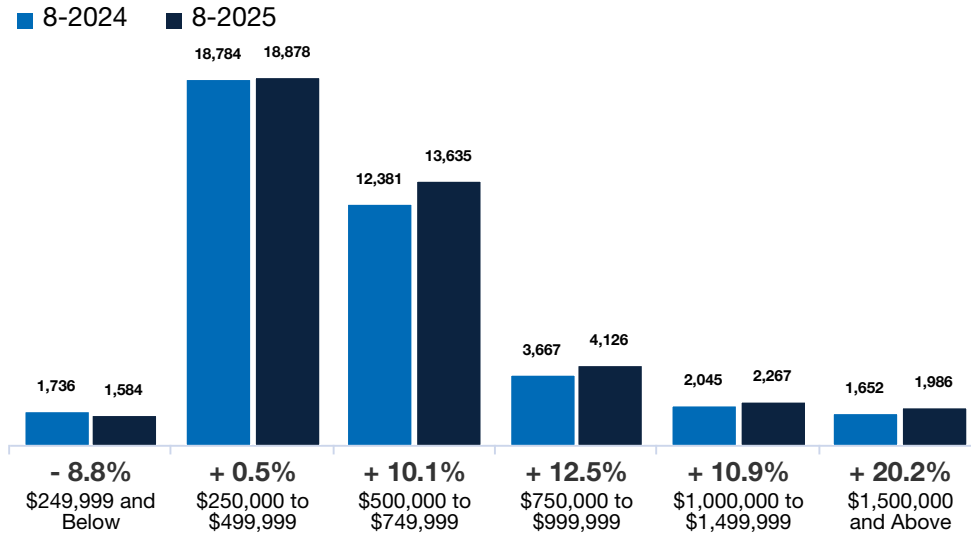
This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



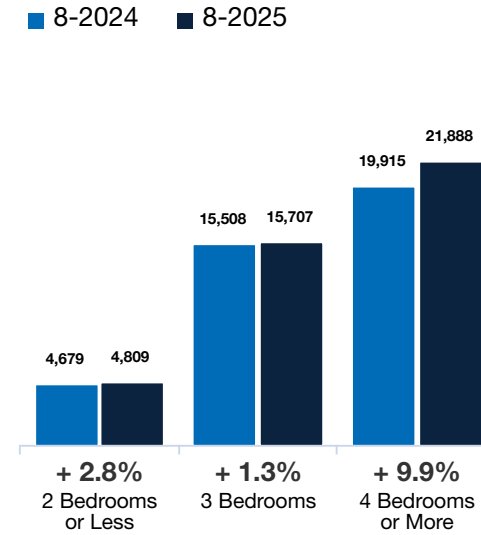
Closed Sales

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

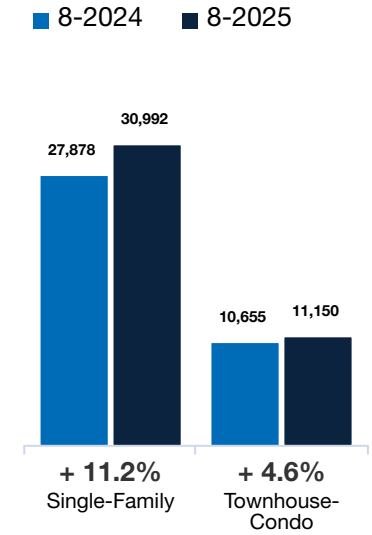
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2024	8-2025	Change
\$249,999 and Below	1,736	1,584	- 8.8%
\$250,000 to \$499,999	18,784	18,878	+ 0.5%
\$500,000 to \$749,999	12,381	13,635	+ 10.1%
\$750,000 to \$999,999	3,667	4,126	+ 12.5%
\$1,000,000 to \$1,499,999	2,045	2,267	+ 10.9%
\$1,500,000 and Above	1,652	1,986	+ 20.2%

All Price Ranges	40,265	42,476	+ 5.5%
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By Bedroom Count	8-2024	8-2025	Change
2 Bedrooms or Less	4,679	4,809	+ 2.8%
3 Bedrooms	15,508	15,707	+ 1.3%
4 Bedrooms or More	19,915	21,888	+ 9.9%

All Bedroom Counts	40,265	42,476	+ 5.5%
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Single-Family

8-2024	8-2025	Change
1,300	1,146	- 11.8%
9,856	10,306	+ 4.6%
10,654	12,158	+ 14.1%
3,179	3,800	+ 19.5%
1,610	1,983	+ 23.2%
1,279	1,599	+ 25.0%

27,878	30,992	+ 11.2%
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8-2024	8-2025	Change
1,914	2,024	+ 5.7%
8,426	9,113	+ 8.2%
17,513	19,843	+ 13.3%

27,878	30,992	+ 11.2%
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Townhouse-Condo

8-2024	8-2025	Change
406	415	+ 2.2%
8,275	8,469	+ 2.3%
1,140	1,368	+ 20.0%
251	278	+ 10.8%
297	257	- 13.5%
286	363	+ 26.9%

10,655	11,150	+ 4.6%
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8-2024	8-2025	Change
2,587	2,727	+ 5.4%
6,395	6,458	+ 1.0%
1,539	1,916	+ 24.5%

10,655	11,150	+ 4.6%
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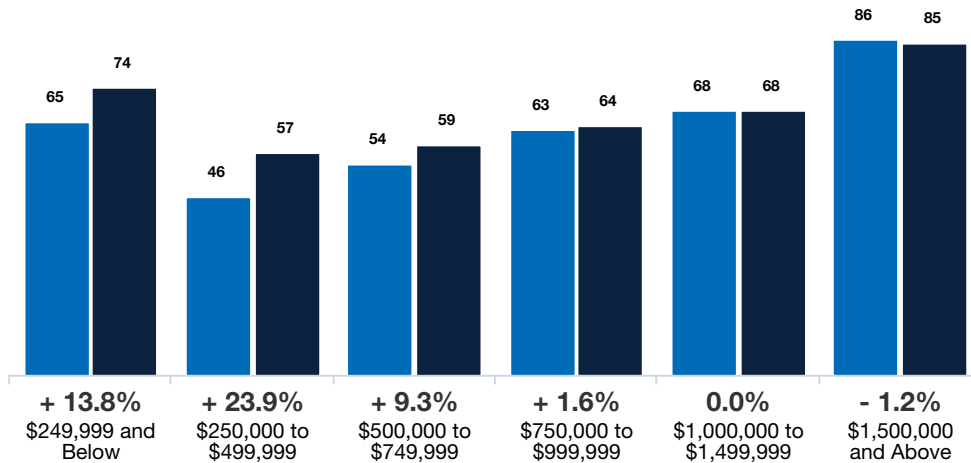
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

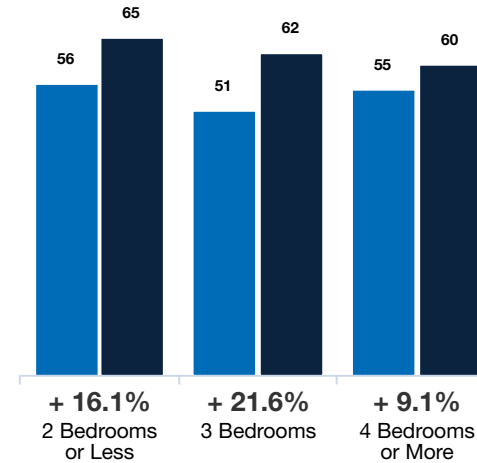
By Price Range

■ 8-2024 ■ 8-2025



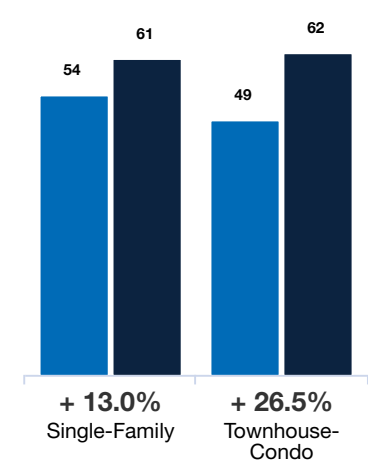
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range

	8-2024	8-2025	Change
\$249,999 and Below	65	74	+ 13.8%
\$250,000 to \$499,999	46	57	+ 23.9%
\$500,000 to \$749,999	54	59	+ 9.3%
\$750,000 to \$999,999	63	64	+ 1.6%
\$1,000,000 to \$1,499,999	68	68	0.0%
\$1,500,000 and Above	86	85	- 1.2%

All Price Ranges

53 61 + 15.1%

By Bedroom Count

	8-2024	8-2025	Change
2 Bedrooms or Less	56	65	+ 16.1%
3 Bedrooms	51	62	+ 21.6%
4 Bedrooms or More	55	60	+ 9.1%

All Bedroom Counts

53 61 + 15.1%

Single-Family

	8-2024	8-2025	Change
2 Bedrooms or Less	67	76	+ 13.4%
3 Bedrooms	46	55	+ 19.6%
4 Bedrooms or More	53	59	+ 11.3%
Single-Family	62	63	+ 1.6%
Single-Family	67	68	+ 1.5%
Single-Family	86	92	+ 7.0%

54 61 + 13.0%

Townhouse-Condo

	8-2024	8-2025	Change
Single-Family	57	67	+ 17.5%
Single-Family	45	61	+ 35.6%
Single-Family	55	63	+ 14.5%
Single-Family	65	78	+ 20.0%
Single-Family	71	71	0.0%
Single-Family	93	55	- 40.9%

49 62 + 26.5%

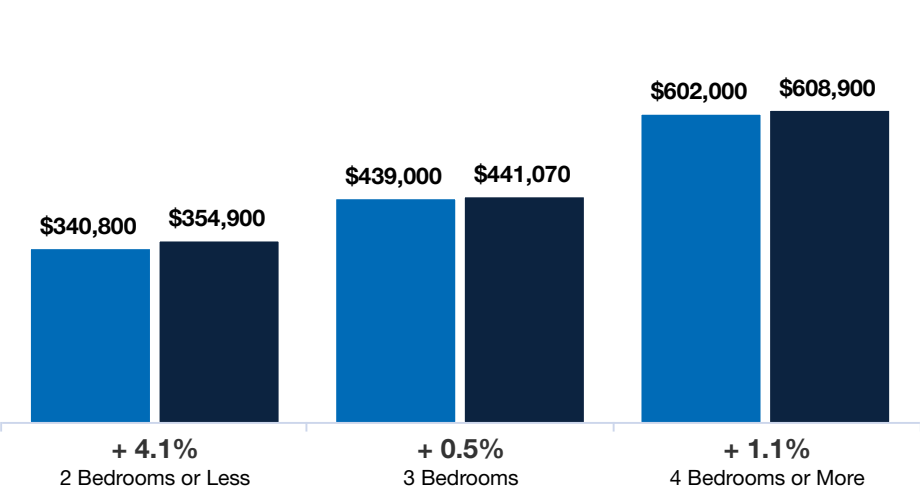
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Median Sales Price

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

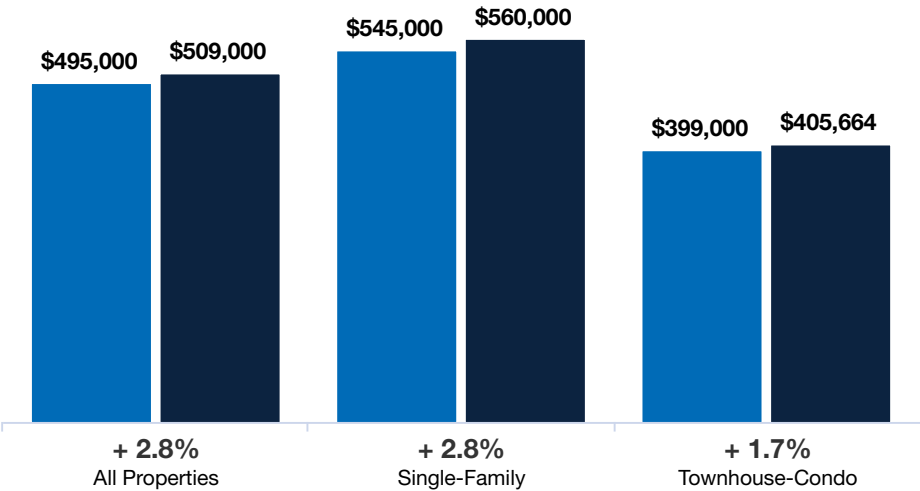
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	8-2024	8-2025	Change	8-2024	8-2025	Change	8-2024	8-2025	Change
2 Bedrooms or Less	\$340,800	\$354,900	+ 4.1%	\$345,000	\$360,000	+ 4.3%	\$338,500	\$349,900	+ 3.4%
3 Bedrooms	\$439,000	\$441,070	+ 0.5%	\$476,495	\$481,000	+ 0.9%	\$398,640	\$400,000	+ 0.3%
4 Bedrooms or More	\$602,000	\$608,900	+ 1.1%	\$612,500	\$624,922	+ 2.0%	\$467,820	\$468,155	+ 0.1%
All Bedroom Counts	\$495,000	\$509,000	+ 2.8%	\$545,000	\$560,000	+ 2.8%	\$399,000	\$405,664	+ 1.7%

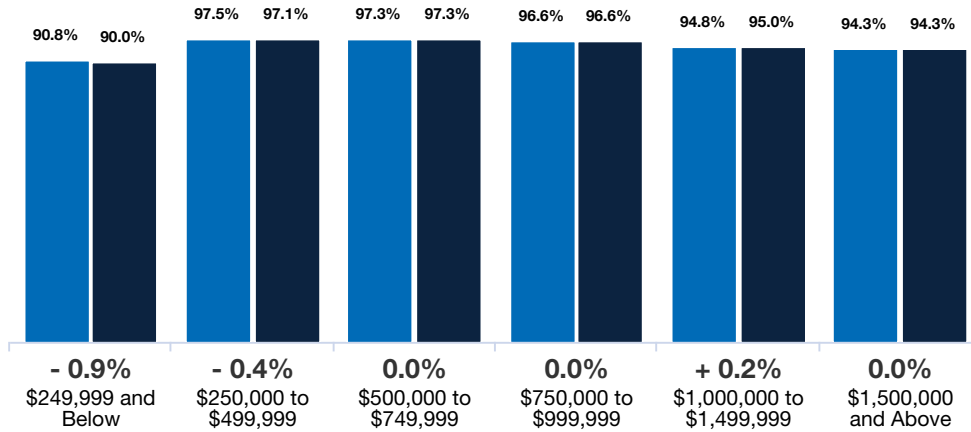
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

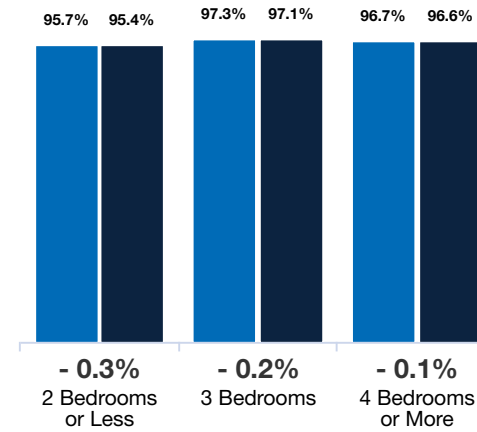
By Price Range

■ 8-2024 ■ 8-2025



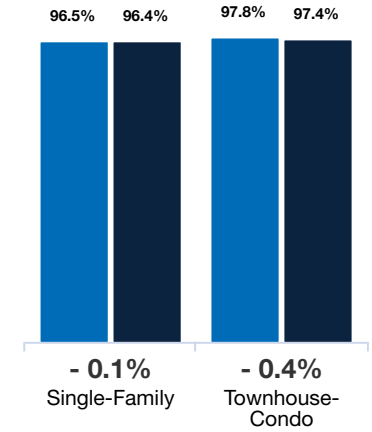
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range

	8-2024	8-2025	Change
\$249,999 and Below	90.8%	90.0%	- 0.9%
\$250,000 to \$499,999	97.5%	97.1%	- 0.4%
\$500,000 to \$749,999	97.3%	97.3%	0.0%
\$750,000 to \$999,999	96.6%	96.6%	0.0%
\$1,000,000 to \$1,499,999	94.8%	95.0%	+ 0.2%
\$1,500,000 and Above	94.3%	94.3%	0.0%

All Price Ranges

96.8% 96.6% - 0.2%

By Bedroom Count

	8-2024	8-2025	Change
2 Bedrooms or Less	95.7%	95.4%	- 0.3%
3 Bedrooms	97.3%	97.1%	- 0.2%
4 Bedrooms or More	96.7%	96.6%	- 0.1%

All Bedroom Counts

96.8% 96.6% - 0.2%

Single-Family

	8-2024	8-2025	Change
2 Bedrooms or Less	89.7%	88.6%	- 1.2%
3 Bedrooms	97.1%	96.7%	- 0.4%
4 Bedrooms or More	97.4%	97.3%	- 0.1%
Single-Family	96.7%	96.6%	- 0.1%
Townhouse-Condo	94.6%	94.8%	+ 0.2%
All Single-Family	93.9%	93.6%	- 0.3%

All Single-Family

96.5% 96.4% - 0.1%

Townhouse-Condo

	8-2024	8-2025	Change
2 Bedrooms or Less	94.5%	93.9%	- 0.6%
3 Bedrooms	98.1%	97.6%	- 0.5%
4 Bedrooms or More	97.7%	97.3%	- 0.4%
Single-Family	96.3%	95.9%	- 0.4%
Townhouse-Condo	96.0%	96.2%	+ 0.2%
All Townhouse-Condo	95.4%	97.4%	+ 2.1%

All Townhouse-Condo

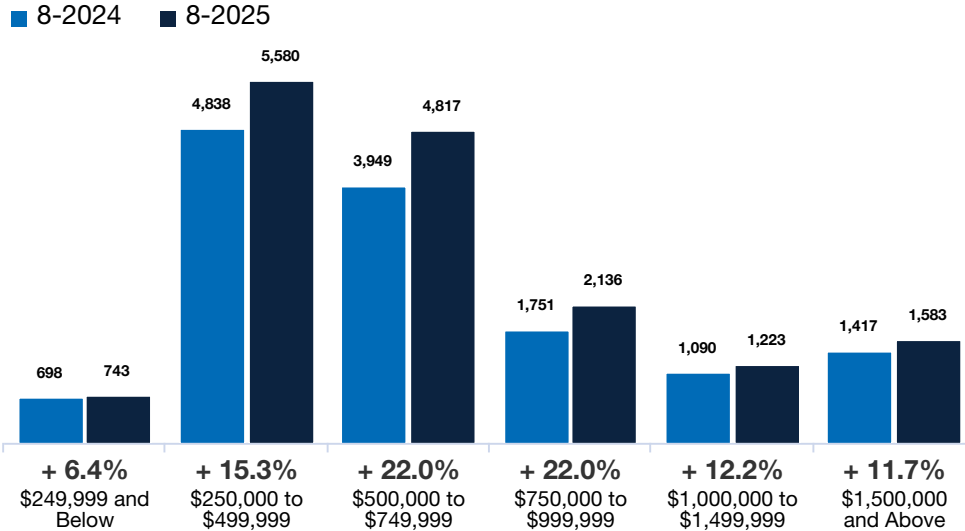
97.8% 97.4% - 0.4%

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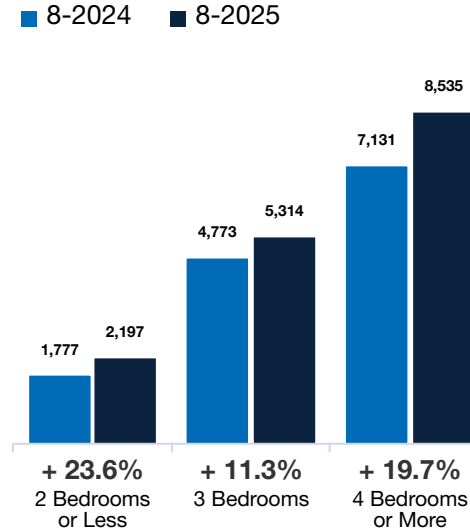
Inventory of Homes for Sale

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

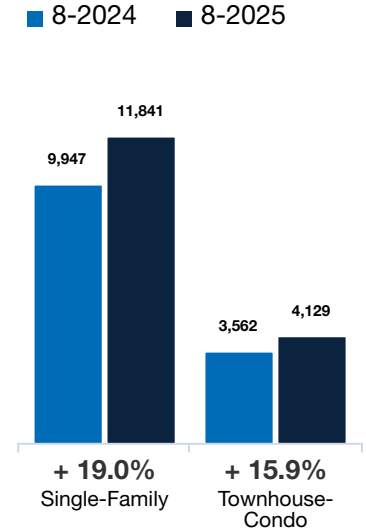
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2024	8-2025	Change
\$249,999 and Below	698	743	+ 6.4%
\$250,000 to \$499,999	4,838	5,580	+ 15.3%
\$500,000 to \$749,999	3,949	4,817	+ 22.0%
\$750,000 to \$999,999	1,751	2,136	+ 22.0%
\$1,000,000 to \$1,499,999	1,090	1,223	+ 12.2%
\$1,500,000 and Above	1,417	1,583	+ 11.7%

All Price Ranges 13,743 16,082 + 17.0%

By Bedroom Count	8-2024	8-2025	Change
2 Bedrooms or Less	1,777	2,197	+ 23.6%
3 Bedrooms	4,773	5,314	+ 11.3%
4 Bedrooms or More	7,131	8,535	+ 19.7%

All Bedroom Counts 13,743 16,082 + 17.0%

Single-Family

8-2024	8-2025	Change
550	544	- 1.1%
2,443	2,731	+ 11.8%
3,265	4,215	+ 29.1%
1,531	1,930	+ 26.1%
906	1,063	+ 17.3%
1,252	1,358	+ 8.5%

9,947 11,841 + 19.0%

Townhouse-Condo

8-2024	8-2025	Change
130	184	+ 41.5%
2,348	2,823	+ 20.2%
620	581	- 6.3%
180	199	+ 10.6%
153	147	- 3.9%
131	195	+ 48.9%

3,562 4,129 + 15.9%

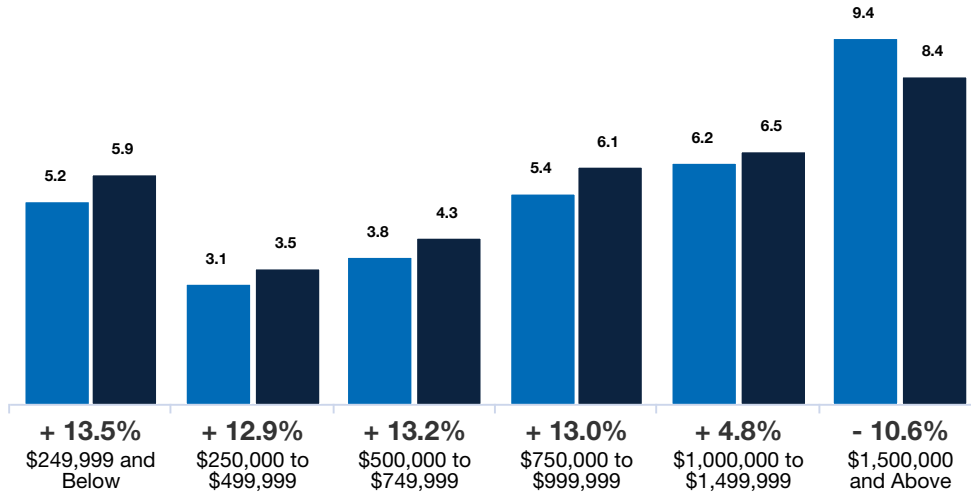
Figures on this page are based upon a snapshot of active listings at the end of the month.

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.**

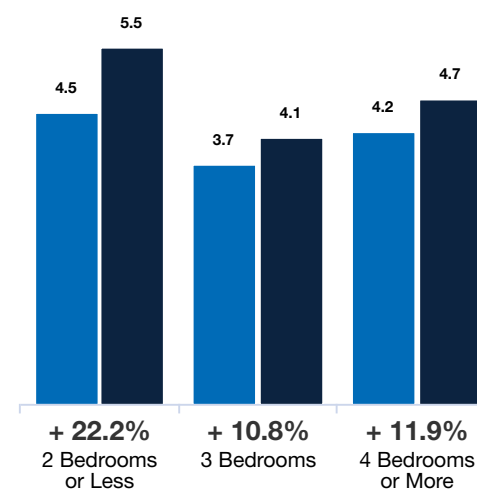
By Price Range

■ 8-2024 ■ 8-2025



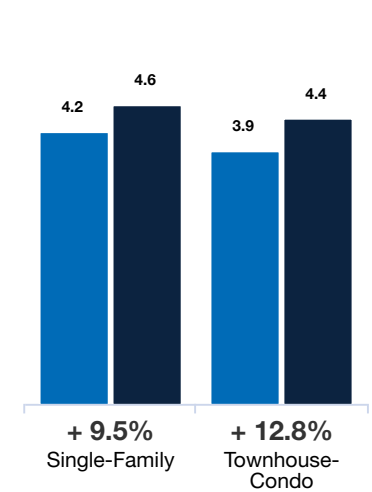
By Bedroom Count

■ 8-2024 ■ 8-2025



By Property Type

■ 8-2024 ■ 8-2025



All Properties

By Price Range

	8-2024	8-2025	Change
\$249,999 and Below	5.2	5.9	+ 13.5%
\$250,000 to \$499,999	3.1	3.5	+ 12.9%
\$500,000 to \$749,999	3.8	4.3	+ 13.2%
\$750,000 to \$999,999	5.4	6.1	+ 13.0%
\$1,000,000 to \$1,499,999	6.2	6.5	+ 4.8%
\$1,500,000 and Above	9.4	8.4	- 10.6%

All Price Ranges

4.0 4.5 + 12.5%

By Bedroom Count

	8-2024	8-2025	Change
2 Bedrooms or Less	4.5	5.5	+ 22.2%
3 Bedrooms	3.7	4.1	+ 10.8%
4 Bedrooms or More	4.2	4.7	+ 11.9%

All Bedroom Counts

4.0 4.5 + 12.5%

Single-Family

	8-2024	8-2025	Change
2 Bedrooms or Less	5.5	6.0	+ 9.1%
3 Bedrooms	2.9	3.1	+ 6.9%
4 Bedrooms or More	3.7	4.3	+ 16.2%
Single-Family	5.5	5.9	+ 7.3%
Townhouse-Condo	6.6	6.4	- 3.0%
All Properties	11.0	9.4	- 14.5%

All Price Ranges

4.2 4.6 + 9.5%

Townhouse-Condo

	8-2024	8-2025	Change
2 Bedrooms or Less	4.1	5.3	+ 29.3%
3 Bedrooms	3.4	4.0	+ 17.6%
4 Bedrooms or More	6.3	5.0	- 20.6%
Single-Family	8.0	8.6	+ 7.5%
Townhouse-Condo	5.5	6.7	+ 21.8%
All Properties	4.3	4.7	+ 9.3%

All Price Ranges

3.9 4.4 + 12.8%

	8-2024	8-2025	Change
2 Bedrooms or Less	4.5	4.6	+ 2.2%
3 Bedrooms	3.9	4.3	+ 10.3%
4 Bedrooms or More	4.3	4.7	+ 9.3%
Single-Family	4.6	6.1	+ 32.6%
Townhouse-Condo	3.6	3.8	+ 5.6%
All Properties	4.4	4.1	- 6.8%

By Bedroom Count

4.2 4.6 + 9.5%

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