

# Monthly Indicators

## August 2025

U.S. existing-home sales rose 2.0% month-over-month and 0.8% year-over-year to a seasonally adjusted annual rate of 4.01 million units, according to the National Association of REALTORS® (NAR). Economists polled by Reuters had forecast a rate of 3.92 million units. Regionally, sales increased on a monthly basis in the West, South, and Northeast, but declined in the Midwest.

New Listings in the state of Utah decreased 2.8 percent to 5,294. Pending Sales decreased 4.0 percent to 3,553. Inventory increased 17.0 percent to 16,082.

Median Sales Price increased 4.0 percent from \$500,000 to \$520,000. Days on Market increased 21.2 percent to 63. Months Supply of Inventory increased 12.5 percent to 4.5.

Nationally, 1.55 million units were listed for sale heading into August, up 0.6% from the previous month and 15.7% higher than the same time last year, representing a 4.6-month supply at the current sales pace, according to NAR. Inventory is now at its highest level since May 2020, a shift that has helped slow price growth in many markets. As a result, the national median existing-home sales price edged up just 0.2% year-over-year to \$422,400.

## Monthly Snapshot

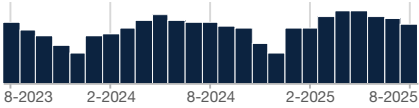
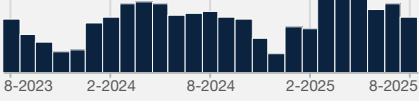
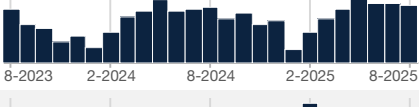
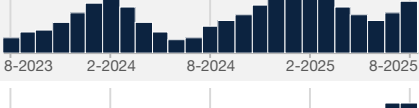



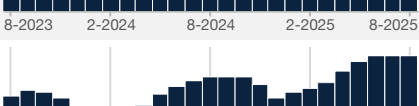
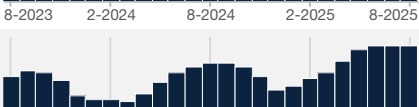
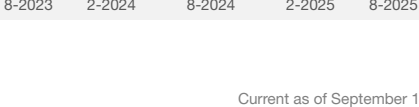
<b>+ 1.3%</b>	<b>+ 4.0%</b>	<b>+ 17.0%</b>
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale

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. Percent changes are calculated using rounded figures.

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# Market Overview

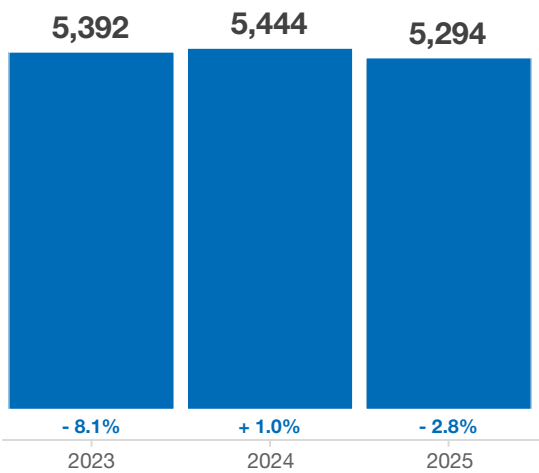
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars	8-2024	8-2025	% Change	YTD 2024	YTD 2025	% 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%
Days on Market Until Sale		52	63	+ 21.2%	54	62	+ 14.8%
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%
Housing Affordability Index		78	73	- 6.4%	78	75	- 3.8%
Inventory of Homes for Sale		13,743	16,082	+ 17.0%	—	—	—
Months Supply of Inventory		4.0	4.5	+ 12.5%	—	—	—

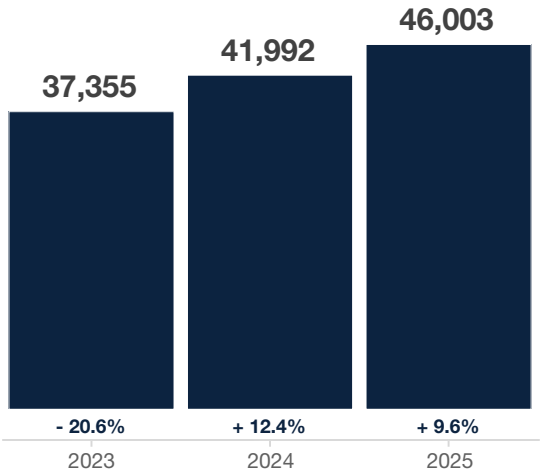
# New Listings

A count of the properties that have been newly listed on the market in a given month.

## August

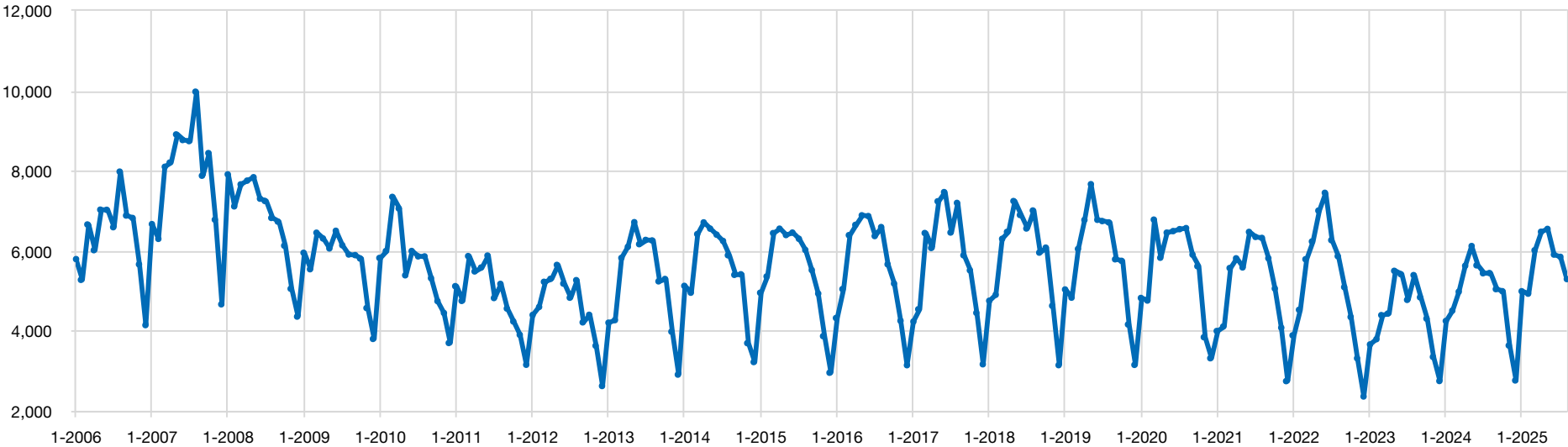


## Year to Date



	New Listings	Prior Year	Year-Over-Year Change
September 2024	5,042	4,838	+ 4.2%
October 2024	4,990	4,305	+ 15.9%
November 2024	3,634	3,348	+ 8.5%
December 2024	2,760	2,746	+ 0.5%
January 2025	4,989	4,246	+ 17.5%
February 2025	4,929	4,504	+ 9.4%
March 2025	6,013	4,977	+ 20.8%
April 2025	6,476	5,626	+ 15.1%
May 2025	6,547	6,119	+ 7.0%
June 2025	5,906	5,637	+ 4.8%
July 2025	5,849	5,439	+ 7.5%
August 2025	5,294	5,444	- 2.8%
12-Month Avg	5,202	4,769	+ 9.1%

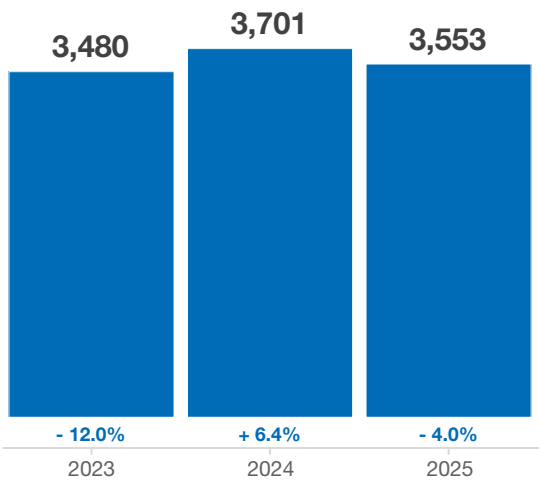
## Historical New Listings by Month



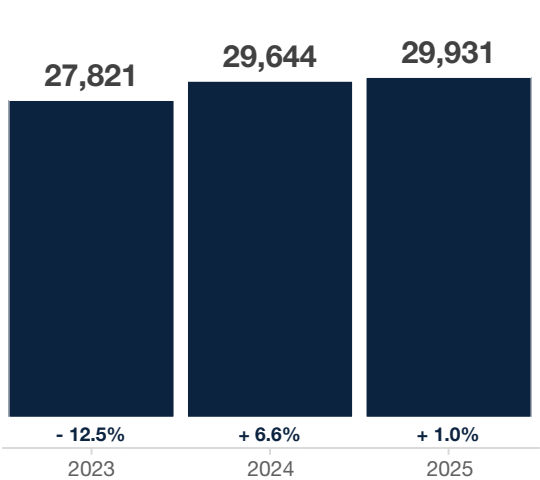
# Pending Sales

A count of the properties on which offers have been accepted in a given month.

## August

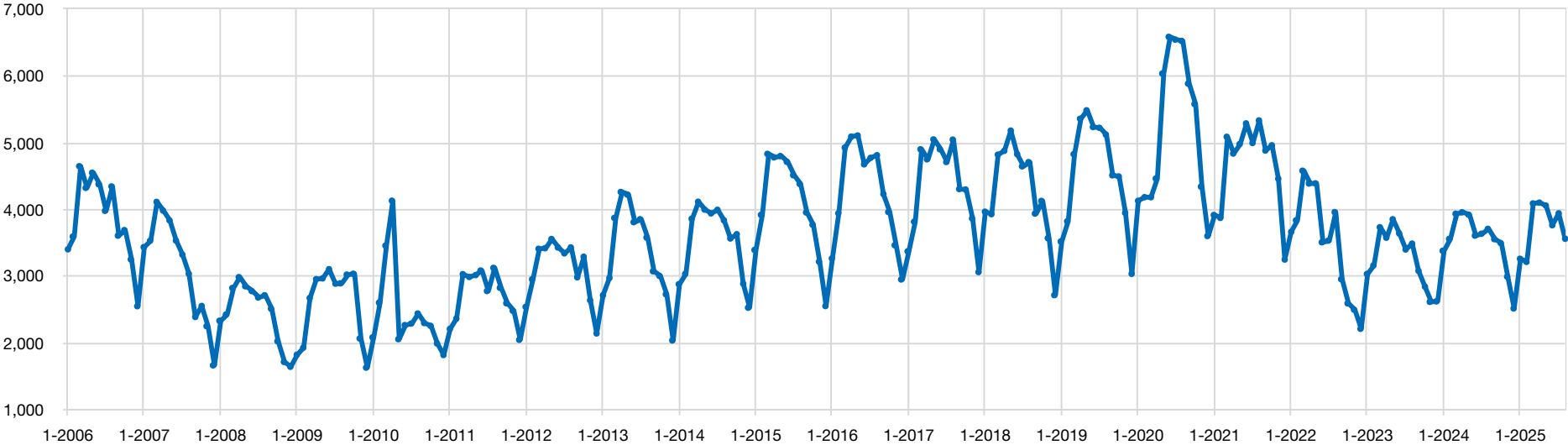


## Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
September 2024	3,547	3,071	+ 15.5%
October 2024	3,488	2,835	+ 23.0%
November 2024	2,984	2,606	+ 14.5%
December 2024	2,507	2,613	- 4.1%
January 2025	3,252	3,372	- 3.6%
February 2025	3,206	3,550	- 9.7%
March 2025	4,083	3,928	+ 3.9%
April 2025	4,095	3,950	+ 3.7%
May 2025	4,051	3,915	+ 3.5%
June 2025	3,756	3,600	+ 4.3%
July 2025	3,935	3,628	+ 8.5%
August 2025	3,553	3,701	- 4.0%
12-Month Avg	3,538	3,397	+ 4.2%

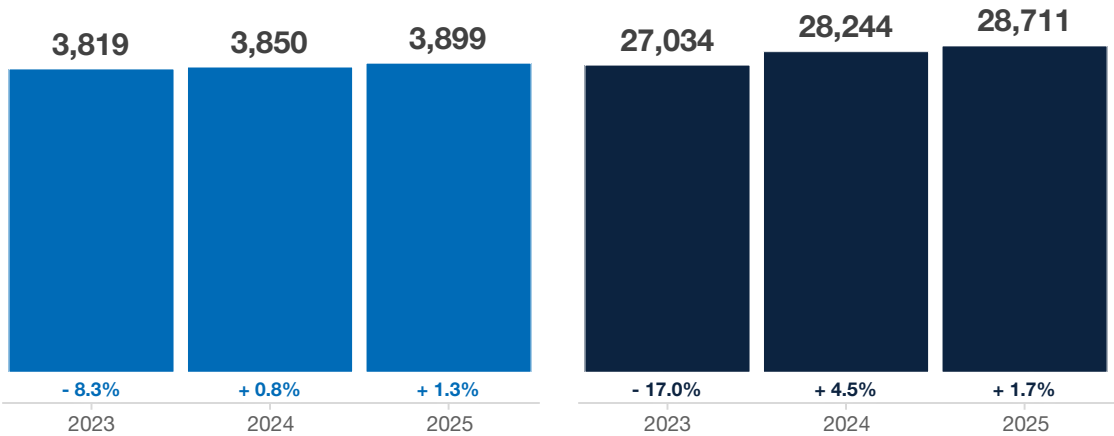
## Historical Pending Sales by Month



# Closed Sales

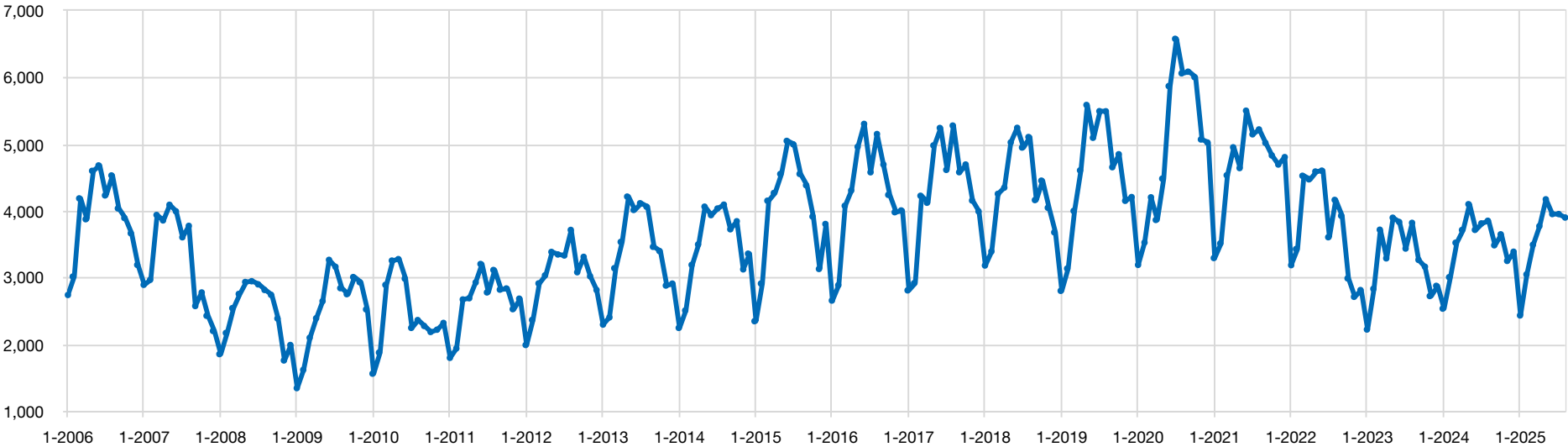
A count of the actual sales that closed in a given month.

## August



Closed Sales	Prior Year	Year-Over-Year Change
September 2024	3,483	3,264 + 6.7%
October 2024	3,647	3,161 + 15.4%
November 2024	3,249	2,722 + 19.4%
December 2024	3,386	2,874 + 17.8%
January 2025	2,431	2,533 - 4.0%
February 2025	3,046	3,004 + 1.4%
March 2025	3,491	3,521 - 0.9%
April 2025	3,770	3,712 + 1.6%
May 2025	4,172	4,099 + 1.8%
June 2025	3,951	3,714 + 6.4%
July 2025	3,951	3,811 + 3.7%
August 2025	3,899	3,850 + 1.3%
12-Month Avg	3,540	3,355 + 5.5%

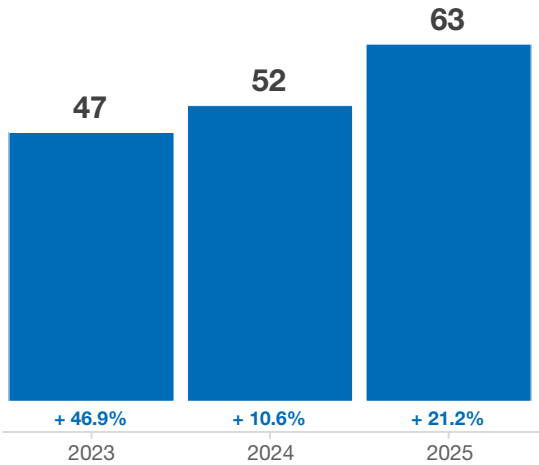
## Historical Closed Sales by Month



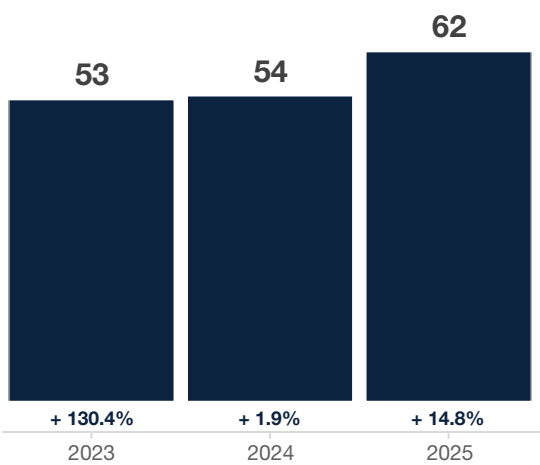
# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

## August



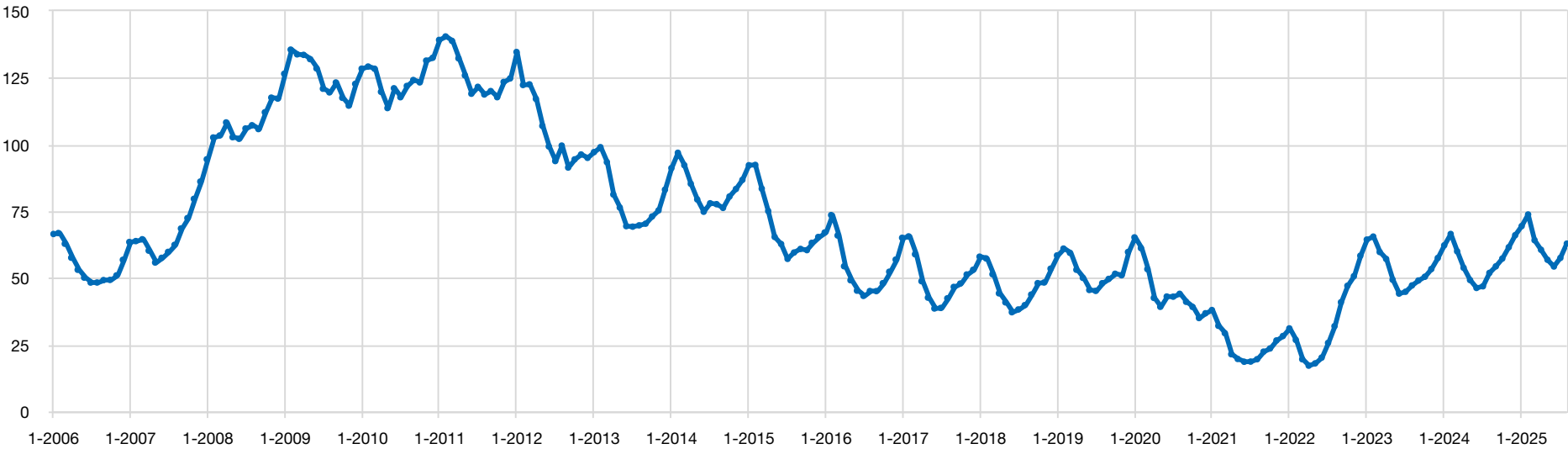
## Year to Date



	Days on Market	Prior Year	Year-Over-Year Change
September 2024	54	49	+ 10.2%
October 2024	57	50	+ 14.0%
November 2024	62	53	+ 17.0%
December 2024	66	58	+ 13.8%
January 2025	69	62	+ 11.3%
February 2025	74	67	+ 10.4%
March 2025	64	60	+ 6.7%
April 2025	61	54	+ 13.0%
May 2025	57	49	+ 16.3%
June 2025	54	46	+ 17.4%
July 2025	58	47	+ 23.4%
August 2025	63	52	+ 21.2%
12-Month Avg*	61	53	+ 14.2%

\* Days on Market for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

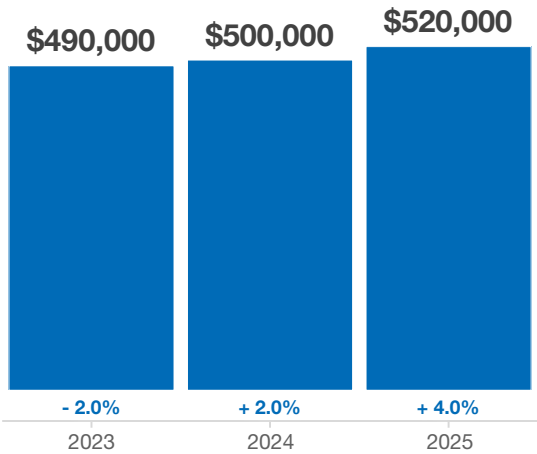


# Median Sales Price

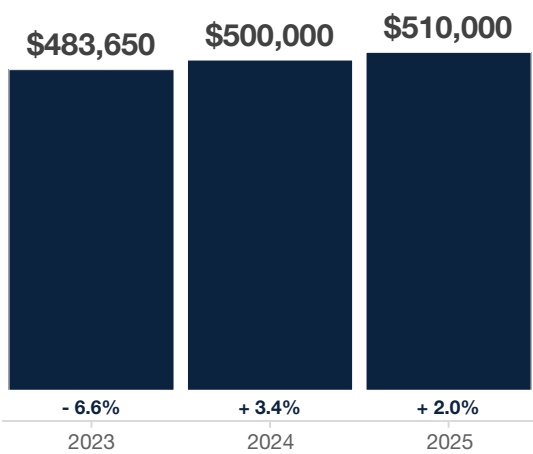
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



## August



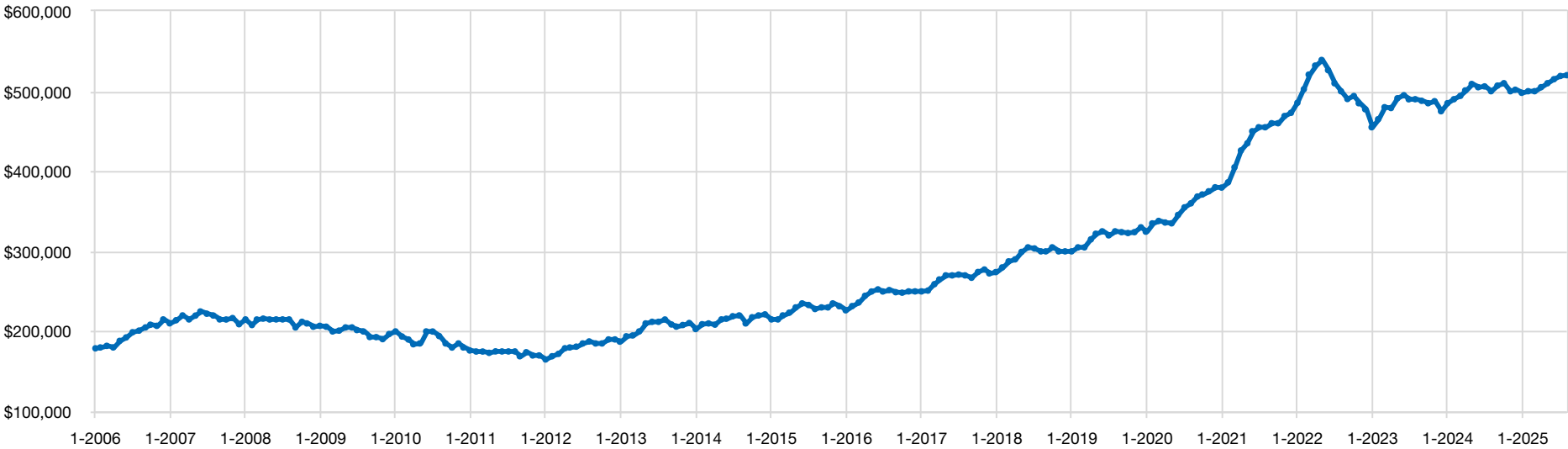
## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
September 2024	\$507,000	\$488,000	+ 3.9%
October 2024	\$510,000	\$485,000	+ 5.2%
November 2024	\$500,000	\$487,500	+ 2.6%
December 2024	\$501,815	\$475,000	+ 5.6%
January 2025	\$498,000	\$485,000	+ 2.7%
February 2025	\$499,999	\$490,000	+ 2.0%
March 2025	\$500,000	\$494,205	+ 1.2%
April 2025	\$505,000	\$501,000	+ 0.8%
May 2025	\$510,000	\$509,030	+ 0.2%
June 2025	\$515,000	\$505,000	+ 2.0%
July 2025	\$519,000	\$506,000	+ 2.6%
August 2025	\$520,000	\$500,000	+ 4.0%
12-Month Avg*	\$509,000	\$495,000	+ 2.8%

\* Median Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

## Historical Median Sales Price by Month

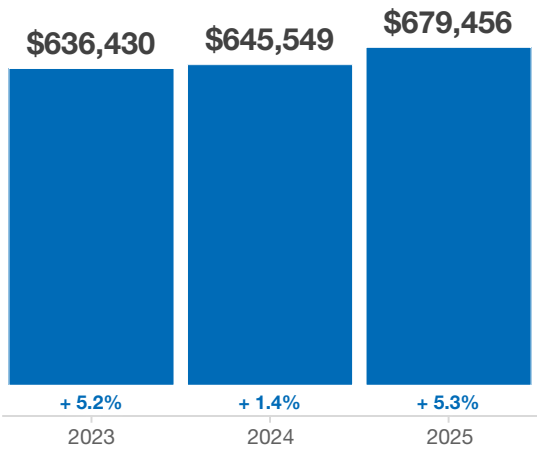


# Average Sales Price

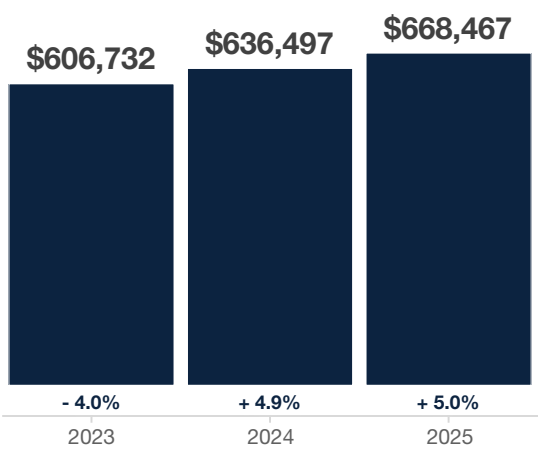
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



## August



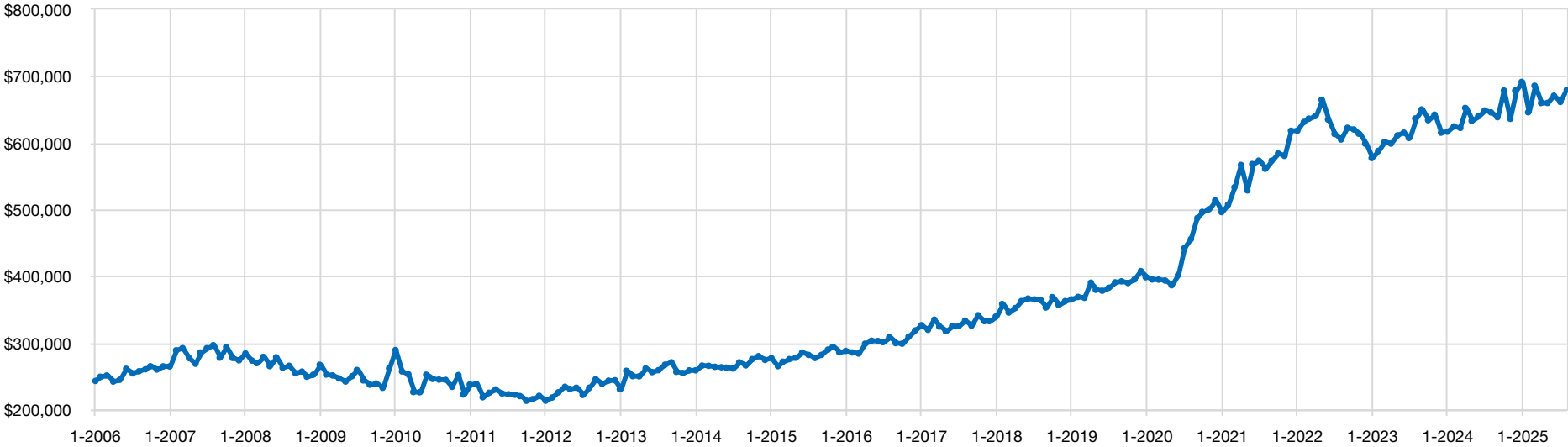
## Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
September 2024	\$638,409	\$649,966	- 1.8%
October 2024	\$678,414	\$633,950	+ 7.0%
November 2024	\$635,981	\$642,216	- 1.0%
December 2024	\$678,356	\$615,225	+ 10.3%
January 2025	\$691,332	\$616,708	+ 12.1%
February 2025	\$645,798	\$624,542	+ 3.4%
March 2025	\$685,614	\$622,315	+ 10.2%
April 2025	\$659,676	\$652,277	+ 1.1%
May 2025	\$659,797	\$633,038	+ 4.2%
June 2025	\$670,619	\$639,553	+ 4.9%
July 2025	\$661,272	\$648,394	+ 2.0%
August 2025	\$679,456	\$645,549	+ 5.3%
12-Month Avg*	\$665,159	\$636,256	+ 4.5%

\* Avg. Sales Price for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

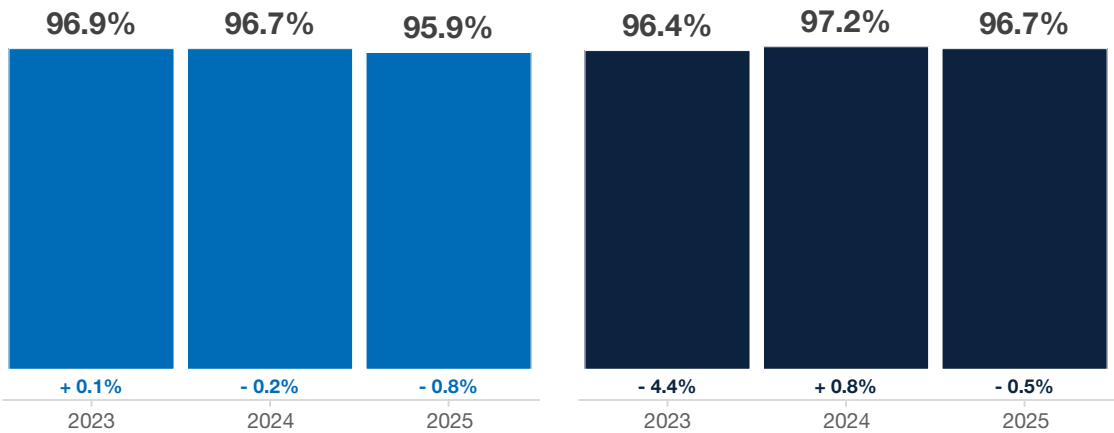
## Historical Average Sales Price by Month



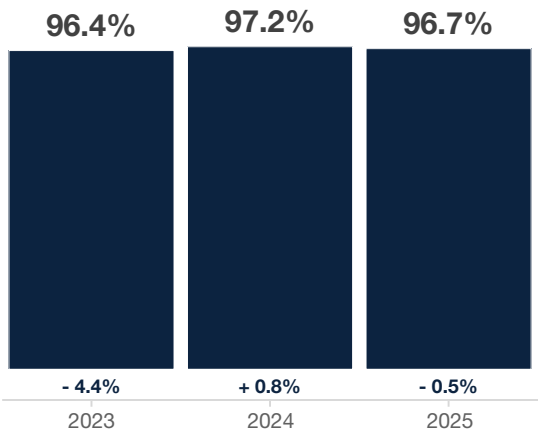
# Percent of Original List Price Received

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.

## August



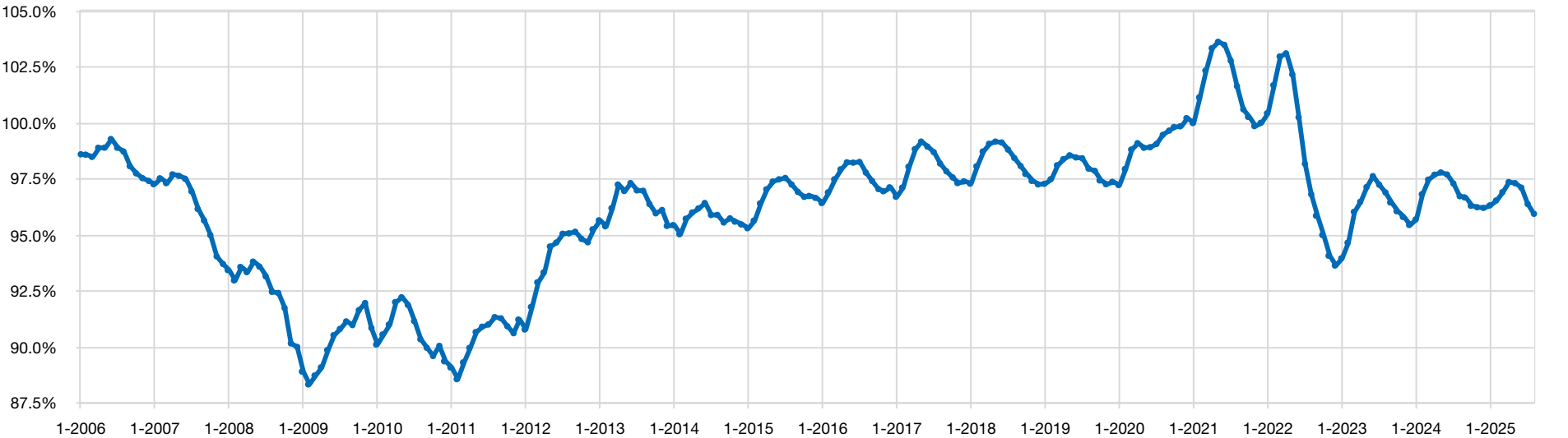
## Year to Date



Percent of Original List Price Received		Prior Year	Year-Over-Year Change
September 2024	96.7%	96.4%	+ 0.3%
October 2024	96.3%	96.0%	+ 0.3%
November 2024	96.2%	95.8%	+ 0.4%
December 2024	96.2%	95.4%	+ 0.8%
January 2025	96.3%	95.7%	+ 0.6%
February 2025	96.5%	96.8%	- 0.3%
March 2025	96.9%	97.5%	- 0.6%
April 2025	97.3%	97.7%	- 0.4%
May 2025	97.3%	97.8%	- 0.5%
June 2025	97.1%	97.7%	- 0.6%
July 2025	96.4%	97.3%	- 0.9%
August 2025	95.9%	96.7%	- 0.8%
12-Month Avg*	96.6%	96.8%	- 0.2%

\* Percent of Original List Price Received for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

## Historical Percent of Original List Price Received by Month

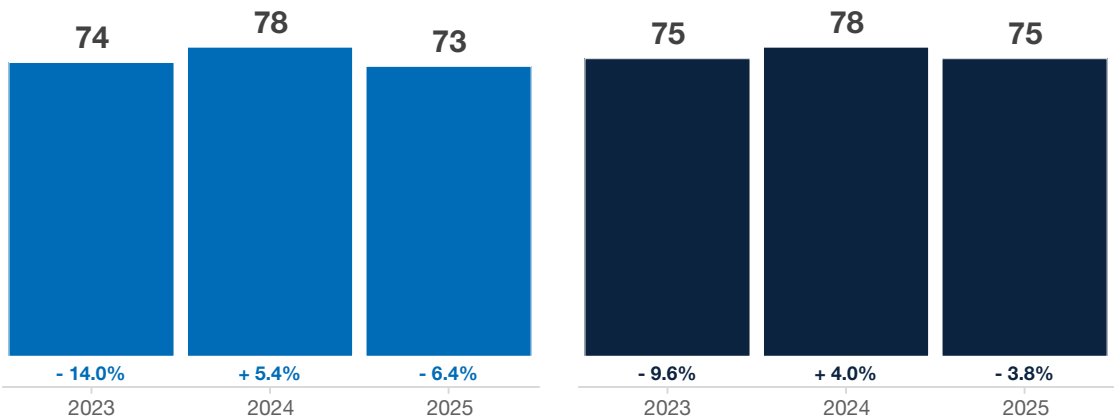


# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

## August

## Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
September 2024	78	73	+ 6.8%
October 2024	75	71	+ 5.6%
November 2024	75	74	+ 1.4%
December 2024	74	80	- 7.5%
January 2025	74	78	- 5.1%
February 2025	75	75	0.0%
March 2025	76	76	0.0%
April 2025	74	72	+ 2.8%
May 2025	73	72	+ 1.4%
June 2025	73	74	- 1.4%
July 2025	72	74	- 2.7%
August 2025	73	78	- 6.4%
12-Month Avg	74	75	- 1.3%

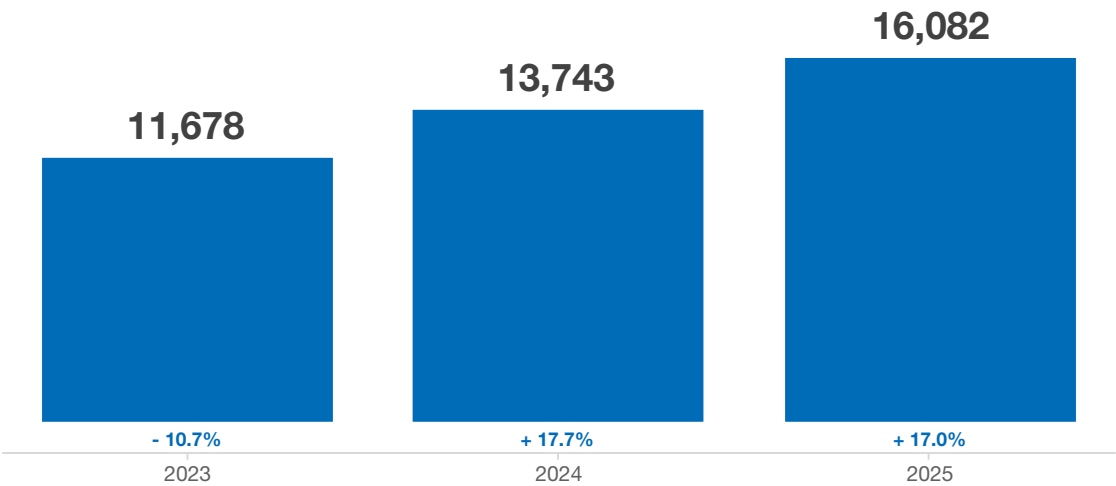
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

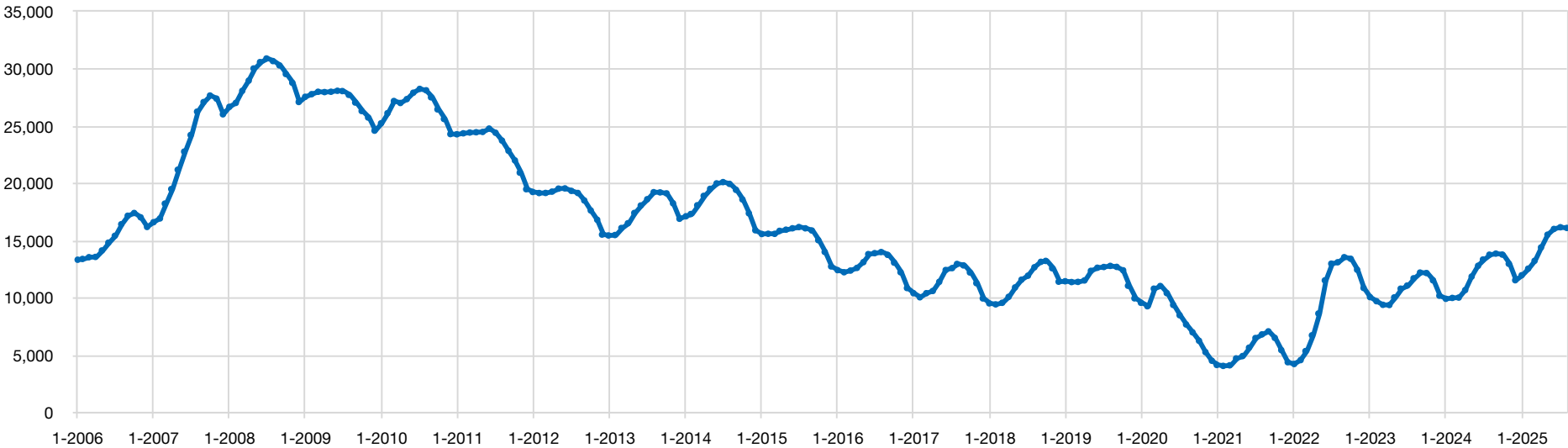
The number of properties available for sale in active status at the end of a given month.

## August



Homes for Sale	Prior Year	Year-Over-Year Change
September 2024	13,836	12,178 + 13.6%
October 2024	13,751	12,137 + 13.3%
November 2024	12,948	11,502 + 12.6%
December 2024	11,509	10,158 + 13.3%
January 2025	11,943	9,885 + 20.8%
February 2025	12,518	9,961 + 25.7%
March 2025	13,207	9,991 + 32.2%
April 2025	14,376	10,648 + 35.0%
May 2025	15,488	11,830 + 30.9%
June 2025	15,992	12,771 + 25.2%
July 2025	16,142	13,319 + 21.2%
August 2025	16,082	13,743 + 17.0%
12-Month Avg	13,983	11,510 + 21.5%

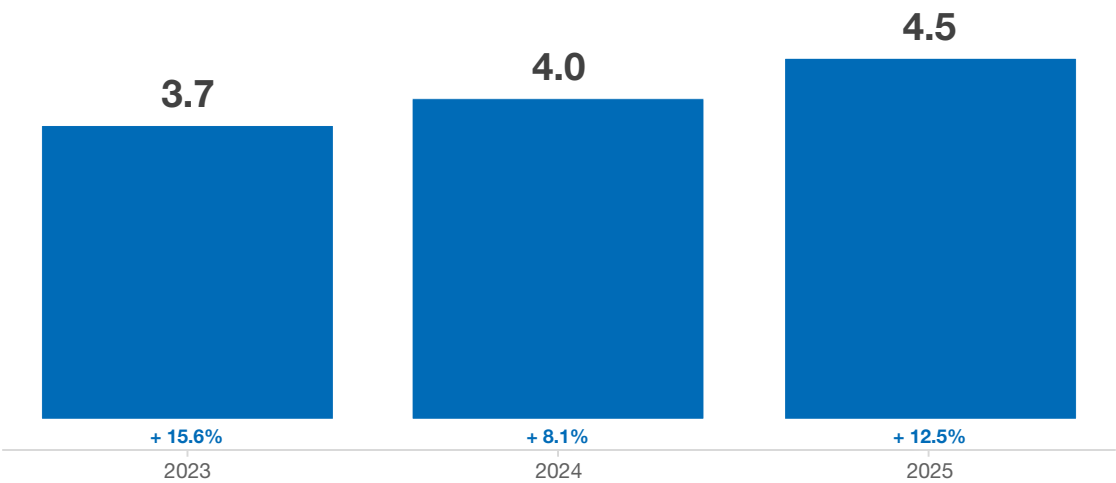
## Historical Inventory of Homes for Sale by Month



# 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.

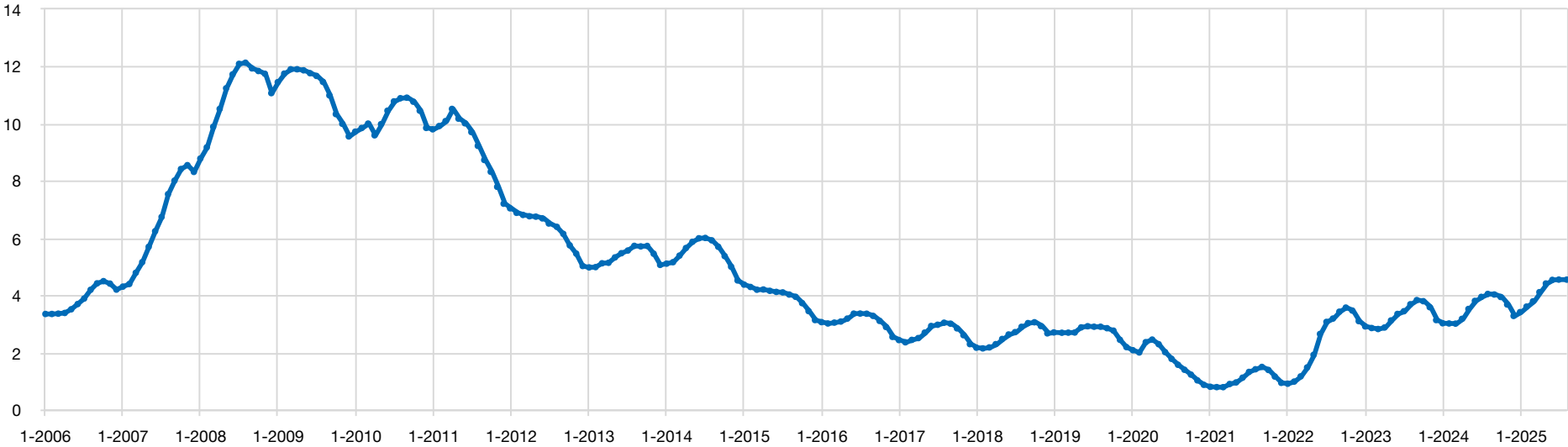
## August



Months Supply		Prior Year	Year-Over-Year Change
September 2024	4.0	3.8	+ 5.3%
October 2024	3.9	3.8	+ 2.6%
November 2024	3.7	3.6	+ 2.8%
December 2024	3.3	3.1	+ 6.5%
January 2025	3.4	3.0	+ 13.3%
February 2025	3.6	3.0	+ 20.0%
March 2025	3.8	3.0	+ 26.7%
April 2025	4.1	3.2	+ 28.1%
May 2025	4.4	3.5	+ 25.7%
June 2025	4.5	3.8	+ 18.4%
July 2025	4.5	3.9	+ 15.4%
August 2025	4.5	4.0	+ 12.5%
12-Month Avg*	4.0	3.5	+ 14.4%

\* Months Supply for all properties from September 2024 through August 2025. This is not the average of the individual figures above.

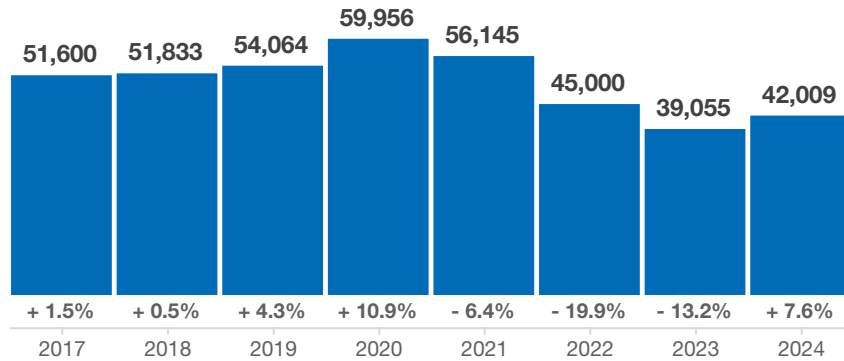
## Historical Months Supply of Inventory by Month



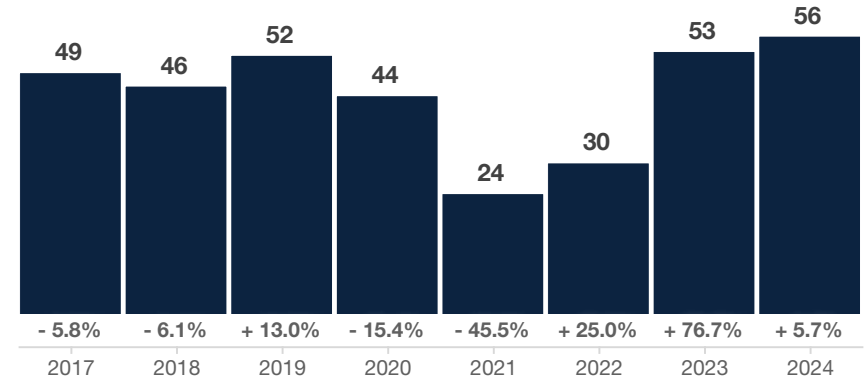
# Annual Review

Historical look at key market metrics for the overall region.

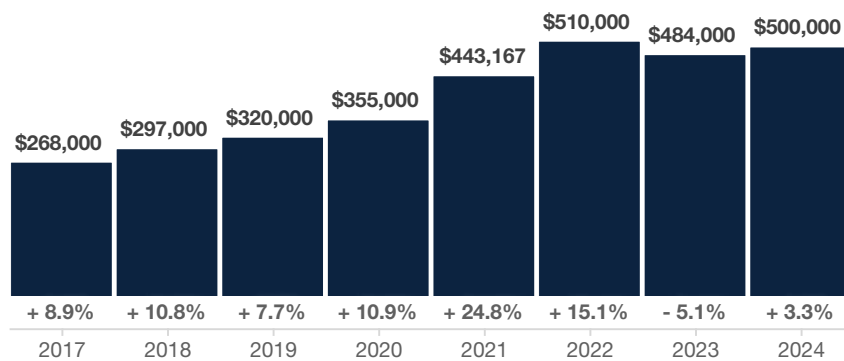
## Closed Sales



## Days on Market Until Sale



## Median Sales Price



## Percent of Original List Price Received

