

# Local Market Update for August 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

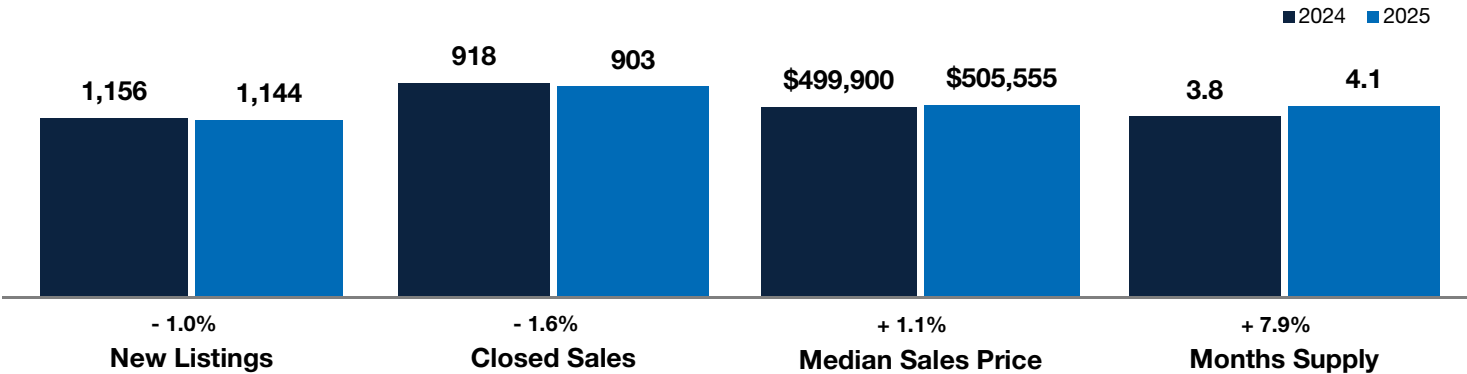


## Utah County

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	1,156	1,144	- 1.0%	9,142	10,138	+ 10.9%
Pending Sales	860	837	- 2.7%	6,494	6,822	+ 5.1%
Closed Sales	918	903	- 1.6%	6,078	6,562	+ 8.0%
Median Sales Price*	\$499,900	\$505,555	+ 1.1%	\$499,000	\$500,000	+ 0.2%
Average Sales Price*	\$571,466	\$593,834	+ 3.9%	\$576,550	\$588,653	+ 2.1%
Percent of Original List Price Received*	97.7%	96.1%	- 1.6%	98.0%	97.5%	- 0.5%
Days on Market Until Sale	49	63	+ 28.6%	49	60	+ 22.4%
Inventory of Homes for Sale	2,798	3,224	+ 15.2%	--	--	--
Months Supply of Inventory	3.8	4.1	+ 7.9%	--	--	--

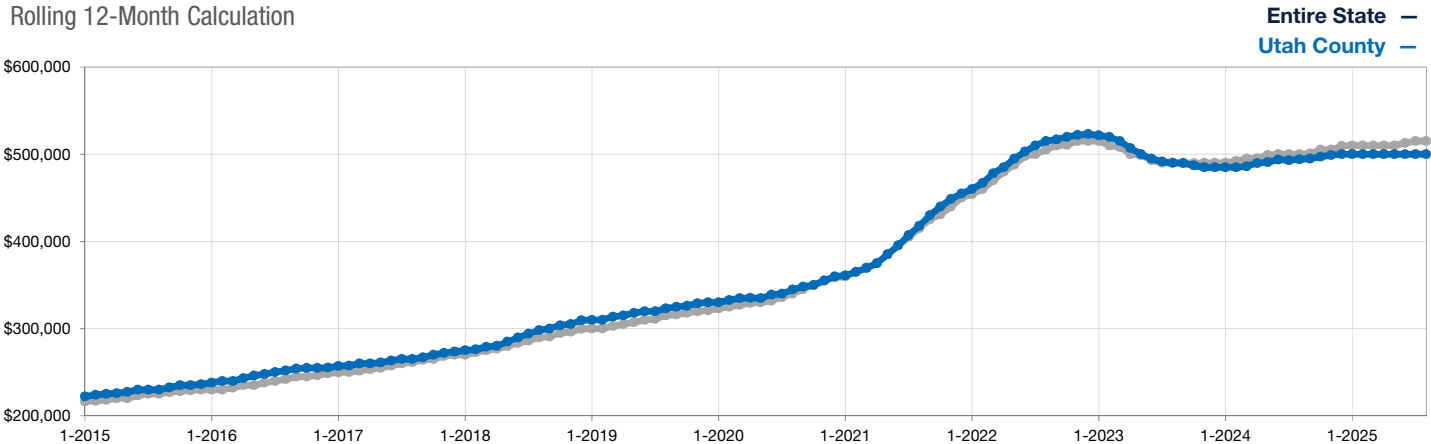
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August



### Median Sales Price

Rolling 12-Month Calculation



A 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.