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

September 2025

U.S. new-home sales unexpectedly surged 20.5% month-over-month and 15.4% year-over-year to a seasonally adjusted annual rate of 800,000 units, the highest level since January 2022, according to the U.S. Census Bureau. Economists polled by Reuters had forecast new-home sales would decline to 650,000 units. There were 490,000 new homes for sale going into September, equivalent to a 7.4-month supply at the current sales pace. For the 12-month period spanning October 2024 through September 2025, Closed Sales in the Utah Association of REALTORS® region were up 5.6 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales improved 24.4 percent.

The overall Median Sales Price improved 2.2 percent to \$509,500. The property type with the largest gain was the Single-Family segment, where prices were up 2.0 percent to \$560,000. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 58 days. The price range that tended to sell the slowest was the \$1,500,000 and Above range at 83 days.

Market-wide, inventory levels increased 16.4 percent. The property type with the largest gain was the Single-Family segment, where the number of properties for sale went up 18.0 percent. That amounts to 4.7 months of inventory for Single-Family and 4.2 months of inventory for Townhouse-Condo.

Quick Facts

+ 24.4%	+ 9.5%	+ 11.2%			
Price Range with	Bedroom Count with	Property Type With			
Strongest Sales:	Strongest Sales:	Strongest Sales:			
\$1,500,000 and Above	Single-Family				
Closed Sales	2				
Days On Market Unti	3				
Median Sales Price	4				
Percent of Original Li	5				
Inventory of Homes f	6				
Months Supply of Inv	7				

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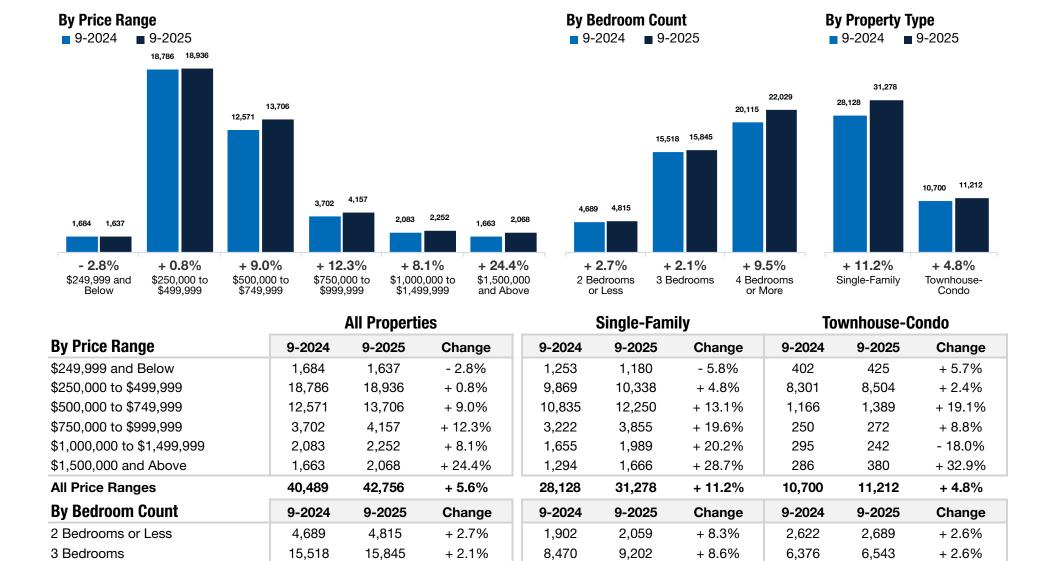
Closed Sales

4 Bedrooms or More

All Bedroom Counts

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





17,732

28,128

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

22,029

42,756

+ 9.5%

+ 5.6%

20,115

40,489

20,006

31,278

+ 12.8%

+ 11.2%

1,564

10,700

1,937

11,212

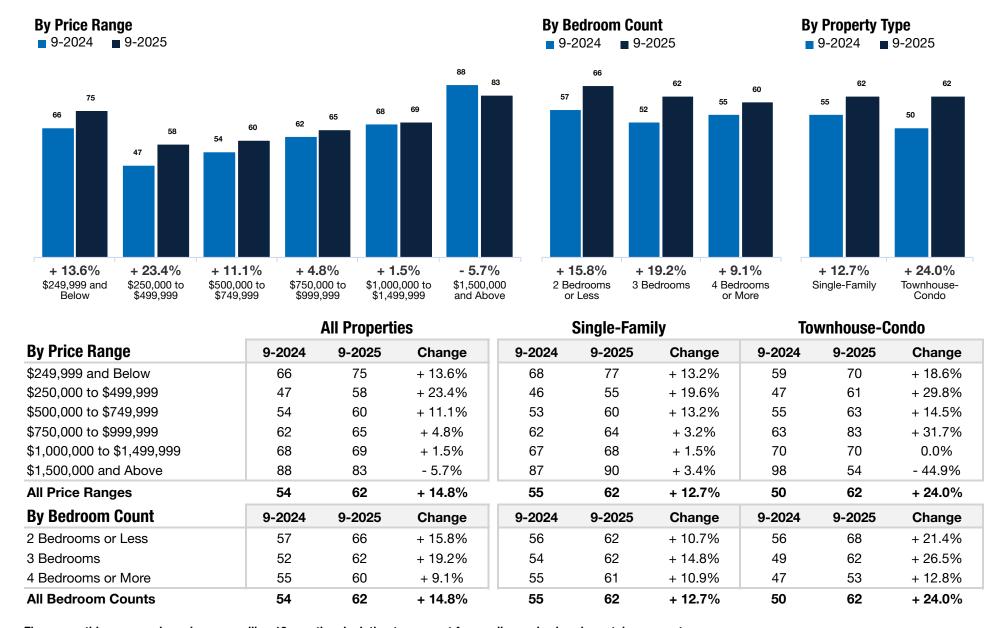
+ 23.8%

+ 4.8%

Days On Market Until Sale

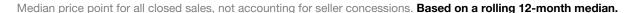


Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**

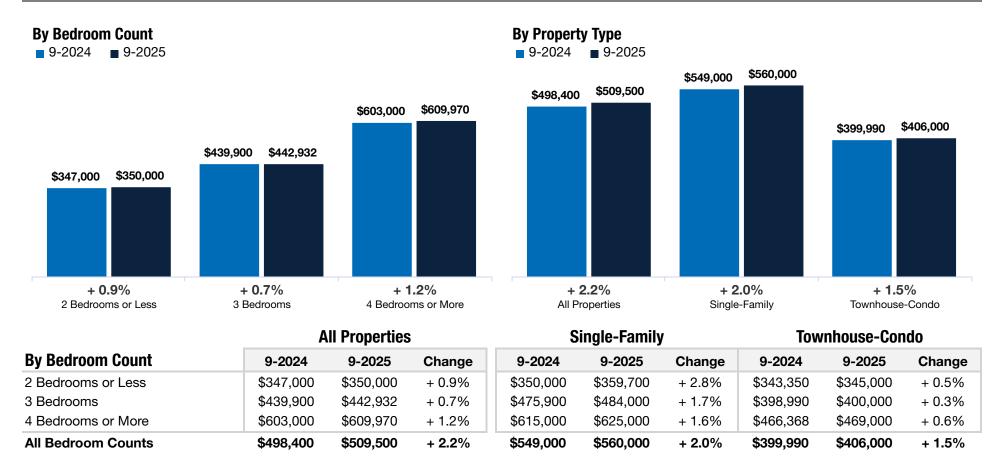


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Median Sales Price





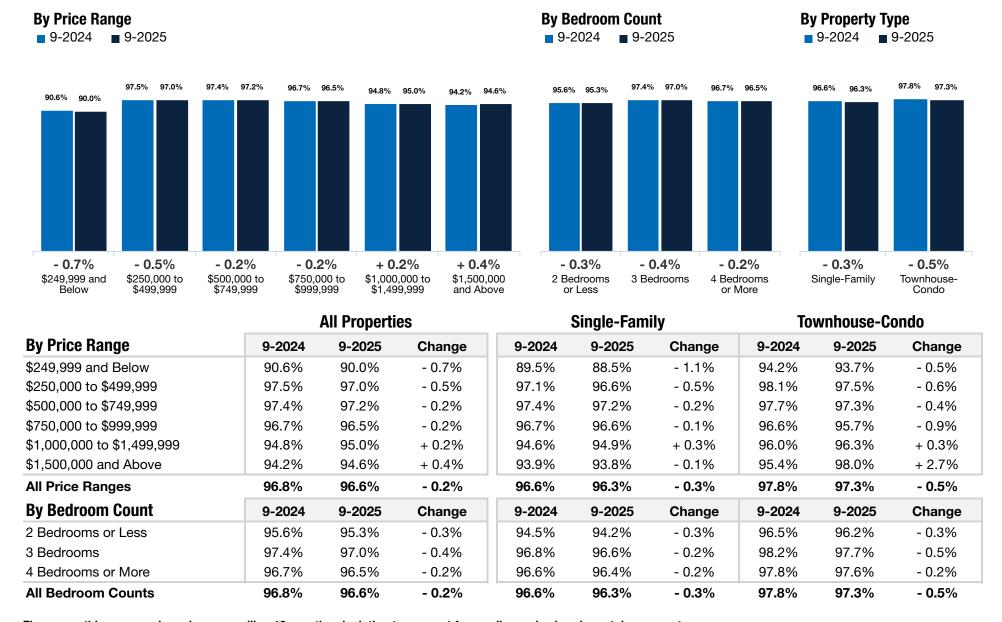


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Percent of Original List Price Received



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.**

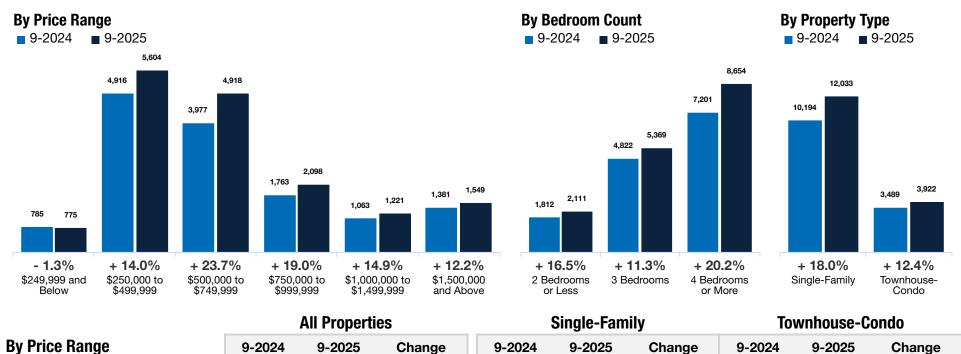


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Inventory of Homes for Sale







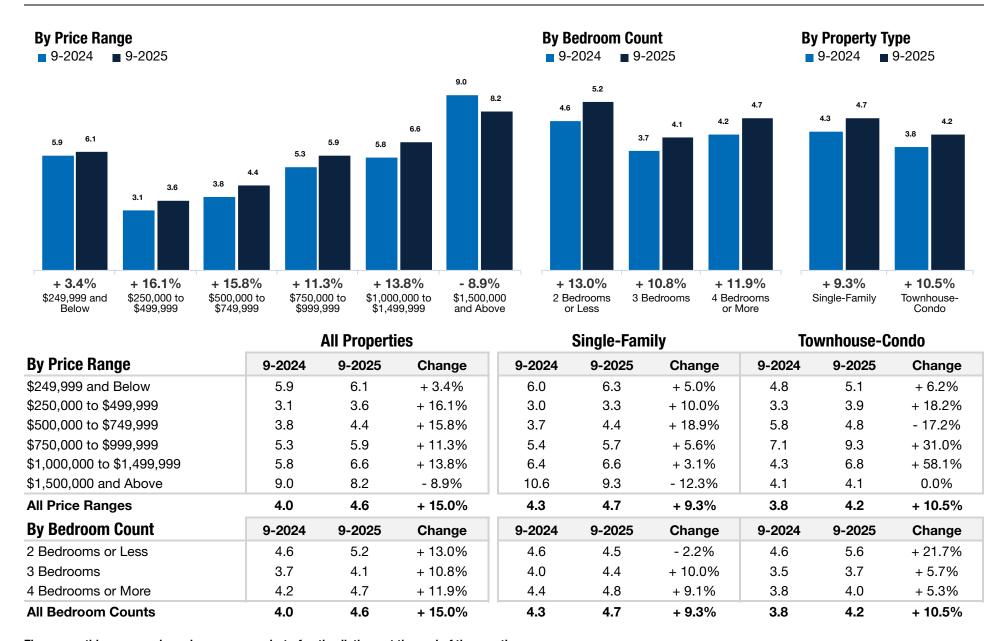
By Price Range	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
\$249,999 and Below	785	775	- 1.3%	598	568	- 5.0%	153	174	+ 13.7%
\$250,000 to \$499,999	4,916	5,604	+ 14.0%	2,545	2,829	+ 11.2%	2,329	2,681	+ 15.1%
\$500,000 to \$749,999	3,977	4,918	+ 23.7%	3,343	4,335	+ 29.7%	590	553	- 6.3%
\$750,000 to \$999,999	1,763	2,098	+ 19.0%	1,559	1,888	+ 21.1%	169	201	+ 18.9%
\$1,000,000 to \$1,499,999	1,063	1,221	+ 14.9%	917	1,065	+ 16.1%	127	140	+ 10.2%
\$1,500,000 and Above	1,381	1,549	+ 12.2%	1,232	1,348	+ 9.4%	121	173	+ 43.0%
All Price Ranges	13,885	16,165	+ 16.4%	10,194	12,033	+ 18.0%	3,489	3,922	+ 12.4%
By Bedroom Count	9-2024	9-2025	Change	9-2024	9-2025	Change	9-2024	9-2025	Change
2 Bedrooms or Less	1,812	2,111	+ 16.5%	724	769	+ 6.2%	1,031	1,248	+ 21.0%
3 Bedrooms	4,822	5,369	+ 11.3%	2,869	3,309	+ 15.3%	1,904	2,000	+ 5.0%
4 Bedrooms or More	7,201	8,654	+ 20.2%	6,589	7,948	+ 20.6%	526	655	+ 24.5%
All Bedroom Counts	13,885	16,165	+ 16.4%	10,194	12,033	+ 18.0%	3,489	3,922	+ 12.4%

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.**



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