

Monthly Indicators

October 2025

U.S. existing-home sales climbed 1.5% month-over-month and 4.1% year-over-year, reaching a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). The increase was partly driven by falling mortgage rates, which recently hit their lowest level in more than a year. Regionally, monthly sales advanced in the Northeast, South, and West, while the Midwest experienced a slight decline.

New Listings in the state of Utah increased 3.6 percent to 5,184. Pending Sales decreased 8.7 percent to 3,186. Inventory increased 15.1 percent to 15,934.

Median Sales Price increased 2.9 percent from \$510,000 to \$525,000. Days on Market increased 17.5 percent to 67. Months Supply of Inventory increased 12.5 percent to 4.5.

Housing inventory edged up 1.3% from the previous month to 1.55 million units, 14.0% higher than the same period last year. This represents a 4.6-month supply at the current sales pace, according to NAR. The median existing-home price grew 2.1% year-over-year to \$415,200, continuing the trend of annual price gains. The Midwest saw the largest year-over-year increase in median sales price, followed by the Northeast and South, while prices remained mostly flat in the West.

Monthly Snapshot

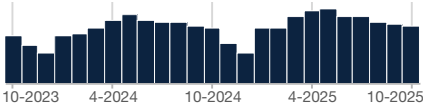
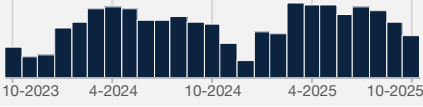
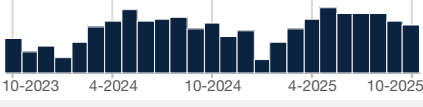
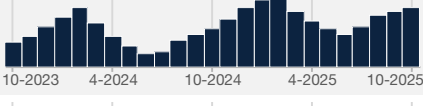
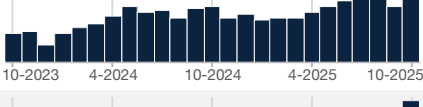
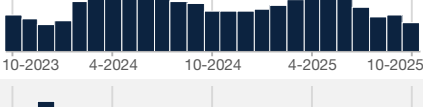
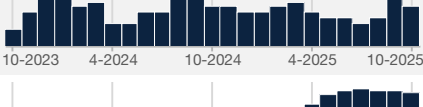
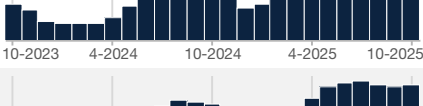
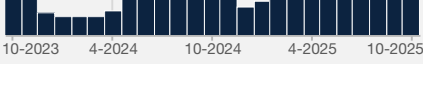
- 1.1%	+ 2.9%	+ 15.1%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale

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

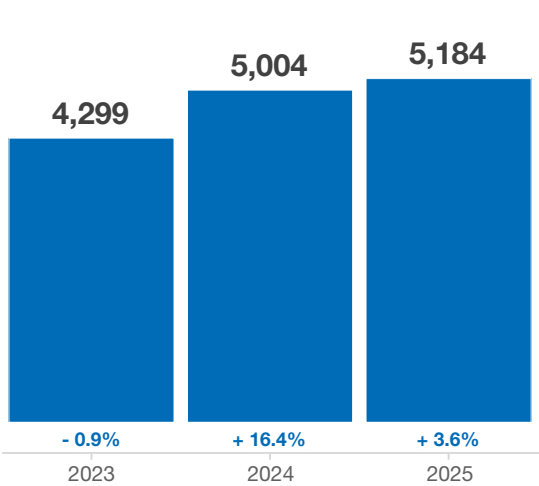
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars	10-2024	10-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		5,004	5,184	+ 3.6%	52,053	56,625	+ 8.8%
Pending Sales		3,488	3,186	- 8.7%	36,650	36,963	+ 0.9%
Closed Sales		3,644	3,604	- 1.1%	35,354	36,182	+ 2.3%
Days on Market Until Sale		57	67	+ 17.5%	54	63	+ 16.7%
Median Sales Price		\$510,000	\$525,000	+ 2.9%	\$500,000	\$510,000	+ 2.0%
Average Sales Price		\$677,232	\$726,241	+ 7.2%	\$639,905	\$677,522	+ 5.9%
Percent of Original List Price Received		96.3%	95.6%	- 0.7%	97.1%	96.6%	- 0.5%
Housing Affordability Index		75	75	0.0%	76	77	+ 1.3%
Inventory of Homes for Sale		13,841	15,934	+ 15.1%	—	—	—
Months Supply of Inventory		4.0	4.5	+ 12.5%	—	—	—

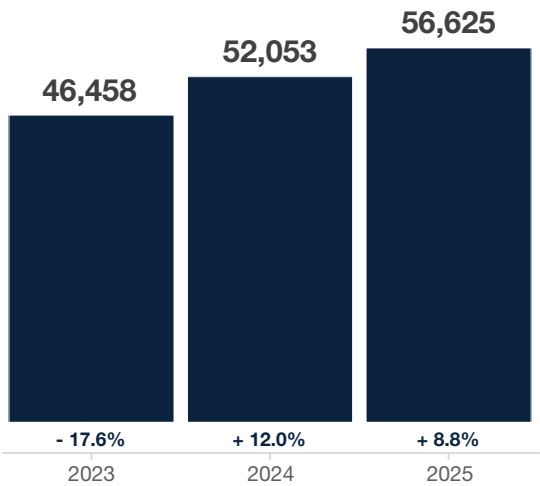
New Listings

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

October

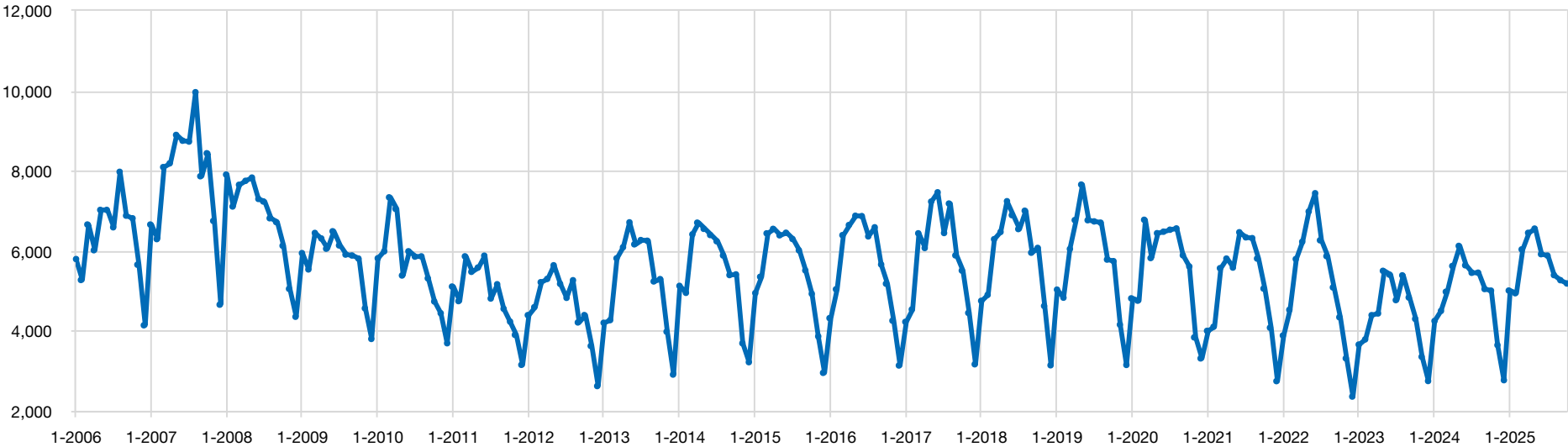


Year to Date



New Listings		Prior Year	Year-Over-Year Change
November 2024	3,644	3,352	+ 8.7%
December 2024	2,767	2,746	+ 0.8%
January 2025	5,006	4,246	+ 17.9%
February 2025	4,940	4,498	+ 9.8%
March 2025	6,035	4,976	+ 21.3%
April 2025	6,449	5,620	+ 14.8%
May 2025	6,555	6,122	+ 7.1%
June 2025	5,916	5,638	+ 4.9%
July 2025	5,881	5,451	+ 7.9%
August 2025	5,393	5,453	- 1.1%
September 2025	5,266	5,045	+ 4.4%
October 2025	5,184	5,004	+ 3.6%
12-Month Avg	5,253	4,846	+ 8.4%

Historical New Listings by Month

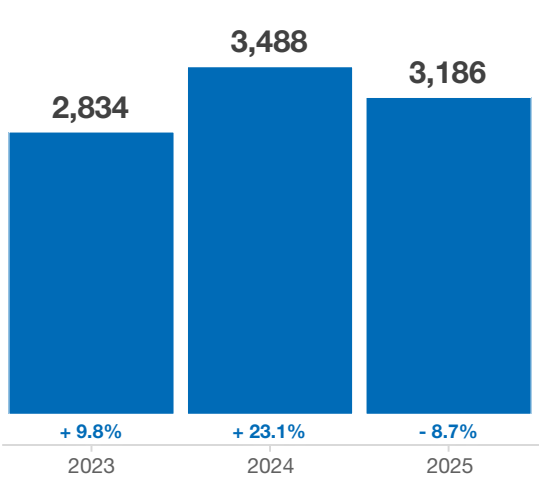


Pending Sales

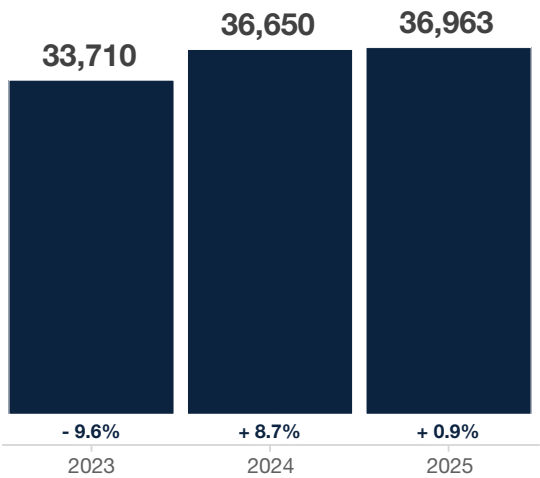
A count of the properties on which offers have been accepted in a given month.



October

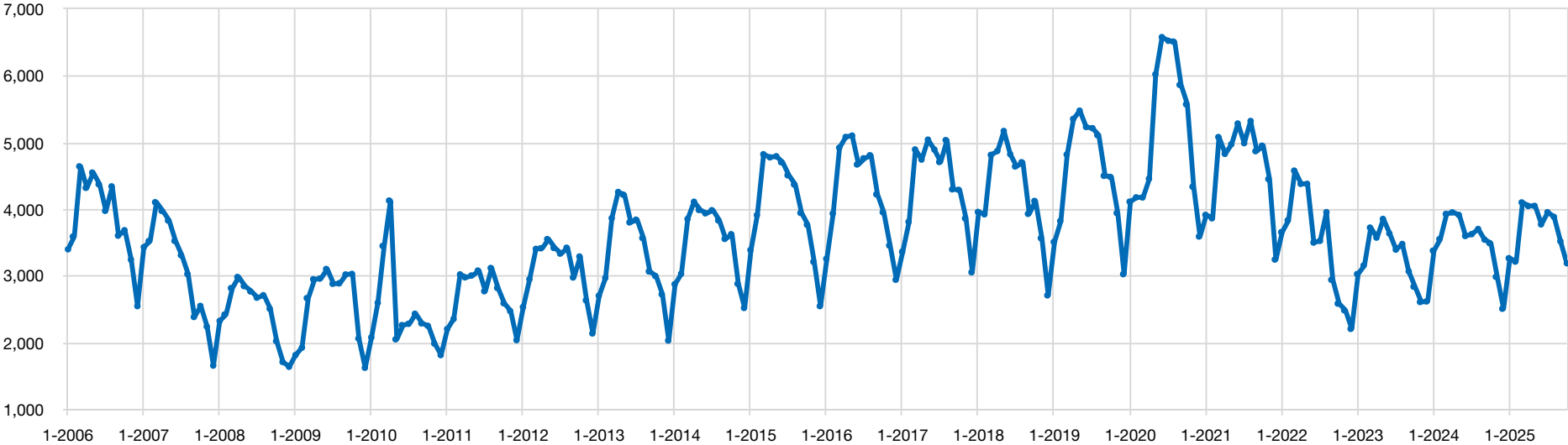


Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
November 2024	2,981	2,604	+ 14.5%
December 2024	2,503	2,613	- 4.2%
January 2025	3,261	3,374	- 3.3%
February 2025	3,210	3,547	- 9.5%
March 2025	4,098	3,925	+ 4.4%
April 2025	4,045	3,949	+ 2.4%
May 2025	4,046	3,911	+ 3.5%
June 2025	3,769	3,595	+ 4.8%
July 2025	3,951	3,622	+ 9.1%
August 2025	3,881	3,699	+ 4.9%
September 2025	3,516	3,540	- 0.7%
October 2025	3,186	3,488	- 8.7%
12-Month Avg	3,537	3,489	+ 1.4%

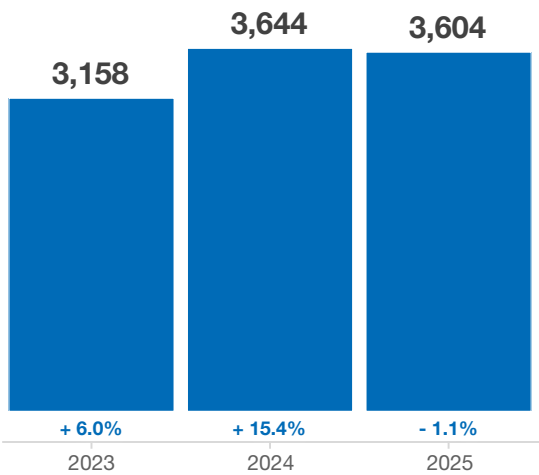
Historical Pending Sales by Month



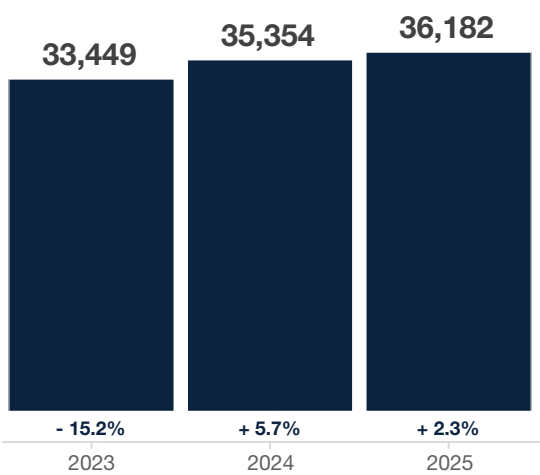
Closed Sales

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

October

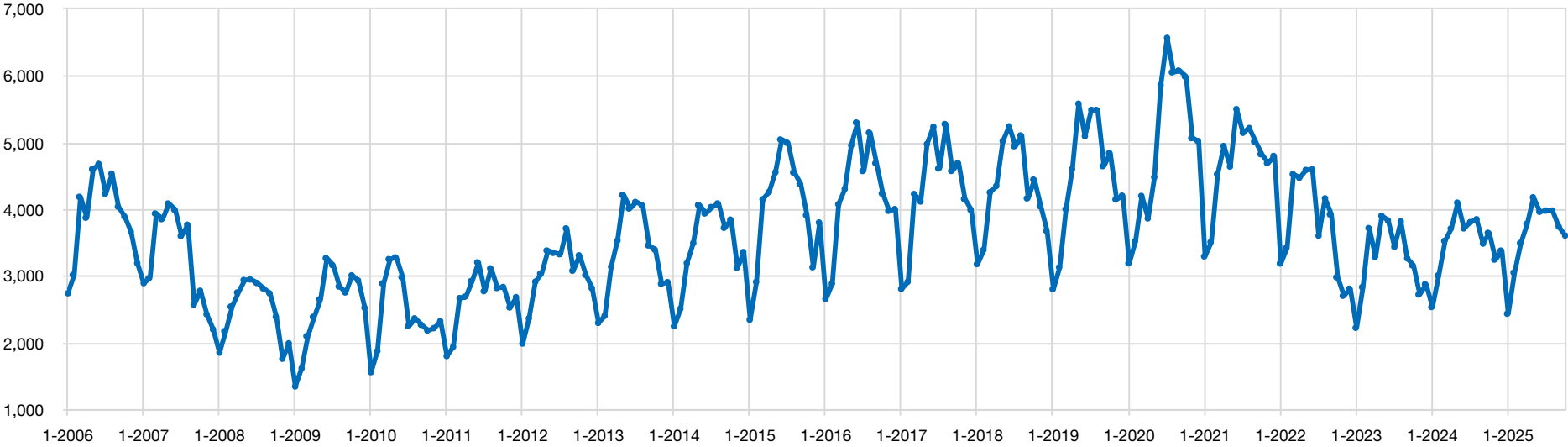


Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
November 2024	3,243	2,720	+ 19.2%
December 2024	3,378	2,873	+ 17.6%
January 2025	2,431	2,532	- 4.0%
February 2025	3,048	3,004	+ 1.5%
March 2025	3,491	3,522	- 0.9%
April 2025	3,777	3,709	+ 1.8%
May 2025	4,177	4,097	+ 2.0%
June 2025	3,960	3,711	+ 6.7%
July 2025	3,978	3,804	+ 4.6%
August 2025	3,978	3,848	+ 3.4%
September 2025	3,738	3,483	+ 7.3%
October 2025	3,604	3,644	- 1.1%
12-Month Avg	3,567	3,412	+ 4.5%

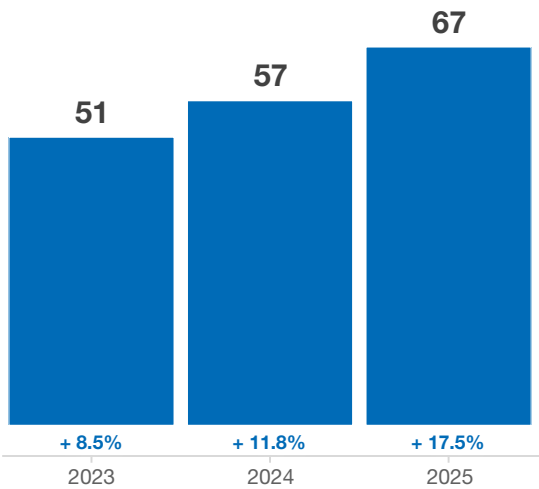
Historical Closed Sales by Month



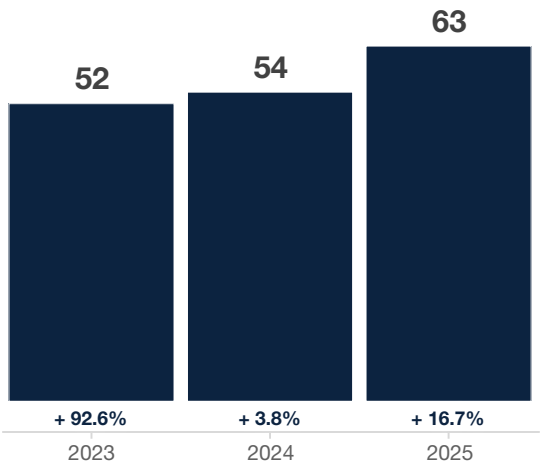
Days on Market Until Sale

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

October



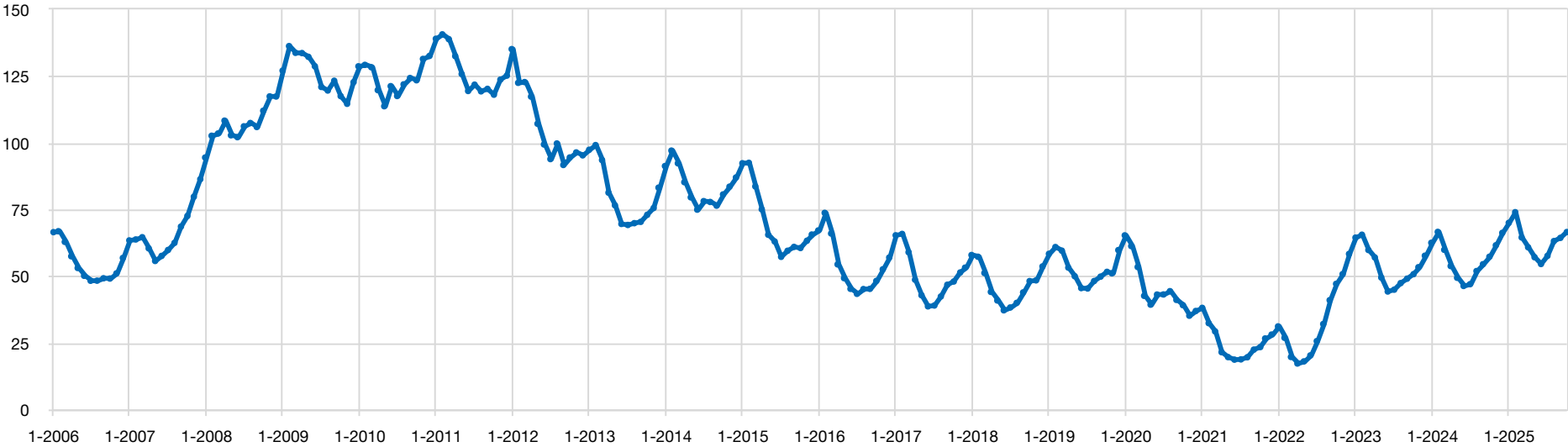
Year to Date



Days on Market	Prior Year	Year-Over-Year Change
November 2024	62	53 + 17.0%
December 2024	66	58 + 13.8%
January 2025	70	63 + 11.1%
February 2025	74	67 + 10.4%
March 2025	65	60 + 8.3%
April 2025	61	54 + 13.0%
May 2025	57	49 + 16.3%
June 2025	55	46 + 19.6%
July 2025	58	47 + 23.4%
August 2025	63	52 + 21.2%
September 2025	64	54 + 18.5%
October 2025	67	57 + 17.5%
12-Month Avg*	63	54 + 15.3%

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

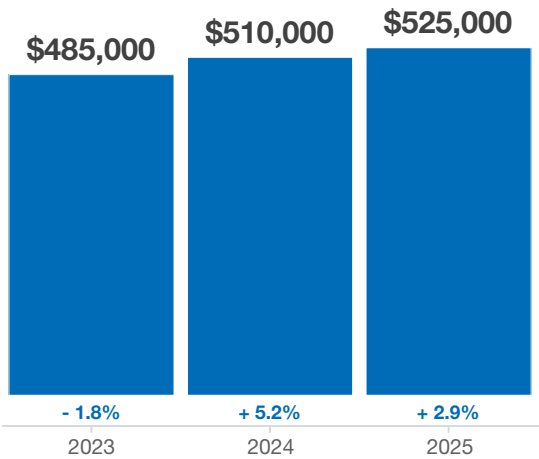
Historical Days on Market Until Sale by Month



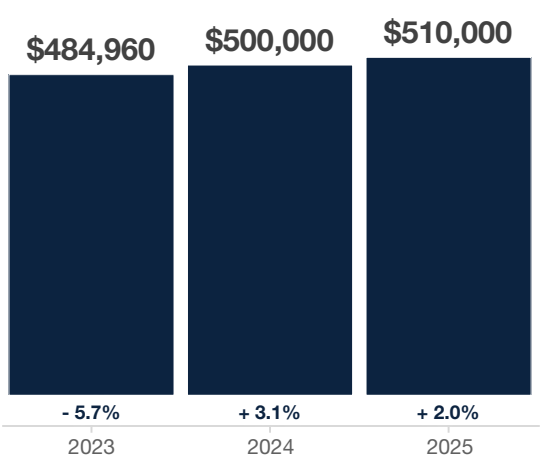
Median Sales Price

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

October



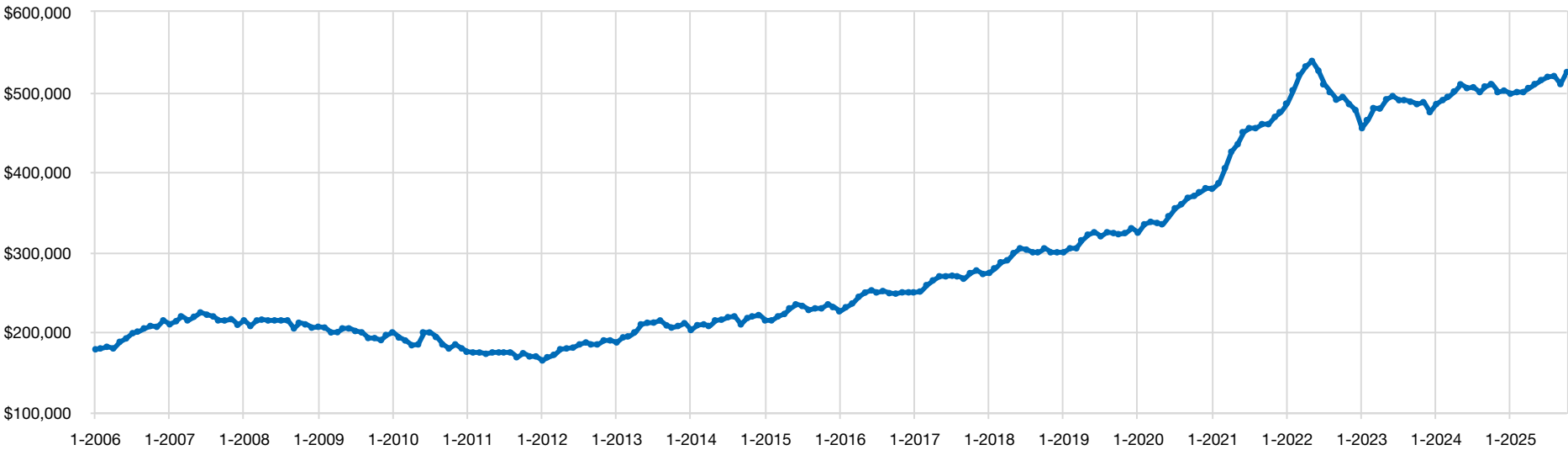
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
November 2024	\$500,000	\$487,400	+ 2.6%
December 2024	\$501,883	\$475,000	+ 5.7%
January 2025	\$497,995	\$485,000	+ 2.7%
February 2025	\$499,999	\$490,000	+ 2.0%
March 2025	\$500,000	\$494,000	+ 1.2%
April 2025	\$505,000	\$500,750	+ 0.8%
May 2025	\$510,000	\$509,700	+ 0.1%
June 2025	\$515,000	\$505,000	+ 2.0%
July 2025	\$519,000	\$506,000	+ 2.6%
August 2025	\$519,999	\$500,000	+ 4.0%
September 2025	\$510,000	\$507,000	+ 0.6%
October 2025	\$525,000	\$510,000	+ 2.9%
12-Month Avg*	\$510,000	\$499,966	+ 2.0%

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

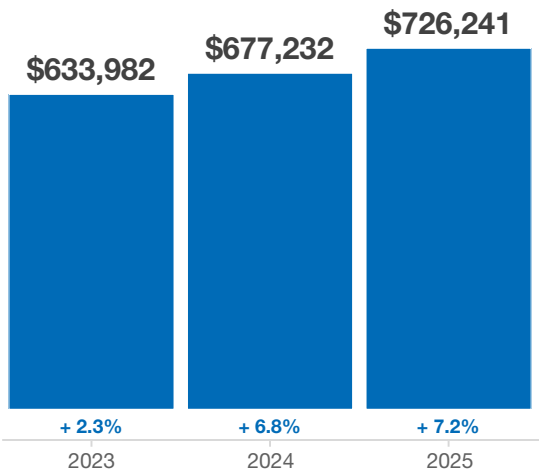
Historical Median Sales Price by Month



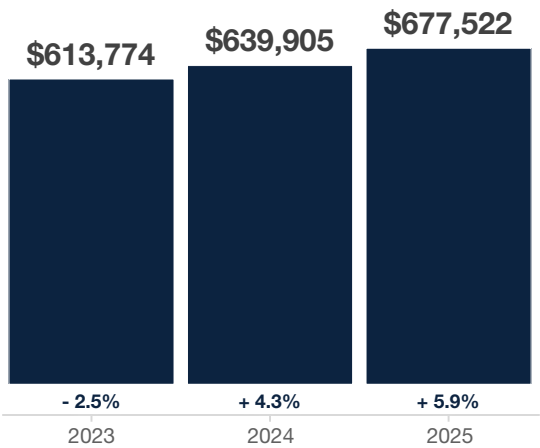
Average Sales Price

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

October



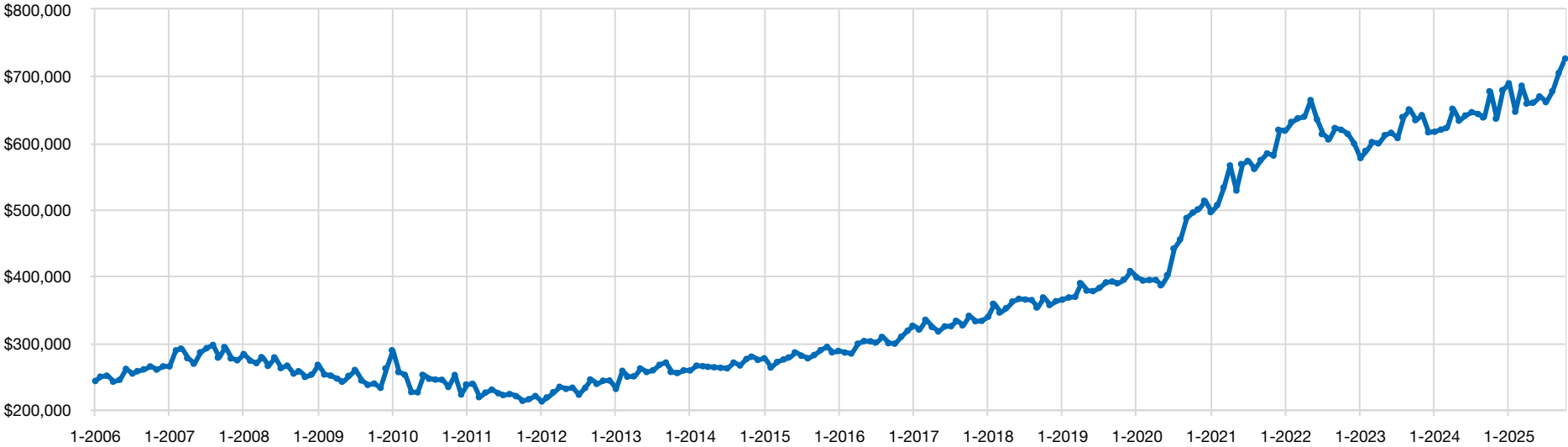
Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
November 2024	\$636,233	\$641,491	- 0.8%
December 2024	\$678,866	\$615,826	+ 10.2%
January 2025	\$689,214	\$616,582	+ 11.8%
February 2025	\$646,628	\$619,813	+ 4.3%
March 2025	\$685,587	\$622,070	+ 10.2%
April 2025	\$658,911	\$651,005	+ 1.2%
May 2025	\$660,207	\$633,230	+ 4.3%
June 2025	\$669,560	\$640,897	+ 4.5%
July 2025	\$661,070	\$645,922	+ 2.3%
August 2025	\$677,438	\$643,109	+ 5.3%
September 2025	\$704,836	\$638,060	+ 10.5%
October 2025	\$726,241	\$677,232	+ 7.2%
12-Month Avg*	\$674,501	\$638,321	+ 5.7%

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

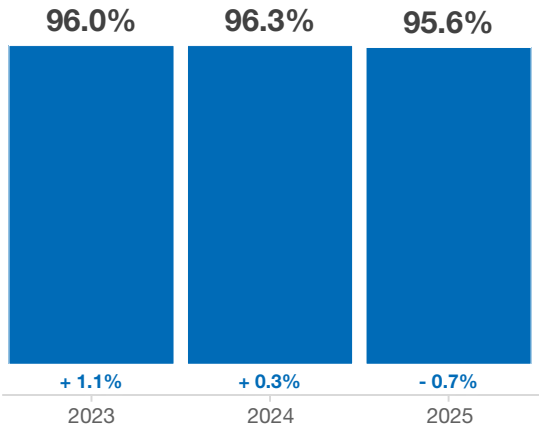
Historical Average Sales Price by Month



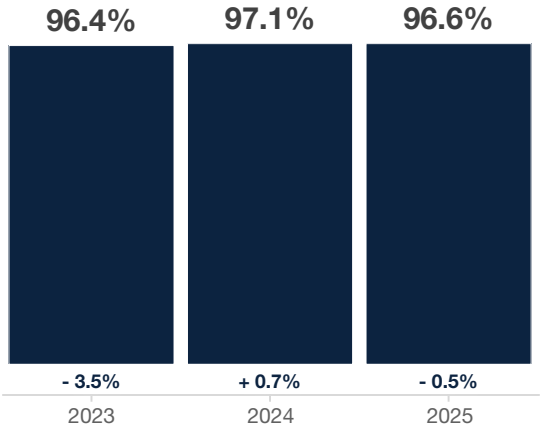
Percent of Original List Price Received

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.

October



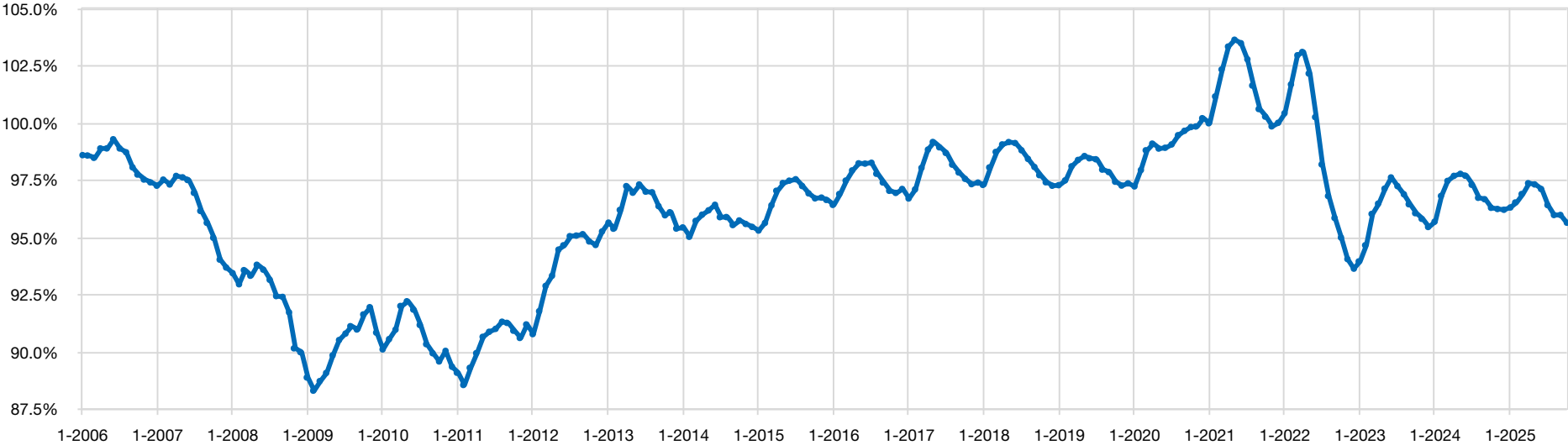
Year to Date



Percent of Original List Price Received		Prior Year	Year-Over-Year Change
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	97.4%	97.7%	- 0.3%
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	96.0%	96.7%	- 0.7%
September 2025	96.0%	96.7%	- 0.7%
October 2025	95.6%	96.3%	- 0.7%
12-Month Avg*	96.5%	96.9%	- 0.4%

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

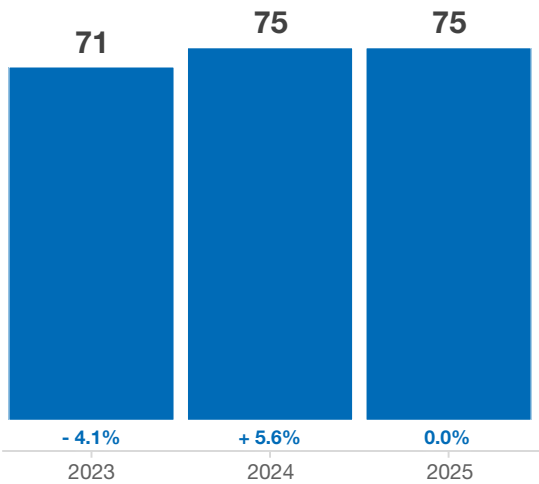
Historical Percent of Original List Price Received by Month



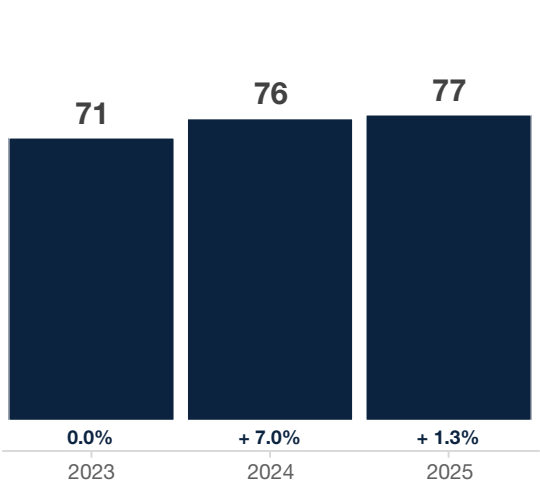
Housing Affordability Index

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.

October



Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
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%
September 2025	77	78	- 1.3%
October 2025	75	75	0.0%
12-Month Avg	74	76	- 2.6%

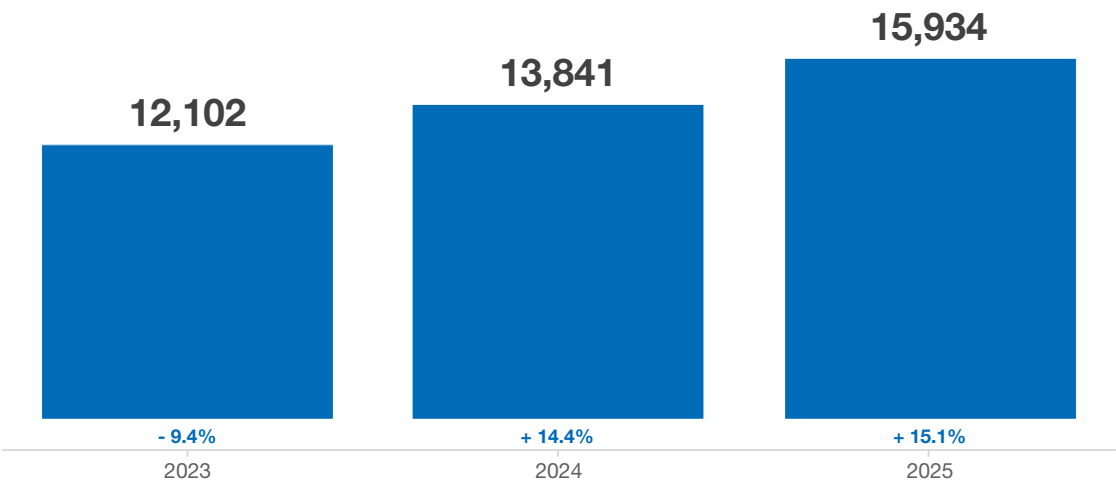
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

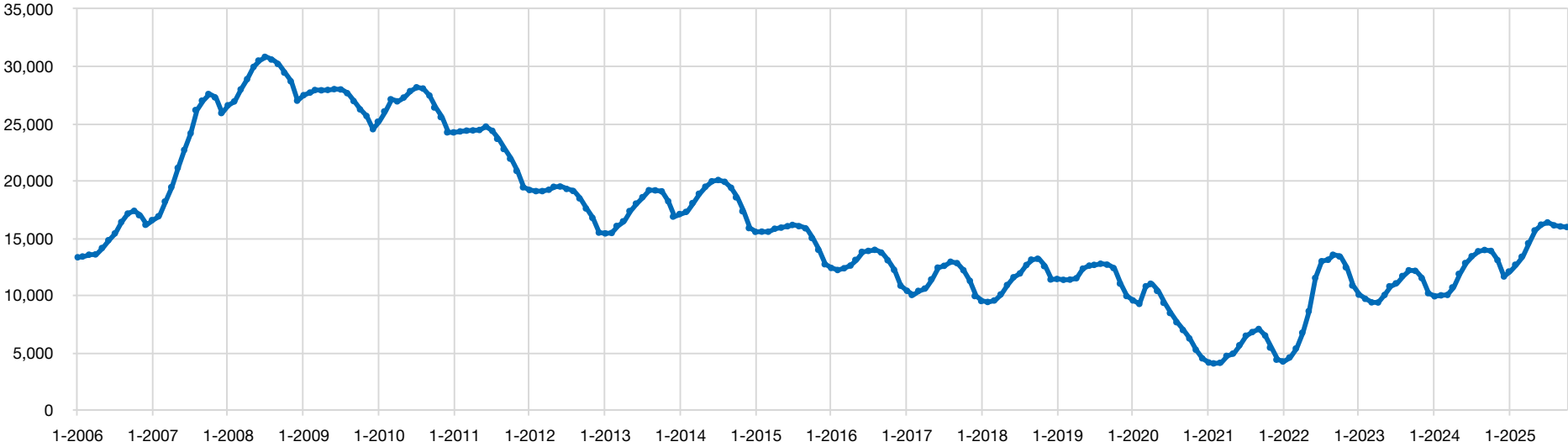
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Prior Year	Year-Over-Year Change
November 2024	13,040	11,474 + 13.6%
December 2024	11,607	10,148 + 14.4%
January 2025	12,040	9,876 + 21.9%
February 2025	12,637	9,958 + 26.9%
March 2025	13,333	9,995 + 33.4%
April 2025	14,515	10,649 + 36.3%
May 2025	15,637	11,835 + 32.1%
June 2025	16,143	12,782 + 26.3%
July 2025	16,336	13,377 + 22.1%
August 2025	16,082	13,815 + 16.4%
September 2025	15,985	13,924 + 14.8%
October 2025	15,934	13,841 + 15.1%
12-Month Avg	14,441	11,806 + 22.3%

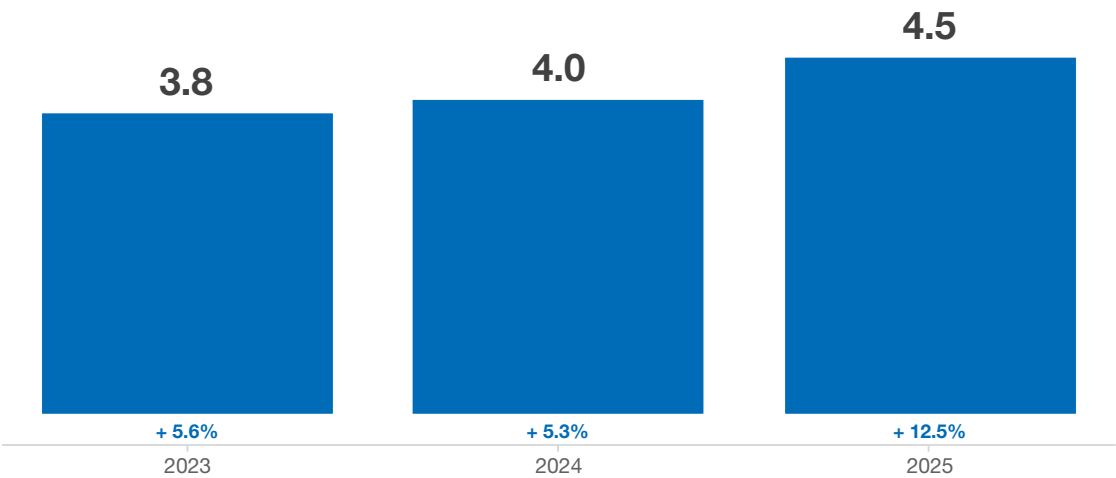
Historical Inventory of Homes for Sale by Month



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.

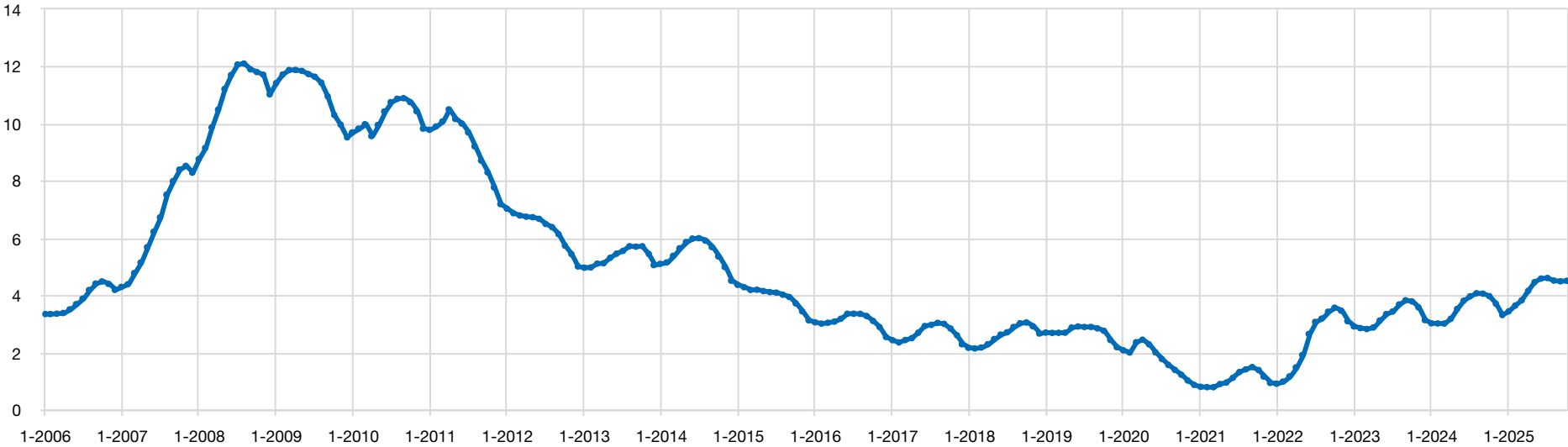
October



Months Supply		Prior Year	Year-Over-Year Change
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	4.2	3.2	+ 31.3%
May 2025	4.5	3.5	+ 28.6%
June 2025	4.6	3.8	+ 21.1%
July 2025	4.6	4.0	+ 15.0%
August 2025	4.5	4.1	+ 9.8%
September 2025	4.5	4.1	+ 9.8%
October 2025	4.5	4.0	+ 12.5%
12-Month Avg*	4.1	3.5	+ 16.3%

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

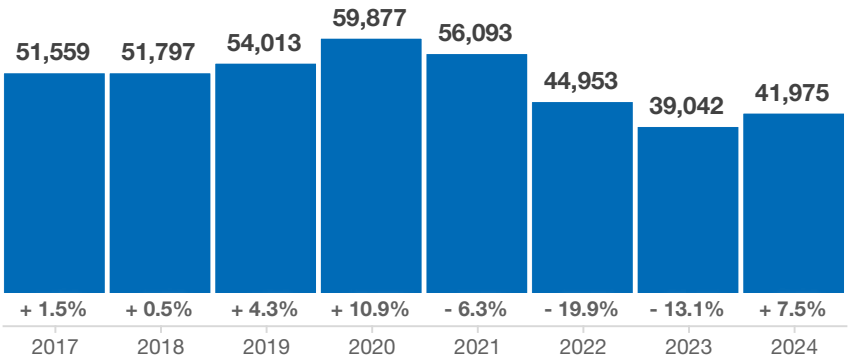
Historical Months Supply of Inventory by Month



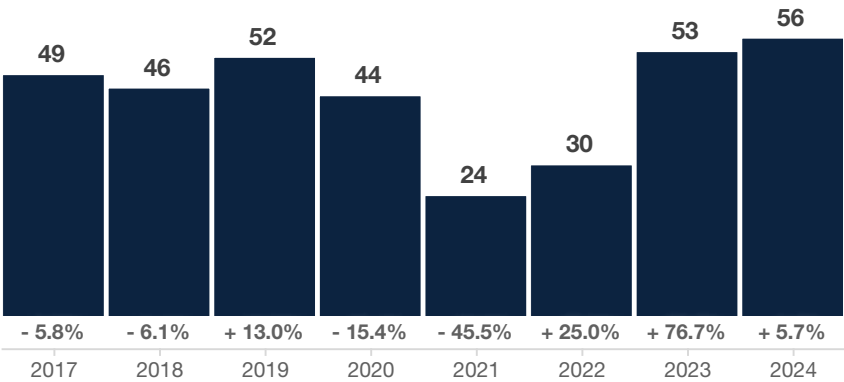
Annual Review

Historical look at key market metrics for the overall region.

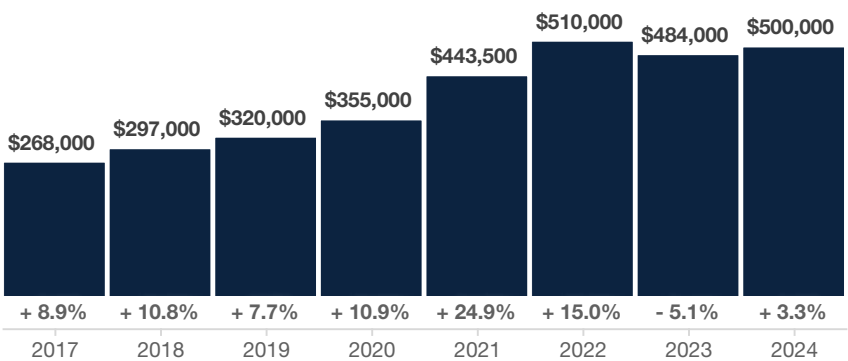
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received

