

Local Market Update for December 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

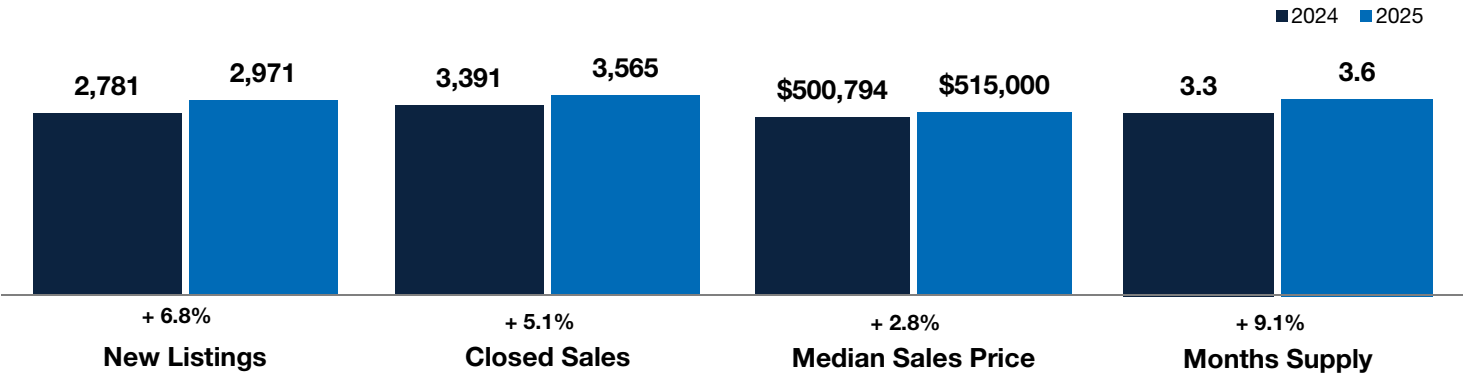


Entire State

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2,781	2,971	+ 6.8%	58,617	63,603	+ 8.5%
Pending Sales	2,524	2,498	- 1.0%	42,273	43,057	+ 1.9%
Closed Sales	3,391	3,565	+ 5.1%	42,093	43,039	+ 2.2%
Median Sales Price*	\$500,794	\$515,000	+ 2.8%	\$500,000	\$512,000	+ 2.4%
Average Sales Price*	\$677,548	\$697,553	+ 3.0%	\$641,979	\$681,012	+ 6.1%
Percent of Original List Price Received*	96.2%	95.3%	- 0.9%	96.9%	96.4%	- 0.5%
Days on Market Until Sale	66	72	+ 9.1%	56	64	+ 14.3%
Inventory of Homes for Sale	11,659	12,760	+ 9.4%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 9.1%	--	--	--

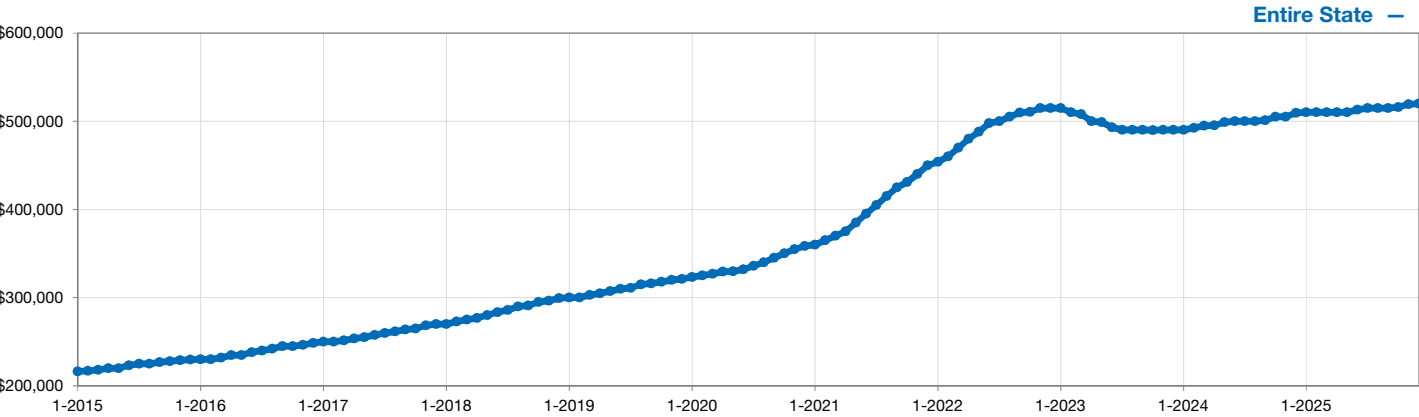
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December



Median Sales Price

Rolling 12-Month Calculation



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.