

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



December 2025

U.S. pending home sales climbed to their highest level in nearly three years, rising 3.3% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 1.0% increase in contract signings. On a year-over-year basis, pending home sales advanced 2.6%, with both monthly and annual gains recorded across all four regions. For the 12-month period spanning January 2025 through December 2025, Closed Sales in the Utah Association of REALTORS® region rose 2.2 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales went up 19.9 percent.

The overall Median Sales Price were up 2.4 percent to \$512,000. The property type with the largest gain was the Single-Family segment, where prices went up 2.6 percent to \$565,000. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 60 days. The price range that tended to sell the slowest was the \$1,500,000 and Above range at 84 days.

Market-wide, inventory levels improved 9.4 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale rose 13.8 percent. That amounts to 3.5 months of inventory for Single-Family and 3.8 months of inventory for Townhouse-Condo.

Quick Facts

+ 19.9%	+ 6.6%	+ 6.7%
Price Range with Strongest Sales: \$1,500,000 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Single-Family
Closed Sales		2
Days On Market Until Sale		3
Median Sales Price		4
Percent of Original List Price Received		5
Inventory of Homes for Sale		6
Months Supply of Inventory		7

This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.

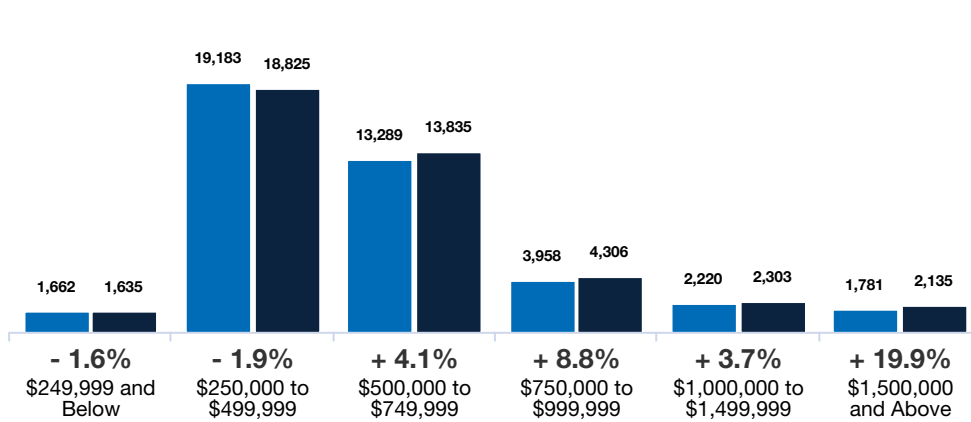


Closed Sales

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

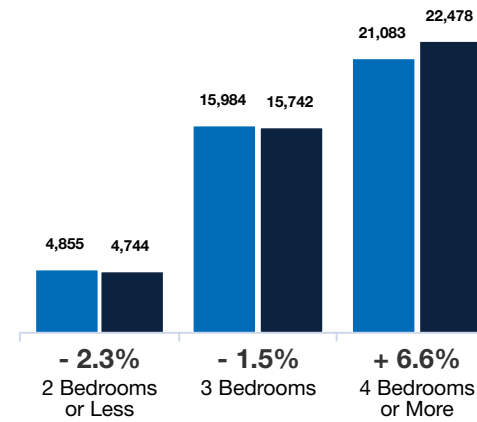
By Price Range

■ 12-2024 ■ 12-2025



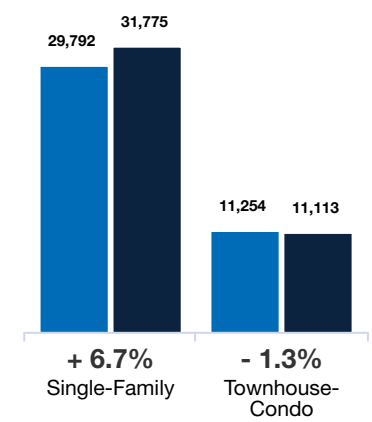
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$249,999 and Below	1,662	1,635	- 1.6%
\$250,000 to \$499,999	19,183	18,825	- 1.9%
\$500,000 to \$749,999	13,289	13,835	+ 4.1%
\$750,000 to \$999,999	3,958	4,306	+ 8.8%
\$1,000,000 to \$1,499,999	2,220	2,303	+ 3.7%
\$1,500,000 and Above	1,781	2,135	+ 19.9%

All Price Ranges

42,093 43,039 + 2.2%

By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	4,855	4,744	- 2.3%
3 Bedrooms	15,984	15,742	- 1.5%
4 Bedrooms or More	21,083	22,478	+ 6.6%

All Bedroom Counts

42,093 43,039 + 2.2%

Single-Family

	12-2024	12-2025	Change
12-2024	1,224	1,153	- 5.8%
12-2025	10,195	10,368	+ 1.7%
12-2024	11,642	12,459	+ 7.0%
12-2025	3,512	4,014	+ 14.3%
12-2024	1,819	2,055	+ 13.0%
12-2025	1,400	1,726	+ 23.3%

29,792 31,775 + 6.7%

Townhouse-Condo

	12-2024	12-2025	Change
12-2024	416	460	+ 10.6%
12-2025	8,660	8,417	- 2.8%
12-2024	1,278	1,344	+ 5.2%
12-2025	278	267	- 4.0%
12-2024	304	238	- 21.7%
12-2025	318	387	+ 21.7%

11,254 11,113 - 1.3%

	12-2024	12-2025	Change
12-2024	1,997	2,044	+ 2.4%
12-2025	8,907	9,296	+ 4.4%
12-2024	18,862	20,426	+ 8.3%
12-2025	1,692	2,006	+ 18.6%

11,254 11,113 - 1.3%

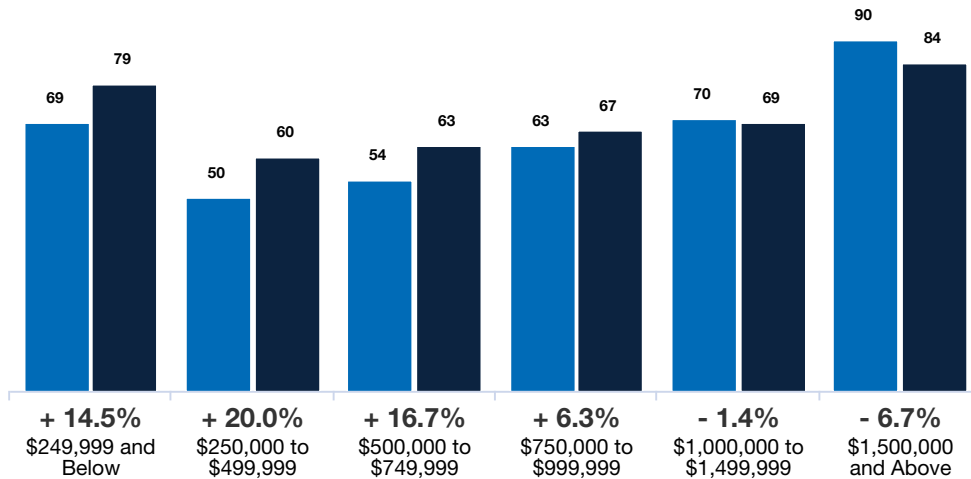
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

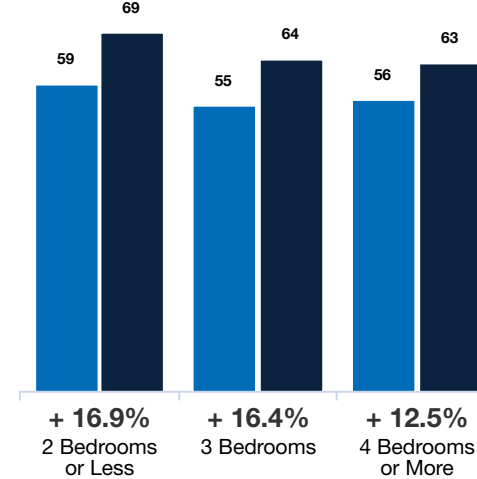
By Price Range

■ 12-2024 ■ 12-2025



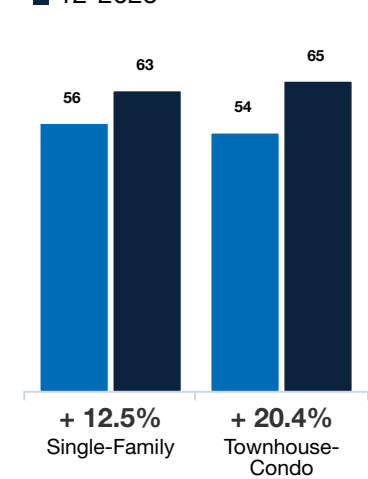
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$249,999 and Below	69	79	+ 14.5%
\$250,000 to \$499,999	50	60	+ 20.0%
\$500,000 to \$749,999	54	63	+ 16.7%
\$750,000 to \$999,999	63	67	+ 6.3%
\$1,000,000 to \$1,499,999	70	69	- 1.4%
\$1,500,000 and Above	90	84	- 6.7%

All Price Ranges

56 64 + 14.3%

By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	59	69	+ 16.9%
3 Bedrooms	55	64	+ 16.4%
4 Bedrooms or More	56	63	+ 12.5%

All Bedroom Counts

56 64 + 14.3%

Single-Family

12-2024	12-2025	Change	12-2024	12-2025	Change
71	80	+ 12.7%	63	76	+ 20.6%
49	57	+ 16.3%	50	63	+ 26.0%
53	62	+ 17.0%	58	66	+ 13.8%
62	66	+ 6.5%	73	84	+ 15.1%
69	68	- 1.4%	75	75	0.0%
93	88	- 5.4%	82	64	- 22.0%

56 63 + 12.5%

Townhouse-Condo

12-2024	12-2025	Change
63	76	+ 20.6%
50	63	+ 26.0%
58	66	+ 13.8%
73	84	+ 15.1%
75	75	0.0%
82	64	- 22.0%

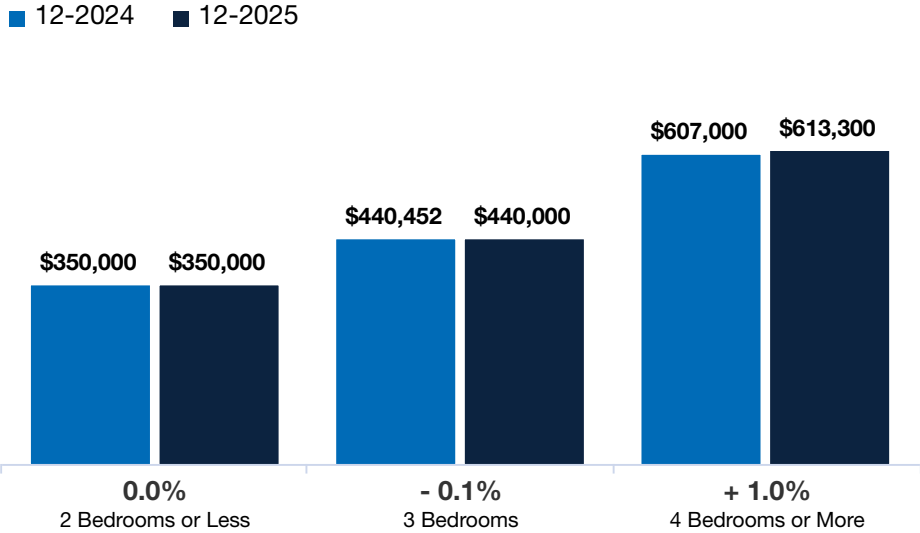
54 65 + 20.4%

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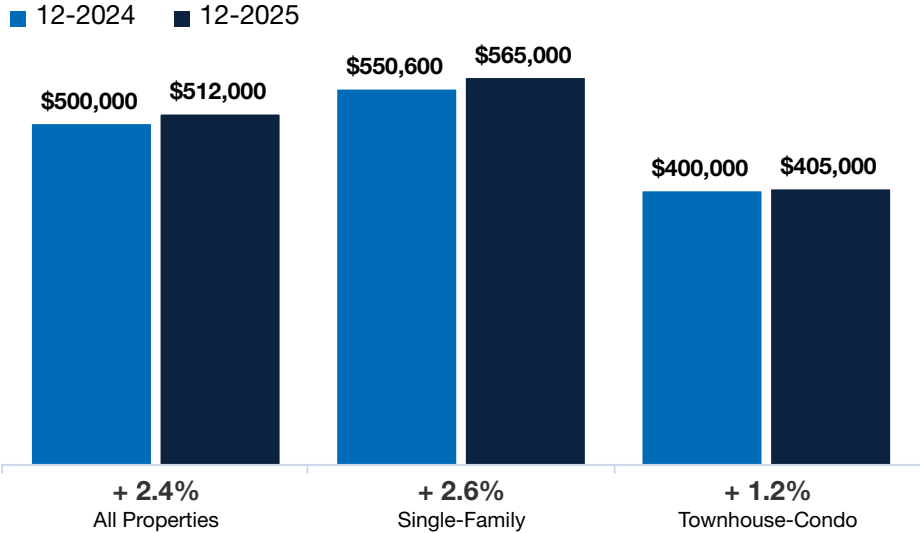
Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

By Bedroom Count



By Property Type



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	12-2024	12-2025	Change	12-2024	12-2025	Change	12-2024	12-2025	Change
2 Bedrooms or Less	\$350,000	\$350,000	0.0%	\$358,000	\$360,000	+ 0.6%	\$345,000	\$340,000	- 1.4%
3 Bedrooms	\$440,452	\$440,000	- 0.1%	\$480,000	\$482,000	+ 0.4%	\$400,000	\$399,990	- 0.0%
4 Bedrooms or More	\$607,000	\$613,300	+ 1.0%	\$619,900	\$628,622	+ 1.4%	\$467,995	\$470,000	+ 0.4%
All Bedroom Counts	\$500,000	\$512,000	+ 2.4%	\$550,600	\$565,000	+ 2.6%	\$400,000	\$405,000	+ 1.2%

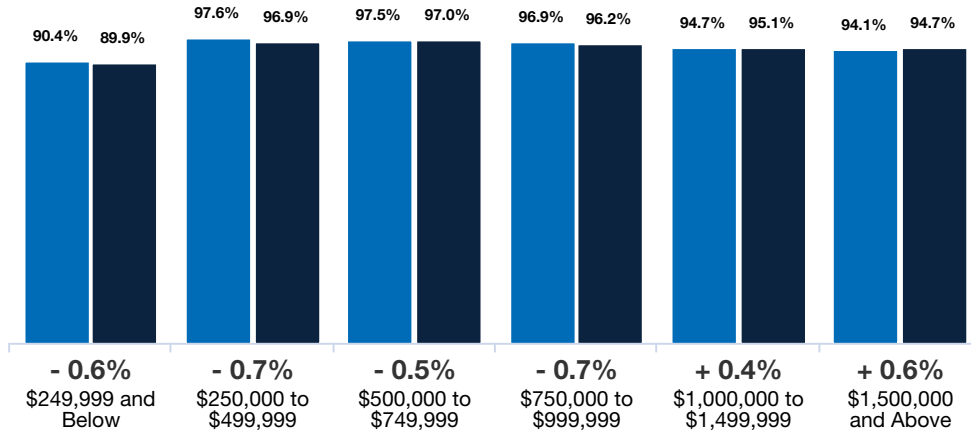
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Percent of Original List Price Received

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.**

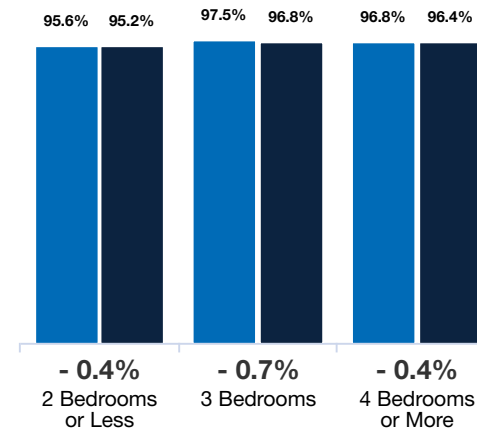
By Price Range

■ 12-2024 ■ 12-2025



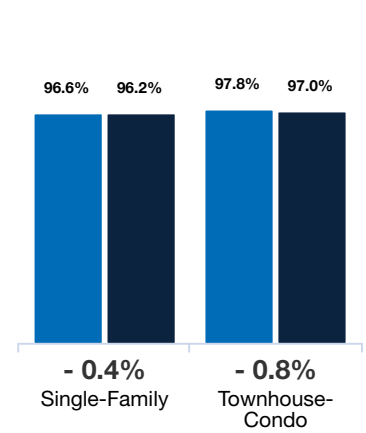
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$249,999 and Below	90.4%	89.9%	- 0.6%
\$250,000 to \$499,999	97.6%	96.9%	- 0.7%
\$500,000 to \$749,999	97.5%	97.0%	- 0.5%
\$750,000 to \$999,999	96.9%	96.2%	- 0.7%
\$1,000,000 to \$1,499,999	94.7%	95.1%	+ 0.4%
\$1,500,000 and Above	94.1%	94.7%	+ 0.6%

All Price Ranges

96.9% 96.4% - 0.5%

By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	95.6%	95.2%	- 0.4%
3 Bedrooms	97.5%	96.8%	- 0.7%
4 Bedrooms or More	96.8%	96.4%	- 0.4%

All Bedroom Counts

96.9% 96.4% - 0.5%

Single-Family

	12-2024	12-2025	Change
2 Bedrooms or Less	89.1%	88.4%	- 0.8%
3 Bedrooms	97.1%	96.5%	- 0.6%
4 Bedrooms or More	97.5%	97.0%	- 0.5%
Single-Family	97.0%	96.3%	- 0.7%
Single-Family	94.4%	95.1%	+ 0.7%
Single-Family	93.5%	94.2%	+ 0.7%

96.6% 96.2% - 0.4%

Townhouse-Condo

	12-2024	12-2025	Change
Single-Family	93.9%	93.5%	- 0.4%
Single-Family	98.2%	97.3%	- 0.9%
Single-Family	97.7%	97.1%	- 0.6%
Single-Family	96.4%	95.0%	- 1.5%
Single-Family	96.0%	96.2%	+ 0.2%
Single-Family	96.3%	97.0%	+ 0.7%

97.8% 97.0% - 0.8%

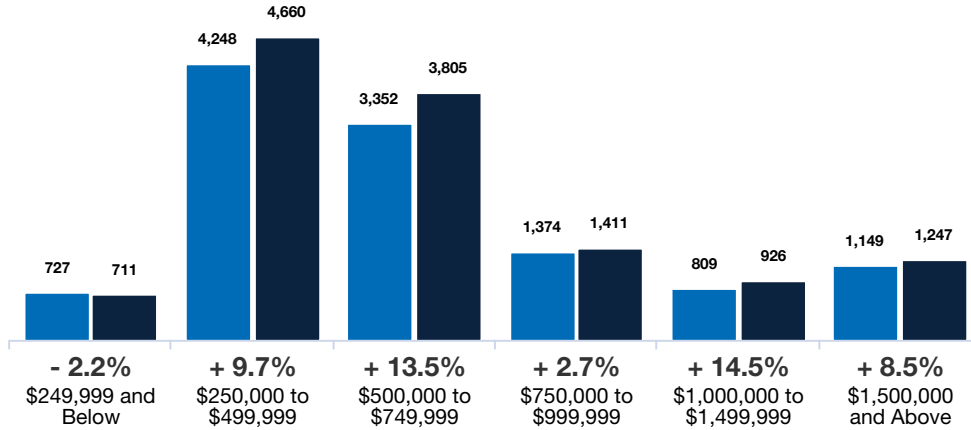
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Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month. **Based on one month of activity.**

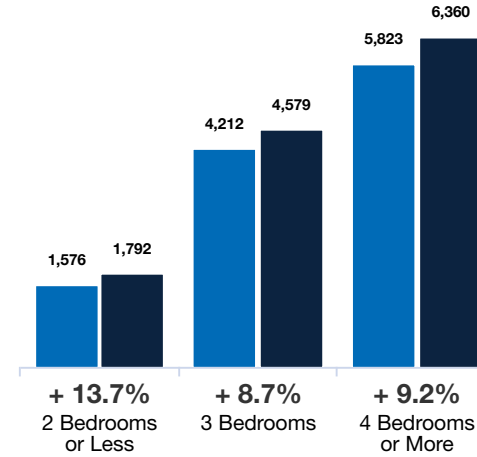
By Price Range

■ 12-2024 ■ 12-2025



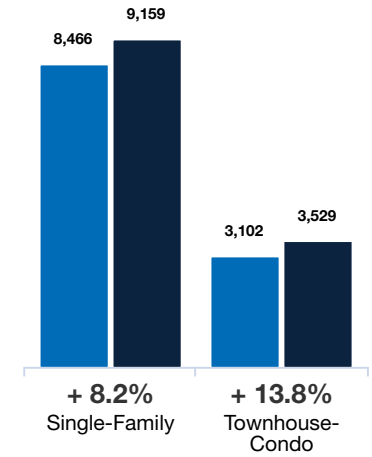
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$249,999 and Below	727	711	- 2.2%
\$250,000 to \$499,999	4,248	4,660	+ 9.7%
\$500,000 to \$749,999	3,352	3,805	+ 13.5%
\$750,000 to \$999,999	1,374	1,411	+ 2.7%
\$1,000,000 to \$1,499,999	809	926	+ 14.5%
\$1,500,000 and Above	1,149	1,247	+ 8.5%

All Price Ranges

11,659 12,760 + 9.4%

By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	1,576	1,792	+ 13.7%
3 Bedrooms	4,212	4,579	+ 8.7%
4 Bedrooms or More	5,823	6,360	+ 9.2%

All Bedroom Counts

11,659 12,760 + 9.4%

Single-Family

	12-2024	12-2025	Change
2 Bedrooms or Less	551	525	- 4.7%
3 Bedrooms	2,169	2,325	+ 7.2%
4 Bedrooms or More	2,834	3,272	+ 15.5%
Single-Family Total	1,223	1,242	+ 1.6%
Townhouse-Condo	137	164	+ 19.7%
Single-Family Total	691	773	+ 11.9%
Townhouse-Condo	112	142	+ 26.8%
Single-Family Total	998	1,022	+ 2.4%

All Price Ranges

8,466 9,159 + 8.2%

By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	623	677	+ 8.7%
3 Bedrooms	2,519	2,723	+ 8.1%
4 Bedrooms or More	5,319	5,752	+ 8.1%

All Bedroom Counts

8,466 9,159 + 8.2%

Townhouse-Condo

	12-2024	12-2025	Change
2 Bedrooms or Less	158	180	+ 13.9%
3 Bedrooms	2,061	2,321	+ 12.6%
4 Bedrooms or More	500	519	+ 3.8%
Townhouse-Condo Total	137	164	+ 19.7%
Single-Family	112	142	+ 26.8%
Townhouse-Condo Total	134	203	+ 51.5%

All Price Ranges

3,102 3,529 + 13.8%

By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	924	1,092	+ 18.2%
3 Bedrooms	1,667	1,847	+ 10.8%
4 Bedrooms or More	472	574	+ 21.6%

All Bedroom Counts

3,102 3,529 + 13.8%

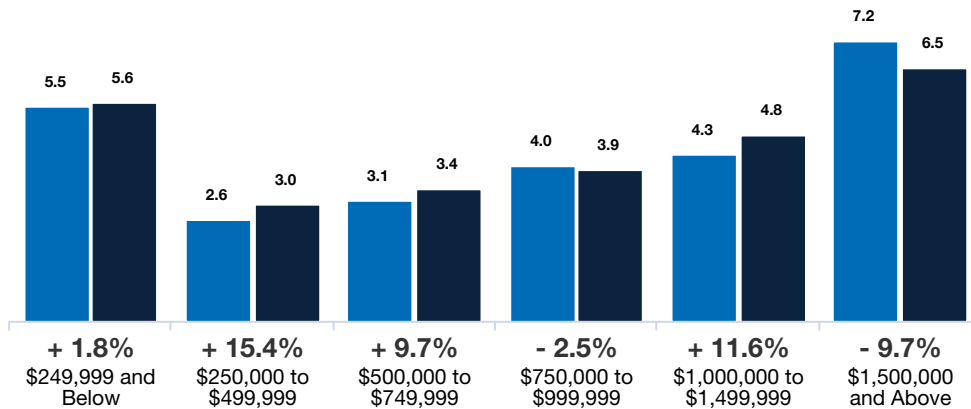
Figures on this page are based upon a snapshot of active listings at the end of the month.

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.**

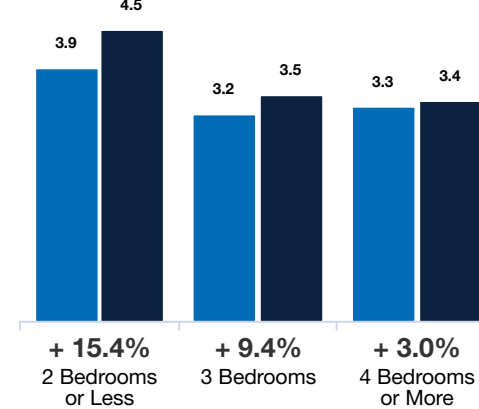
By Price Range

■ 12-2024 ■ 12-2025



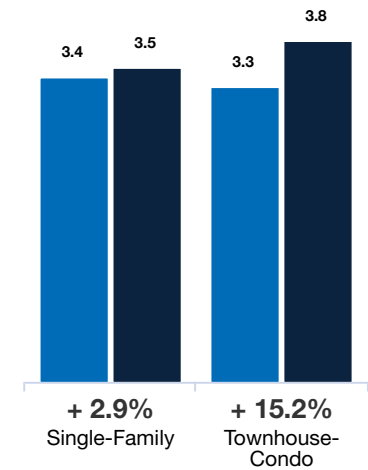
By Bedroom Count

■ 12-2024 ■ 12-2025



By Property Type

■ 12-2024 ■ 12-2025



All Properties

By Price Range

	12-2024	12-2025	Change
\$249,999 and Below	5.5	5.6	+ 1.8%
\$250,000 to \$499,999	2.6	3.0	+ 15.4%
\$500,000 to \$749,999	3.1	3.4	+ 9.7%
\$750,000 to \$999,999	4.0	3.9	- 2.5%
\$1,000,000 to \$1,499,999	4.3	4.8	+ 11.6%
\$1,500,000 and Above	7.2	6.5	- 9.7%

All Price Ranges

3.3 3.6 + 9.1%

By Bedroom Count

	12-2024	12-2025	Change
2 Bedrooms or Less	3.9	4.5	+ 15.4%
3 Bedrooms	3.2	3.5	+ 9.4%
4 Bedrooms or More	3.3	3.4	+ 3.0%

All Bedroom Counts

3.3 3.6 + 9.1%

Single-Family

	12-2024	12-2025	Change
2 Bedrooms or Less	5.7	5.8	+ 1.8%
3 Bedrooms	2.5	2.6	+ 4.0%
4 Bedrooms or More	3.0	3.2	+ 6.7%
Single-Family	4.0	3.6	- 10.0%
Single-Family	4.5	4.5	0.0%
Single-Family	7.9	6.8	- 13.9%

3.4 3.5 + 2.9%

Townhouse-Condo

	12-2024	12-2025	Change
Single-Family	4.7	5.1	+ 8.5%
Single-Family	2.9	3.3	+ 13.8%
Single-Family	4.5	4.6	+ 2.2%
Single-Family	5.2	7.8	+ 50.0%
Single-Family	4.0	6.4	+ 60.0%
Single-Family	4.5	5.0	+ 11.1%

3.3 3.8 + 15.2%

Figures on this page are based upon a snapshot of active listings at the end of the month.