

Monthly Indicators



January 2026

U.S. existing-home sales climbed 5.1% month-over-month and 1.4% year-over-year to a seasonally adjusted annual rate of 4.35 million units, the strongest pace in nearly three years, according to the National Association of REALTORS® (NAR). Lower mortgage rates and slower home price growth helped spur buyer activity, and sales increased month-over-month in every region. On an annual basis, sales rose in the South, held steady in the West and Midwest, and declined in the Northeast.

New Listings in the state of Utah decreased 1.2 percent to 4,969. Pending Sales decreased 5.6 percent to 3,091. Inventory increased 6.8 percent to 12,957.

Median Sales Price increased 1.4 percent from \$497,995 to \$505,000. Days on Market increased 15.9 percent to 80. Months Supply of Inventory increased 2.9 percent to 3.6.

Nationally, there were 1.18 million homes for sale heading into January, an 18.1% decline from the previous month but 3.5% higher compared to the same period last year, representing a 3.3-month supply at the current sales pace, according to NAR. Meanwhile, the median existing-home price rose 0.4% from a year ago to \$405,400, reflecting a continued moderation in national price growth.

Monthly Snapshot

- 0.7%

+ 1.4%

+ 6.8%

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.



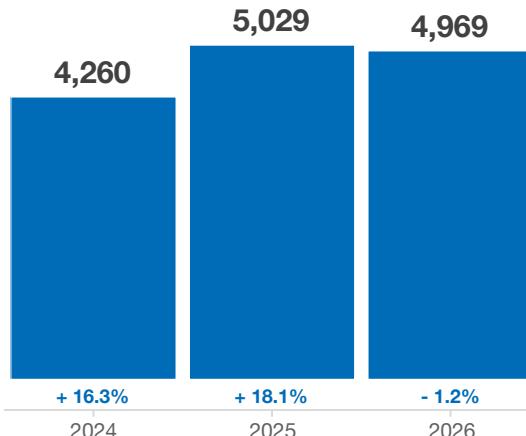
Key Metrics	Historical Sparkbars	1-2025		1-2026		% Change	YTD 2025	YTD 2026	% Change
		1-2025	1-2026	1-2025	1-2026				
New Listings		5,029	4,969	- 1.2%	5,029	4,969	- 1.2%		
Pending Sales		3,276	3,091	- 5.6%	3,276	3,091	- 5.6%		
Closed Sales		2,447	2,430	- 0.7%	2,447	2,430	- 0.7%		
Days on Market Until Sale		69	80	+ 15.9%	69	80	+ 15.9%		
Median Sales Price		\$497,995	\$505,000	+ 1.4%	\$497,995	\$505,000	+ 1.4%		
Average Sales Price		\$688,723	\$676,602	- 1.8%	\$688,723	\$676,602	- 1.8%		
Percent of Original List Price Received		96.3%	95.2%	- 1.1%	96.3%	95.2%	- 1.1%		
Housing Affordability Index		78	83	+ 6.4%	78	83	+ 6.4%		
Inventory of Homes for Sale		12,129	12,957	+ 6.8%	—	—	—		
Months Supply of Inventory		3.5	3.6	+ 2.9%	—	—	—		

New Listings

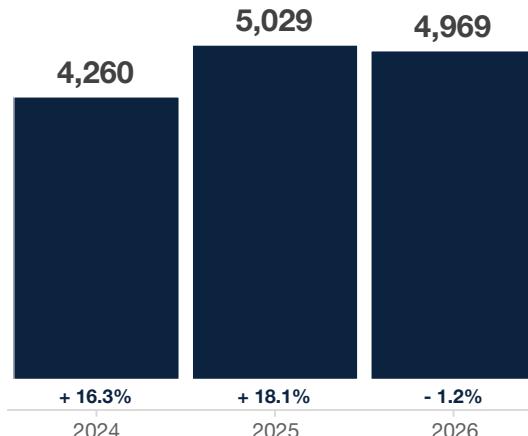
A count of the properties that have been newly listed on the market in a given month.



January

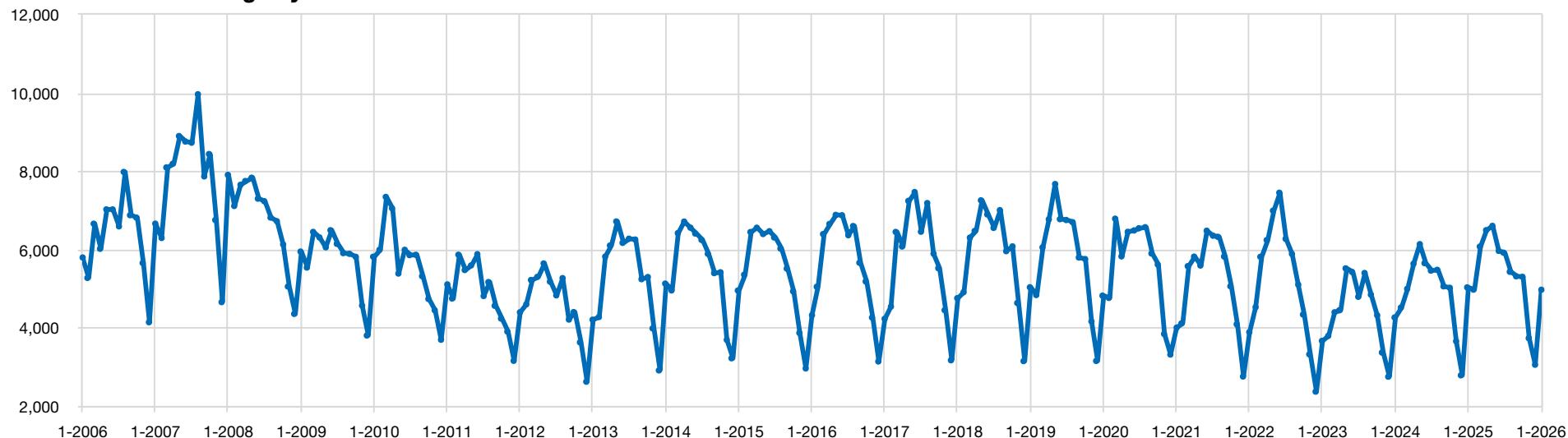


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
February 2025	4,972	4,513	+ 10.2%
March 2025	6,071	4,992	+ 21.6%
April 2025	6,491	5,633	+ 15.2%
May 2025	6,602	6,134	+ 7.6%
June 2025	5,962	5,649	+ 5.5%
July 2025	5,916	5,458	+ 8.4%
August 2025	5,428	5,478	- 0.9%
September 2025	5,313	5,056	+ 5.1%
October 2025	5,299	5,019	+ 5.6%
November 2025	3,731	3,654	+ 2.1%
December 2025	3,053	2,782	+ 9.7%
January 2026	4,969	5,029	- 1.2%
12-Month Avg	5,317	4,950	+ 7.4%

Historical New Listings by Month

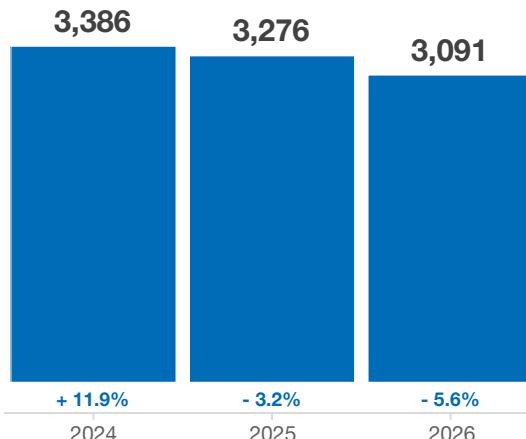


Pending Sales

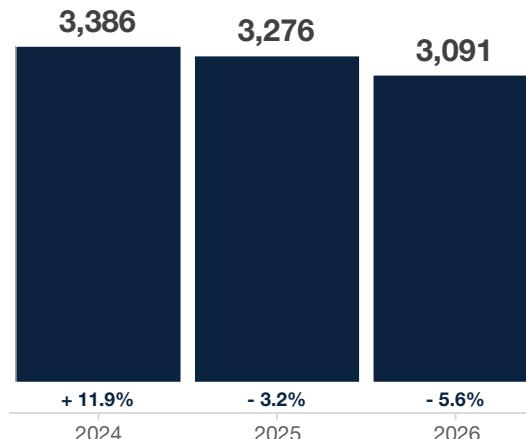
A count of the properties on which offers have been accepted in a given month.



January

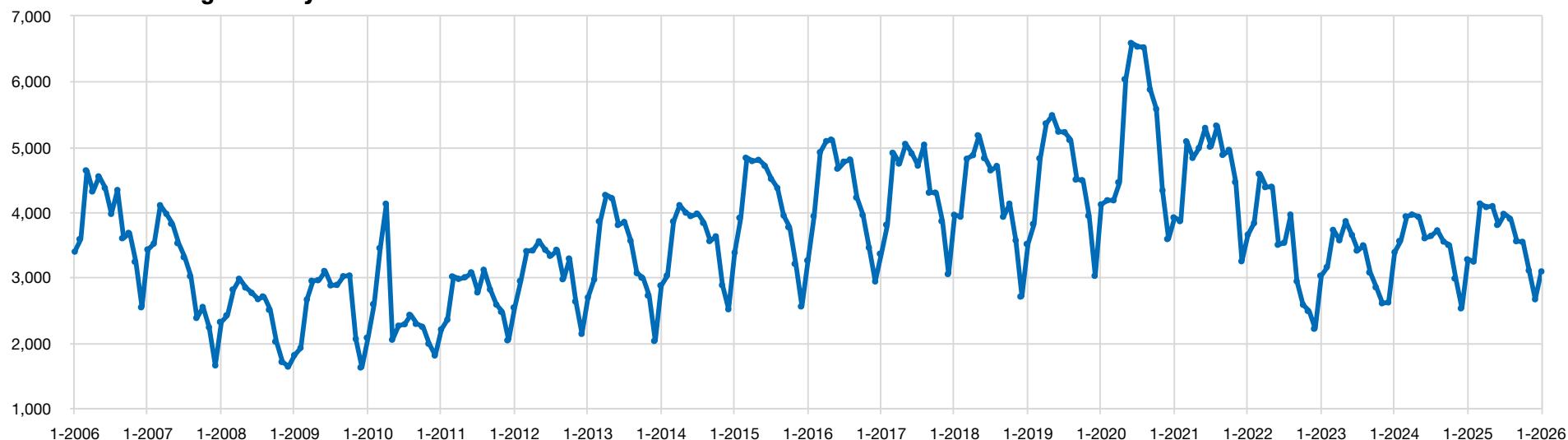


Year to Date



Pending Sales	Prior Year	Year-Over-Year Change
February 2025	3,242	- 8.9%
March 2025	4,130	+ 5.0%
April 2025	4,078	+ 2.9%
May 2025	4,091	+ 4.1%
June 2025	3,804	+ 5.7%
July 2025	3,972	+ 9.2%
August 2025	3,898	+ 4.8%
September 2025	3,555	+ 0.2%
October 2025	3,544	+ 1.3%
November 2025	3,106	+ 4.1%
December 2025	2,665	+ 5.5%
January 2026	3,091	- 5.6%
12-Month Avg	3,598	+ 2.4%

Historical Pending Sales by Month

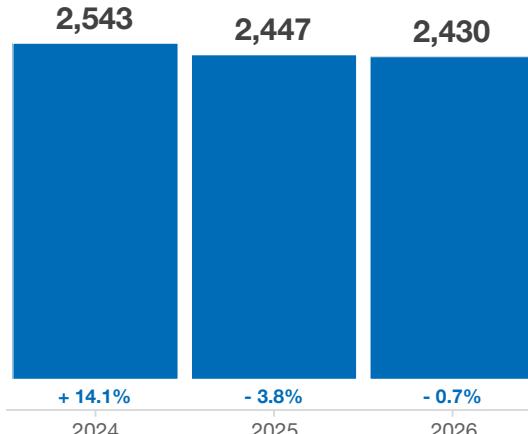


Closed Sales

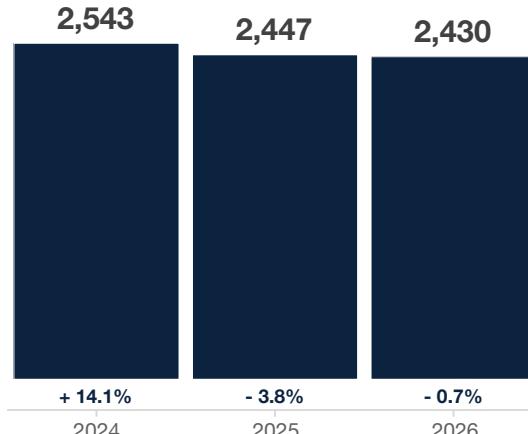
A count of the actual sales that closed in a given month.



January

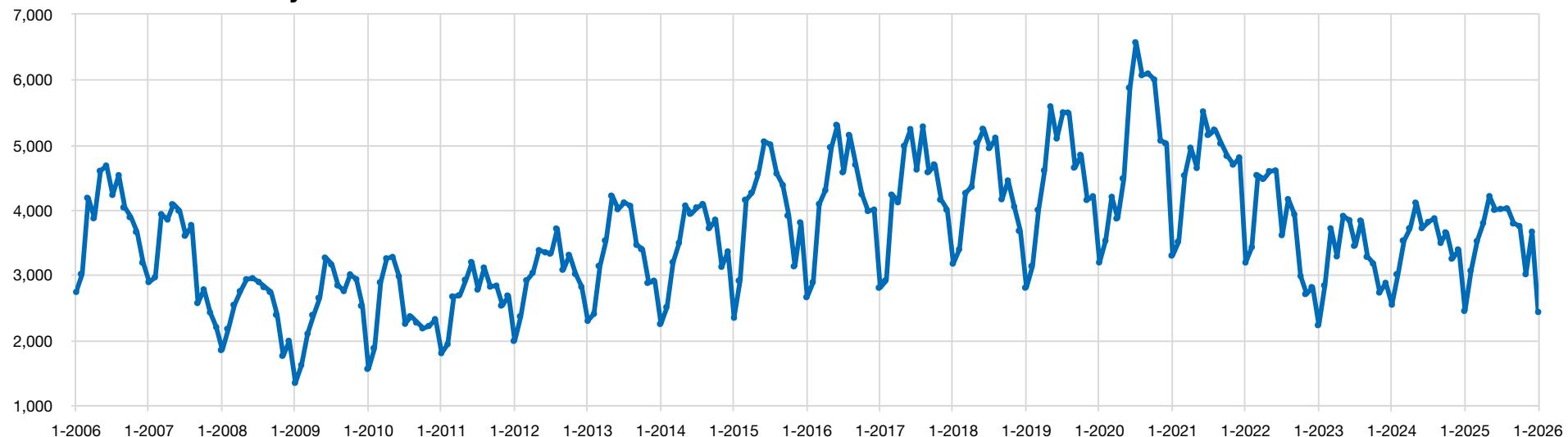


Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
February 2025	3,065	+ 1.8%
March 2025	3,520	- 0.2%
April 2025	3,796	+ 2.2%
May 2025	4,210	+ 2.4%
June 2025	4,000	+ 7.6%
July 2025	4,013	+ 5.2%
August 2025	4,023	+ 4.0%
September 2025	3,791	+ 8.6%
October 2025	3,750	+ 2.7%
November 2025	3,011	- 7.4%
December 2025	3,664	+ 8.1%
January 2026	2,430	- 0.7%
12-Month Avg	3,606	+ 3.0%

Historical Closed Sales by Month

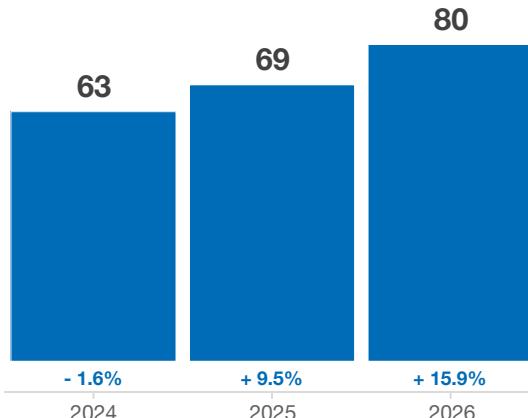


Days on Market Until Sale

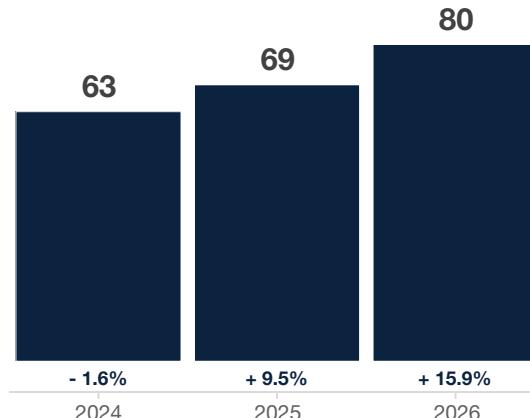
Average number of days between when a property is listed and when an offer is accepted in a given month.



January



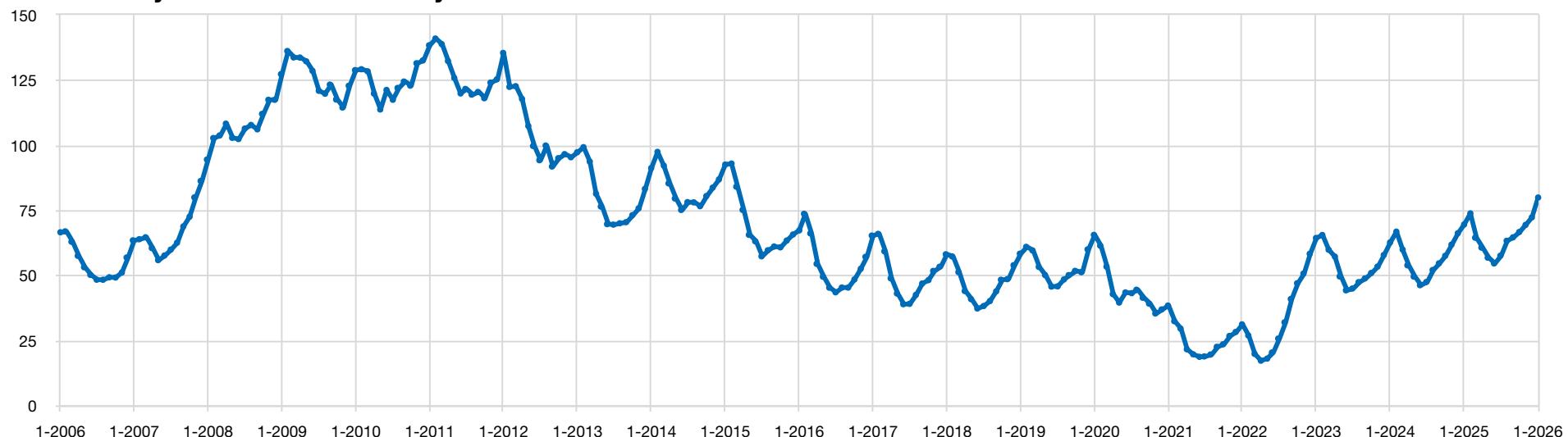
Year to Date



Days on Market	Prior Year	Year-Over-Year Change
February 2025	74	+ 10.4%
March 2025	64	+ 6.7%
April 2025	61	+ 13.0%
May 2025	57	+ 16.3%
June 2025	55	+ 19.6%
July 2025	57	+ 21.3%
August 2025	63	+ 21.2%
September 2025	65	+ 18.2%
October 2025	67	+ 17.5%
November 2025	69	+ 11.3%
December 2025	72	+ 9.1%
January 2026	80	+ 15.9%
12-Month Avg*	64	+ 14.4%

* Days on Market for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

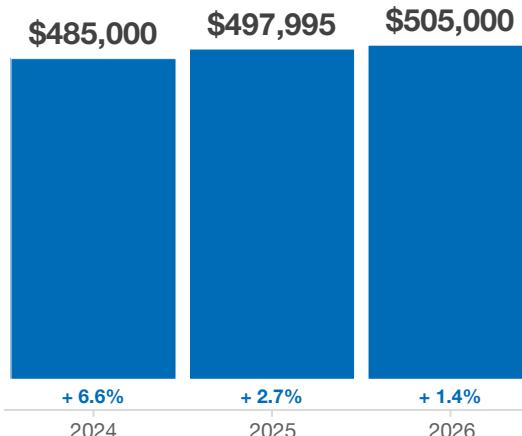


Median Sales Price

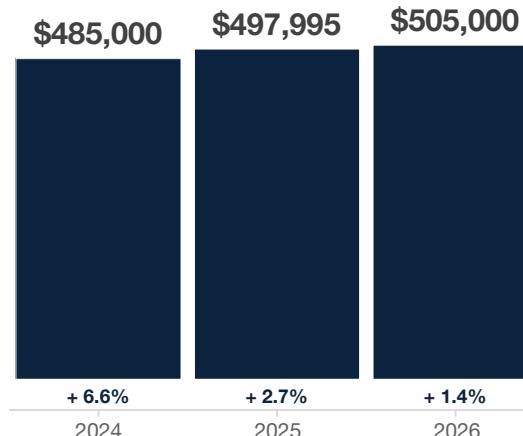
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



January



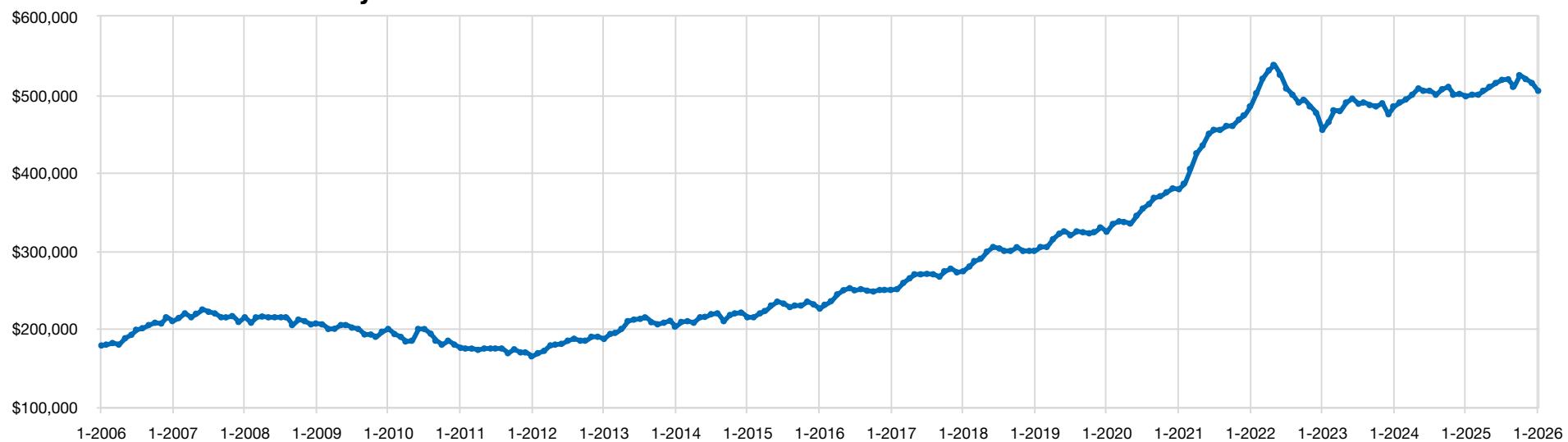
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
February 2025	\$500,000	\$490,000	+ 2.0%
March 2025	\$500,000	\$494,000	+ 1.2%
April 2025	\$505,000	\$500,000	+ 1.0%
May 2025	\$510,000	\$508,000	+ 0.4%
June 2025	\$515,000	\$504,990	+ 2.0%
July 2025	\$519,000	\$505,000	+ 2.8%
August 2025	\$519,753	\$500,000	+ 4.0%
September 2025	\$510,000	\$507,000	+ 0.6%
October 2025	\$525,000	\$510,000	+ 2.9%
November 2025	\$519,990	\$500,000	+ 4.0%
December 2025	\$515,000	\$501,000	+ 2.8%
January 2026	\$505,000	\$497,995	+ 1.4%
12-Month Avg*	\$512,590	\$500,000	+ 2.5%

* Median Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

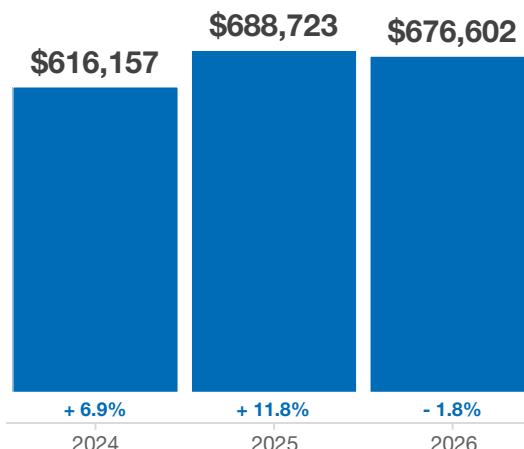


Average Sales Price

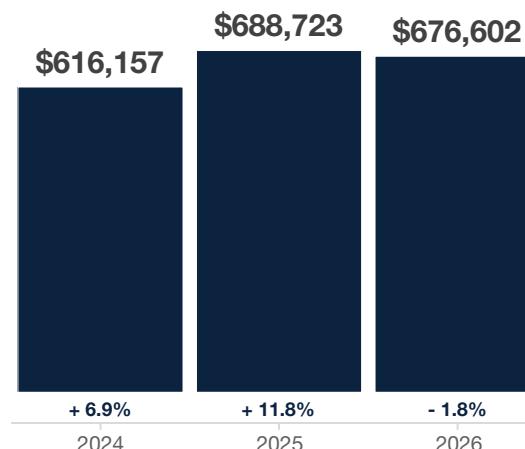
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



January



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
February 2025	\$646,744	\$618,806	+ 4.5%
March 2025	\$685,822	\$621,773	+ 10.3%
April 2025	\$658,714	\$650,647	+ 1.2%
May 2025	\$660,061	\$632,108	+ 4.4%
June 2025	\$668,437	\$640,195	+ 4.4%
July 2025	\$661,417	\$645,324	+ 2.5%
August 2025	\$676,268	\$642,069	+ 5.3%
September 2025	\$703,284	\$637,859	+ 10.3%
October 2025	\$721,077	\$676,025	+ 6.7%
November 2025	\$709,550	\$635,467	+ 11.7%
December 2025	\$694,456	\$677,658	+ 2.5%
January 2026	\$676,602	\$688,723	- 1.8%
12-Month Avg*	\$679,857	\$646,291	+ 5.2%

* Avg. Sales Price for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

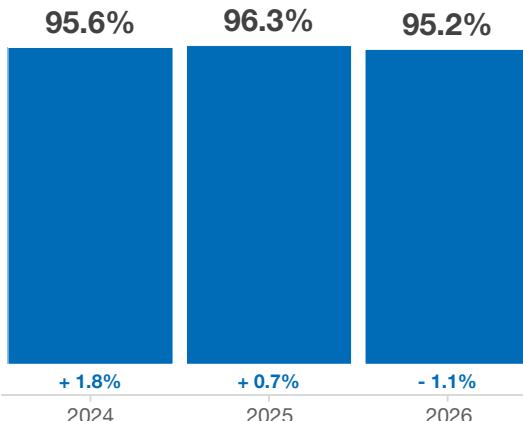


Percent of Original List Price Received

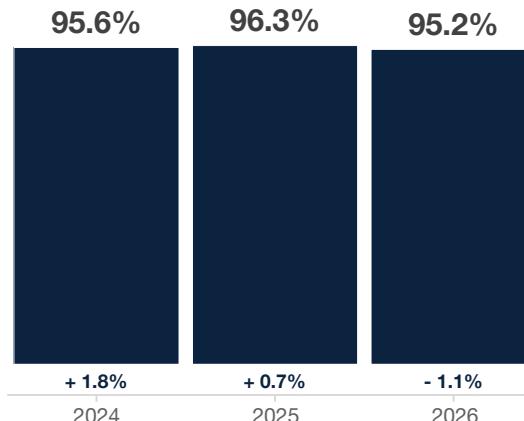


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

January



Year to Date



Percent of Original List Price Received	Prior Year	Year-Over-Year Change
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	95.7%	96.3% - 0.6%
November 2025	95.7%	96.2% - 0.5%
December 2025	95.3%	96.2% - 0.9%
January 2026	95.2%	96.3% - 1.1%
12-Month Avg*	96.3%	97.0% - 0.6%

* Percent of Original List Price Received for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month

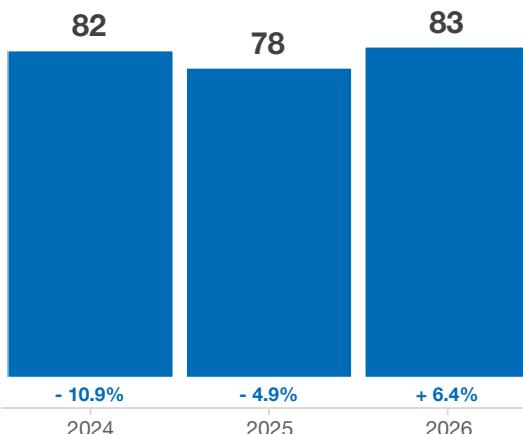


Housing Affordability Index

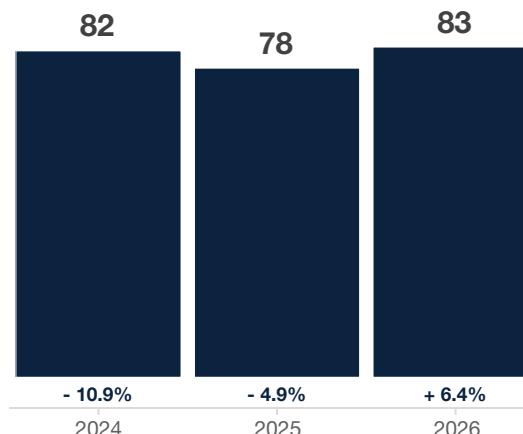


This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

January



Year to Date



Affordability Index	Prior Year	Year-Over-Year Change
February 2025	79	-1.3%
March 2025	80	0.0%
April 2025	78	+1.3%
May 2025	77	+1.3%
June 2025	77	-1.3%
July 2025	76	-2.6%
August 2025	78	-4.9%
September 2025	81	-2.4%
October 2025	79	0.0%
November 2025	80	+1.3%
December 2025	81	+3.8%
January 2026	83	+6.4%
12-Month Avg	79	0.0%

Historical Housing Affordability Index by Month

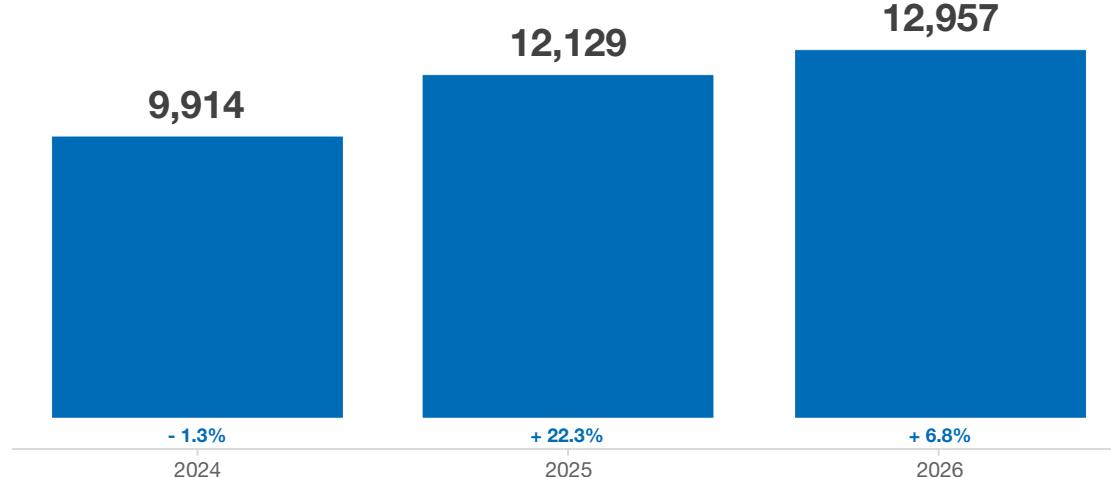


Inventory of Homes for Sale

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

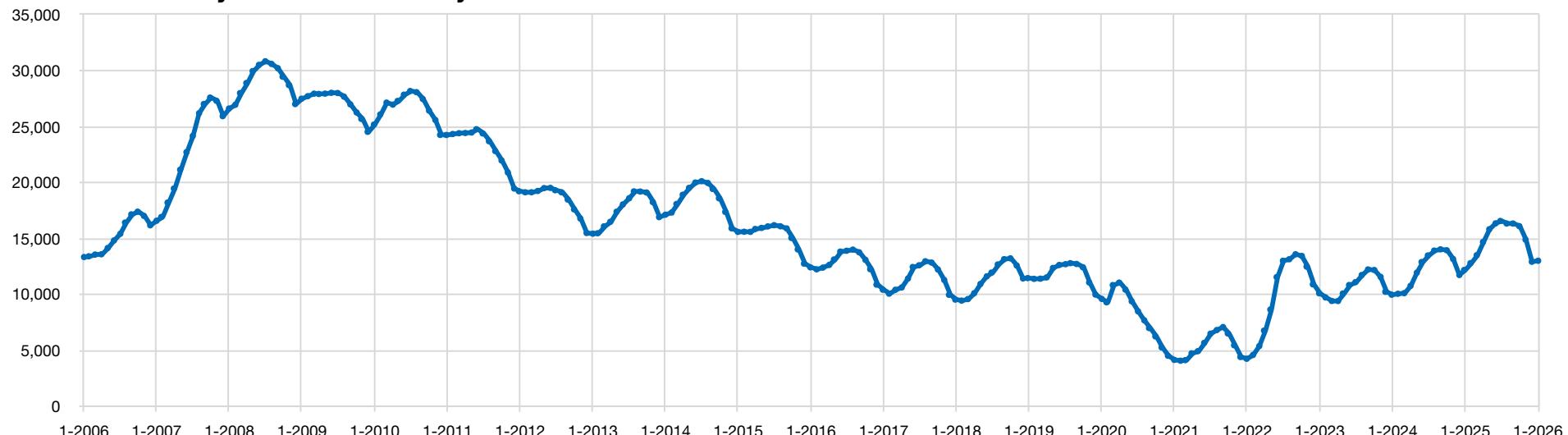


January



	Homes for Sale	Prior Year	Year-Over-Year Change
February 2025	12,741	10,001	+ 27.4%
March 2025	13,454	10,055	+ 33.8%
April 2025	14,639	10,708	+ 36.7%
May 2025	15,779	11,889	+ 32.7%
June 2025	16,307	12,840	+ 27.0%
July 2025	16,519	13,432	+ 23.0%
August 2025	16,291	13,868	+ 17.5%
September 2025	16,292	13,979	+ 16.5%
October 2025	16,056	13,896	+ 15.5%
November 2025	14,850	13,116	+ 13.2%
December 2025	12,867	11,680	+ 10.2%
January 2026	12,957	12,129	+ 6.8%
12-Month Avg	14,896	12,299	+ 21.1%

Historical Inventory of Homes for Sale by Month

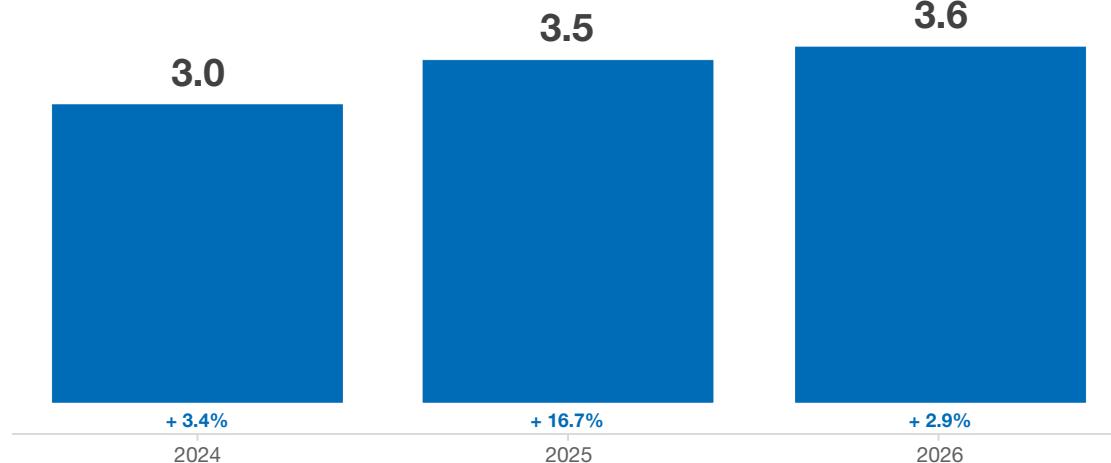


Months Supply of Inventory

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.



January



Months Supply	Prior Year	Year-Over-Year Change
February 2025	3.7	3.0 + 23.3%
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%
November 2025	4.1	3.7 + 10.8%
December 2025	3.6	3.3 + 9.1%
January 2026	3.6	3.5 + 2.9%
12-Month Avg*	4.2	3.6 + 16.5%

* Months Supply for all properties from February 2025 through January 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month

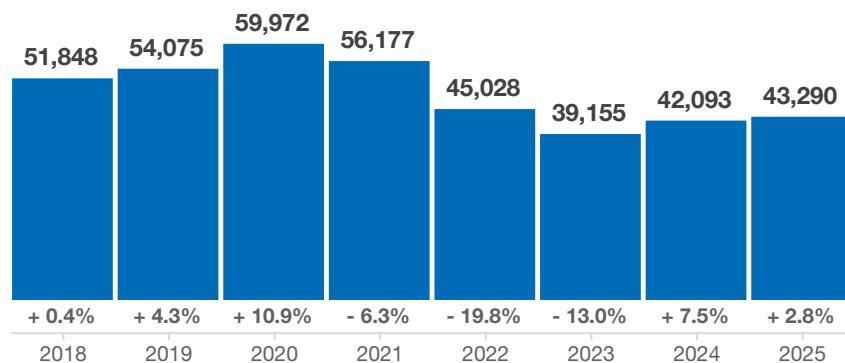


Annual Review

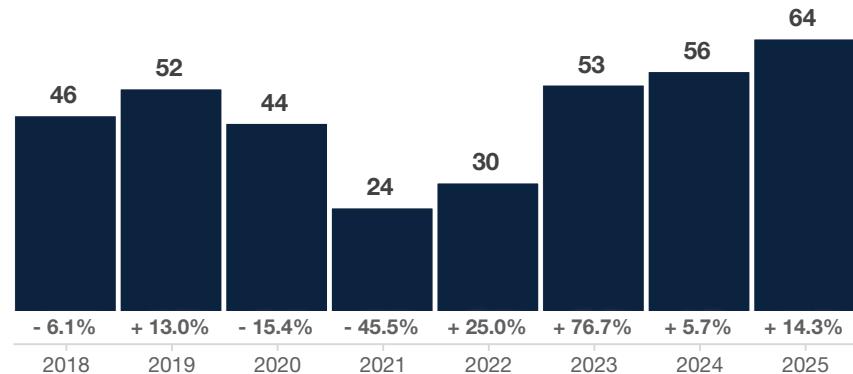
Historical look at key market metrics for the overall region.



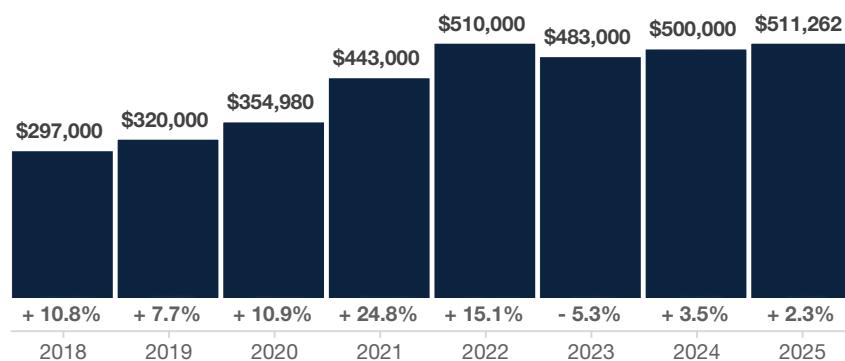
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received

