

# Local Market Update for February 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

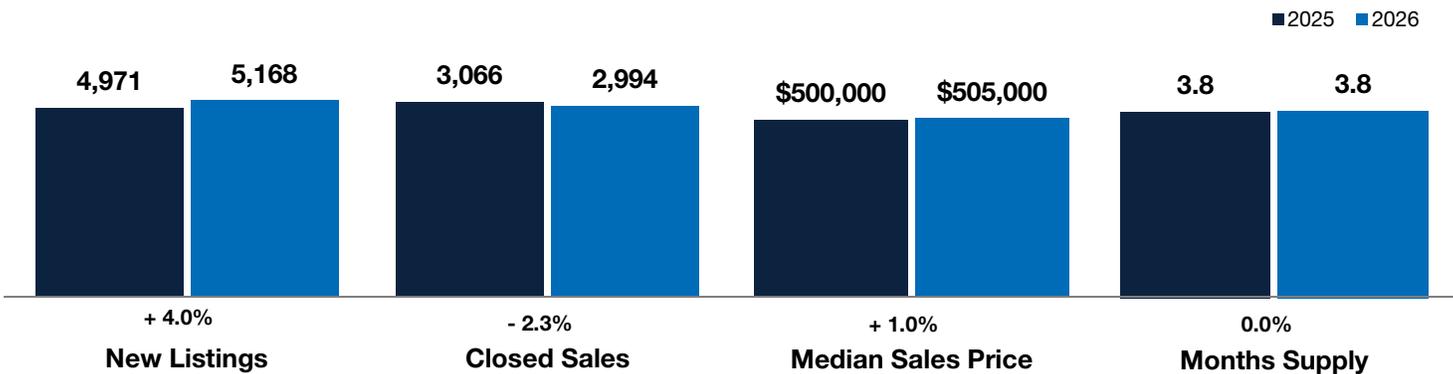


## Entire State

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	4,971	<b>5,168</b>	+ 4.0%	10,004	<b>10,240</b>	+ 2.4%
Pending Sales	3,240	<b>3,335</b>	+ 2.9%	6,518	<b>6,719</b>	+ 3.1%
Closed Sales	3,066	<b>2,994</b>	- 2.3%	5,513	<b>5,488</b>	- 0.5%
Median Sales Price*	\$500,000	<b>\$505,000</b>	+ 1.0%	\$499,900	<b>\$505,000</b>	+ 1.0%
Average Sales Price*	\$646,661	<b>\$661,072</b>	+ 2.2%	\$665,390	<b>\$666,876</b>	+ 0.2%
Percent of Original List Price Received*	96.5%	<b>96.1%</b>	- 0.4%	96.4%	<b>95.7%</b>	- 0.7%
Days on Market Until Sale	74	<b>79</b>	+ 6.8%	72	<b>79</b>	+ 9.7%
Inventory of Homes for Sale	13,260	<b>13,889</b>	+ 4.7%	--	--	--
Months Supply of Inventory	3.8	<b>3.8</b>	0.0%	--	--	--

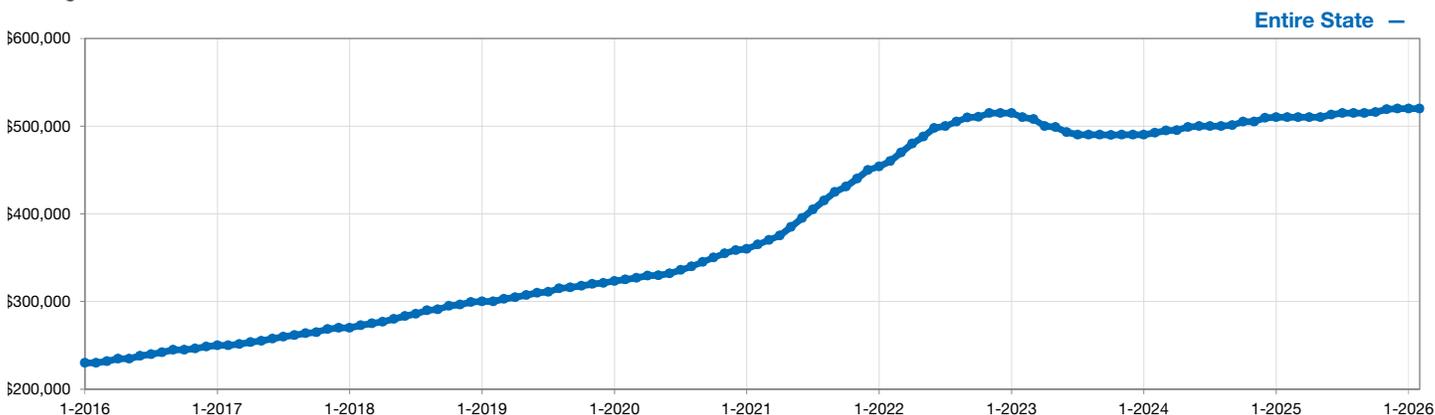
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February



### 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.