

# 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



## February 2026

U.S. pending home sales dipped 0.8% month-over-month and 0.4% year-over-year, according to the National Association of REALTORS®, with the decline attributed to low housing inventory. Regionally, monthly contract signings rose in the Midwest and West but fell in the South and Northeast. On a year-over-year basis, contracts increased in the South and West but declined in the Northeast and Midwest. For the 12-month period spanning March 2025 through February 2026, Closed Sales in the Utah Association of REALTORS® region improved 3.0 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales increased 18.8 percent.

The overall Median Sales Price rose 2.3 percent to \$513,500. The property type with the largest gain was the Single-Family segment, where prices rose 1.8 percent to \$565,000. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 61 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 rose 4.7 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale increased 7.9 percent. That amounts to 3.6 months of inventory for Single-Family and 4.3 months of inventory for Townhouse-Condo.

## Quick Facts

**+ 18.8%**

Price Range with  
Strongest Sales:  
**\$1,500,000 and Above**

**+ 7.9%**

Bedroom Count with  
Strongest Sales:  
**4 Bedrooms or More**

**+ 8.0%**

Property Type With  
Strongest Sales:  
**Single-Family**

Closed Sales	<b>2</b>
Days On Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

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.

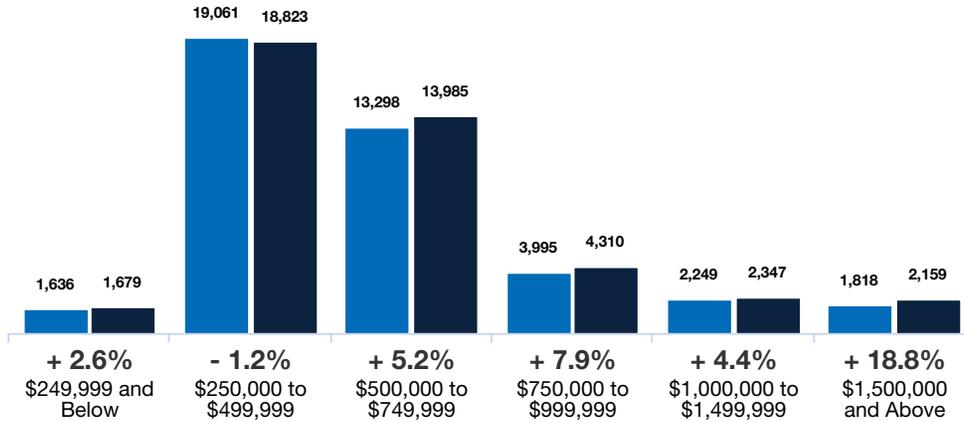


# Closed Sales

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

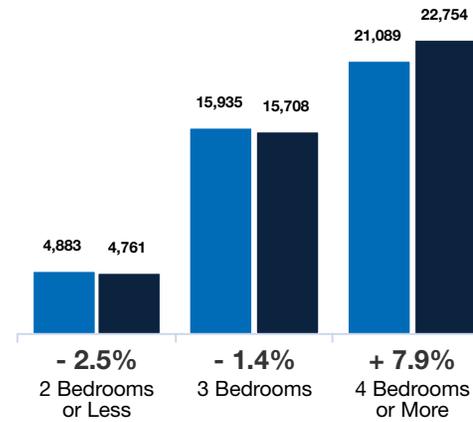
## By Price Range

■ 2-2025 ■ 2-2026



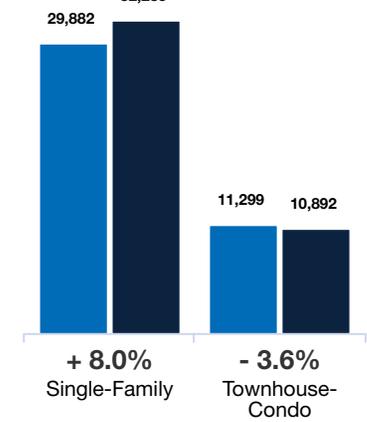
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$249,999 and Below	1,636	1,679	+ 2.6%
\$250,000 to \$499,999	19,061	18,823	- 1.2%
\$500,000 to \$749,999	13,298	13,985	+ 5.2%
\$750,000 to \$999,999	3,995	4,310	+ 7.9%
\$1,000,000 to \$1,499,999	2,249	2,347	+ 4.4%
\$1,500,000 and Above	1,818	2,159	+ 18.8%

### Single-Family

By Price Range	2-2025	2-2026	Change
\$249,999 and Below	1,199	1,176	- 1.9%
\$250,000 to \$499,999	10,153	10,499	+ 3.4%
\$500,000 to \$749,999	11,671	12,658	+ 8.5%
\$750,000 to \$999,999	3,559	4,053	+ 13.9%
\$1,000,000 to \$1,499,999	1,868	2,116	+ 13.3%
\$1,500,000 and Above	1,432	1,783	+ 24.5%

### Townhouse-Condo

By Price Range	2-2025	2-2026	Change
\$249,999 and Below	416	480	+ 15.4%
\$250,000 to \$499,999	8,642	8,292	- 4.0%
\$500,000 to \$749,999	1,309	1,302	- 0.5%
\$750,000 to \$999,999	295	236	- 20.0%
\$1,000,000 to \$1,499,999	299	223	- 25.4%
\$1,500,000 and Above	338	359	+ 6.2%

All Price Ranges	2-2025	2-2026	Change
	42,057	43,303	+ 3.0%

All Price Ranges	2-2025	2-2026	Change
	29,882	32,285	+ 8.0%

All Price Ranges	2-2025	2-2026	Change
	11,299	10,892	- 3.6%

By Bedroom Count	2-2025	2-2026	Change
------------------	--------	--------	--------

2 Bedrooms or Less	4,883	4,761	- 2.5%
3 Bedrooms	15,935	15,708	- 1.4%
4 Bedrooms or More	21,089	22,754	+ 7.9%

By Bedroom Count	2-2025	2-2026	Change
------------------	--------	--------	--------

2 Bedrooms or Less	2,013	2,087	+ 3.7%
3 Bedrooms	8,926	9,421	+ 5.5%
4 Bedrooms or More	18,914	20,767	+ 9.8%

By Bedroom Count	2-2025	2-2026	Change
------------------	--------	--------	--------

2 Bedrooms or Less	2,769	2,625	- 5.2%
3 Bedrooms	6,679	6,255	- 6.3%
4 Bedrooms or More	1,739	1,954	+ 12.4%

All Bedroom Counts	2-2025	2-2026	Change
	42,057	43,303	+ 3.0%

All Bedroom Counts	2-2025	2-2026	Change
	29,882	32,285	+ 8.0%

All Bedroom Counts	2-2025	2-2026	Change
	11,299	10,892	- 3.6%

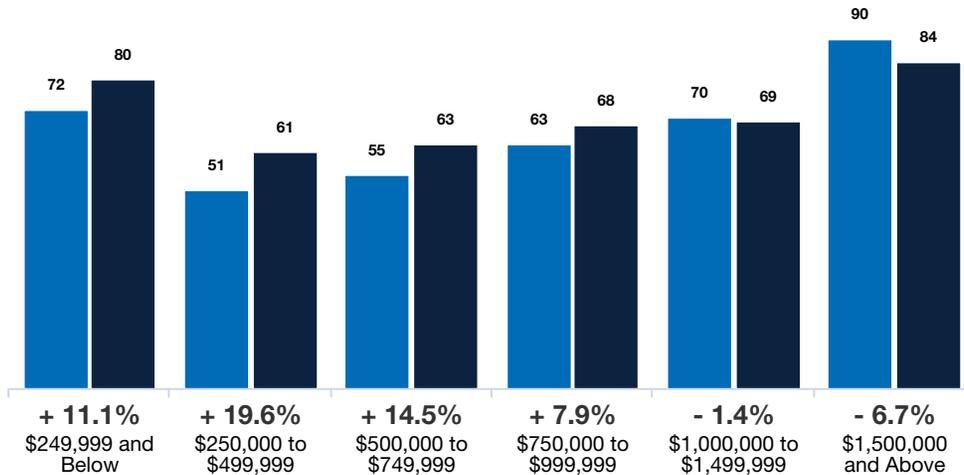
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

# 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.**

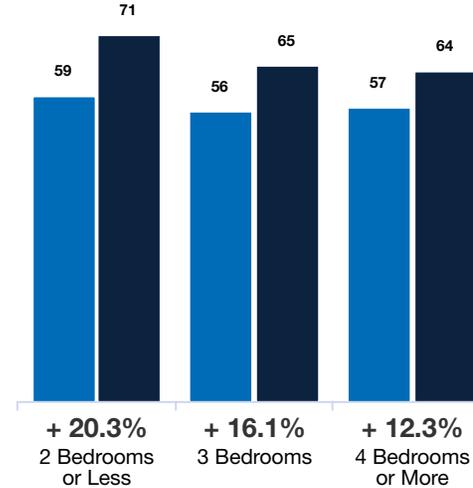
## By Price Range

■ 2-2025 ■ 2-2026



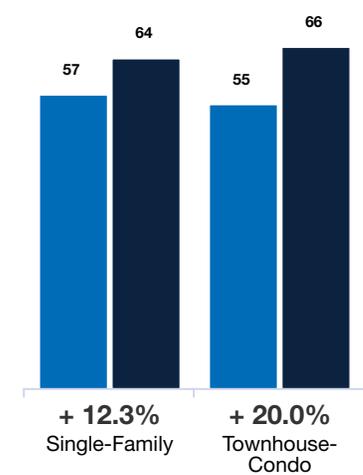
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$249,999 and Below	72	80	+ 11.1%
\$250,000 to \$499,999	51	61	+ 19.6%
\$500,000 to \$749,999	55	63	+ 14.5%
\$750,000 to \$999,999	63	68	+ 7.9%
\$1,000,000 to \$1,499,999	70	69	- 1.4%
\$1,500,000 and Above	90	84	- 6.7%

**All Price Ranges**      **57**      **65**      **+ 14.0%**

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	59	71	+ 20.3%
3 Bedrooms	56	65	+ 16.1%
4 Bedrooms or More	57	64	+ 12.3%

**All Bedroom Counts**      **57**      **65**      **+ 14.0%**

### Single-Family

2-2025	2-2026	Change
74	80	+ 8.1%
50	59	+ 18.0%
54	63	+ 16.7%
62	66	+ 6.5%
69	68	- 1.4%
94	86	- 8.5%

**57**      **64**      **+ 12.3%**

### Townhouse-Condo

2-2025	2-2026	Change
65	82	+ 26.2%
52	64	+ 23.1%
59	65	+ 10.2%
72	89	+ 23.6%
74	79	+ 6.8%
76	71	- 6.6%

**55**      **66**      **+ 20.0%**

2-2025	2-2026	Change
59	64	+ 8.5%
57	65	+ 14.0%
57	64	+ 12.3%

**57**      **64**      **+ 12.3%**      **55**      **66**      **+ 20.0%**

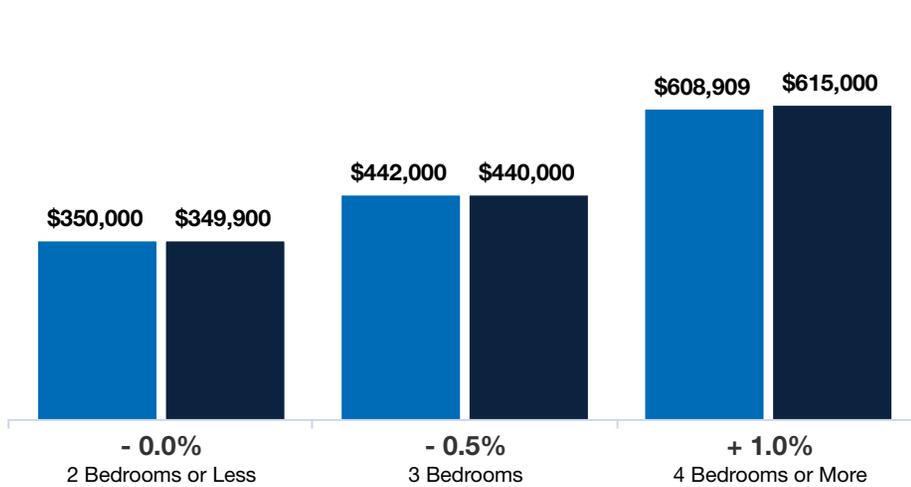
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

# Median Sales Price

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

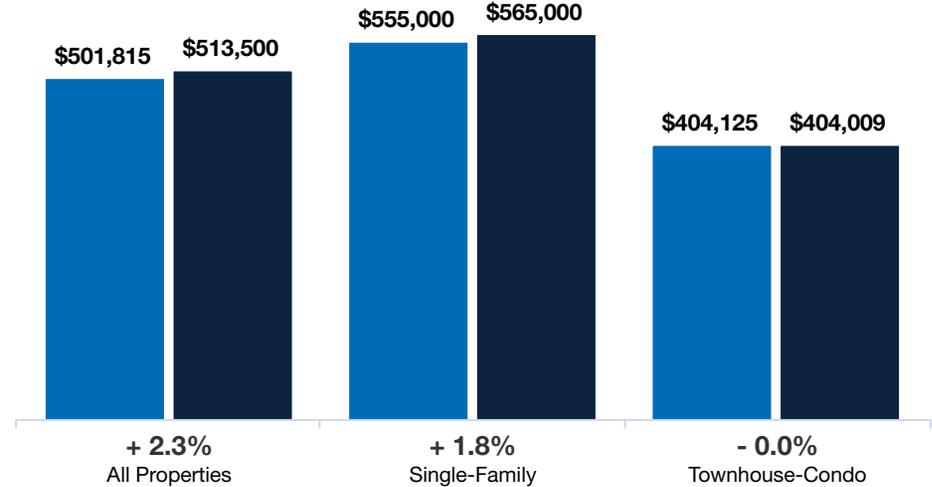
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

#### By Bedroom Count

	2-2025	2-2026	Change
2 Bedrooms or Less	\$350,000	\$349,900	- 0.0%
3 Bedrooms	\$442,000	\$440,000	- 0.5%
4 Bedrooms or More	\$608,909	\$615,000	+ 1.0%
<b>All Bedroom Counts</b>	<b>\$501,815</b>	<b>\$513,500</b>	<b>+ 2.3%</b>

### Single-Family

	2-2025	2-2026	Change
Single-Family	\$555,000	\$565,000	+ 1.8%

### Townhouse-Condo

	2-2025	2-2026	Change
Townhouse-Condo	\$404,125	\$404,009	- 0.0%

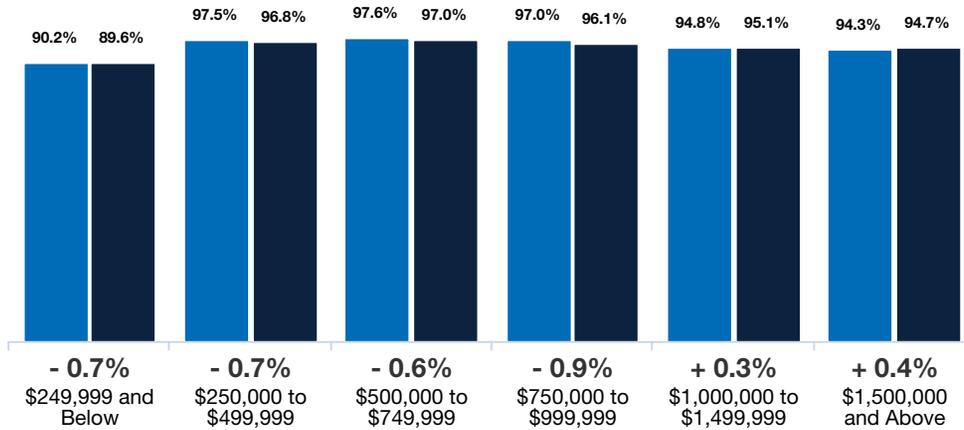
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

# 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.**

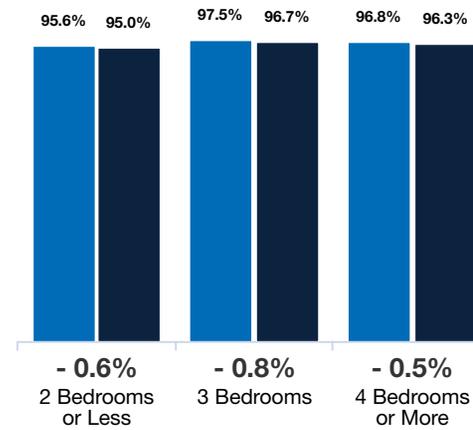
## By Price Range

■ 2-2025 ■ 2-2026



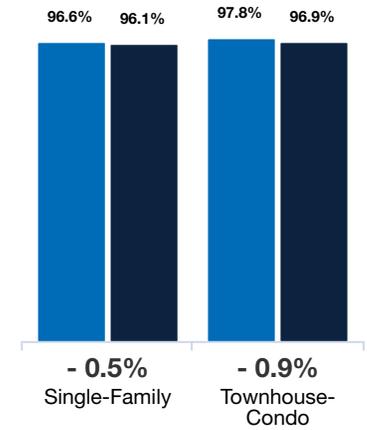
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



## All Properties

### By Price Range

	2-2025	2-2026	Change
\$249,999 and Below	90.2%	89.6%	-0.7%
\$250,000 to \$499,999	97.5%	96.8%	-0.7%
\$500,000 to \$749,999	97.6%	97.0%	-0.6%
\$750,000 to \$999,999	97.0%	96.1%	-0.9%
\$1,000,000 to \$1,499,999	94.8%	95.1%	+0.3%
\$1,500,000 and Above	94.3%	94.7%	+0.4%

### All Price Ranges

2-2025	96.9%	96.3%	-0.6%
--------	-------	-------	-------

### By Bedroom Count

	2-2025	2-2026	Change
2 Bedrooms or Less	95.6%	95.0%	-0.6%
3 Bedrooms	97.5%	96.7%	-0.8%
4 Bedrooms or More	96.8%	96.3%	-0.5%

### All Bedroom Counts

2-2025	96.9%	96.3%	-0.6%
--------	-------	-------	-------

## Single-Family

	2-2025	2-2026	Change
2 Bedrooms or Less	88.9%	88.2%	-0.8%
3 Bedrooms	97.1%	96.5%	-0.6%
4 Bedrooms or More	97.6%	97.0%	-0.6%
All Single-Family	97.1%	96.2%	-0.9%
2 Bedrooms or Less	94.5%	95.1%	+0.6%
3 Bedrooms	94.3%	94.3%	+0.6%

### All Single-Family

2-2025	96.6%	96.1%	-0.5%
--------	-------	-------	-------

## Townhouse-Condo

	2-2025	2-2026	Change
Single-Family	93.9%	93.1%	-0.9%
Townhouse-Condo	98.2%	97.1%	-1.1%
4 Bedrooms or More	97.7%	97.1%	-0.6%
All Townhouse-Condo	96.5%	94.9%	-1.7%
Single-Family	96.3%	95.6%	-0.7%
Townhouse-Condo	96.8%	96.7%	-0.1%

### All Townhouse-Condo

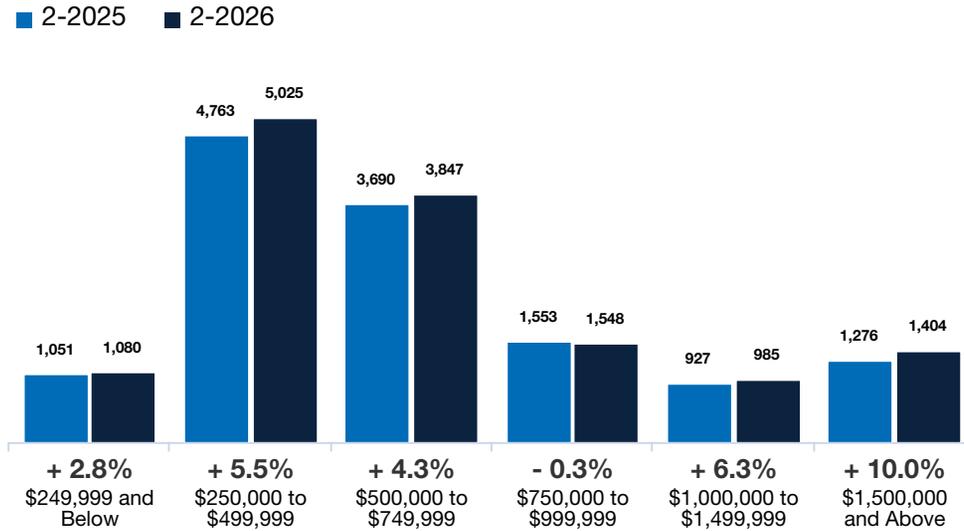
2-2025	97.8%	96.9%	-0.9%
--------	-------	-------	-------

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

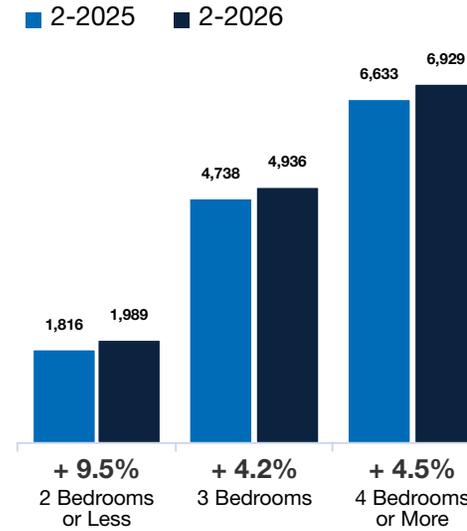
# Inventory of Homes for Sale

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

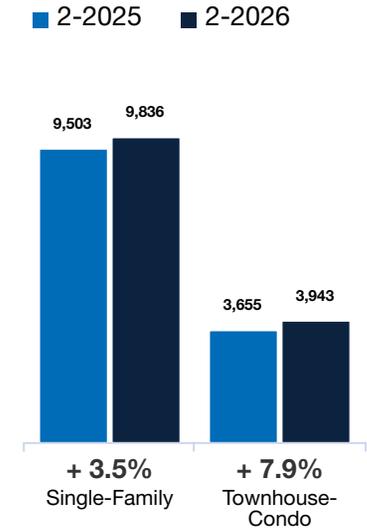
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	2-2025	2-2026	Change
\$249,999 and Below	1,051	1,080	+ 2.8%
\$250,000 to \$499,999	4,763	5,025	+ 5.5%
\$500,000 to \$749,999	3,690	3,847	+ 4.3%
\$750,000 to \$999,999	1,553	1,548	- 0.3%
\$1,000,000 to \$1,499,999	927	985	+ 6.3%
\$1,500,000 and Above	1,276	1,404	+ 10.0%

### Single-Family

By Price Range	2-2025	2-2026	Change
\$249,999 and Below	787	797	+ 1.3%
\$250,000 to \$499,999	2,344	2,428	+ 3.6%
\$500,000 to \$749,999	3,094	3,246	+ 4.9%
\$750,000 to \$999,999	1,390	1,362	- 2.0%
\$1,000,000 to \$1,499,999	799	841	+ 5.3%
\$1,500,000 and Above	1,089	1,162	+ 6.7%

### Townhouse-Condo

By Price Range	2-2025	2-2026	Change
\$249,999 and Below	224	249	+ 11.2%
\$250,000 to \$499,999	2,398	2,571	+ 7.2%
\$500,000 to \$749,999	583	584	+ 0.2%
\$750,000 to \$999,999	156	181	+ 16.0%
\$1,000,000 to \$1,499,999	120	138	+ 15.0%
\$1,500,000 and Above	174	220	+ 26.4%

All Price Ranges	2-2025	2-2026	Change
	13,260	13,889	+ 4.7%

All Price Ranges	2-2025	2-2026	Change
	9,503	9,836	+ 3.5%

All Price Ranges	2-2025	2-2026	Change
	3,655	3,943	+ 7.9%

### By Bedroom Count

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	1,816	1,989	+ 9.5%
3 Bedrooms	4,738	4,936	+ 4.2%
4 Bedrooms or More	6,633	6,929	+ 4.5%

### By Bedroom Count

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	685	739	+ 7.9%
3 Bedrooms	2,827	2,861	+ 1.2%
4 Bedrooms or More	5,986	6,230	+ 4.1%

### By Bedroom Count

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	1,102	1,222	+ 10.9%
3 Bedrooms	1,885	2,047	+ 8.6%
4 Bedrooms or More	606	651	+ 7.4%

All Bedroom Counts	2-2025	2-2026	Change
	13,260	13,889	+ 4.7%

All Bedroom Counts	2-2025	2-2026	Change
	9,503	9,836	+ 3.5%

All Bedroom Counts	2-2025	2-2026	Change
	3,655	3,943	+ 7.9%

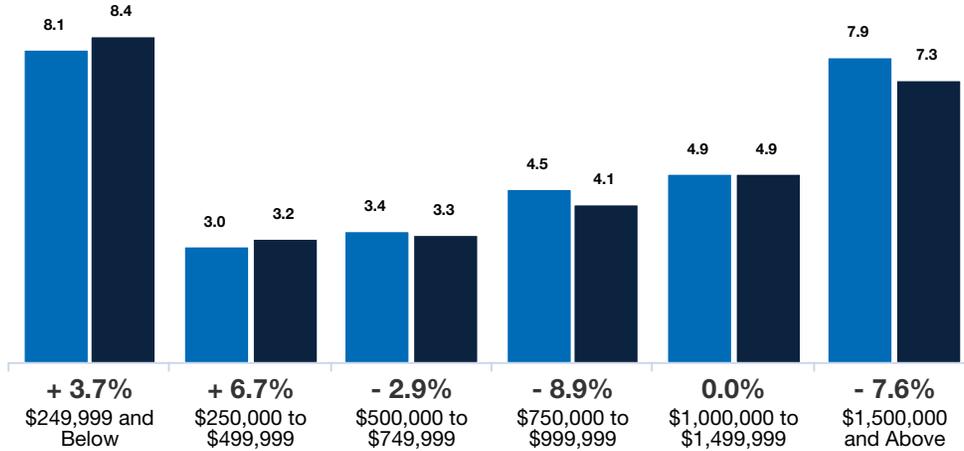
Figures on this page are based upon a snapshot of active listings at the end of the month.

# 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.**

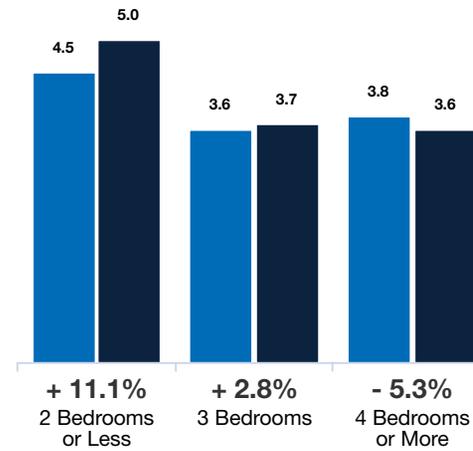
## By Price Range

■ 2-2025 ■ 2-2026



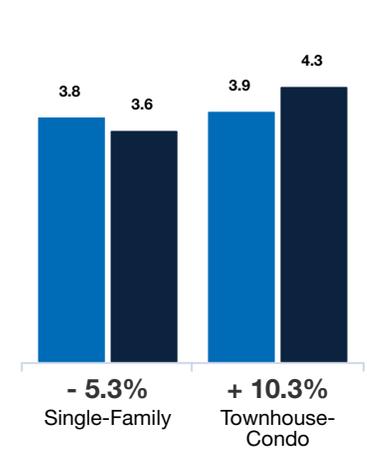
## By Bedroom Count

■ 2-2025 ■ 2-2026



## By Property Type

■ 2-2025 ■ 2-2026



### All Properties

By Price Range	2-2025	2-2026	Change
\$249,999 and Below	8.1	8.4	+ 3.7%
\$250,000 to \$499,999	3.0	3.2	+ 6.7%
\$500,000 to \$749,999	3.4	3.3	- 2.9%
\$750,000 to \$999,999	4.5	4.1	- 8.9%
\$1,000,000 to \$1,499,999	4.9	4.9	0.0%
\$1,500,000 and Above	7.9	7.3	- 7.6%

<b>All Price Ranges</b>	<b>3.8</b>	<b>3.8</b>	<b>0.0%</b>
-------------------------	------------	------------	-------------

### Single-Family

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	4.5	5.0	+ 11.1%
3 Bedrooms	3.6	3.7	+ 2.8%
4 Bedrooms or More	3.8	3.6	- 5.3%

<b>All Bedroom Counts</b>	<b>3.8</b>	<b>3.8</b>	<b>0.0%</b>
---------------------------	------------	------------	-------------

### Townhouse-Condo

By Price Range	2-2025	2-2026	Change
\$249,999 and Below	8.4	8.7	+ 3.6%
\$250,000 to \$499,999	2.7	2.7	0.0%
\$500,000 to \$749,999	3.3	3.1	- 6.1%
\$750,000 to \$999,999	4.5	3.9	- 13.3%
\$1,000,000 to \$1,499,999	5.2	4.7	- 9.6%
\$1,500,000 and Above	8.3	7.7	- 7.2%

<b>All Price Ranges</b>	<b>3.8</b>	<b>3.6</b>	<b>- 5.3%</b>
-------------------------	------------	------------	---------------

By Bedroom Count	2-2025	2-2026	Change
2 Bedrooms or Less	4.5	5.0	+ 11.1%
3 Bedrooms	3.6	3.7	+ 2.8%
4 Bedrooms or More	3.8	3.6	- 5.3%

<b>All Bedroom Counts</b>	<b>3.8</b>	<b>3.8</b>	<b>0.0%</b>
---------------------------	------------	------------	-------------

By Price Range	2-2025	2-2026	Change
\$249,999 and Below	6.5	6.9	+ 6.2%
\$250,000 to \$499,999	3.4	3.7	+ 8.8%
\$500,000 to \$749,999	5.1	5.3	+ 3.9%
\$750,000 to \$999,999	6.2	8.7	+ 40.3%
\$1,000,000 to \$1,499,999	4.4	6.5	+ 47.7%
\$1,500,000 and Above	6.4	5.4	- 15.6%

<b>All Price Ranges</b>	<b>3.9</b>	<b>4.3</b>	<b>+ 10.3%</b>
-------------------------	------------	------------	----------------

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