

# 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



## March 2026

U.S. pending home sales rose for the first time in three months, climbing 1.8% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.6% decline in contract signings. Pending home sales increased in the South, Midwest, and West but decreased in the Northeast. For the 12-month period spanning April 2025 through March 2026, Closed Sales in the Utah Association of REALTORS® region went up 3.8 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales improved 17.2 percent.

The overall Median Sales Price rose 2.4 percent to \$515,000. The property type with the largest gain was the Single-Family segment, where prices went up 2.2 percent to \$567,266. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 62 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 2.1 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale increased 9.3 percent. That amounts to 3.7 months of inventory for Single-Family and 4.6 months of inventory for Townhouse-Condo.

## Quick Facts

**+ 17.2%**

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

**+ 9.3%**

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

**+ 9.4%**

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>

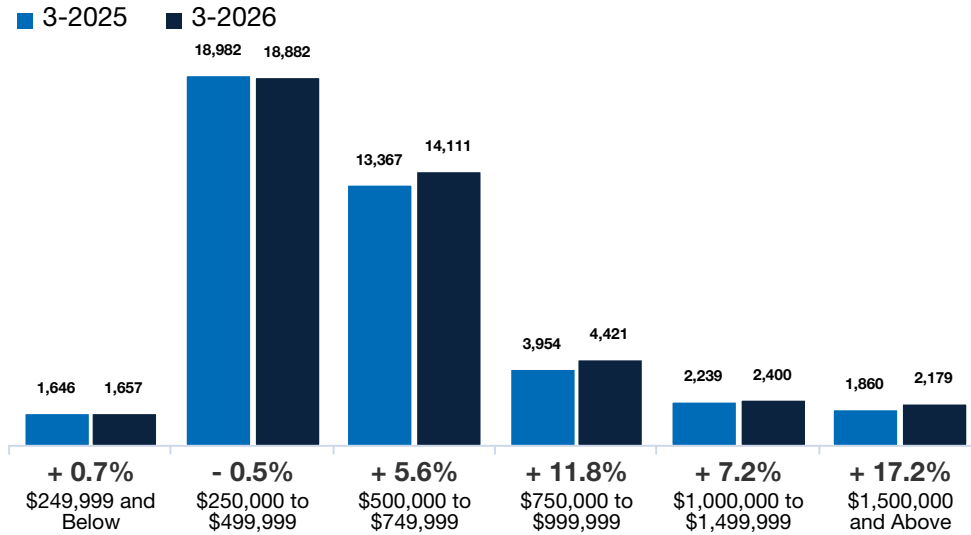
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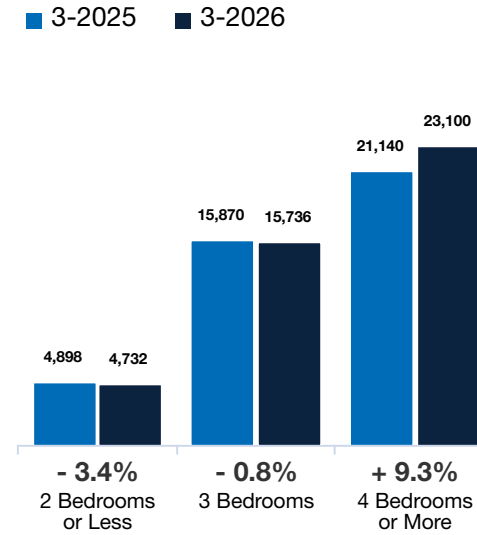
# Closed Sales

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

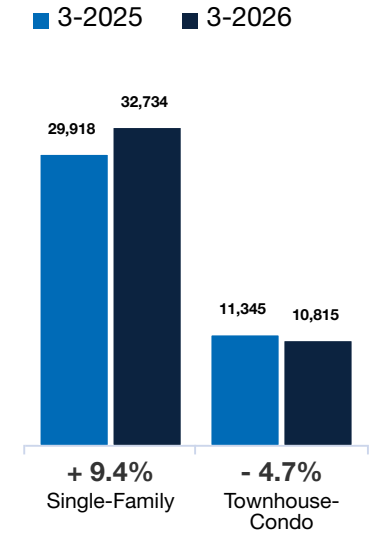
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	1,646	1,657	+ 0.7%
\$250,000 to \$499,999	18,982	18,882	- 0.5%
\$500,000 to \$749,999	13,367	14,111	+ 5.6%
\$750,000 to \$999,999	3,954	4,421	+ 11.8%
\$1,000,000 to \$1,499,999	2,239	2,400	+ 7.2%
\$1,500,000 and Above	1,860	2,179	+ 17.2%

### Single-Family

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	1,195	1,158	- 3.1%
\$250,000 to \$499,999	10,098	10,618	+ 5.1%
\$500,000 to \$749,999	11,758	12,802	+ 8.9%
\$750,000 to \$999,999	3,533	4,165	+ 17.9%
\$1,000,000 to \$1,499,999	1,878	2,171	+ 15.6%
\$1,500,000 and Above	1,456	1,820	+ 25.0%

### Townhouse-Condo

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	429	477	+ 11.2%
\$250,000 to \$499,999	8,650	8,236	- 4.8%
\$500,000 to \$749,999	1,321	1,293	- 2.1%
\$750,000 to \$999,999	291	240	- 17.5%
\$1,000,000 to \$1,499,999	291	223	- 23.4%
\$1,500,000 and Above	363	346	- 4.7%

All Price Ranges	3-2025	3-2026	Change
	42,048	43,650	+ 3.8%

All Bedroom Counts	3-2025	3-2026	Change
	29,918	32,734	+ 9.4%

All Property Types	3-2025	3-2026	Change
	11,345	10,815	- 4.7%

### By Bedroom Count

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	4,898	4,732	- 3.4%
3 Bedrooms	15,870	15,736	- 0.8%
4 Bedrooms or More	21,140	23,100	+ 9.3%

### By Bedroom Count

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	1,985	2,097	+ 5.6%
3 Bedrooms	8,934	9,486	+ 6.2%
4 Bedrooms or More	18,971	21,140	+ 11.4%

### By Property Type

By Property Type	3-2025	3-2026	Change
Single-Family	28,155	30,734	+ 9.2%
Townhouse-Condo	11,345	10,815	- 4.7%

All Bedroom Counts	3-2025	3-2026	Change
	42,048	43,650	+ 3.8%

All Bedroom Counts	3-2025	3-2026	Change
	29,918	32,734	+ 9.4%

All Property Types	3-2025	3-2026	Change
	11,345	10,815	- 4.7%

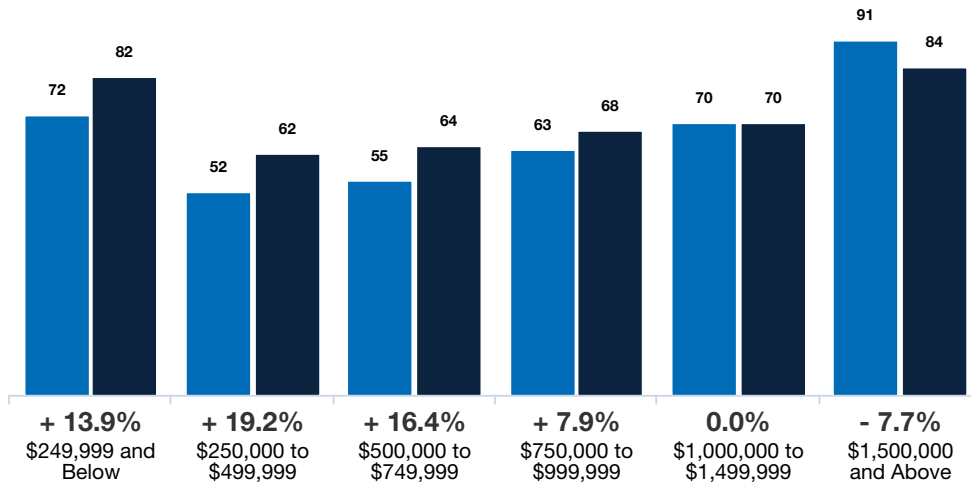
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

# 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.**

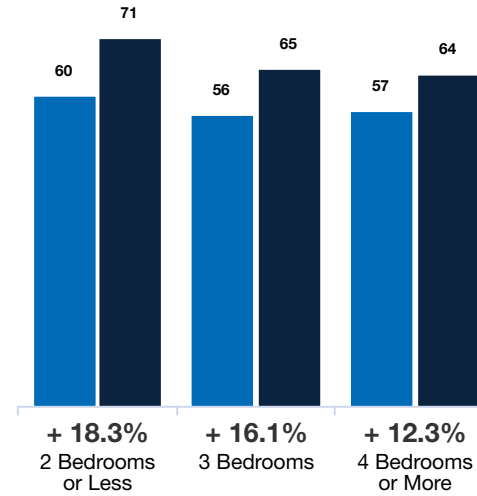
## By Price Range

■ 3-2025 ■ 3-2026



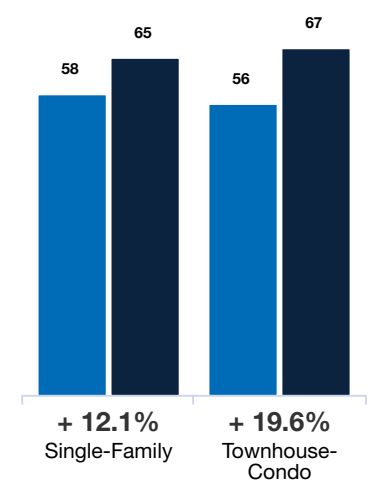
## By Bedroom Count

■ 3-2025 ■ 3-2026



## By Property Type

■ 3-2025 ■ 3-2026



### All Properties

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	72	82	+ 13.9%
\$250,000 to \$499,999	52	62	+ 19.2%
\$500,000 to \$749,999	55	64	+ 16.4%
\$750,000 to \$999,999	63	68	+ 7.9%
\$1,000,000 to \$1,499,999	70	70	0.0%
\$1,500,000 and Above	91	84	- 7.7%

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

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	60	71	+ 18.3%
3 Bedrooms	56	65	+ 16.1%
4 Bedrooms or More	57	64	+ 12.3%

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

### Single-Family

3-2025	3-2026	Change	3-2025	3-2026	Change
74	81	+ 9.5%	64	85	+ 32.8%
50	59	+ 18.0%	53	64	+ 20.8%
54	64	+ 18.5%	59	65	+ 10.2%
62	67	+ 8.1%	74	89	+ 20.3%
69	68	- 1.4%	73	78	+ 6.8%
96	85	- 11.5%	72	80	+ 11.1%

**58**      **65**      **+ 12.1%**      **56**      **67**      **+ 19.6%**

3-2025	3-2026	Change	3-2025	3-2026	Change
60	64	+ 6.7%	60	77	+ 28.3%
57	66	+ 15.8%	55	65	+ 18.2%
58	64	+ 10.3%	49	59	+ 20.4%

**58**      **65**      **+ 12.1%**      **56**      **67**      **+ 19.6%**

### Townhouse-Condo

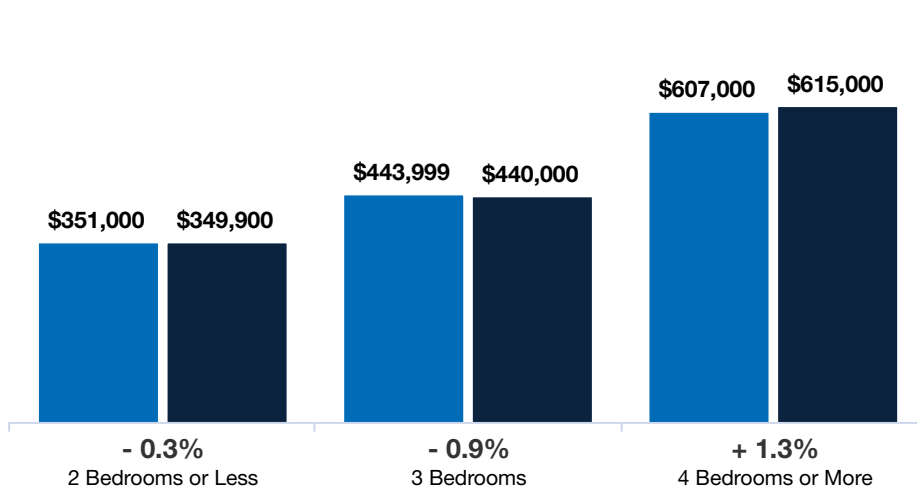
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# Median Sales Price

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

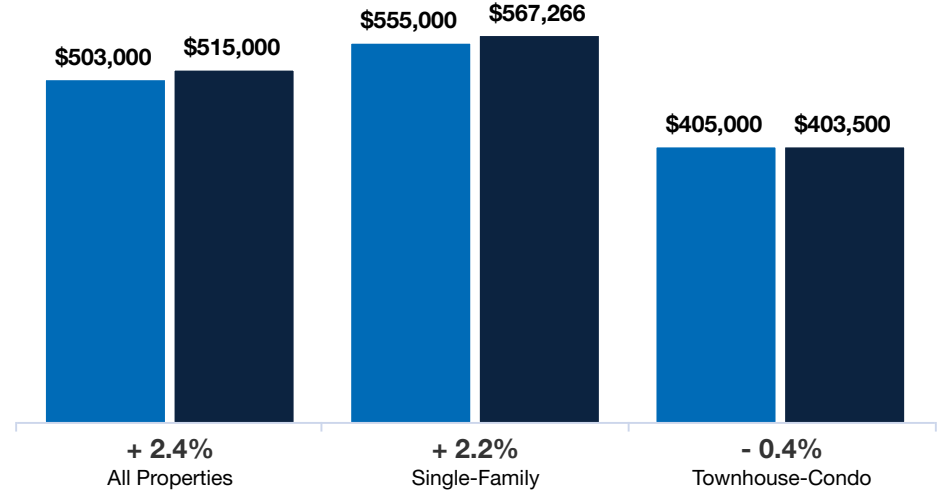
## By Bedroom Count

■ 3-2025 ■ 3-2026



## By Property Type

■ 3-2025 ■ 3-2026



### All Properties

#### By Bedroom Count

	3-2025	3-2026	Change
2 Bedrooms or Less	\$351,000	\$349,900	- 0.3%
3 Bedrooms	\$443,999	\$440,000	- 0.9%
4 Bedrooms or More	\$607,000	\$615,000	+ 1.3%
<b>All Bedroom Counts</b>	<b>\$503,000</b>	<b>\$515,000</b>	<b>+ 2.4%</b>

### Single-Family

	3-2025	3-2026	Change
2 Bedrooms or Less	\$361,000	\$360,000	- 0.3%
3 Bedrooms	\$480,000	\$483,500	+ 0.7%
4 Bedrooms or More	\$620,000	\$630,000	+ 1.6%
<b>All Bedroom Counts</b>	<b>\$555,000</b>	<b>\$567,266</b>	<b>+ 2.2%</b>

### Townhouse-Condo

	3-2025	3-2026	Change
2 Bedrooms or Less	\$345,000	\$340,000	- 1.4%
3 Bedrooms	\$402,400	\$399,900	- 0.6%
4 Bedrooms or More	\$465,000	\$470,000	+ 1.1%
<b>All Bedroom Counts</b>	<b>\$405,000</b>	<b>\$403,500</b>	<b>- 0.4%</b>

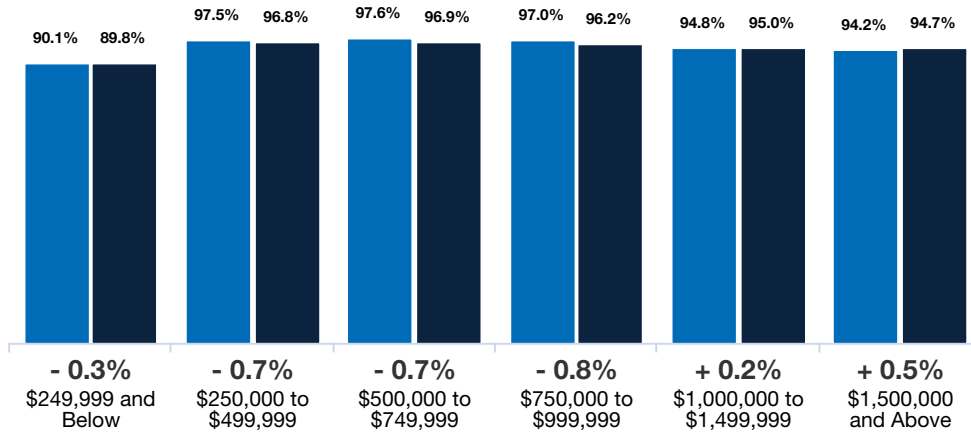
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# Percent of Original List Price Received

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.**

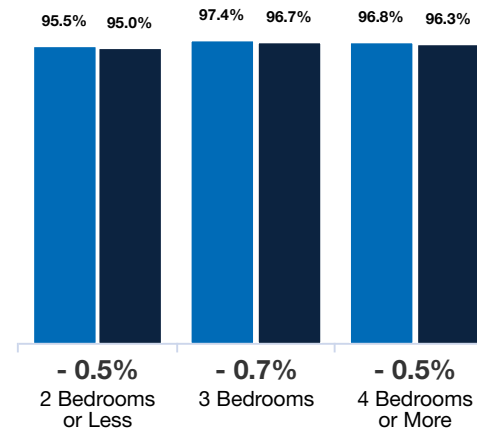
## By Price Range

■ 3-2025 ■ 3-2026



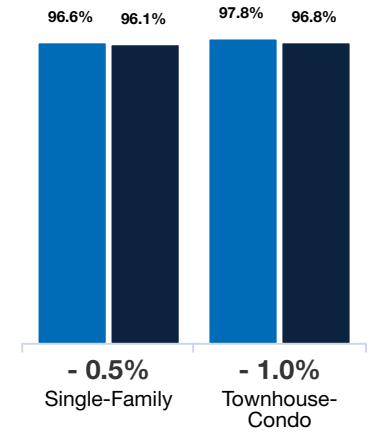
## By Bedroom Count

■ 3-2025 ■ 3-2026



## By Property Type

■ 3-2025 ■ 3-2026



### All Properties

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	90.1%	89.8%	- 0.3%
\$250,000 to \$499,999	97.5%	96.8%	- 0.7%
\$500,000 to \$749,999	97.6%	96.9%	- 0.7%
\$750,000 to \$999,999	97.0%	96.2%	- 0.8%
\$1,000,000 to \$1,499,999	94.8%	95.0%	+ 0.2%
\$1,500,000 and Above	94.2%	94.7%	+ 0.5%

<b>All Price Ranges</b>	<b>96.9%</b>	<b>96.3%</b>	<b>- 0.6%</b>
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### Single-Family

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	88.7%	88.3%	- 0.5%
\$250,000 to \$499,999	97.0%	96.5%	- 0.5%
\$500,000 to \$749,999	97.6%	96.9%	- 0.7%
\$750,000 to \$999,999	97.0%	96.3%	- 0.7%
\$1,000,000 to \$1,499,999	94.5%	95.0%	+ 0.5%
\$1,500,000 and Above	93.5%	94.3%	+ 0.9%

<b>All Price Ranges</b>	<b>96.6%</b>	<b>96.1%</b>	<b>- 0.5%</b>
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### Townhouse-Condo

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	93.9%	93.2%	- 0.7%
\$250,000 to \$499,999	98.1%	97.1%	- 1.0%
\$500,000 to \$749,999	97.6%	97.1%	- 0.5%
\$750,000 to \$999,999	96.6%	94.9%	- 1.8%
\$1,000,000 to \$1,499,999	96.4%	95.5%	- 0.9%
\$1,500,000 and Above	96.7%	96.6%	- 0.1%

<b>All Price Ranges</b>	<b>97.8%</b>	<b>96.8%</b>	<b>- 1.0%</b>
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### By Bedroom Count

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	95.5%	95.0%	- 0.5%
3 Bedrooms	97.4%	96.7%	- 0.7%
4 Bedrooms or More	96.8%	96.3%	- 0.5%

<b>All Bedroom Counts</b>	<b>96.9%</b>	<b>96.3%</b>	<b>- 0.6%</b>
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### By Bedroom Count

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	94.1%	94.4%	+ 0.3%
3 Bedrooms	96.9%	96.3%	- 0.6%
4 Bedrooms or More	96.7%	96.2%	- 0.5%

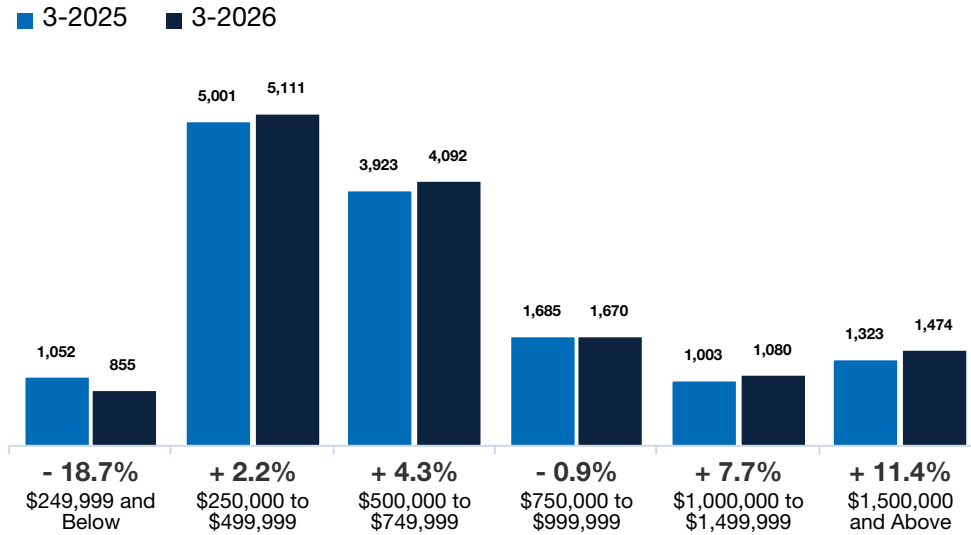
<b>All Bedroom Counts</b>	<b>96.6%</b>	<b>96.1%</b>	<b>- 0.5%</b>
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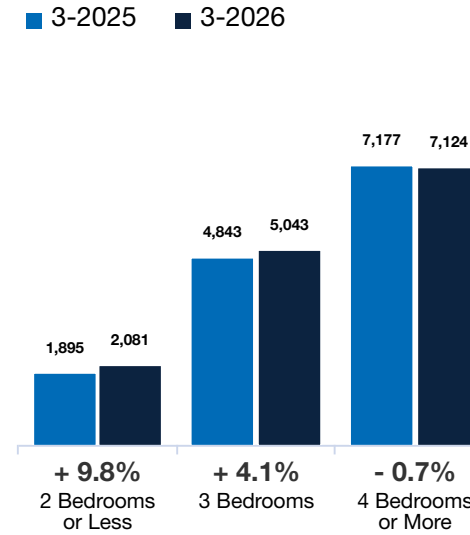
# Inventory of Homes for Sale

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

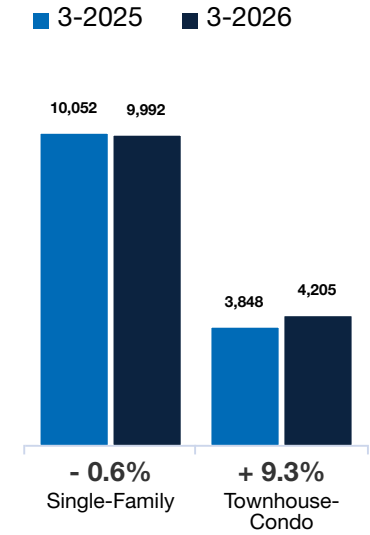
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	1,052	855	- 18.7%
\$250,000 to \$499,999	5,001	5,111	+ 2.2%
\$500,000 to \$749,999	3,923	4,092	+ 4.3%
\$750,000 to \$999,999	1,685	1,670	- 0.9%
\$1,000,000 to \$1,499,999	1,003	1,080	+ 7.7%
\$1,500,000 and Above	1,323	1,474	+ 11.4%

### Single-Family

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	778	623	- 19.9%
\$250,000 to \$499,999	2,412	2,310	- 4.2%
\$500,000 to \$749,999	3,331	3,438	+ 3.2%
\$750,000 to \$999,999	1,522	1,467	- 3.6%
\$1,000,000 to \$1,499,999	869	932	+ 7.2%
\$1,500,000 and Above	1,140	1,222	+ 7.2%

### Townhouse-Condo

By Price Range	3-2025	3-2026	Change
\$249,999 and Below	233	221	- 5.2%
\$250,000 to \$499,999	2,576	2,780	+ 7.9%
\$500,000 to \$749,999	582	636	+ 9.3%
\$750,000 to \$999,999	158	195	+ 23.4%
\$1,000,000 to \$1,499,999	127	139	+ 9.4%
\$1,500,000 and Above	172	234	+ 36.0%

All Price Ranges	3-2025	3-2026	Change
	13,987	14,282	+ 2.1%

All Price Ranges	3-2025	3-2026	Change
	10,052	9,992	- 0.6%

All Price Ranges	3-2025	3-2026	Change
	3,848	4,205	+ 9.3%

### By Bedroom Count

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	1,895	2,081	+ 9.8%
3 Bedrooms	4,843	5,043	+ 4.1%
4 Bedrooms or More	7,177	7,124	- 0.7%

### By Bedroom Count

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	702	735	+ 4.7%
3 Bedrooms	2,857	2,838	- 0.7%
4 Bedrooms or More	6,489	6,409	- 1.2%

### By Bedroom Count

By Bedroom Count	3-2025	3-2026	Change
2 Bedrooms or Less	1,171	1,322	+ 12.9%
3 Bedrooms	1,966	2,189	+ 11.3%
4 Bedrooms or More	650	673	+ 3.5%

All Bedroom Counts	3-2025	3-2026	Change
	13,987	14,282	+ 2.1%

All Bedroom Counts	3-2025	3-2026	Change
	10,052	9,992	- 0.6%

All Bedroom Counts	3-2025	3-2026	Change
	3,848	4,205	+ 9.3%

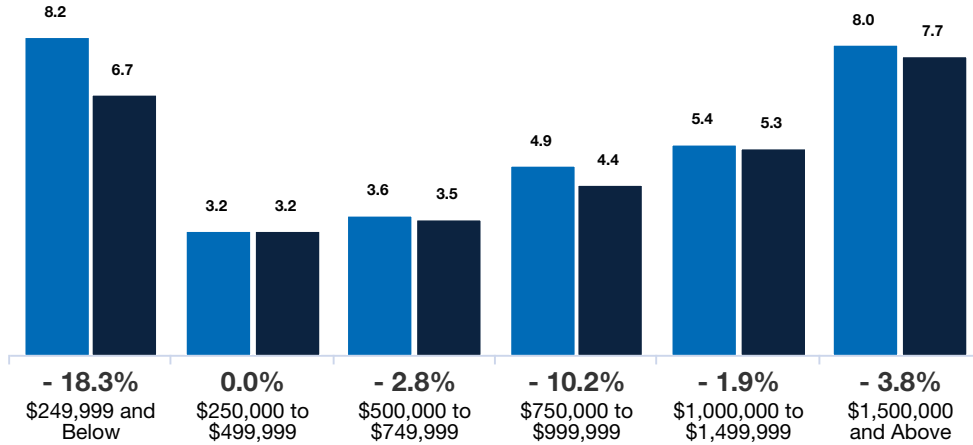
Figures on this page are based upon a snapshot of active listings at the end of the month.

# 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.**

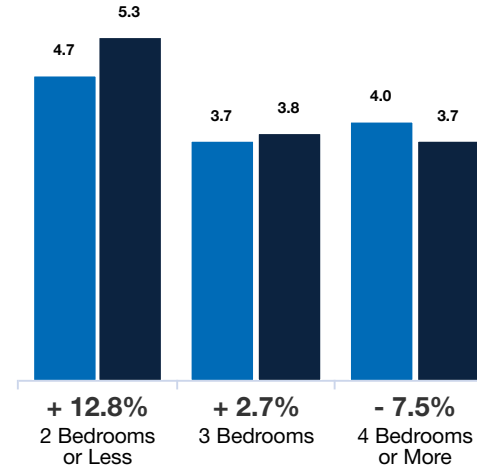
## By Price Range

■ 3-2025 ■ 3-2026



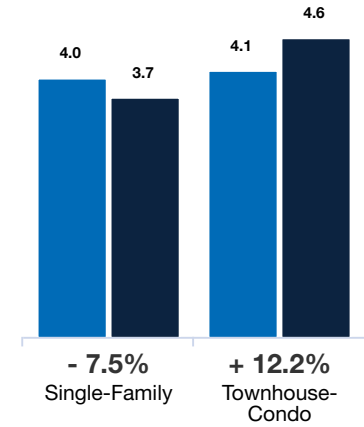
## By Bedroom Count

■ 3-2025 ■ 3-2026



## By Property Type

■ 3-2025 ■ 3-2026



### All Properties

#### By Price Range

	3-2025	3-2026	Change
\$249,999 and Below	8.2	6.7	- 18.3%
\$250,000 to \$499,999	3.2	3.2	0.0%
\$500,000 to \$749,999	3.6	3.5	- 2.8%
\$750,000 to \$999,999	4.9	4.4	- 10.2%
\$1,000,000 to \$1,499,999	5.4	5.3	- 1.9%
\$1,500,000 and Above	8.0	7.7	- 3.8%

#### All Price Ranges

3-2025	4.0	3.9	- 2.5%
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#### By Bedroom Count

	3-2025	3-2026	Change
2 Bedrooms or Less	4.7	5.3	+ 12.8%
3 Bedrooms	3.7	3.8	+ 2.7%
4 Bedrooms or More	4.0	3.7	- 7.5%

#### All Bedroom Counts

3-2025	4.0	3.9	- 2.5%
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### Single-Family

	3-2025	3-2026	Change
2 Bedrooms or Less	8.4	7.0	- 16.7%
3 Bedrooms	2.8	2.6	- 7.1%
4 Bedrooms or More	3.5	3.3	- 5.7%
Single-Family	4.9	4.1	- 16.3%
Townhouse-Condo	5.6	5.2	- 7.1%
All Properties	8.6	8.1	- 5.8%

#### All Price Ranges

3-2025	4.0	3.7	- 7.5%
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#### By Bedroom Count

	3-2025	3-2026	Change
2 Bedrooms or Less	4.2	4.2	0.0%
3 Bedrooms	3.8	3.6	- 5.3%
4 Bedrooms or More	4.1	3.6	- 12.2%

#### All Bedroom Counts

3-2025	4.0	3.7	- 7.5%
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### Townhouse-Condo

	3-2025	3-2026	Change
\$249,999 and Below	6.8	6.0	- 11.8%
\$250,000 to \$499,999	3.6	4.1	+ 13.9%
\$500,000 to \$749,999	5.0	6.0	+ 20.0%
\$750,000 to \$999,999	6.7	9.5	+ 41.8%
\$1,000,000 to \$1,499,999	5.0	6.5	+ 30.0%
\$1,500,000 and Above	6.0	6.0	0.0%

#### All Price Ranges

3-2025	4.1	4.6	+ 12.2%
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#### By Bedroom Count

	3-2025	3-2026	Change
2 Bedrooms or Less	5.0	6.2	+ 24.0%
3 Bedrooms	3.6	4.2	+ 16.7%
4 Bedrooms or More	4.2	4.2	0.0%

#### All Bedroom Counts

3-2025	4.1	4.6	+ 12.2%
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