

# 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



## May 2026

U.S. pending home sales increased for the third straight month, rising 1.4%, according to the National Association of REALTORS®, led by gains in the Northeast, Midwest, and West. On a year-over-year basis, pending sales were up 3.2%, with contract activity increasing in the Midwest, South, and West. For the 12-month period spanning June 2025 through May 2026, Closed Sales in the Utah Association of REALTORS® region were up 3.4 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales rose 14.4 percent.

The overall Median Sales Price improved 2.0 percent to \$515,000. The property type with the largest gain was the Single-Family segment, where prices improved 2.3 percent to \$569,900. 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 85 days.

Market-wide, inventory levels dropped 0.1 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale were up 10.7 percent. That amounts to 4.2 months of inventory for Single-Family and 5.2 months of inventory for Townhouse-Condo.

## Quick Facts

**+ 14.4%**

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

**+ 8.5%**

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

**+ 8.3%**

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>

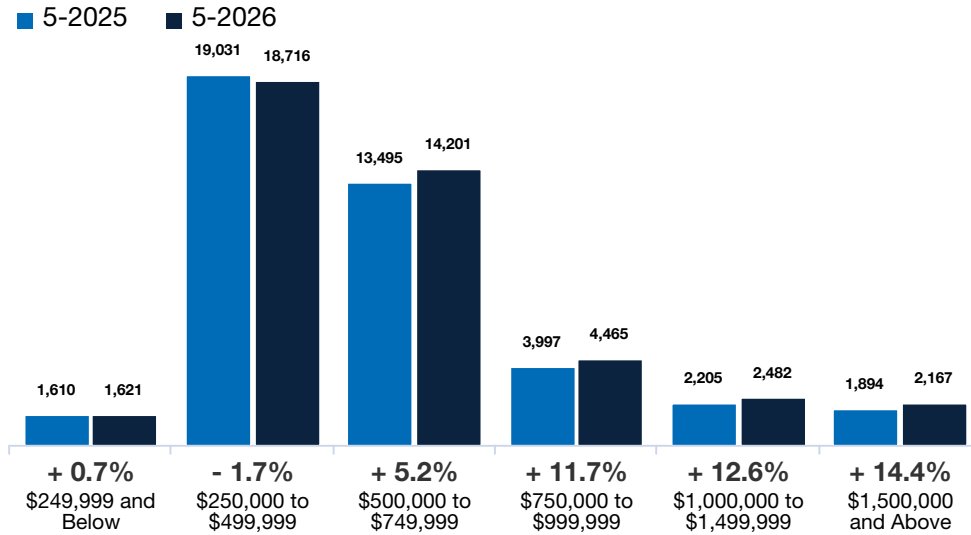
This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



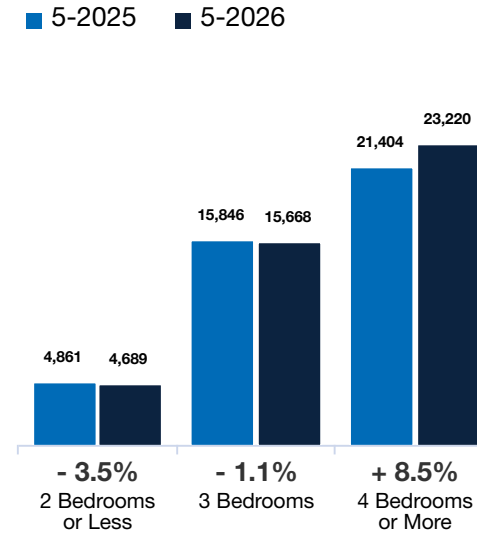
# Closed Sales

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

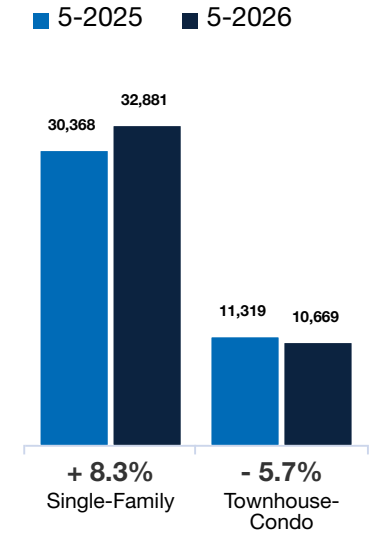
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2025	5-2026	Change
\$249,999 and Below	1,610	1,621	+ 0.7%
\$250,000 to \$499,999	19,031	18,716	- 1.7%
\$500,000 to \$749,999	13,495	14,201	+ 5.2%
\$750,000 to \$999,999	3,997	4,465	+ 11.7%
\$1,000,000 to \$1,499,999	2,205	2,482	+ 12.6%
\$1,500,000 and Above	1,894	2,167	+ 14.4%

### Single-Family

By Price Range	5-2025	5-2026	Change
\$249,999 and Below	1,171	1,115	- 4.8%
\$250,000 to \$499,999	10,214	10,594	+ 3.7%
\$500,000 to \$749,999	11,970	12,924	+ 8.0%
\$750,000 to \$999,999	3,619	4,216	+ 16.5%
\$1,000,000 to \$1,499,999	1,893	2,226	+ 17.6%
\$1,500,000 and Above	1,501	1,806	+ 20.3%

### Townhouse-Condo

By Price Range	5-2025	5-2026	Change
\$249,999 and Below	421	482	+ 14.5%
\$250,000 to \$499,999	8,655	8,099	- 6.4%
\$500,000 to \$749,999	1,327	1,257	- 5.3%
\$750,000 to \$999,999	284	235	- 17.3%
\$1,000,000 to \$1,499,999	269	250	- 7.1%
\$1,500,000 and Above	363	346	- 4.7%

All Price Ranges	5-2025	5-2026	Change
	42,232	43,652	+ 3.4%

All Price Ranges	5-2025	5-2026	Change
	30,368	32,881	+ 8.3%

All Price Ranges	5-2025	5-2026	Change
	11,319	10,669	- 5.7%

By Bedroom Count	5-2025	5-2026	Change
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2 Bedrooms or Less	4,861	4,689	- 3.5%
3 Bedrooms	15,846	15,668	- 1.1%
4 Bedrooms or More	21,404	23,220	+ 8.5%

By Bedroom Count	5-2025	5-2026	Change
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2 Bedrooms or Less	2,014	2,109	+ 4.7%
3 Bedrooms	9,052	9,443	+ 4.3%
4 Bedrooms or More	19,280	21,319	+ 10.6%

By Bedroom Count	5-2025	5-2026	Change
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2 Bedrooms or Less	2,766	2,533	- 8.4%
3 Bedrooms	6,587	6,204	- 5.8%
4 Bedrooms or More	1,875	1,880	+ 0.3%

All Bedroom Counts	5-2025	5-2026	Change
	42,232	43,652	+ 3.4%

All Bedroom Counts	5-2025	5-2026	Change
	30,368	32,881	+ 8.3%

All Bedroom Counts	5-2025	5-2026	Change
	11,319	10,669	- 5.7%

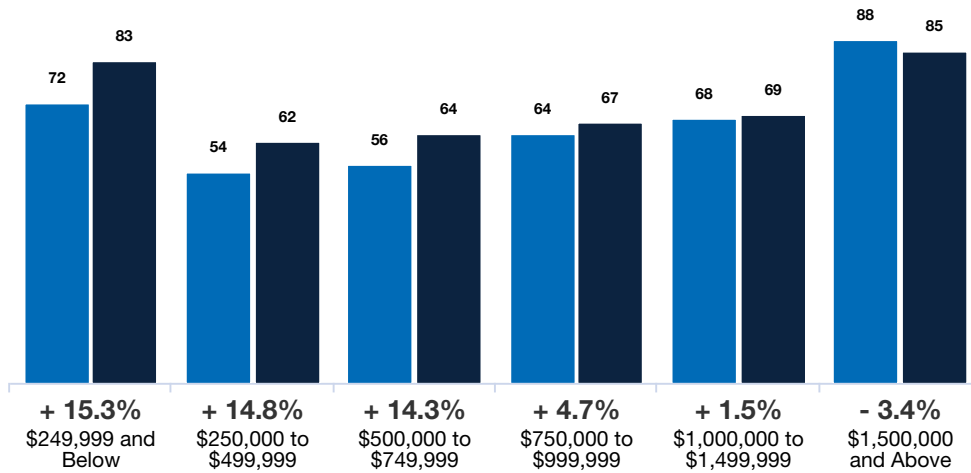
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

# 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.**

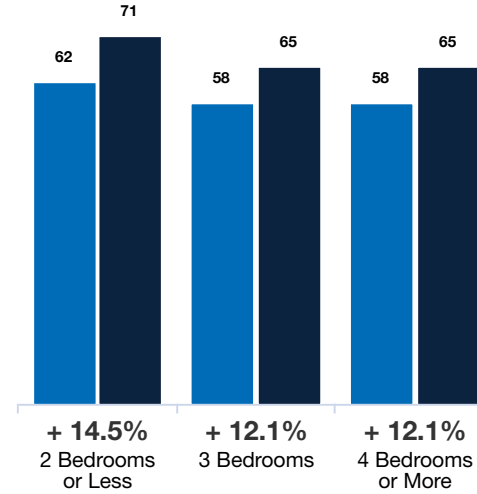
## By Price Range

■ 5-2025 ■ 5-2026



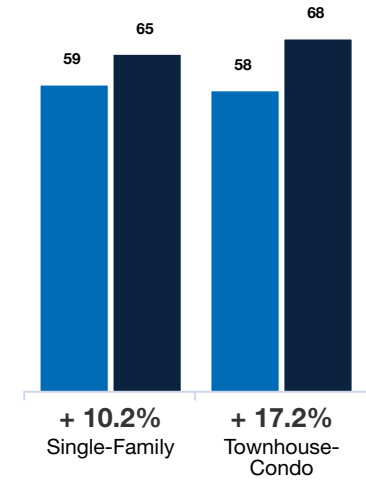
## By Bedroom Count

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



### All Properties

By Price Range	5-2025	5-2026	Change
\$249,999 and Below	72	83	+ 15.3%
\$250,000 to \$499,999	54	62	+ 14.8%
\$500,000 to \$749,999	56	64	+ 14.3%
\$750,000 to \$999,999	64	67	+ 4.7%
\$1,000,000 to \$1,499,999	68	69	+ 1.5%
\$1,500,000 and Above	88	85	- 3.4%

**All Price Ranges**      **59**      **66**      **+ 11.9%**

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	62	71	+ 14.5%
3 Bedrooms	58	65	+ 12.1%
4 Bedrooms or More	58	65	+ 12.1%

**All Bedroom Counts**      **59**      **66**      **+ 11.9%**

### Single-Family

5-2025	5-2026	Change
75	80	+ 6.7%
53	59	+ 11.3%
56	64	+ 14.3%
63	66	+ 4.8%
67	68	+ 1.5%
94	86	- 8.5%

**59**      **65**      **+ 10.2%**

### Townhouse-Condo

5-2025	5-2026	Change
63	90	+ 42.9%
55	66	+ 20.0%
63	62	- 1.6%
77	91	+ 18.2%
72	77	+ 6.9%
64	82	+ 28.1%

**58**      **68**      **+ 17.2%**

5-2025	5-2026	Change
60	63	+ 5.0%
59	66	+ 11.9%
59	65	+ 10.2%
50	62	+ 24.0%

**58**      **68**      **+ 17.2%**

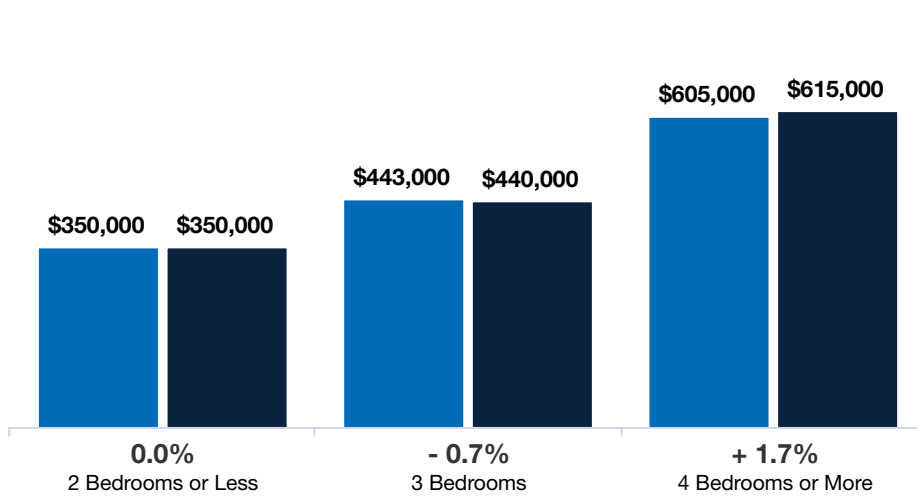
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# Median Sales Price

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

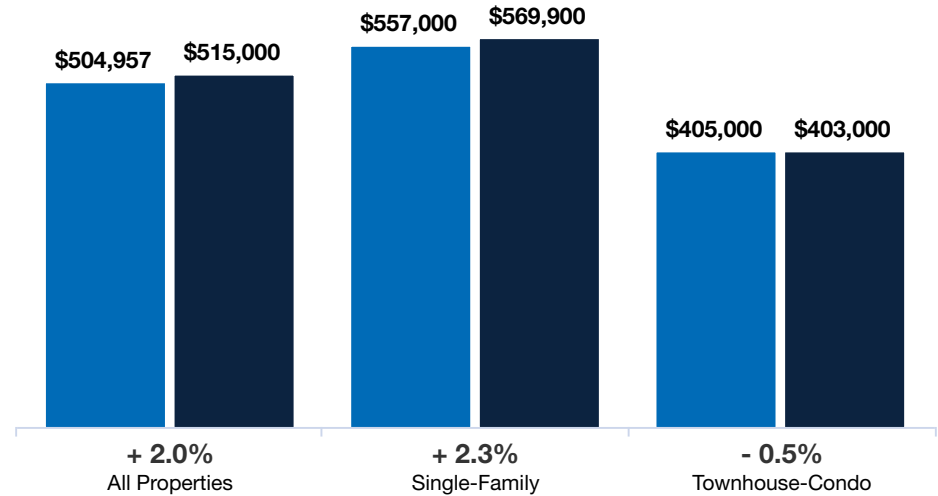
## By Bedroom Count

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



### All Properties

#### By Bedroom Count

	5-2025	5-2026	Change
2 Bedrooms or Less	\$350,000	\$350,000	0.0%
3 Bedrooms	\$443,000	\$440,000	- 0.7%
4 Bedrooms or More	\$605,000	\$615,000	+ 1.7%
<b>All Bedroom Counts</b>	<b>\$504,957</b>	<b>\$515,000</b>	<b>+ 2.0%</b>

### Single-Family

	5-2025	5-2026	Change
Single-Family	\$557,000	\$569,900	+ 2.3%

### Townhouse-Condo

	5-2025	5-2026	Change
Townhouse-Condo	\$405,000	\$403,000	- 0.5%

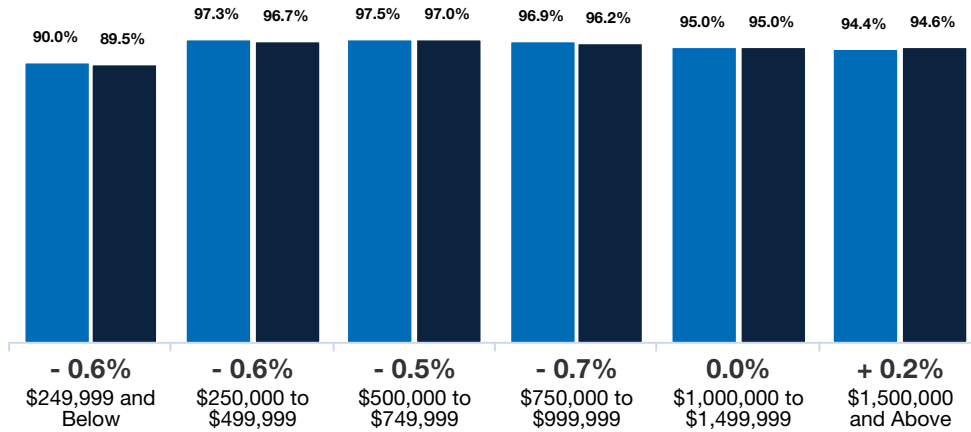
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# Percent of Original List Price Received

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.**

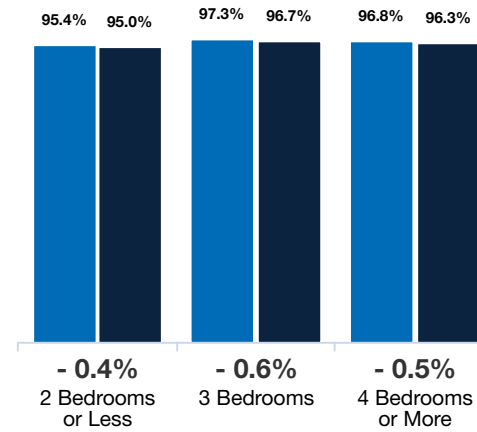
## By Price Range

■ 5-2025 ■ 5-2026



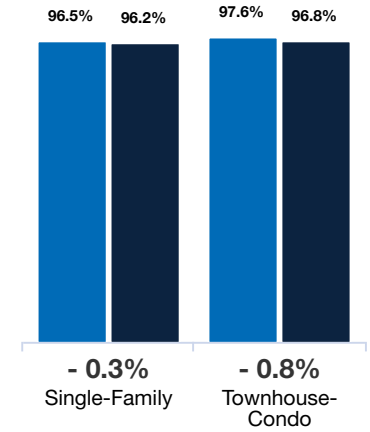
## By Bedroom Count

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



### All Properties

#### By Price Range

	5-2025	5-2026	Change
\$249,999 and Below	90.0%	89.5%	-0.6%
\$250,000 to \$499,999	97.3%	96.7%	-0.6%
\$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	95.0%	95.0%	0.0%
\$1,500,000 and Above	94.4%	94.6%	+0.2%

#### All Price Ranges

96.8% 96.3% -0.5%

#### By Bedroom Count

	5-2025	5-2026	Change
2 Bedrooms or Less	95.4%	95.0%	-0.4%
3 Bedrooms	97.3%	96.7%	-0.6%
4 Bedrooms or More	96.8%	96.3%	-0.5%

#### All Bedroom Counts

96.8% 96.3% -0.5%

### Single-Family

	5-2025	5-2026	Change
2 Bedrooms or Less	88.7%	87.8%	-1.0%
3 Bedrooms	96.9%	96.5%	-0.4%
4 Bedrooms or More	97.5%	97.0%	-0.5%
All Single-Family	96.9%	96.3%	-0.6%
Single-Family	94.7%	95.0%	+0.3%
Single-Family	93.7%	94.3%	+0.6%

#### All Single-Family

96.5% 96.2% -0.3%

### Townhouse-Condo

	5-2025	5-2026	Change
Single-Family	93.4%	93.3%	-0.1%
Townhouse-Condo	98.0%	97.0%	-1.0%
Townhouse-Condo	97.5%	97.3%	-0.2%
Townhouse-Condo	96.3%	94.6%	-1.8%
Townhouse-Condo	96.5%	95.6%	-0.9%
Townhouse-Condo	97.2%	96.6%	-0.6%

#### All Townhouse-Condo

97.6% 96.8% -0.8%

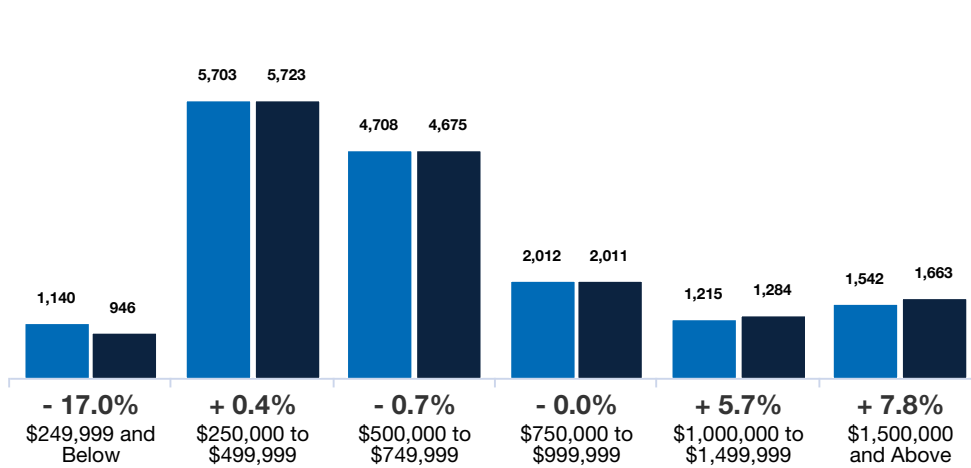
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# Inventory of Homes for Sale

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

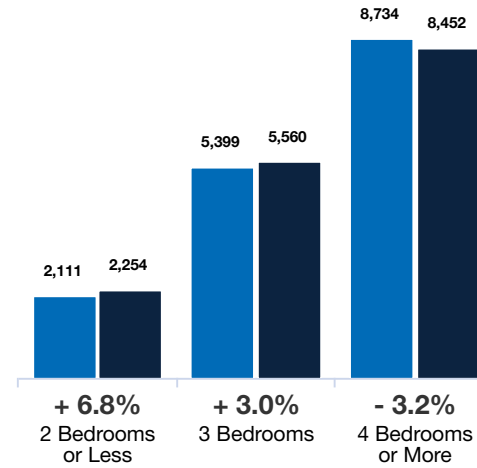
## By Price Range

■ 5-2025 ■ 5-2026



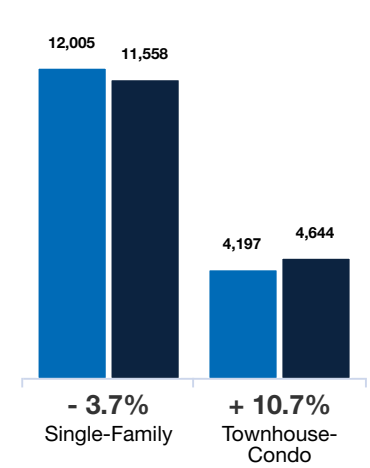
## By Bedroom Count

■ 5-2025 ■ 5-2026



## By Property Type

■ 5-2025 ■ 5-2026



### All Properties

By Price Range	5-2025	5-2026	Change
\$249,999 and Below	1,140	946	- 17.0%
\$250,000 to \$499,999	5,703	5,723	+ 0.4%
\$500,000 to \$749,999	4,708	4,675	- 0.7%
\$750,000 to \$999,999	2,012	2,011	- 0.0%
\$1,000,000 to \$1,499,999	1,215	1,284	+ 5.7%
\$1,500,000 and Above	1,542	1,663	+ 7.8%

<b>All Price Ranges</b>	<b>16,320</b>	<b>16,302</b>	<b>- 0.1%</b>
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### Single-Family

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	2,111	2,254	+ 6.8%
3 Bedrooms	5,399	5,560	+ 3.0%
4 Bedrooms or More	8,734	8,452	- 3.2%

<b>All Bedroom Counts</b>	<b>16,320</b>	<b>16,302</b>	<b>- 0.1%</b>
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### Townhouse-Condo

5-2025	5-2026	Change
833	671	- 19.4%
2,927	2,650	- 9.5%
4,055	3,896	- 3.9%
1,810	1,799	- 0.6%
1,058	1,119	+ 5.8%
1,322	1,423	+ 7.6%

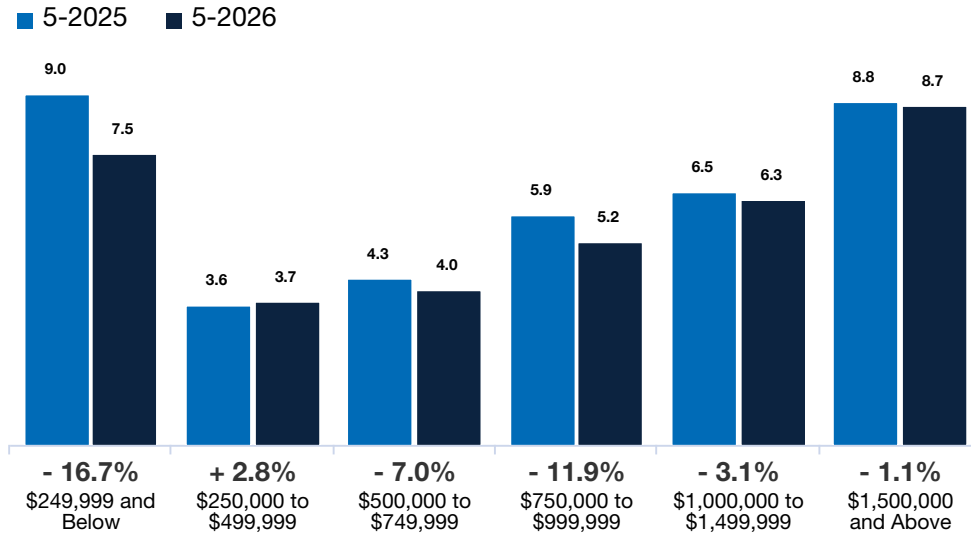
<b>12,005</b>	<b>11,558</b>	<b>- 3.7%</b>
<b>4,197</b>	<b>4,644</b>	<b>+ 10.7%</b>

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

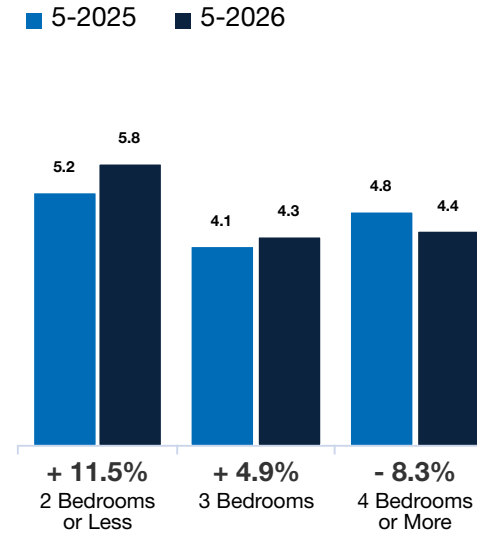
# Months Supply of Inventory

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.**

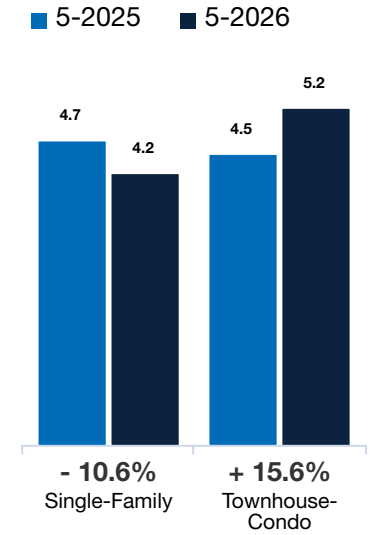
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	5-2025	5-2026	Change
\$249,999 and Below	9.0	7.5	- 16.7%
\$250,000 to \$499,999	3.6	3.7	+ 2.8%
\$500,000 to \$749,999	4.3	4.0	- 7.0%
\$750,000 to \$999,999	5.9	5.2	- 11.9%
\$1,000,000 to \$1,499,999	6.5	6.3	- 3.1%
\$1,500,000 and Above	8.8	8.7	- 1.1%

<b>All Price Ranges</b>	<b>4.6</b>	<b>4.5</b>	<b>- 2.2%</b>
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### Single-Family

By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	5.2	5.8	+ 11.5%
3 Bedrooms	4.1	4.3	+ 4.9%
4 Bedrooms or More	4.8	4.4	- 8.3%

<b>All Bedroom Counts</b>	<b>4.6</b>	<b>4.5</b>	<b>- 2.2%</b>
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### Townhouse-Condo

By Price Range	5-2025	5-2026	Change
\$249,999 and Below	9.1	7.8	- 14.3%
\$250,000 to \$499,999	3.4	3.0	- 11.8%
\$500,000 to \$749,999	4.1	3.7	- 9.8%
\$750,000 to \$999,999	5.8	5.0	- 13.8%
\$1,000,000 to \$1,499,999	6.6	6.1	- 7.6%
\$1,500,000 and Above	9.5	9.3	- 2.1%

<b>All Price Ranges</b>	<b>4.7</b>	<b>4.2</b>	<b>- 10.6%</b>
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By Price Range	5-2025	5-2026	Change
\$249,999 and Below	7.8	6.9	- 11.5%
\$250,000 to \$499,999	3.9	4.6	+ 17.9%
\$500,000 to \$749,999	5.6	7.1	+ 26.8%
\$750,000 to \$999,999	8.5	8.6	+ 1.2%
\$1,000,000 to \$1,499,999	6.3	7.2	+ 14.3%
\$1,500,000 and Above	5.9	6.6	+ 11.9%

<b>All Price Ranges</b>	<b>4.5</b>	<b>5.2</b>	<b>+ 15.6%</b>
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By Bedroom Count	5-2025	5-2026	Change
2 Bedrooms or Less	4.6	4.5	- 2.2%
3 Bedrooms	4.4	3.9	- 11.4%
4 Bedrooms or More	4.9	4.3	- 12.2%

<b>All Bedroom Counts</b>	<b>4.7</b>	<b>4.2</b>	<b>- 10.6%</b>
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