

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



June 2026

U.S. pending home sales increased for the fourth consecutive month, rising 3.8%, according to the National Association of REALTORS®. Contract signings were up 4.8% from a year earlier. Sales advanced across all four regions month-over-month and year-over-year, reflecting continued buyer activity as consumers adjust to elevated mortgage rates. For the 12-month period spanning July 2025 through June 2026, Closed Sales in the Utah Association of REALTORS® region rose 3.4 percent overall. The price range with the largest closed sales gain was the \$750,000 to \$999,999 range, where sales were up 13.7 percent.

The overall Median Sales Price went up 2.6 percent to \$518,000. The property type with the largest gain was the Single-Family segment, where prices increased 2.2 percent to \$570,000. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 63 days. The price range that tended to sell the slowest was the \$249,999 and Below range at 85 days.

Market-wide, inventory levels rose 0.4 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale rose 10.0 percent. That amounts to 4.4 months of inventory for Single-Family and 5.3 months of inventory for Townhouse-Condo.

Quick Facts

+ 13.7%	+ 8.3%	+ 7.8%
Price Range with Strongest Sales: \$750,000 to \$999,999	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Single-Family
Closed Sales	2	
Days On Market Until Sale	3	
Median Sales Price	4	
Percent of Original List Price Received	5	
Inventory of Homes for Sale	6	
Months Supply of Inventory	7	

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.

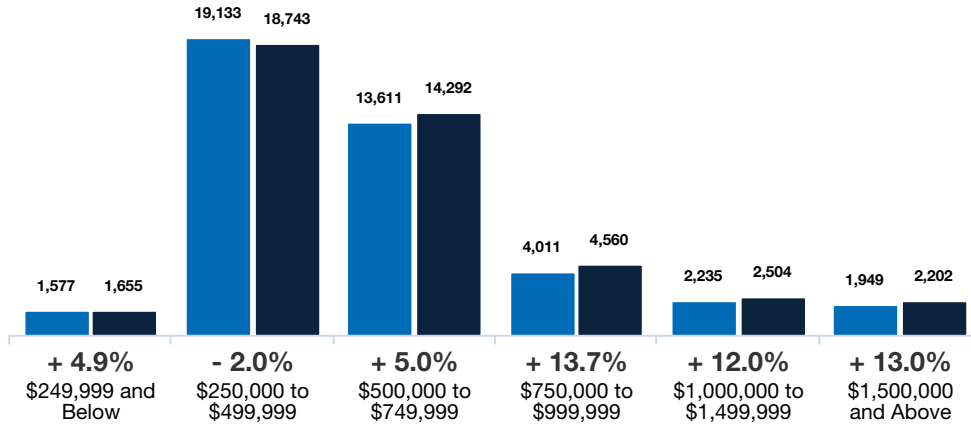


Closed Sales

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

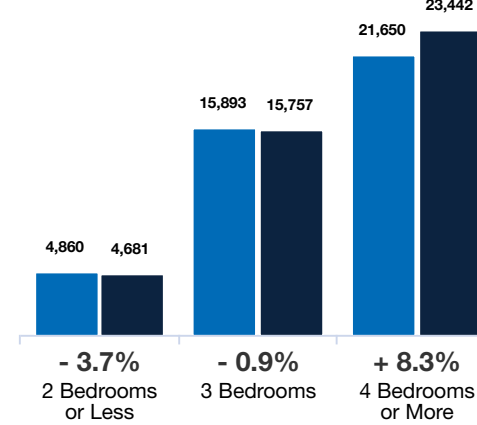
By Price Range

■ 6-2025 ■ 6-2026



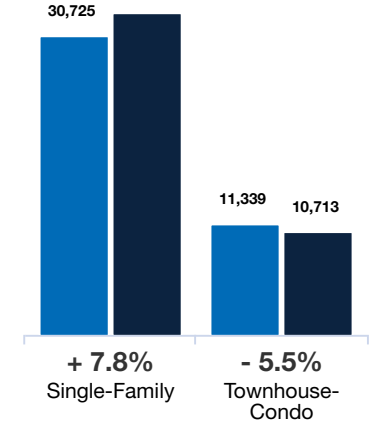
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range

	6-2025	6-2026	Change
\$249,999 and Below	1,577	1,655	+ 4.9%
\$250,000 to \$499,999	19,133	18,743	- 2.0%
\$500,000 to \$749,999	13,611	14,292	+ 5.0%
\$750,000 to \$999,999	4,011	4,560	+ 13.7%
\$1,000,000 to \$1,499,999	2,235	2,504	+ 12.0%
\$1,500,000 and Above	1,949	2,202	+ 13.0%

All Price Ranges

42,516 43,956 + 3.4%

By Bedroom Count

	6-2025	6-2026	Change
2 Bedrooms or Less	4,860	4,681	- 3.7%
3 Bedrooms	15,893	15,757	- 0.9%
4 Bedrooms or More	21,650	23,442	+ 8.3%

All Bedroom Counts

42,516 43,956 + 3.4%

Single-Family

6-2025	6-2026	Change
1,155	1,136	- 1.6%
10,316	10,597	+ 2.7%
12,102	13,018	+ 7.6%
3,661	4,297	+ 17.4%
1,930	2,250	+ 16.6%
1,561	1,833	+ 17.4%

30,725 33,131 + 7.8%

Townhouse-Condo

	6-2025	6-2026	Change
	403	496	+ 23.1%
	8,683	8,118	- 6.5%
	1,347	1,249	- 7.3%
	275	248	- 9.8%
	268	246	- 8.2%
	363	356	- 1.9%

11,339 10,713 - 5.5%

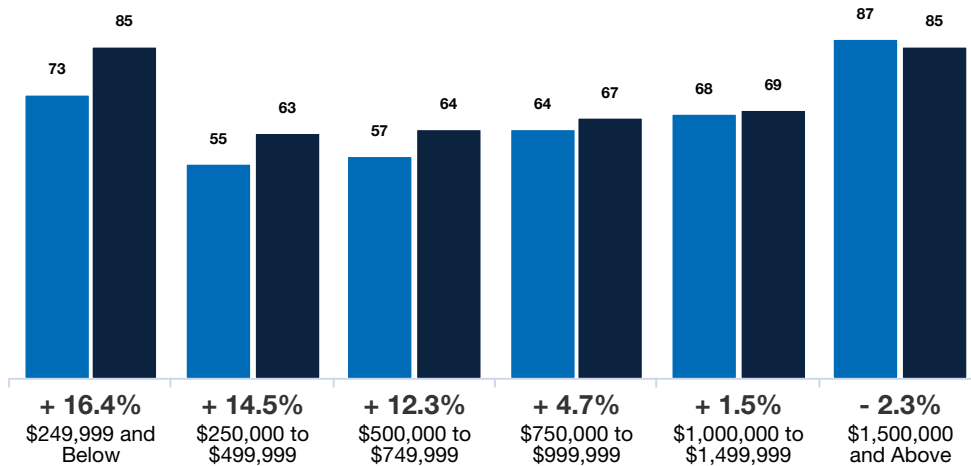
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.**

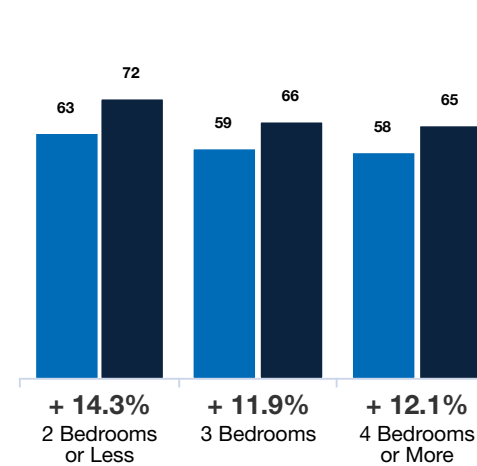
By Price Range

■ 6-2025 ■ 6-2026



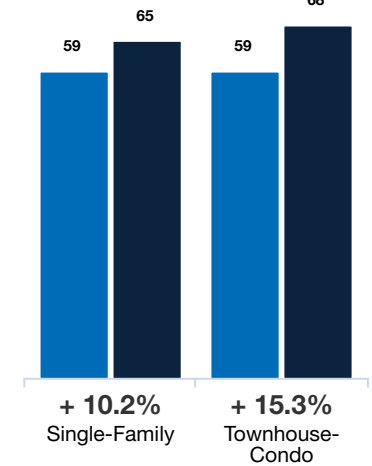
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range

	6-2025	6-2026	Change
\$249,999 and Below	73	85	+ 16.4%
\$250,000 to \$499,999	55	63	+ 14.5%
\$500,000 to \$749,999	57	64	+ 12.3%
\$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	87	85	- 2.3%

All Price Ranges

59 66 + 11.9%

By Bedroom Count

	6-2025	6-2026	Change
2 Bedrooms or Less	63	72	+ 14.3%
3 Bedrooms	59	66	+ 11.9%
4 Bedrooms or More	58	65	+ 12.1%

All Bedroom Counts

59 66 + 11.9%

Single-Family

6-2025	6-2026	Change	6-2025	6-2026	Change
75	83	+ 10.7%	66	91	+ 37.9%
53	60	+ 13.2%	57	66	+ 15.8%
56	64	+ 14.3%	62	62	0.0%
63	66	+ 4.8%	80	93	+ 16.2%
68	68	0.0%	73	76	+ 4.1%
92	86	- 6.5%	62	81	+ 30.6%

59 65 + 10.2%

Townhouse-Condo

6-2025	6-2026	Change
66	91	+ 37.9%
57	66	+ 15.8%
62	62	0.0%
80	93	+ 16.2%
73	76	+ 4.1%
62	81	+ 30.6%

59 68 + 15.3%

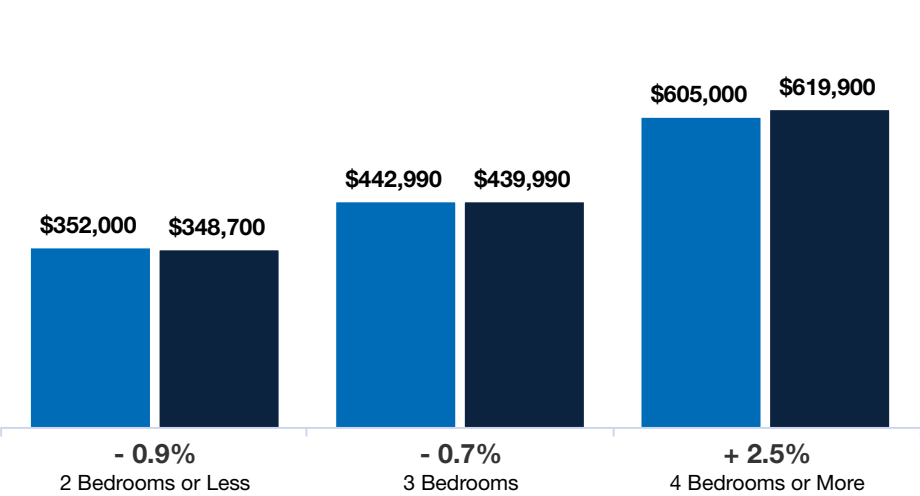
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Median Sales Price

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

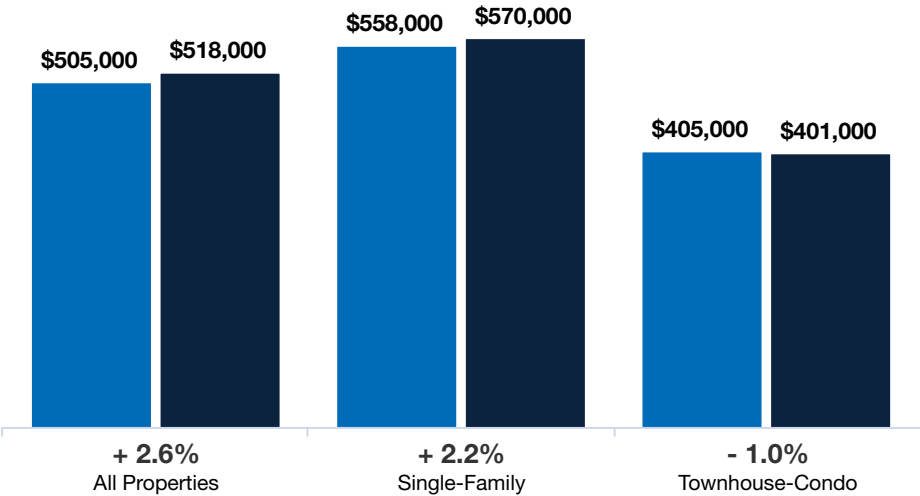
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	6-2025	6-2026	Change	6-2025	6-2026	Change	6-2025	6-2026	Change
2 Bedrooms or Less	\$352,000	\$348,700	- 0.9%	\$361,000	\$365,000	+ 1.1%	\$346,000	\$335,000	- 3.2%
3 Bedrooms	\$442,990	\$439,990	- 0.7%	\$480,000	\$485,000	+ 1.0%	\$400,000	\$399,000	- 0.2%
4 Bedrooms or More	\$605,000	\$619,900	+ 2.5%	\$620,000	\$632,000	+ 1.9%	\$467,453	\$475,000	+ 1.6%
All Bedroom Counts	\$505,000	\$518,000	+ 2.6%	\$558,000	\$570,000	+ 2.2%	\$405,000	\$401,000	- 1.0%

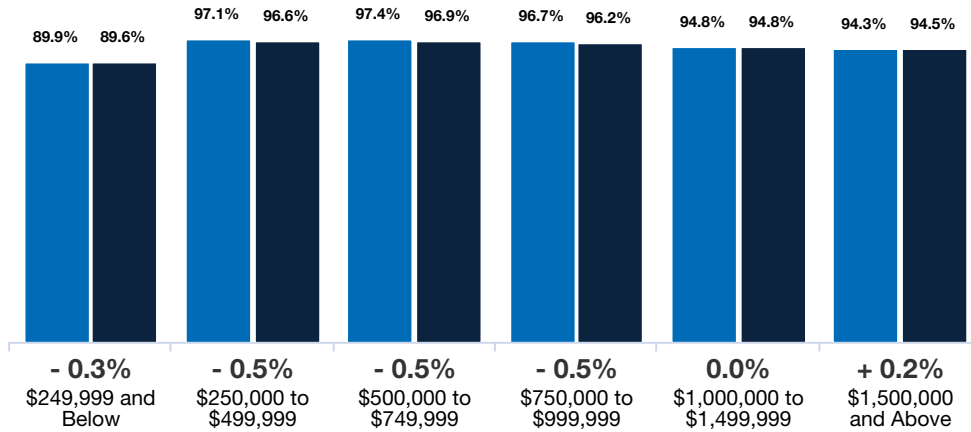
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Percent of Original List Price Received

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.**

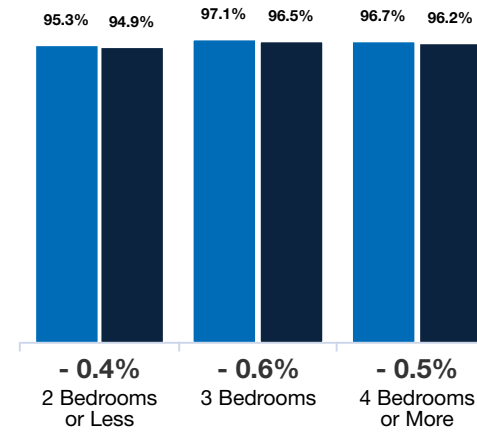
By Price Range

■ 6-2025 ■ 6-2026



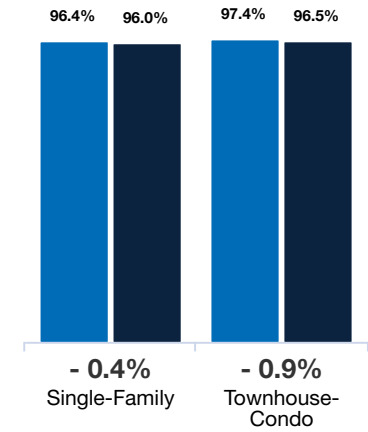
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range	6-2025	6-2026	Change
\$249,999 and Below	89.9%	89.6%	- 0.3%
\$250,000 to \$499,999	97.1%	96.6%	- 0.5%
\$500,000 to \$749,999	97.4%	96.9%	- 0.5%
\$750,000 to \$999,999	96.7%	96.2%	- 0.5%
\$1,000,000 to \$1,499,999	94.8%	94.8%	0.0%
\$1,500,000 and Above	94.3%	94.5%	+ 0.2%

All Price Ranges	96.7%	96.1%	- 0.6%
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By Bedroom Count	6-2025	6-2026	Change
2 Bedrooms or Less	95.3%	94.9%	- 0.4%
3 Bedrooms	97.1%	96.5%	- 0.6%
4 Bedrooms or More	96.7%	96.2%	- 0.5%

All Bedroom Counts	96.7%	96.1%	- 0.6%
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Single-Family

	6-2025	6-2026	Change
	88.5%	87.9%	- 0.7%
	96.7%	96.5%	- 0.2%
	97.4%	96.9%	- 0.5%
	96.8%	96.2%	- 0.6%
	94.6%	94.7%	+ 0.1%
	93.6%	94.0%	+ 0.4%

All Price Ranges	96.4%	96.0%	- 0.4%
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	6-2025	6-2026	Change
	94.0%	94.3%	+ 0.3%
	96.6%	96.2%	- 0.4%
	96.6%	96.1%	- 0.5%

All Price Ranges	96.4%	96.0%	- 0.4%
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Townhouse-Condo

	6-2025	6-2026	Change
	93.4%	93.3%	- 0.1%
	97.7%	96.7%	- 1.0%
	97.4%	97.2%	- 0.2%
	96.2%	94.8%	- 1.5%
	96.7%	95.1%	- 1.7%
	97.5%	96.6%	- 0.9%

All Price Ranges	97.4%	96.5%	- 0.9%
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	6-2025	6-2026	Change
	96.2%	95.4%	- 0.8%
	97.8%	96.9%	- 0.9%
	97.8%	96.8%	- 1.0%

All Price Ranges	97.4%	96.5%	- 0.9%
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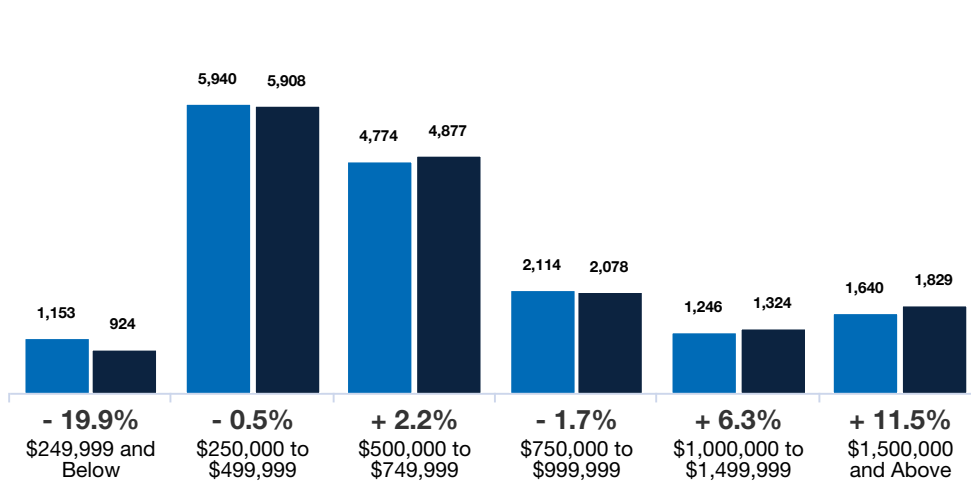
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Inventory of Homes for Sale

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

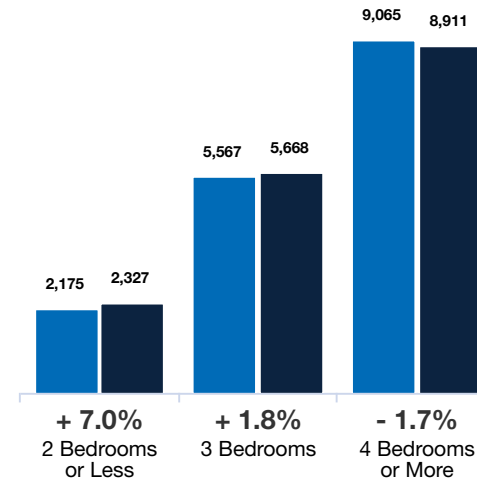
By Price Range

■ 6-2025 ■ 6-2026



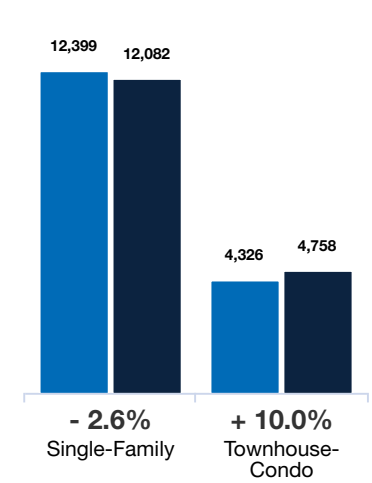
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range

	6-2025	6-2026	Change
\$249,999 and Below	1,153	924	- 19.9%
\$250,000 to \$499,999	5,940	5,908	- 0.5%
\$500,000 to \$749,999	4,774	4,877	+ 2.2%
\$750,000 to \$999,999	2,114	2,078	- 1.7%
\$1,000,000 to \$1,499,999	1,246	1,324	+ 6.3%
\$1,500,000 and Above	1,640	1,829	+ 11.5%

All Price Ranges

16,867 16,940 + 0.4%

By Bedroom Count

	6-2025	6-2026	Change
2 Bedrooms or Less	2,175	2,327	+ 7.0%
3 Bedrooms	5,567	5,668	+ 1.8%
4 Bedrooms or More	9,065	8,911	- 1.7%

All Bedroom Counts

16,867 16,940 + 0.4%

Single-Family

6-2025	6-2026	Change
831	654	- 21.3%
3,068	2,790	- 9.1%
4,123	4,105	- 0.4%
1,895	1,838	- 3.0%
1,083	1,140	+ 5.3%
1,399	1,555	+ 11.2%

12,399 12,082 - 2.6%

Townhouse-Condo

6-2025	6-2026	Change
269	258	- 4.1%
2,841	3,090	+ 8.8%
634	761	+ 20.0%
208	223	+ 7.2%
154	171	+ 11.0%
220	255	+ 15.9%

4,326 4,758 + 10.0%

6-2025	6-2026	Change	6-2025	6-2026	Change
805	825	+ 2.5%	1,325	1,468	+ 10.8%
3,355	3,166	- 5.6%	2,180	2,483	+ 13.9%
8,230	8,081	- 1.8%	777	784	+ 0.9%

12,399 12,082 - 2.6%

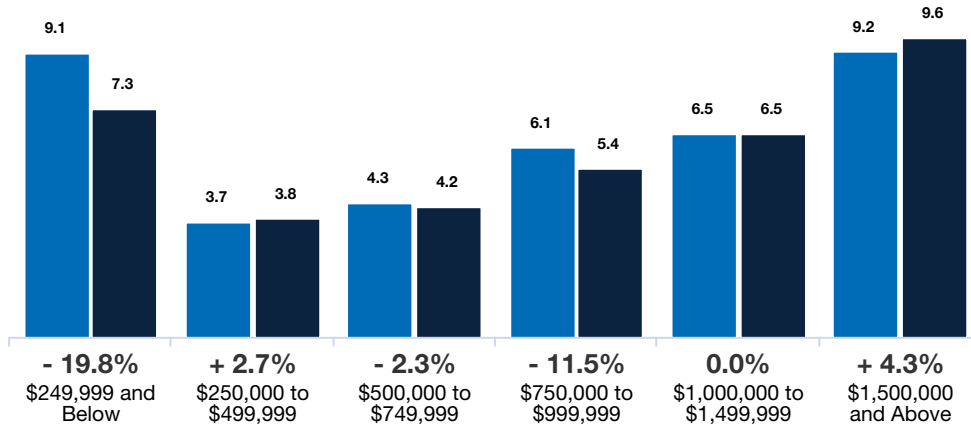
Figures on this page are based upon a snapshot of active listings at the end of the month.

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.**

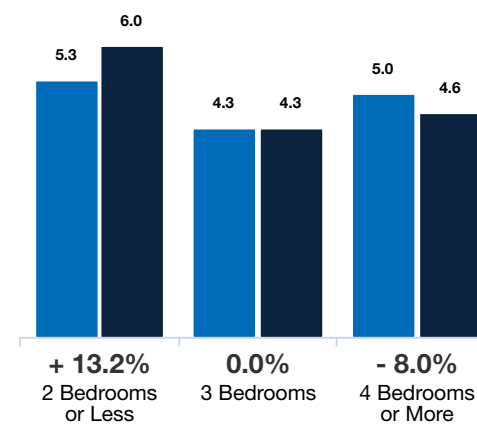
By Price Range

■ 6-2025 ■ 6-2026



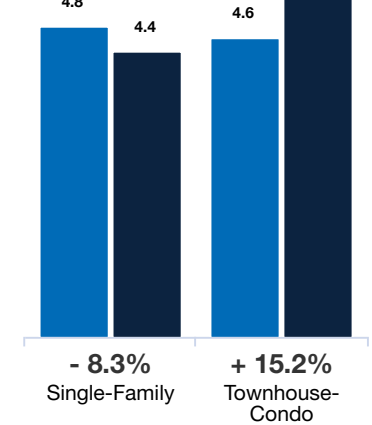
By Bedroom Count

■ 6-2025 ■ 6-2026



By Property Type

■ 6-2025 ■ 6-2026



All Properties

By Price Range

	6-2025	6-2026	Change
\$249,999 and Below	9.1	7.3	- 19.8%
\$250,000 to \$499,999	3.7	3.8	+ 2.7%
\$500,000 to \$749,999	4.3	4.2	- 2.3%
\$750,000 to \$999,999	6.1	5.4	- 11.5%
\$1,000,000 to \$1,499,999	6.5	6.5	0.0%
\$1,500,000 and Above	9.2	9.6	+ 4.3%

All Price Ranges

4.8 4.7 - 2.1%

By Bedroom Count

	6-2025	6-2026	Change
2 Bedrooms or Less	5.3	6.0	+ 13.2%
3 Bedrooms	4.3	4.3	0.0%
4 Bedrooms or More	5.0	4.6	- 8.0%

All Bedroom Counts

4.8 4.7 - 2.1%

Single-Family

	6-2025	6-2026	Change
\$249,999 and Below	9.1	7.6	- 16.5%
\$250,000 to \$499,999	3.5	3.1	- 11.4%
\$500,000 to \$749,999	4.2	3.9	- 7.1%
\$750,000 to \$999,999	5.9	5.1	- 13.6%
\$1,000,000 to \$1,499,999	6.6	6.3	- 4.5%
\$1,500,000 and Above	10.1	10.0	- 1.0%

All Price Ranges

4.8 4.4 - 8.3%

Townhouse-Condo

	6-2025	6-2026	Change
\$249,999 and Below	8.0	6.8	- 15.0%
\$250,000 to \$499,999	4.0	4.6	+ 15.0%
\$500,000 to \$749,999	5.5	7.0	+ 27.3%
\$750,000 to \$999,999	9.3	9.9	+ 6.5%
\$1,000,000 to \$1,499,999	6.6	8.1	+ 22.7%
\$1,500,000 and Above	6.0	7.9	+ 31.7%

All Price Ranges

4.6 5.3 + 15.2%

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