

Monthly Indicators

June 2026

U.S. existing-home sales rose 3.2% month-over-month and year-over-year to a seasonally adjusted annual rate of 4.17 million units, the National Association of REALTORS® (NAR) reported, marking the highest level since December 2025. Regionally, sales increased from the previous month in the Northeast, Midwest, and South, while remaining flat in the West. On a year-over-year basis, sales grew in the Midwest, South, and West but declined in the Northeast.

New Listings in the state of Utah increased 1.0 percent to 6,020. Pending Sales decreased 9.9 percent to 3,426. Inventory increased 0.4 percent to 16,940.

Median Sales Price increased 2.1 percent from \$515,000 to \$526,000. Days on Market increased 7.3 percent to 59. Months Supply of Inventory decreased 2.1 percent to 4.7.

Nationally, there were 1.55 million homes available for sale heading into June, a 3.3% increase from the previous month and 0.6% higher than one year earlier, representing a 4.5-month supply at the current sales pace, according to NAR. Home prices also rose, with the median existing-home price climbing to \$429,300 nationwide, an all-time high for the month and 1.3% higher than a year earlier.

Monthly Snapshot

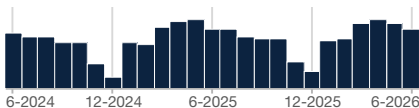
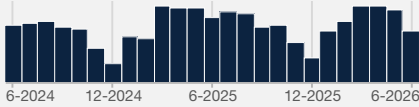
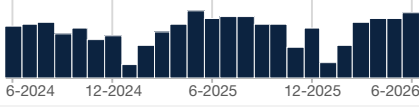
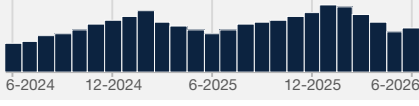
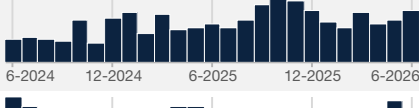
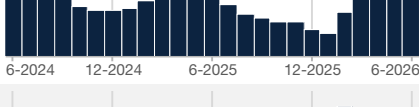
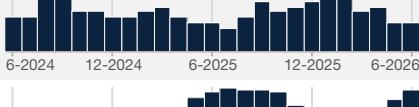
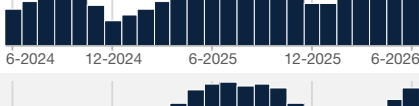
+ 4.5%	+ 2.1%	+ 0.4%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale

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. Percent changes are calculated using rounded figures.

Market Overview	2
New Listings	3
Pending Sales	4
Closed Sales	5
Days on Market Until Sale	6
Median Sales Price	7
Average Sales Price	8
Percent of Original List Price Received	9
Housing Affordability Index	10
Inventory of Homes for Sale	11
Months Supply of Inventory	12
Annual Review	13

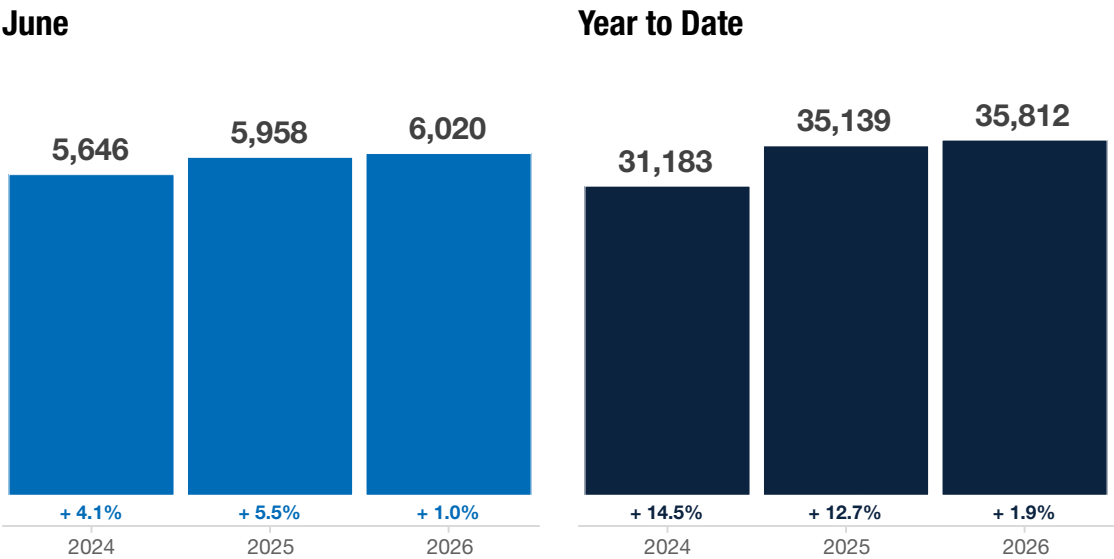
Market Overview

Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars	6-2025	6-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		5,958	6,020	+ 1.0%	35,139	35,812	+ 1.9%
Pending Sales		3,802	3,426	- 9.9%	22,623	22,836	+ 0.9%
Closed Sales		3,998	4,177	+ 4.5%	21,043	21,641	+ 2.8%
Days on Market Until Sale		55	59	+ 7.3%	62	67	+ 8.1%
Median Sales Price		\$515,000	\$526,000	+ 2.1%	\$505,000	\$518,000	+ 2.6%
Average Sales Price		\$668,790	\$690,737	+ 3.3%	\$667,675	\$676,802	+ 1.4%
Percent of Original List Price Received		96.9%	96.9%	0.0%	96.9%	96.6%	- 0.3%
Housing Affordability Index		77	77	0.0%	78	78	0.0%
Inventory of Homes for Sale		16,867	16,940	+ 0.4%	—	—	—
Months Supply of Inventory		4.8	4.7	- 2.1%	—	—	—

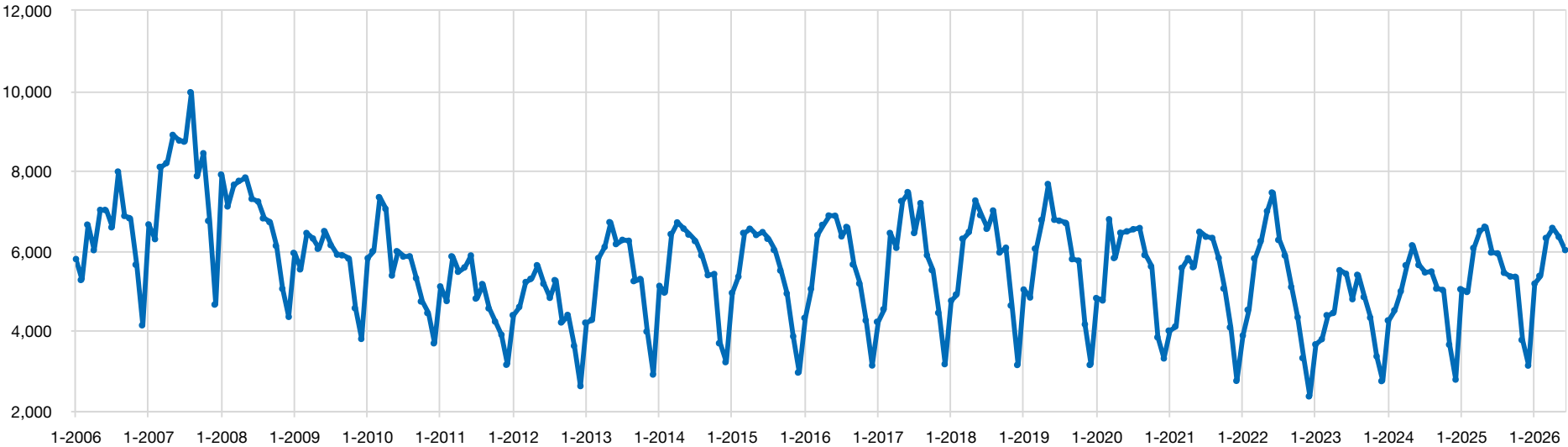
New Listings

A count of the properties that have been newly listed on the market in a given month.



	New Listings	Prior Year	Year-Over-Year Change
July 2025	5,935	5,461	+ 8.7%
August 2025	5,452	5,482	- 0.5%
September 2025	5,358	5,057	+ 6.0%
October 2025	5,349	5,020	+ 6.6%
November 2025	3,773	3,655	+ 3.2%
December 2025	3,132	2,782	+ 12.6%
January 2026	5,180	5,040	+ 2.8%
February 2026	5,372	4,973	+ 8.0%
March 2026	6,320	6,070	+ 4.1%
April 2026	6,571	6,497	+ 1.1%
May 2026	6,349	6,601	- 3.8%
June 2026	6,020	5,958	+ 1.0%
12-Month Avg	5,401	5,216	+ 3.5%

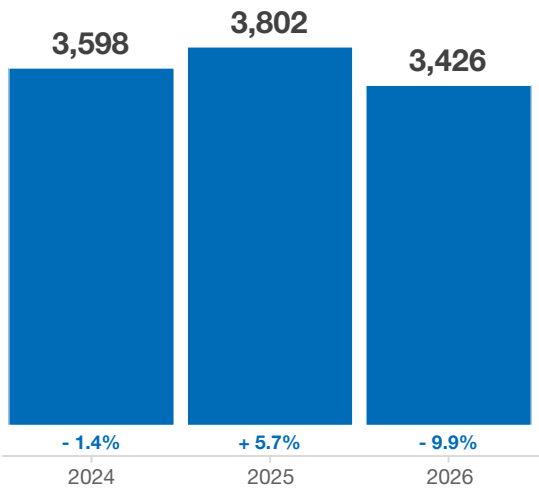
Historical New Listings by Month



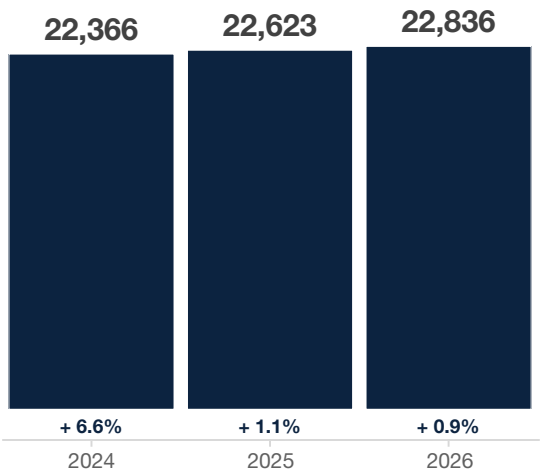
Pending Sales

A count of the properties on which offers have been accepted in a given month.

June

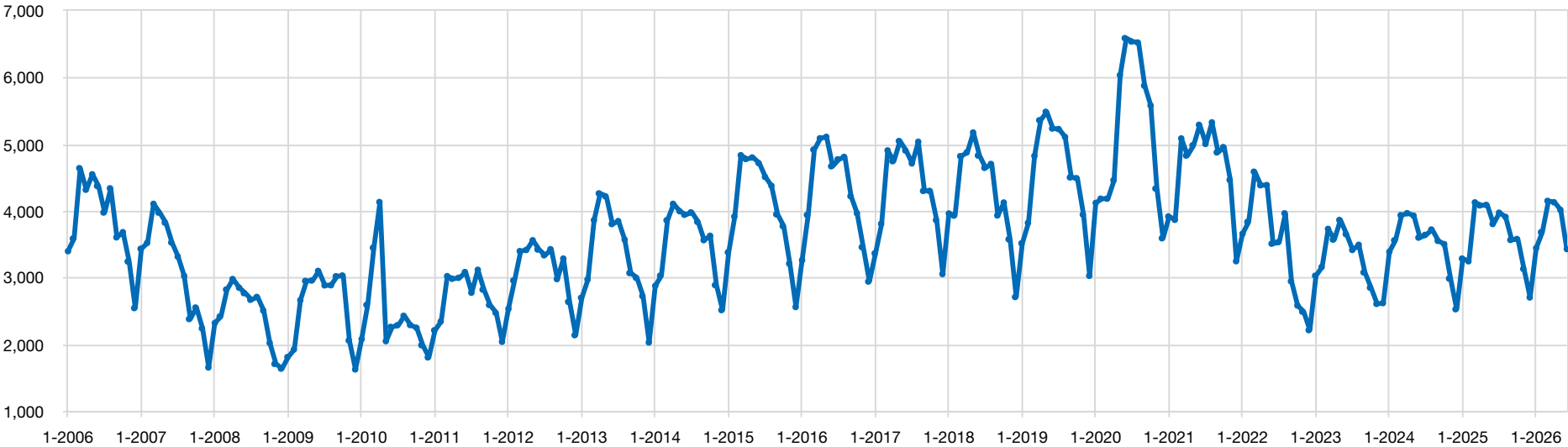


Year to Date



Pending Sales	Prior Year	Year-Over-Year Change
July 2025	3,971	3,638 + 9.2%
August 2025	3,908	3,719 + 5.1%
September 2025	3,563	3,549 + 0.4%
October 2025	3,577	3,500 + 2.2%
November 2025	3,129	2,984 + 4.9%
December 2025	2,701	2,524 + 7.0%
January 2026	3,441	3,283 + 4.8%
February 2026	3,679	3,243 + 13.4%
March 2026	4,148	4,126 + 0.5%
April 2026	4,128	4,081 + 1.2%
May 2026	4,014	4,088 - 1.8%
June 2026	3,426	3,802 - 9.9%
12-Month Avg	3,640	3,545 + 2.7%

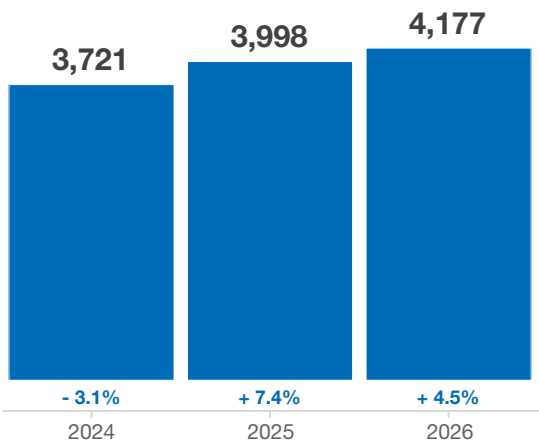
Historical Pending Sales by Month



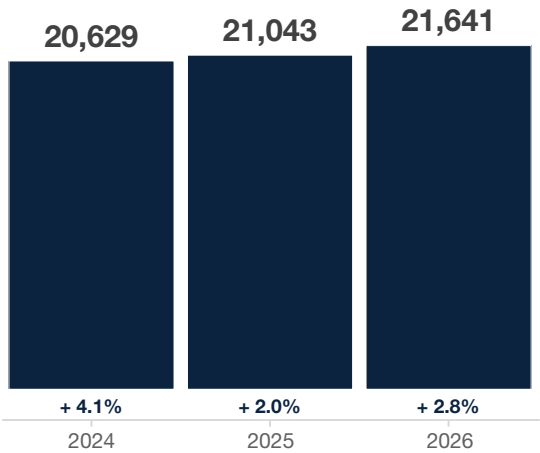
Closed Sales

A count of the actual sales that closed in a given month.

June

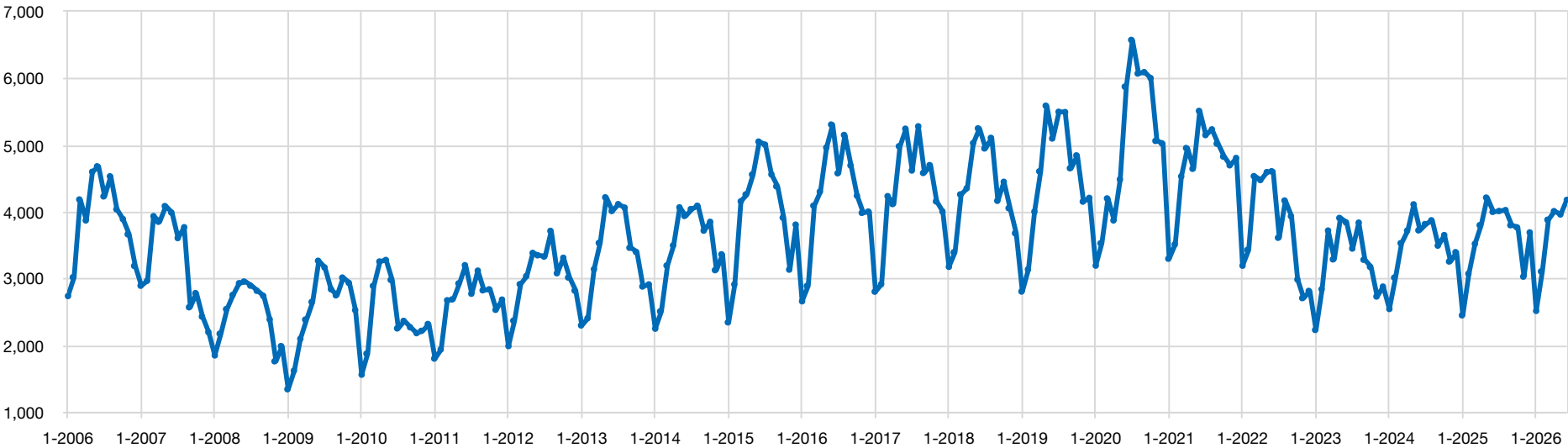


Year to Date



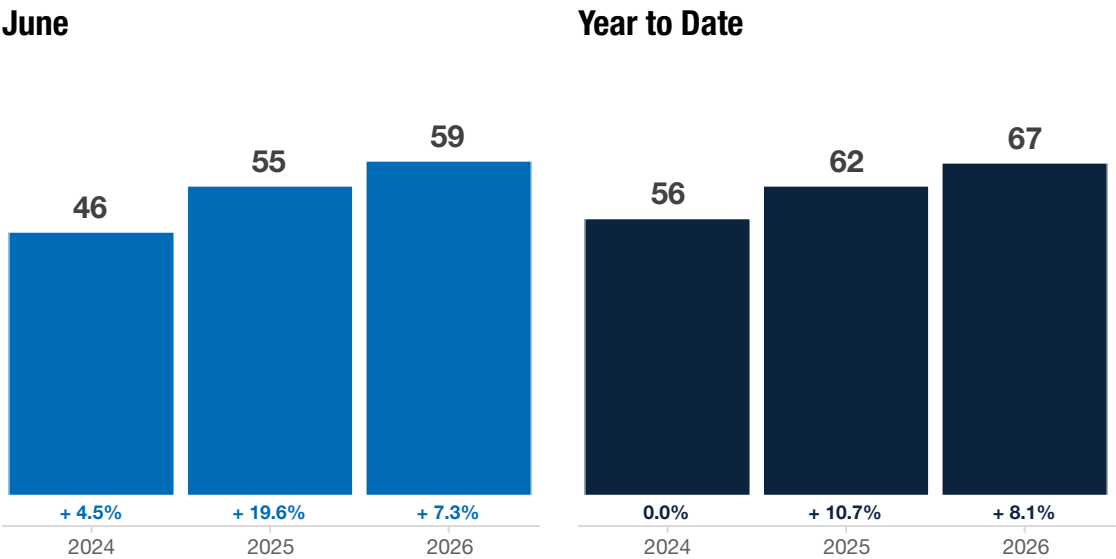
Closed Sales		Prior Year	Year-Over-Year Change
July 2025	4,011	3,814	+ 5.2%
August 2025	4,024	3,871	+ 4.0%
September 2025	3,798	3,492	+ 8.8%
October 2025	3,766	3,649	+ 3.2%
November 2025	3,027	3,254	- 7.0%
December 2025	3,689	3,393	+ 8.7%
January 2026	2,514	2,447	+ 2.7%
February 2026	3,104	3,071	+ 1.1%
March 2026	3,879	3,518	+ 10.3%
April 2026	4,008	3,798	+ 5.5%
May 2026	3,959	4,211	- 6.0%
June 2026	4,177	3,998	+ 4.5%
12-Month Avg	3,663	3,543	+ 3.4%

Historical Closed Sales by Month



Days on Market Until Sale

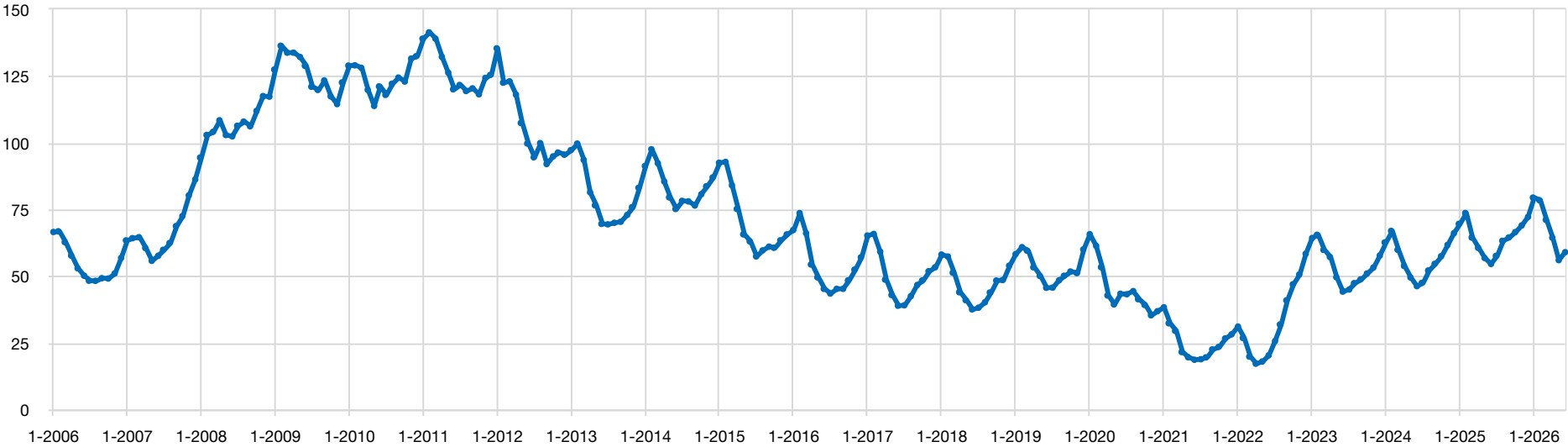
Average number of days between when a property is listed and when an offer is accepted in a given month.



Days on Market	Prior Year	Year-Over-Year Change
July 2025	58	47 + 23.4%
August 2025	63	52 + 21.2%
September 2025	65	55 + 18.2%
October 2025	67	57 + 17.5%
November 2025	69	62 + 11.3%
December 2025	72	66 + 9.1%
January 2026	79	70 + 12.9%
February 2026	78	74 + 5.4%
March 2026	71	64 + 10.9%
April 2026	64	61 + 4.9%
May 2026	56	57 - 1.8%
June 2026	59	55 + 7.3%
12-Month Avg*	66	59 + 11.4%

* Days on Market for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

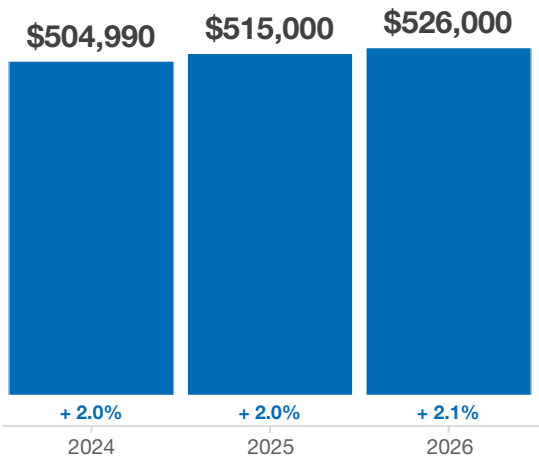
Historical Days on Market Until Sale by Month



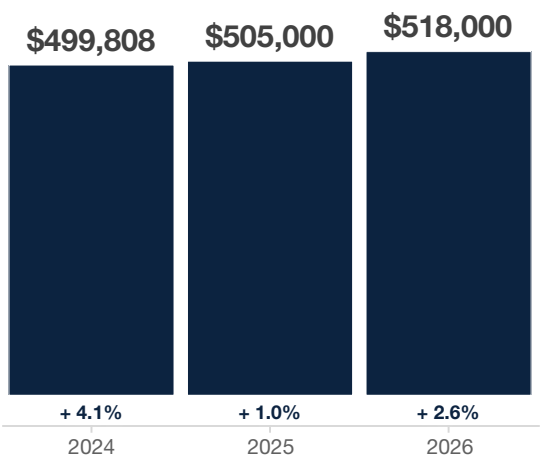
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

June



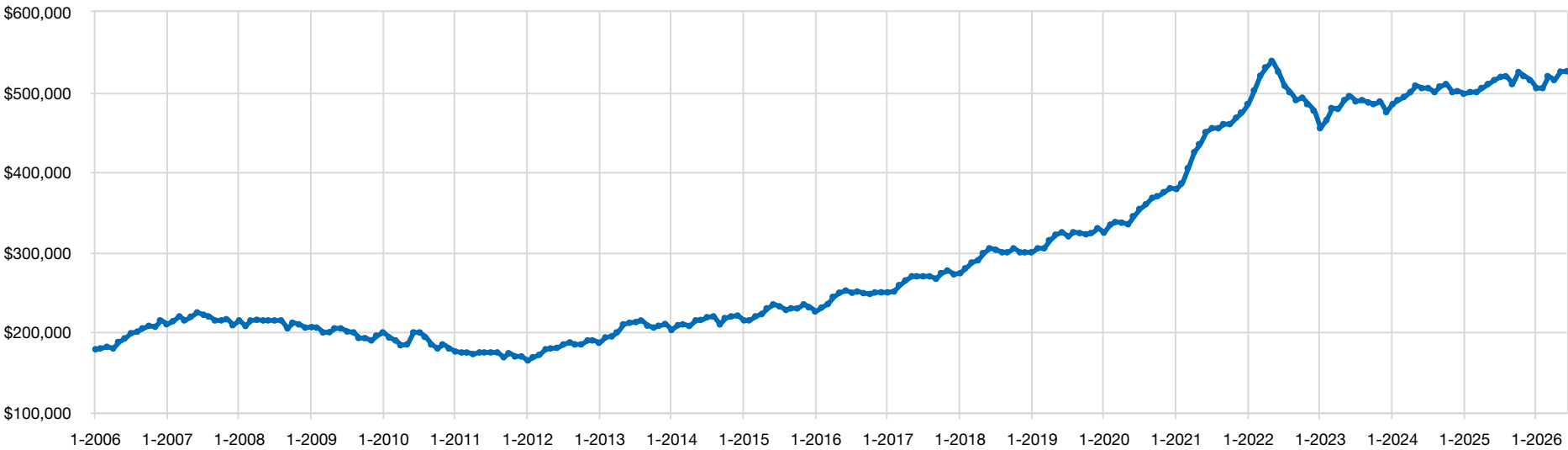
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
July 2025	\$519,000	\$505,000	+ 2.8%
August 2025	\$519,750	\$500,000	+ 4.0%
September 2025	\$510,000	\$507,000	+ 0.6%
October 2025	\$525,000	\$510,000	+ 2.9%
November 2025	\$519,990	\$500,000	+ 4.0%
December 2025	\$515,000	\$501,106	+ 2.8%
January 2026	\$505,000	\$498,000	+ 1.4%
February 2026	\$505,000	\$500,000	+ 1.0%
March 2026	\$519,888	\$500,000	+ 4.0%
April 2026	\$515,000	\$505,000	+ 2.0%
May 2026	\$525,500	\$510,000	+ 3.0%
June 2026	\$526,000	\$515,000	+ 2.1%
12-Month Avg*	\$518,000	\$505,000	+ 2.6%

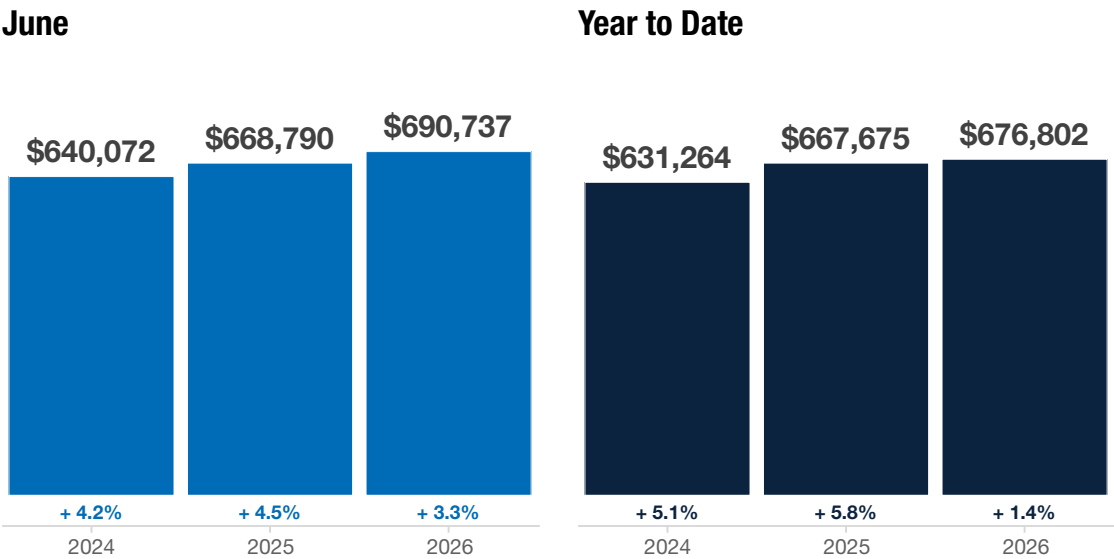
* Median Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month



Average Sales Price

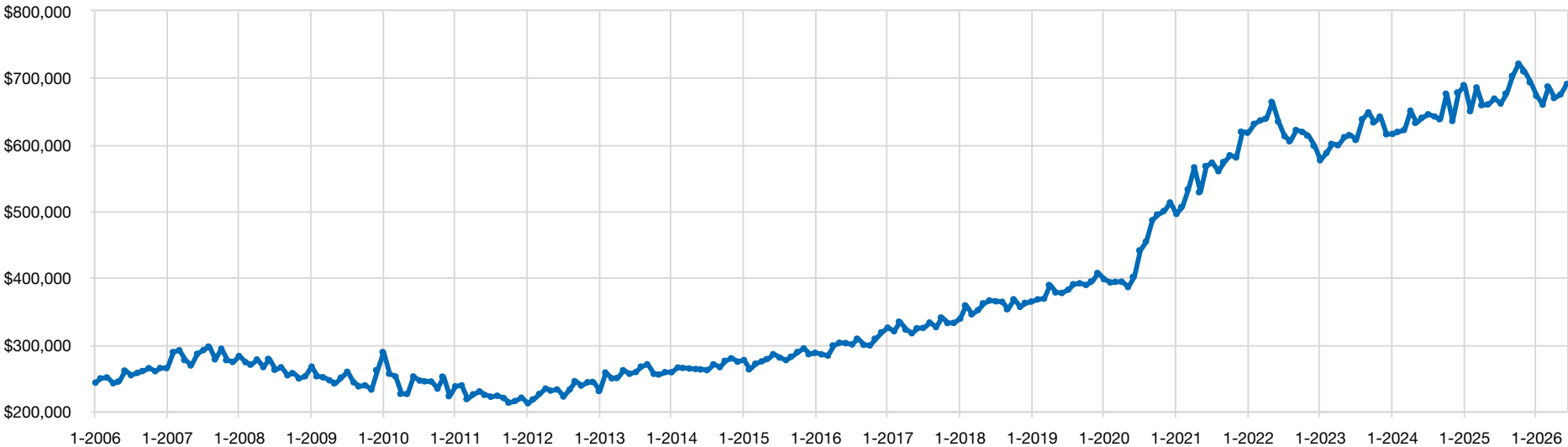
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



Avg. Sales Price	Prior Year	Year-Over-Year Change
July 2025	\$661,464	\$645,321 + 2.5%
August 2025	\$676,138	\$641,899 + 5.3%
September 2025	\$702,755	\$637,868 + 10.2%
October 2025	\$721,154	\$676,176 + 6.7%
November 2025	\$709,778	\$635,309 + 11.7%
December 2025	\$693,355	\$678,016 + 2.3%
January 2026	\$673,103	\$688,834 - 2.3%
February 2026	\$659,772	\$650,051 + 1.5%
March 2026	\$686,946	\$685,548 + 0.2%
April 2026	\$669,755	\$658,945 + 1.6%
May 2026	\$674,985	\$660,129 + 2.3%
June 2026	\$690,737	\$668,790 + 3.3%
12-Month Avg*	\$685,045	\$659,951 + 3.8%

* Avg. Sales Price for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

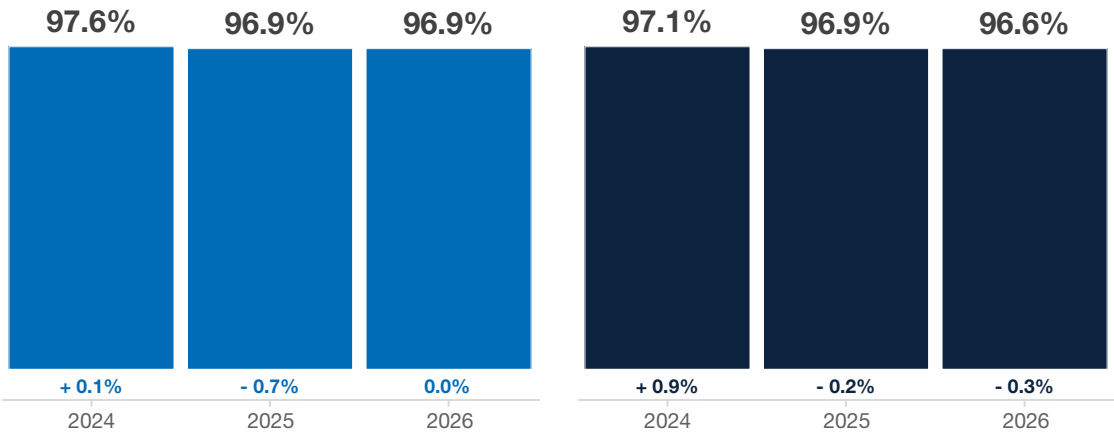


Percent of Original List Price Received

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.

June

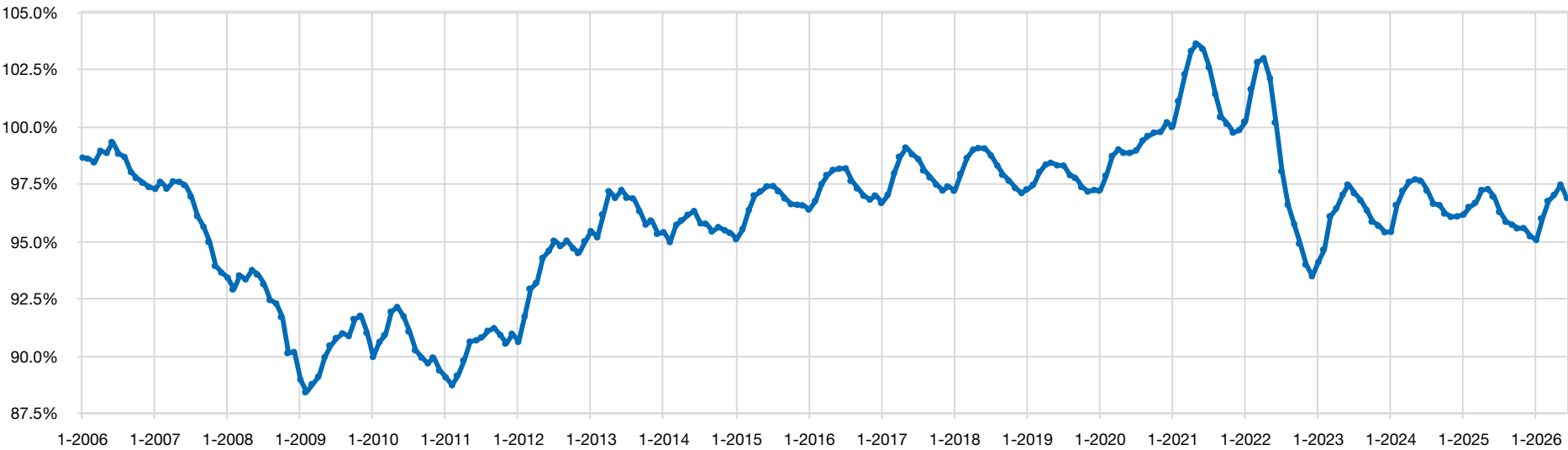
Year to Date



Percent of Original List Price Received		Prior Year	Year-Over-Year Change
July 2025	96.3%	97.2%	- 0.9%
August 2025	95.8%	96.6%	- 0.8%
September 2025	95.7%	96.6%	- 0.9%
October 2025	95.5%	96.2%	- 0.7%
November 2025	95.6%	96.0%	- 0.4%
December 2025	95.2%	96.1%	- 0.9%
January 2026	95.0%	96.2%	- 1.2%
February 2026	96.0%	96.5%	- 0.5%
March 2026	96.7%	96.7%	0.0%
April 2026	97.0%	97.2%	- 0.2%
May 2026	97.5%	97.3%	+ 0.2%
June 2026	96.9%	96.9%	0.0%
12-Month Avg*	96.1%	96.7%	- 0.5%

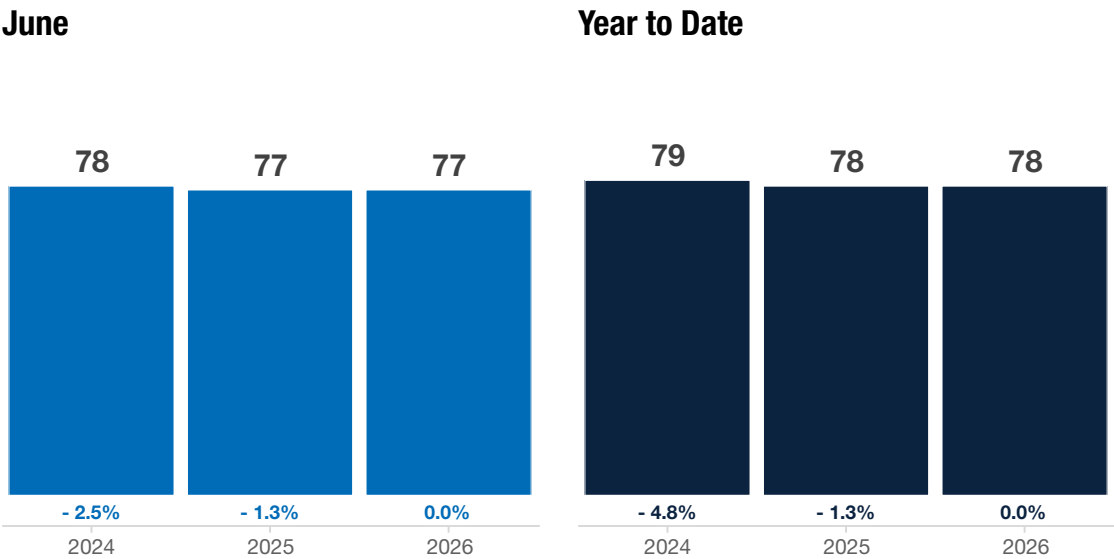
* Percent of Original List Price Received for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month



Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



Affordability Index		Prior Year	Year-Over-Year Change
July 2025	76	78	- 2.6%
August 2025	78	82	- 4.9%
September 2025	81	83	- 2.4%
October 2025	79	79	0.0%
November 2025	80	79	+ 1.3%
December 2025	81	78	+ 3.8%
January 2026	83	78	+ 6.4%
February 2026	84	79	+ 6.3%
March 2026	79	80	- 1.3%
April 2026	80	78	+ 2.6%
May 2026	77	77	0.0%
June 2026	77	77	0.0%
12-Month Avg	80	79	+ 1.3%

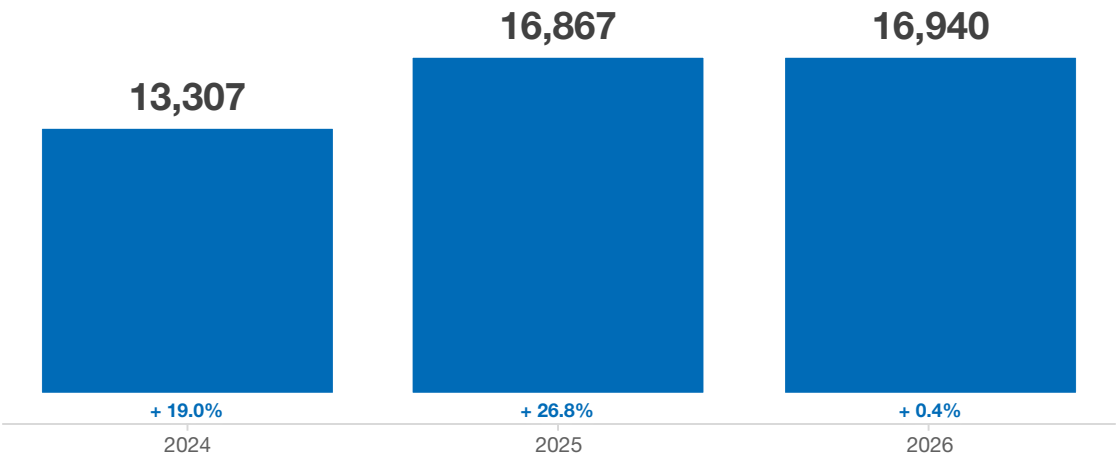
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

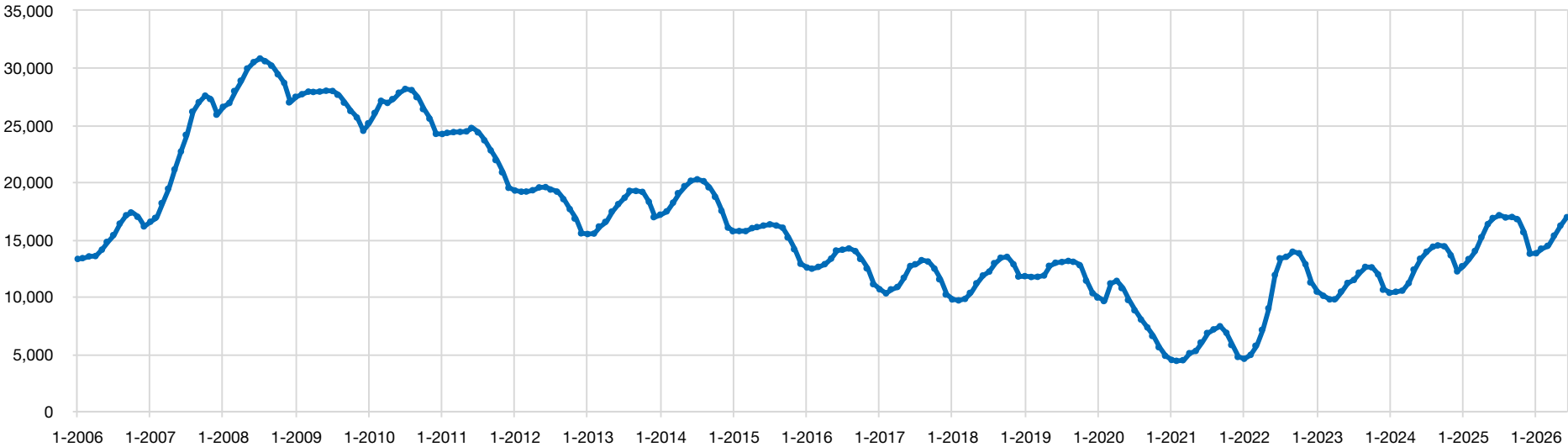
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale		Prior Year	Year-Over-Year Change
July 2025	17,117	13,916	+ 23.0%
August 2025	16,915	14,361	+ 17.8%
September 2025	16,958	14,476	+ 17.1%
October 2025	16,775	14,395	+ 16.5%
November 2025	15,634	13,608	+ 14.9%
December 2025	13,750	12,202	+ 12.7%
January 2026	13,788	12,650	+ 9.0%
February 2026	14,189	13,274	+ 6.9%
March 2026	14,433	13,989	+ 3.2%
April 2026	15,331	15,186	+ 1.0%
May 2026	16,205	16,332	- 0.8%
June 2026	16,940	16,867	+ 0.4%
12-Month Avg	15,670	14,271	+ 9.8%

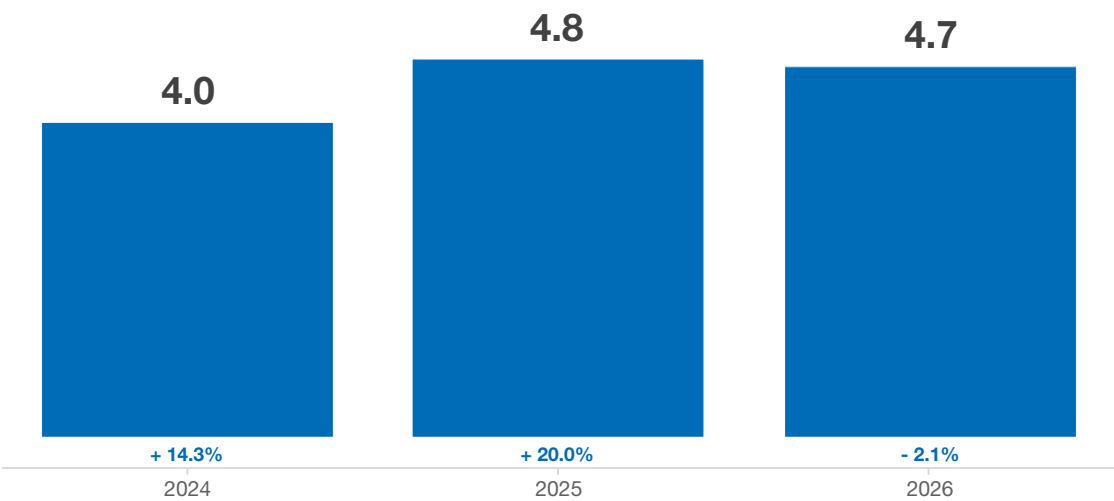
Historical Inventory of Homes for Sale by Month



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.

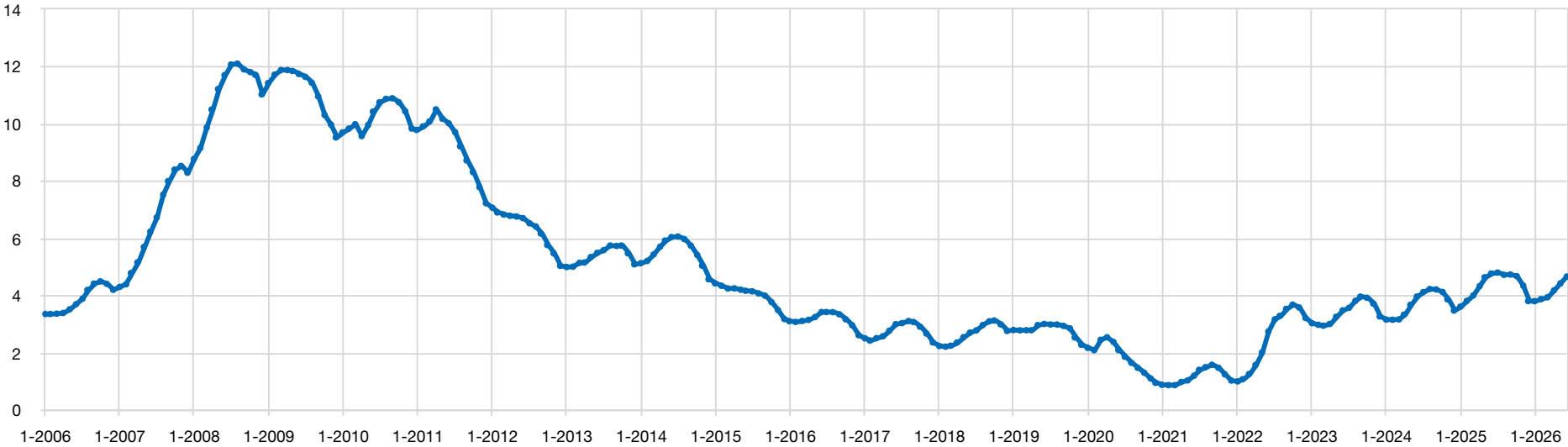
June



Months Supply		Prior Year	Year-Over-Year Change
July 2025	4.8	4.1	+ 17.1%
August 2025	4.7	4.2	+ 11.9%
September 2025	4.7	4.2	+ 11.9%
October 2025	4.7	4.1	+ 14.6%
November 2025	4.3	3.9	+ 10.3%
December 2025	3.8	3.5	+ 8.6%
January 2026	3.8	3.6	+ 5.6%
February 2026	3.9	3.8	+ 2.6%
March 2026	3.9	4.0	- 2.5%
April 2026	4.2	4.3	- 2.3%
May 2026	4.4	4.6	- 4.3%
June 2026	4.7	4.8	- 2.1%
12-Month Avg*	4.3	4.1	+ 5.7%

* Months Supply for all properties from July 2025 through June 2026. This is not the average of the individual figures above.

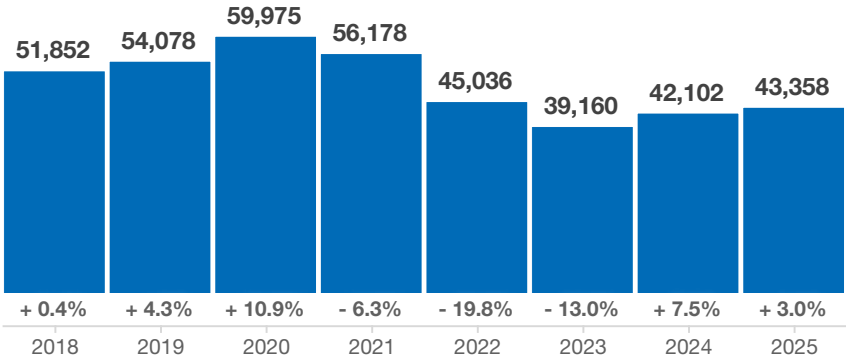
Historical Months Supply of Inventory by Month



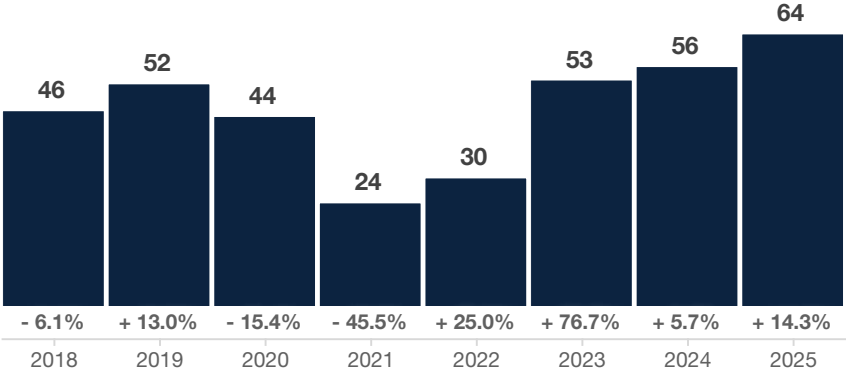
Annual Review

Historical look at key market metrics for the overall region.

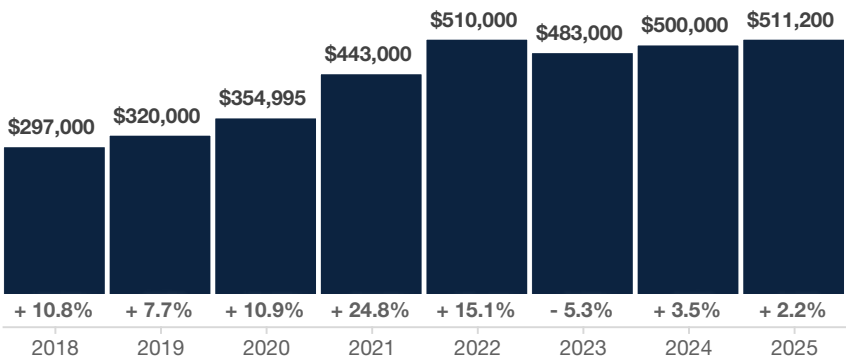
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received

