

Monthly Indicators

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

New Listings in the state of Utah decreased 2.3 percent to 5,801. Pending Sales decreased 20.4 percent to 3,161. Inventory increased 1.4 percent to 17,377.

Median Sales Price increased 1.1 percent from \$519,080 to \$525,000. Days on Market increased 3.4 percent to 60. Months Supply of Inventory were dead even with last year.

Nationally, the median existing-home price hit a new record of \$440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

Monthly Snapshot

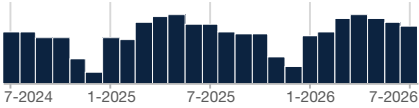
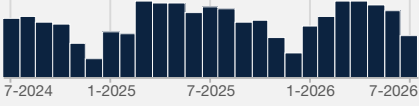
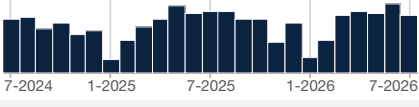
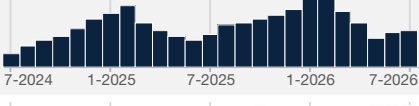
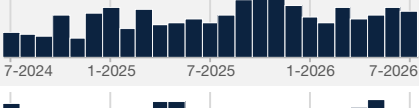
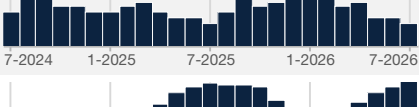
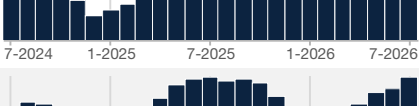
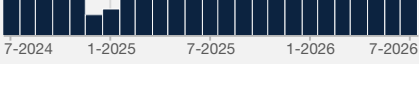
- 1.9%	+ 1.1%	+ 1.4%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale

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.

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Market Overview

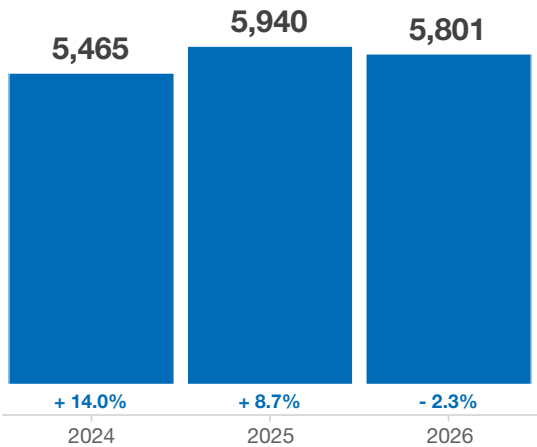
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars	7-2025	7-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		5,940	5,801	- 2.3%	41,087	41,836	+ 1.8%
Pending Sales		3,972	3,161	- 20.4%	26,604	26,522	- 0.3%
Closed Sales		4,012	3,937	- 1.9%	25,054	25,747	+ 2.8%
Days on Market Until Sale		58	60	+ 3.4%	62	66	+ 6.5%
Median Sales Price		\$519,080	\$525,000	+ 1.1%	\$508,120	\$519,900	+ 2.3%
Average Sales Price		\$661,436	\$680,311	+ 2.9%	\$666,687	\$676,930	+ 1.5%
Percent of Original List Price Received		96.3%	95.9%	- 0.4%	96.8%	96.5%	- 0.3%
Housing Affordability Index		76	76	0.0%	78	77	- 1.3%
Inventory of Homes for Sale		17,145	17,377	+ 1.4%	—	—	—
Months Supply of Inventory		4.8	4.8	0.0%	—	—	—

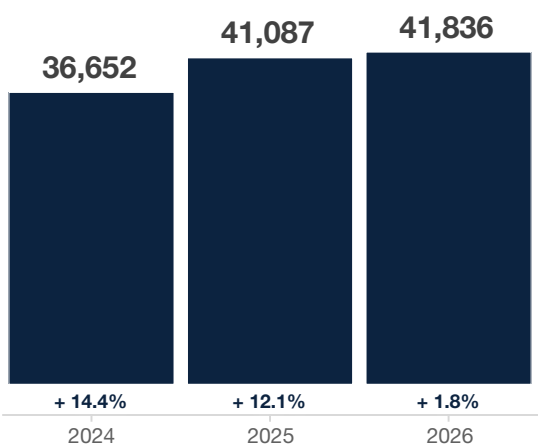
New Listings

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

July

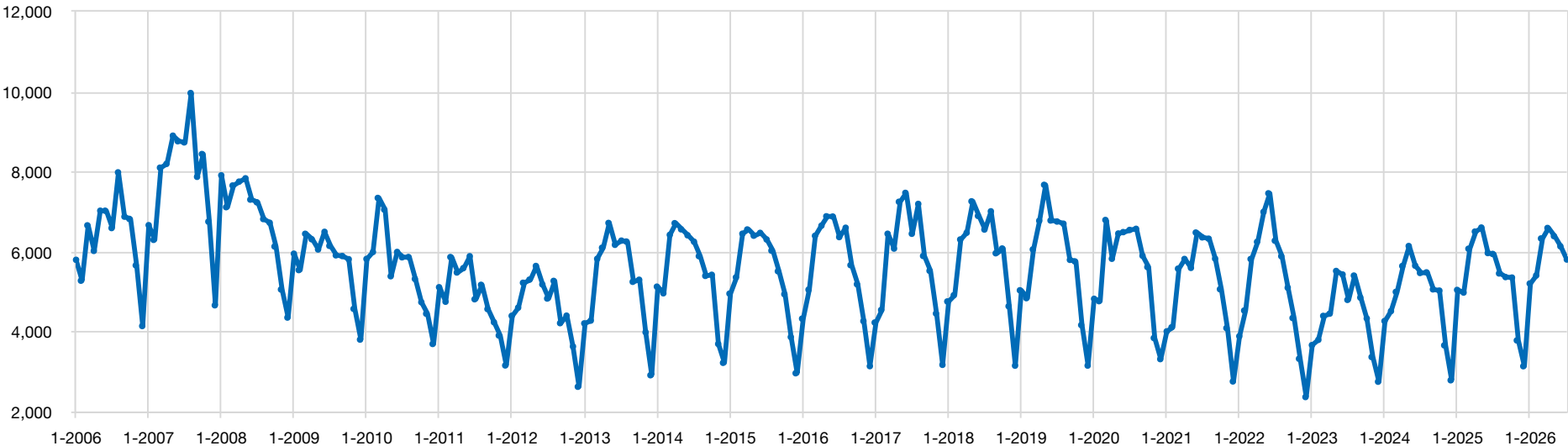


Year to Date



New Listings		Prior Year	Year-Over-Year Change
August 2025	5,453	5,479	- 0.5%
September 2025	5,362	5,055	+ 6.1%
October 2025	5,349	5,023	+ 6.5%
November 2025	3,778	3,655	+ 3.4%
December 2025	3,133	2,782	+ 12.6%
January 2026	5,200	5,040	+ 3.2%
February 2026	5,402	4,975	+ 8.6%
March 2026	6,327	6,070	+ 4.2%
April 2026	6,589	6,499	+ 1.4%
May 2026	6,386	6,600	- 3.2%
June 2026	6,131	5,963	+ 2.8%
July 2026	5,801	5,940	- 2.3%
12-Month Avg	5,409	5,257	+ 2.9%

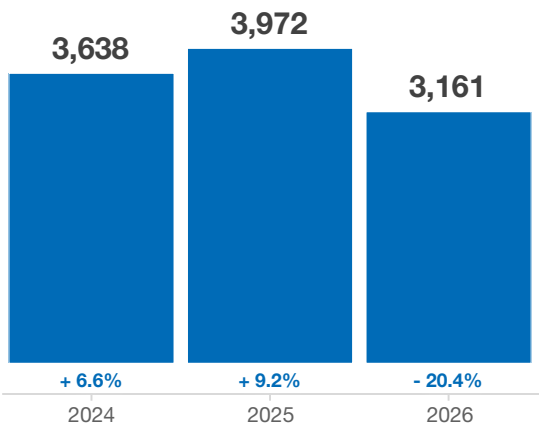
Historical New Listings by Month



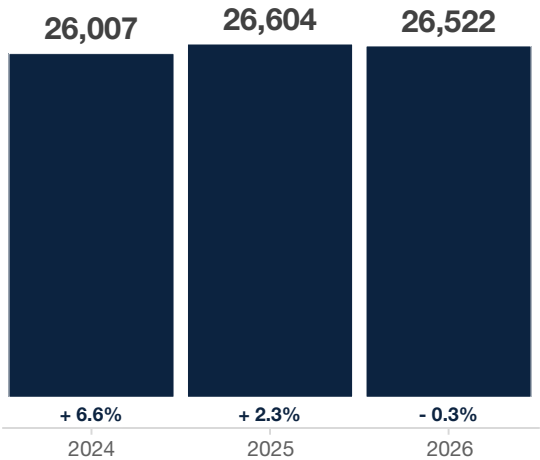
Pending Sales

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

July

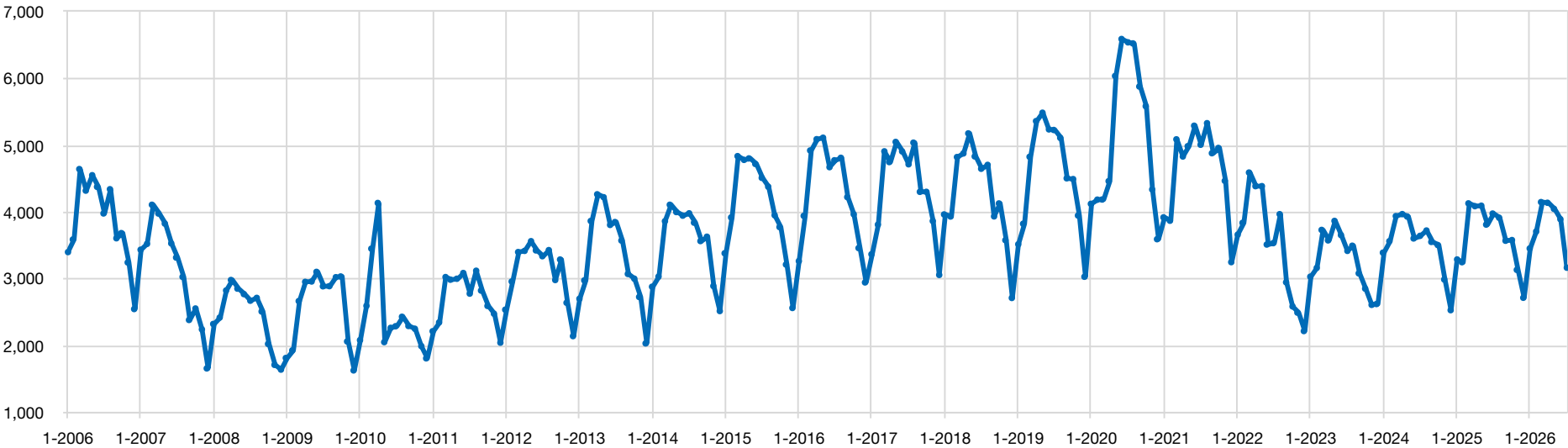


Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
August 2025	3,910	3,718	+ 5.2%
September 2025	3,565	3,547	+ 0.5%
October 2025	3,575	3,500	+ 2.1%
November 2025	3,128	2,984	+ 4.8%
December 2025	2,710	2,524	+ 7.4%
January 2026	3,449	3,284	+ 5.0%
February 2026	3,703	3,243	+ 14.2%
March 2026	4,144	4,125	+ 0.5%
April 2026	4,134	4,083	+ 1.2%
May 2026	4,043	4,090	- 1.1%
June 2026	3,888	3,807	+ 2.1%
July 2026	3,161	3,972	- 20.4%
12-Month Avg	3,618	3,573	+ 1.3%

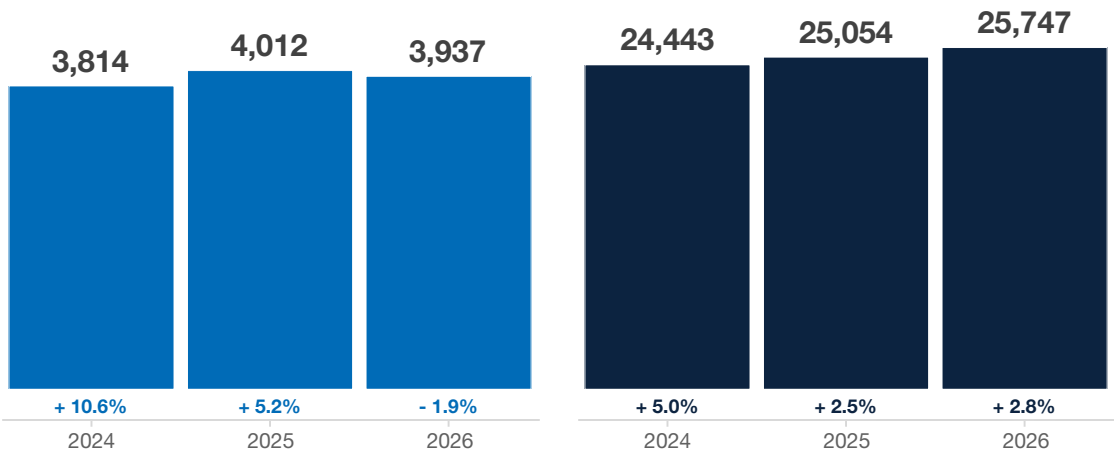
Historical Pending Sales by Month



Closed Sales

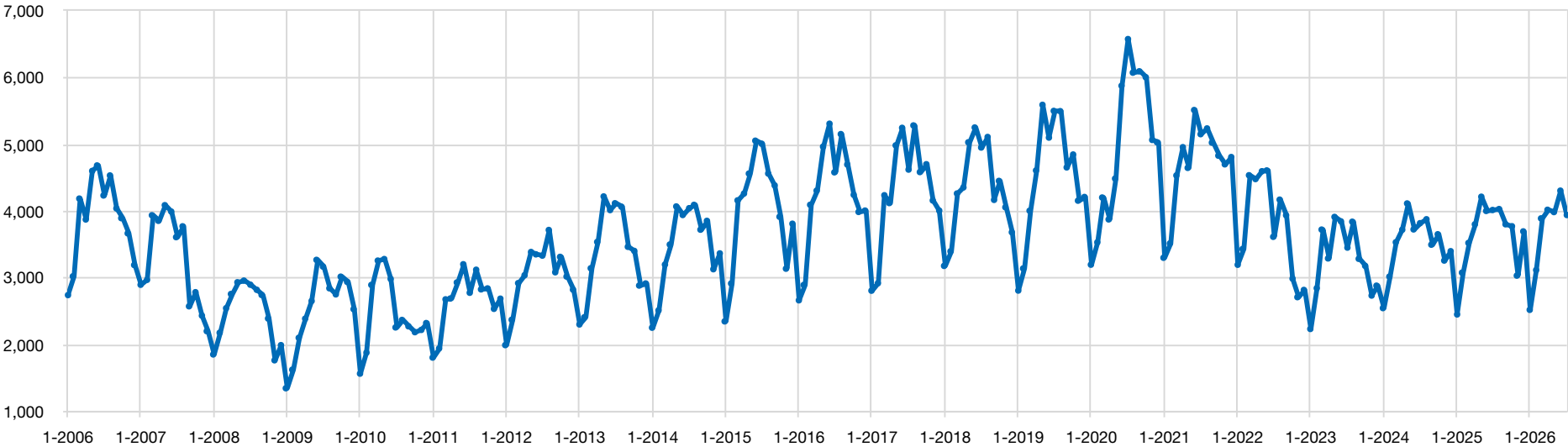
A count of the actual sales that closed in a given month.

July



Closed Sales		Prior Year	Year-Over-Year Change
August 2025	4,026	3,873	+ 4.0%
September 2025	3,798	3,492	+ 8.8%
October 2025	3,768	3,648	+ 3.3%
November 2025	3,028	3,254	- 6.9%
December 2025	3,691	3,394	+ 8.8%
January 2026	2,515	2,446	+ 2.8%
February 2026	3,111	3,072	+ 1.3%
March 2026	3,886	3,518	+ 10.5%
April 2026	4,015	3,797	+ 5.7%
May 2026	3,981	4,211	- 5.5%
June 2026	4,302	3,998	+ 7.6%
July 2026	3,937	4,012	- 1.9%
12-Month Avg	3,672	3,560	+ 3.1%

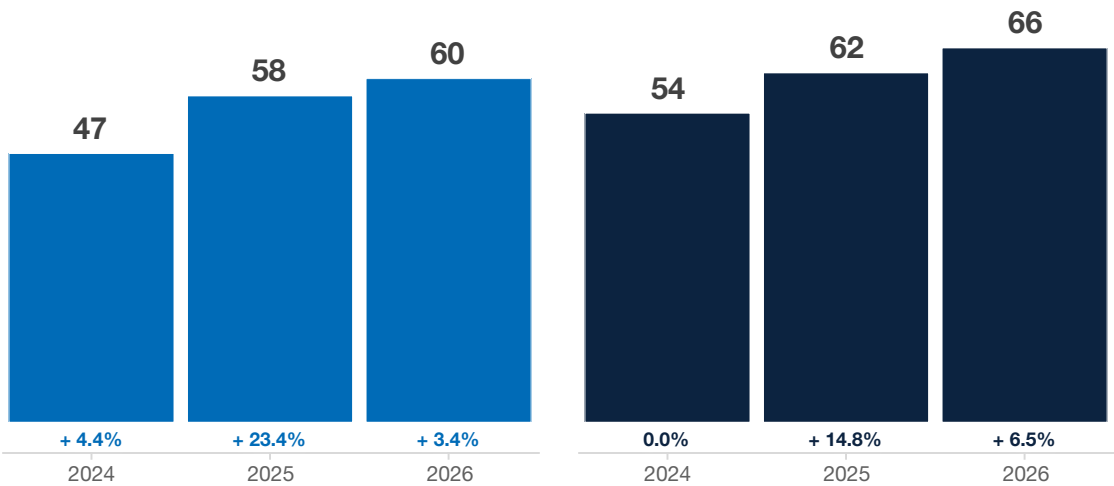
Historical Closed Sales by Month



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.

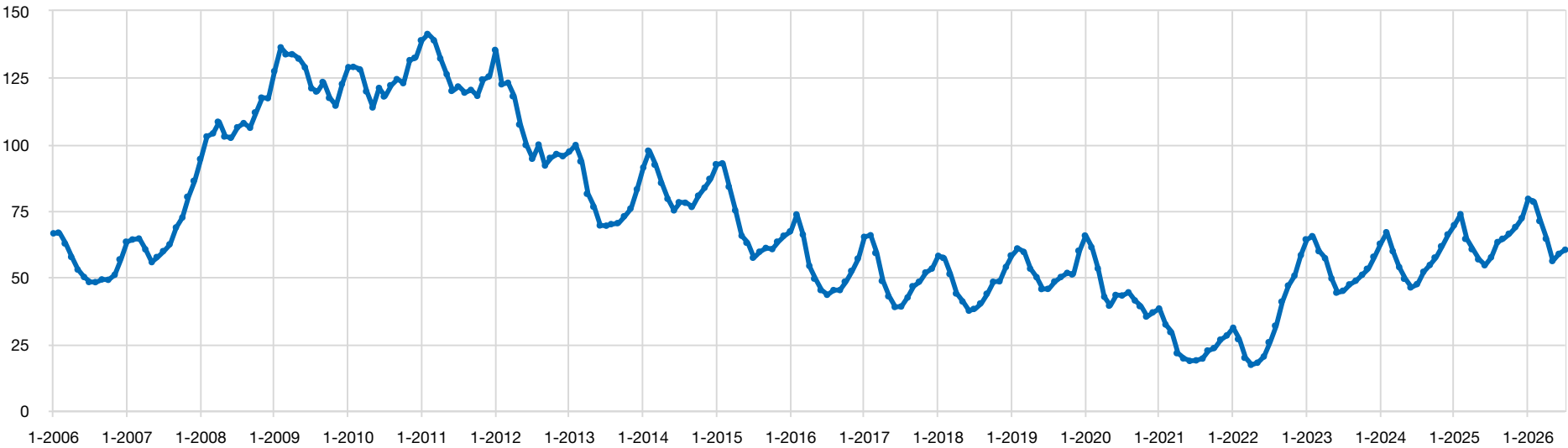
July



Days on Market	Prior Year	Year-Over-Year Change
August 2025	63	52 + 21.2%
September 2025	65	55 + 18.2%
October 2025	66	57 + 15.8%
November 2025	69	62 + 11.3%
December 2025	72	66 + 9.1%
January 2026	80	70 + 14.3%
February 2026	78	74 + 5.4%
March 2026	71	64 + 10.9%
April 2026	65	61 + 6.6%
May 2026	56	57 - 1.8%
June 2026	59	55 + 7.3%
July 2026	60	58 + 3.4%
12-Month Avg*	66	60 + 10.2%

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

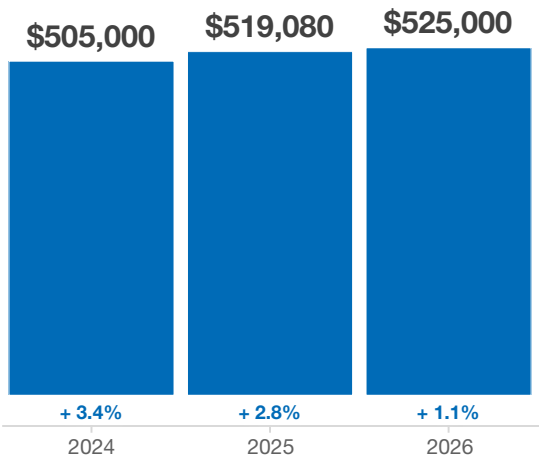
Historical Days on Market Until Sale by Month



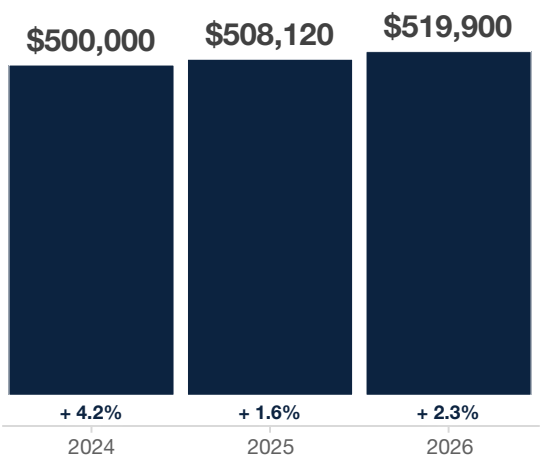
Median Sales Price

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

July



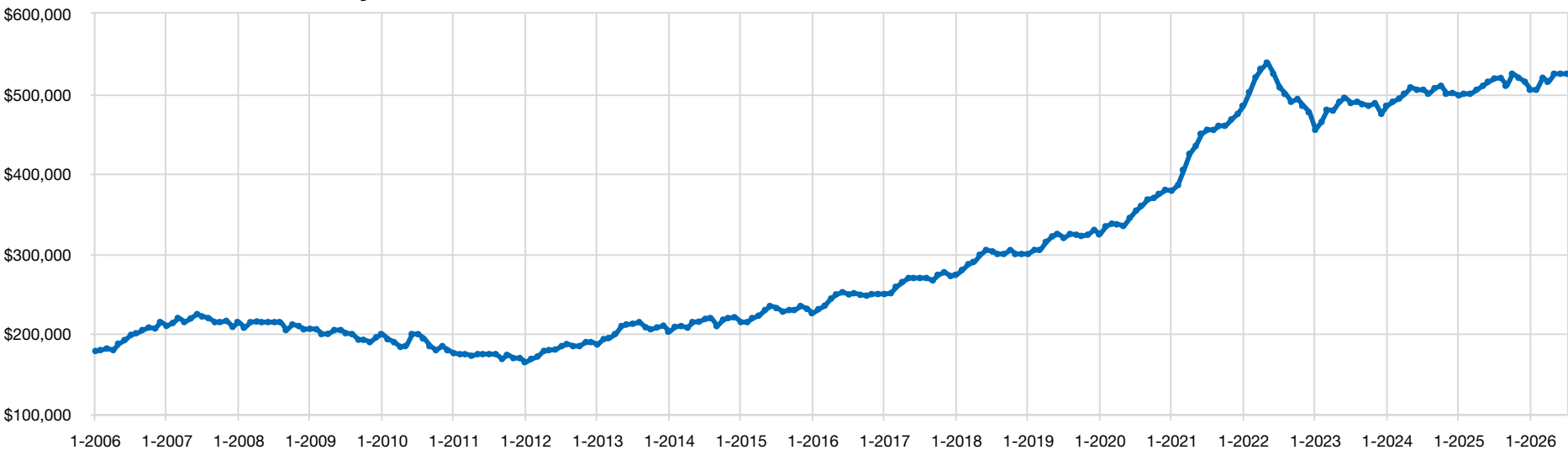
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
August 2025	\$519,755	\$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	\$501,000	+ 2.8%
January 2026	\$505,000	\$498,000	+ 1.4%
February 2026	\$505,000	\$500,000	+ 1.0%
March 2026	\$519,945	\$500,000	+ 4.0%
April 2026	\$515,000	\$505,000	+ 2.0%
May 2026	\$525,000	\$510,000	+ 2.9%
June 2026	\$525,000	\$515,000	+ 1.9%
July 2026	\$525,000	\$519,080	+ 1.1%
12-Month Avg*	\$518,927	\$505,000	+ 2.8%

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

Historical Median Sales Price by Month

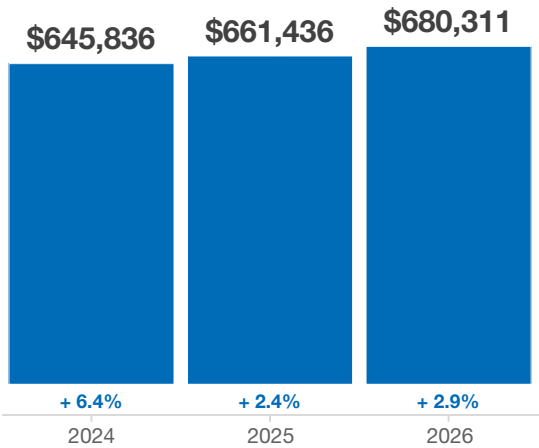


Average Sales Price

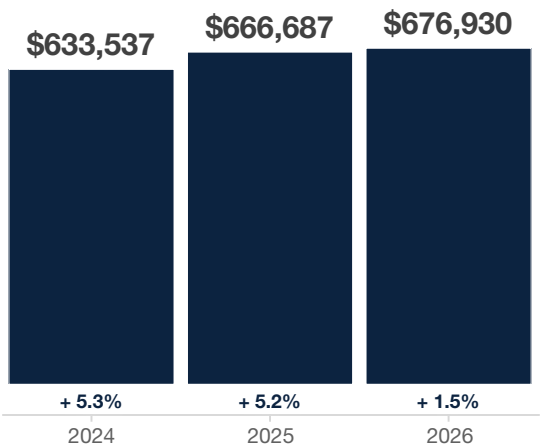
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



July



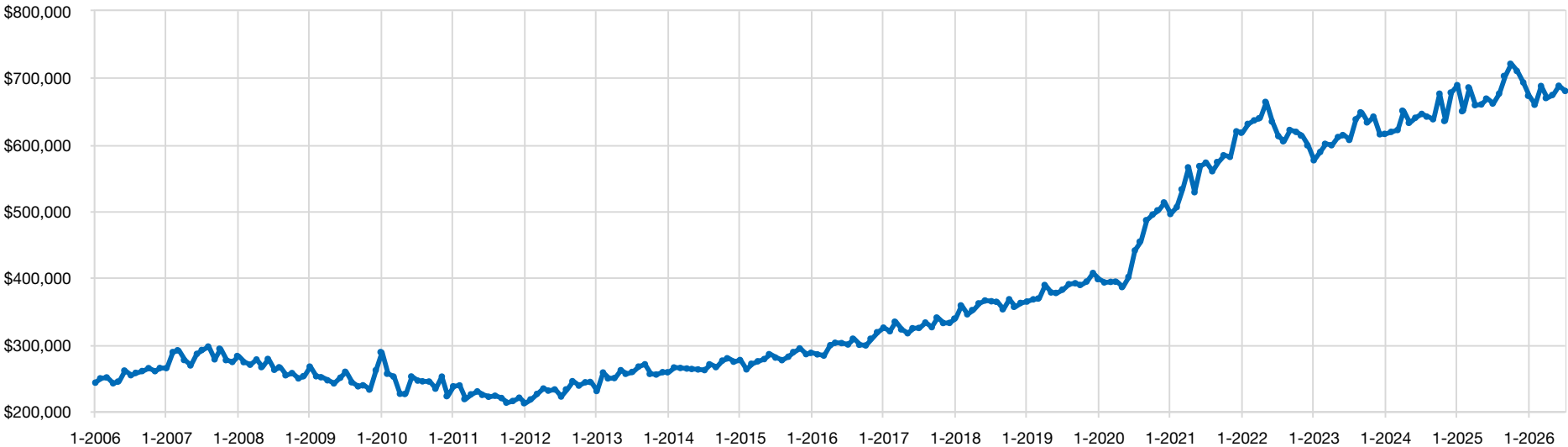
Year to Date



Avg. Sales Price	Prior Year	Year-Over-Year Change
August 2025	\$676,274	\$641,847 + 5.4%
September 2025	\$702,755	\$637,868 + 10.2%
October 2025	\$721,024	\$676,187 + 6.6%
November 2025	\$710,245	\$635,309 + 11.8%
December 2025	\$693,099	\$677,930 + 2.2%
January 2026	\$673,048	\$688,958 - 2.3%
February 2026	\$659,653	\$649,973 + 1.5%
March 2026	\$687,716	\$685,548 + 0.3%
April 2026	\$669,695	\$659,008 + 1.6%
May 2026	\$674,253	\$660,129 + 2.1%
June 2026	\$688,076	\$668,790 + 2.9%
July 2026	\$680,311	\$661,436 + 2.9%
12-Month Avg*	\$686,512	\$661,392 + 3.8%

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

Historical Average Sales Price by Month

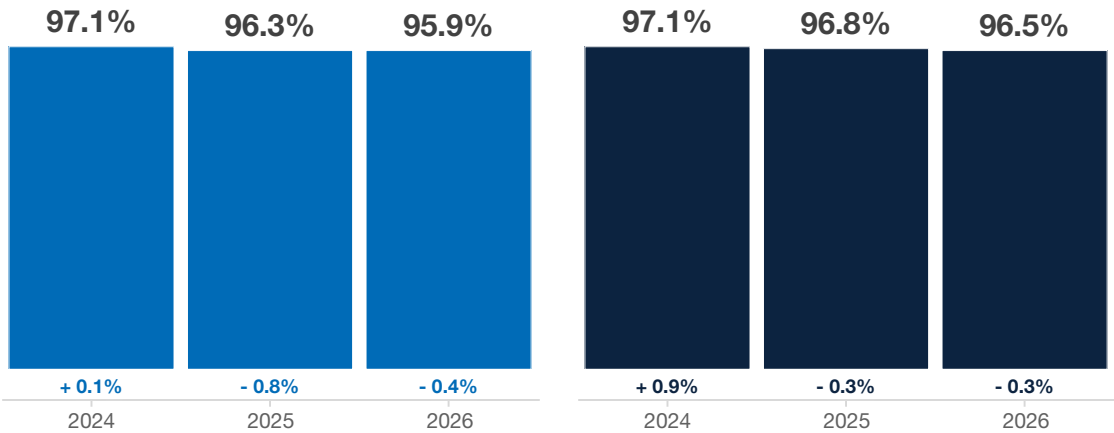


Percent of Original List Price Received

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.

July

Year to Date



Percent of Original List Price Received		Prior Year	Year-Over-Year Change
August 2025	95.8%	96.5%	- 0.7%
September 2025	95.6%	96.6%	- 1.0%
October 2025	95.5%	96.1%	- 0.6%
November 2025	95.6%	96.0%	- 0.4%
December 2025	95.0%	96.0%	- 1.0%
January 2026	95.0%	96.2%	- 1.2%
February 2026	95.8%	96.6%	- 0.8%
March 2026	96.7%	96.6%	+ 0.1%
April 2026	97.0%	97.2%	- 0.2%
May 2026	97.3%	97.3%	0.0%
June 2026	96.8%	96.8%	0.0%
July 2026	95.9%	96.3%	- 0.4%
12-Month Avg*	96.1%	96.5%	- 0.5%

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

Historical Percent of Original List Price Received by Month

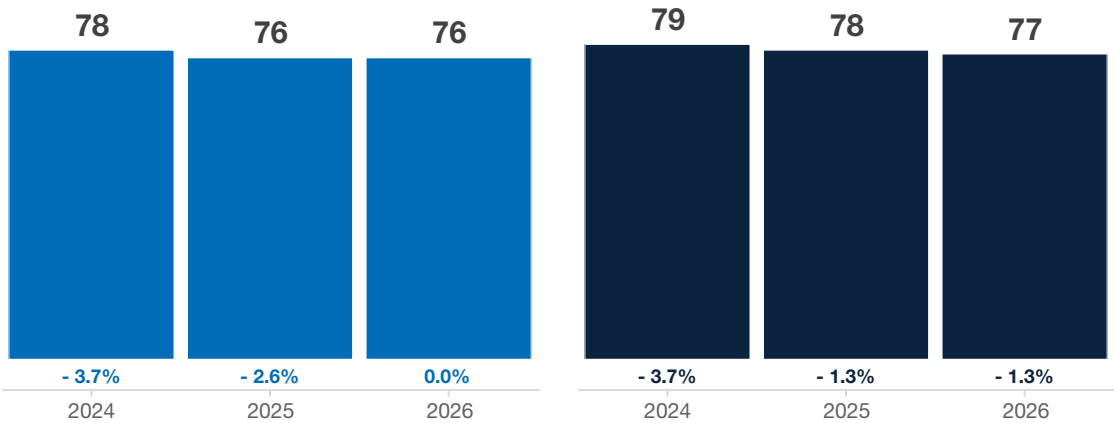


Housing Affordability Index

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.

July

Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
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%
July 2026	76	76	0.0%
12-Month Avg	80	79	+ 1.3%

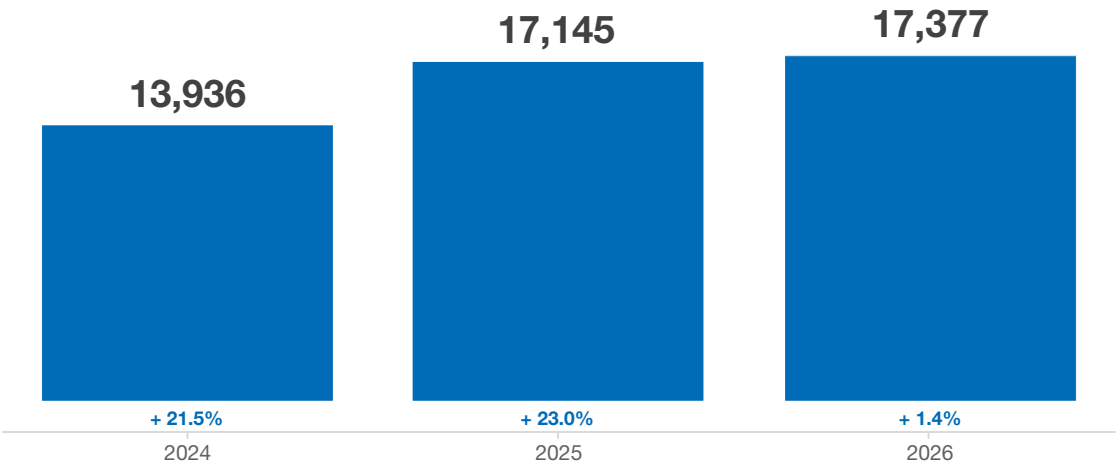
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

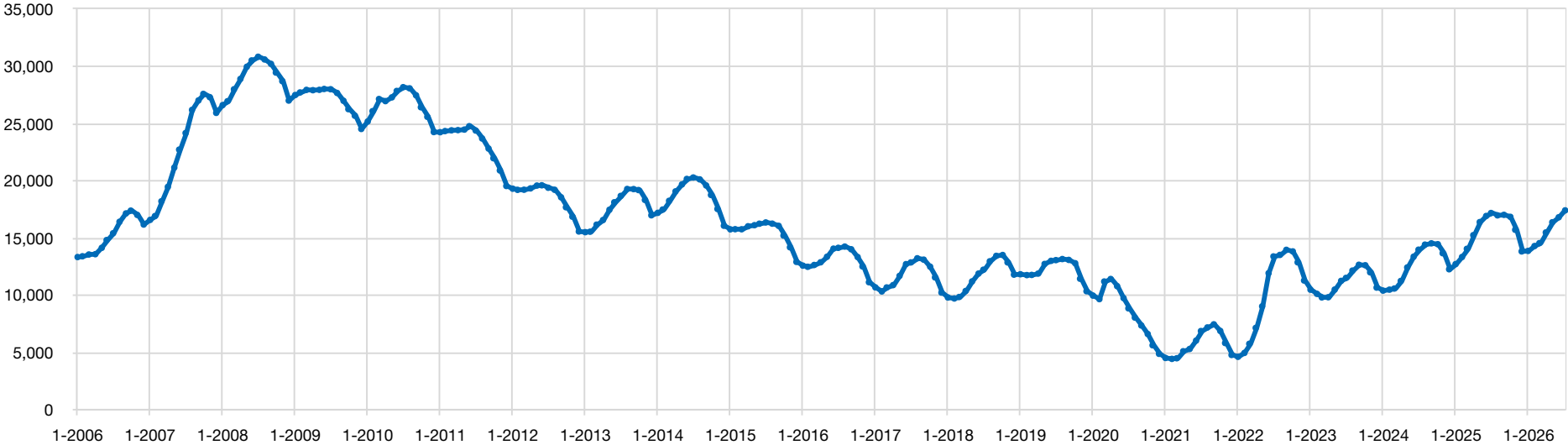
The number of properties available for sale in active status at the end of a given month.

July



Homes for Sale	Prior Year	Year-Over-Year Change
August 2025	16,941	14,378 + 17.8%
September 2025	16,986	14,491 + 17.2%
October 2025	16,809	14,413 + 16.6%
November 2025	15,677	13,627 + 15.0%
December 2025	13,784	12,221 + 12.8%
January 2026	13,828	12,670 + 9.1%
February 2026	14,254	13,294 + 7.2%
March 2026	14,507	14,010 + 3.5%
April 2026	15,443	15,207 + 1.6%
May 2026	16,334	16,350 - 0.1%
June 2026	16,771	16,885 - 0.7%
July 2026	17,377	17,145 + 1.4%
12-Month Avg	15,726	14,558 + 8.0%

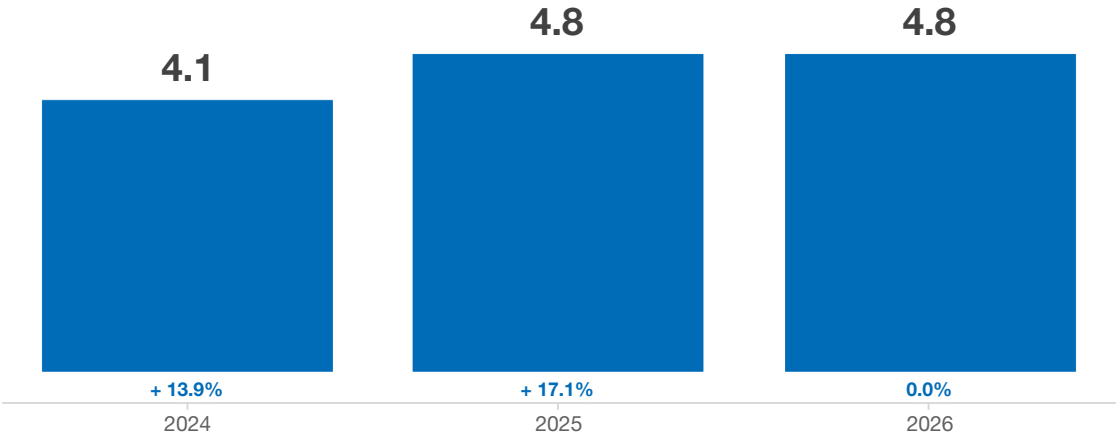
Historical Inventory of Homes for Sale by Month



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.

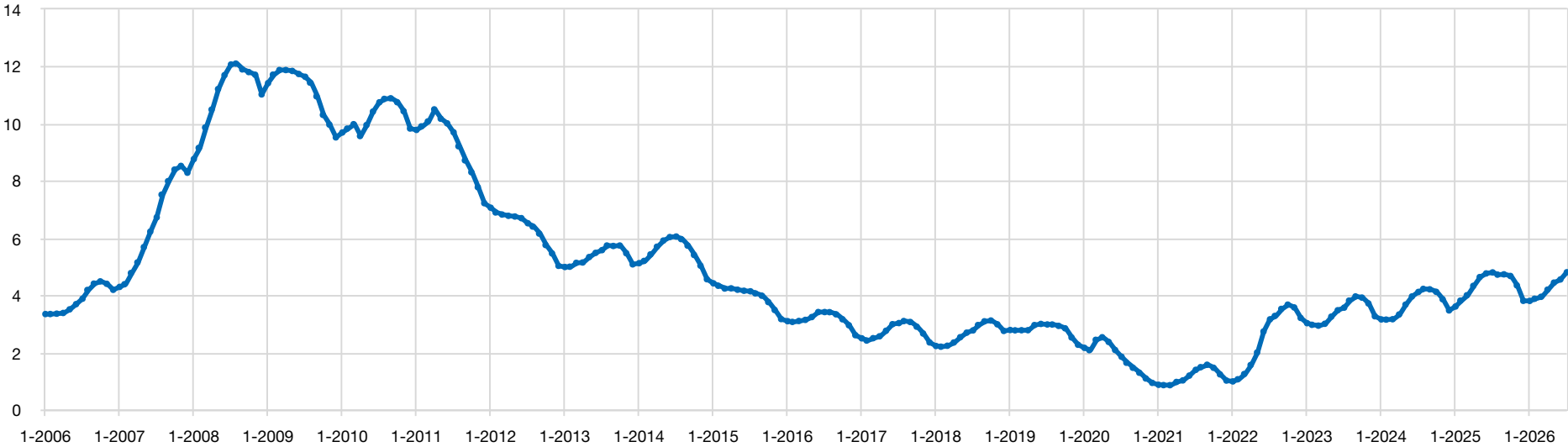
July



Months Supply		Prior Year	Year-Over-Year Change
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	4.6	4.8	- 4.2%
July 2026	4.8	4.8	0.0%
12-Month Avg*	4.3	4.2	+ 4.2%

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

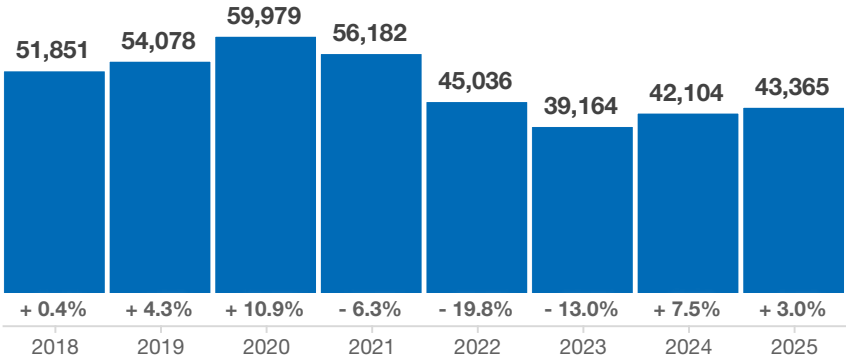
Historical Months Supply of Inventory by Month



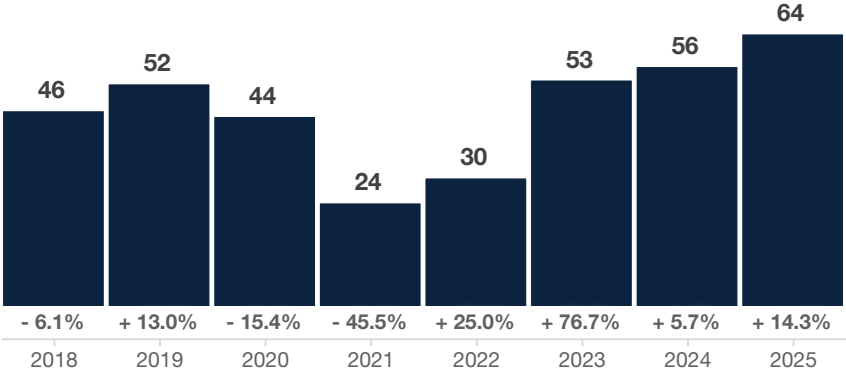
Annual Review

Historical look at key market metrics for the overall region.

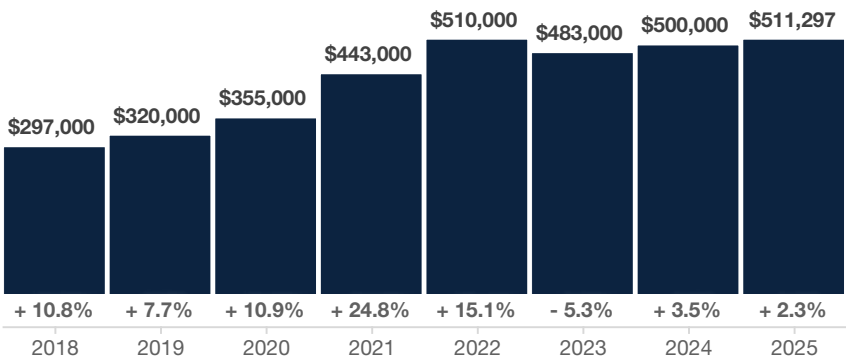
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received

