

Local Market Update for August 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

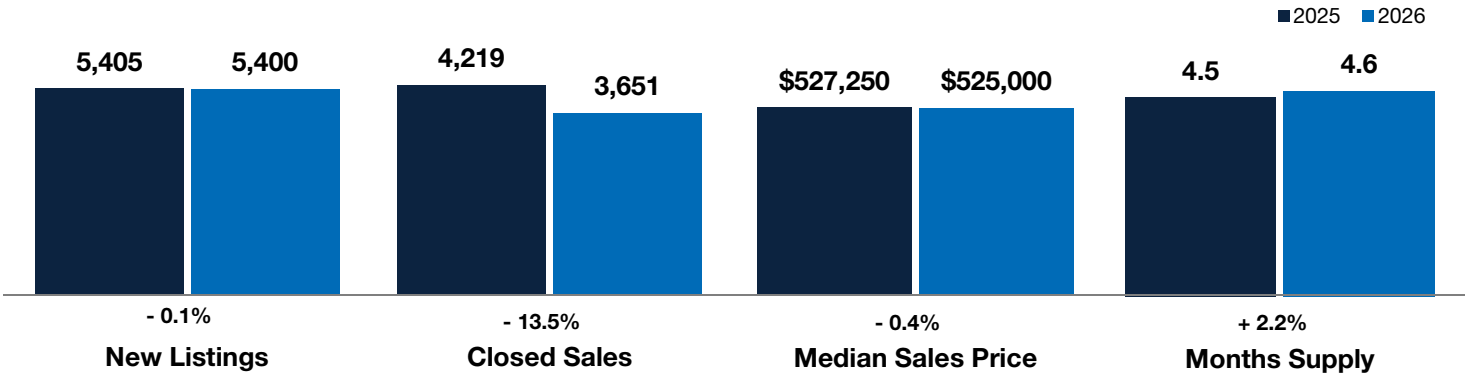


Entire State

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	5,405	5,400	- 0.1%	46,113	47,053	+ 2.0%
Pending Sales	4,109	3,223	- 21.6%	31,905	31,251	- 2.0%
Closed Sales	4,219	3,651	- 13.5%	30,274	30,486	+ 0.7%
Median Sales Price*	\$527,250	\$525,000	- 0.4%	\$519,000	\$525,000	+ 1.2%
Average Sales Price*	\$743,422	\$772,339	+ 3.9%	\$732,549	\$738,740	+ 0.8%
Percent of Original List Price Received*	95.8%	95.9%	+ 0.1%	96.6%	96.4%	- 0.2%
Days on Market Until Sale	63	65	+ 3.2%	62	66	+ 6.5%
Inventory of Homes for Sale	16,861	17,274	+ 2.4%	--	--	--
Months Supply of Inventory	4.5	4.6	+ 2.2%	--	--	--

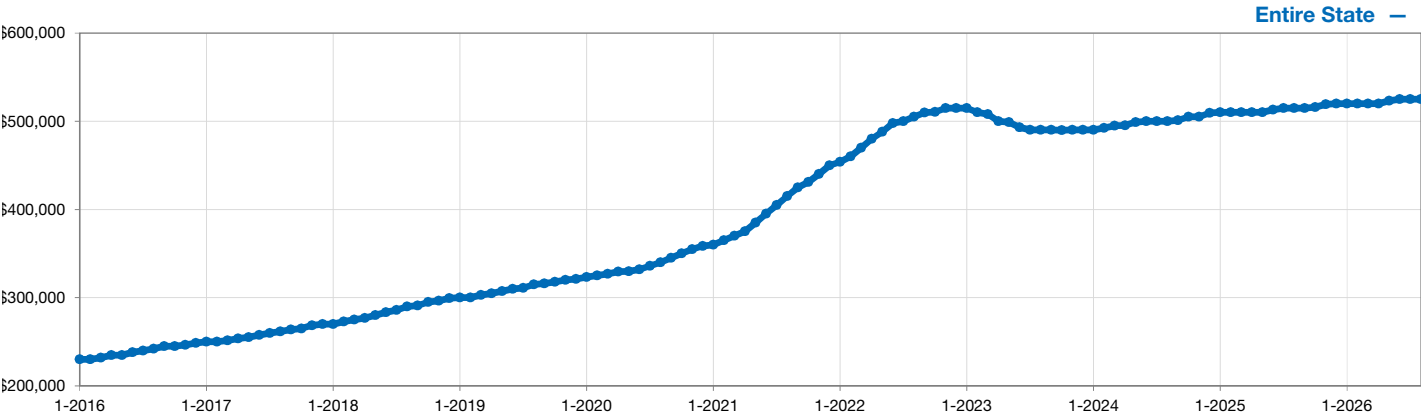
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August



Median Sales Price

Rolling 12-Month Calculation



rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.