

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



July 2019

Although the situation is not exactly the same in every city neighborhood and bedroom community across the country, total sales and the number of available homes for sale are consistently much fewer in year-over-year comparisons within the lowest price tiers. For the 12-month period spanning August 2018 through July 2019, Closed Sales in the state of Utah were down 2.2 percent overall. The price range with the largest gain in sales was the \$300,001 to \$500,000 range, where they increased 17.0 percent.

The overall Median Sales Price was up 8.8 percent to \$309,900. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 11.4 percent to \$243,500. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 33 days; the price range that tended to sell the slowest was the \$750,001 and Above range at 99 days.

Market-wide, inventory levels were down 3.4 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 9.4 percent. That amounts to 3.2 months supply for Single-Family homes and 2.3 months supply for Townhouse-Condo.

Quick Facts

+ 17.0%	- 0.8%	+ 2.0%
Price Range With the Strongest Sales:	Bedroom Count With the Strongest Sales:	Property Type With the Strongest Sales:
\$300,001 to \$500,000	2 Bedrooms or Less	Townhouse-Condo

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.

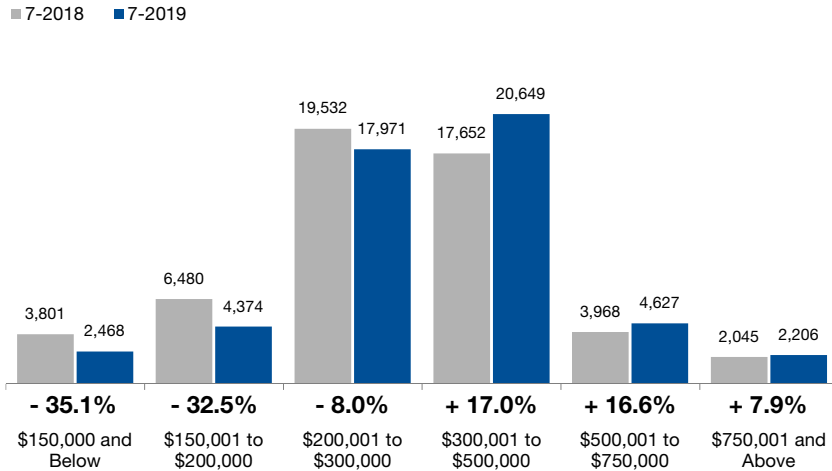


Closed Sales

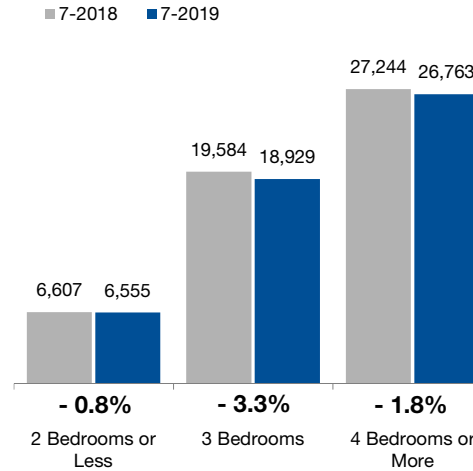
A count of the actual sales that have closed.
Based on a rolling 12-month total.



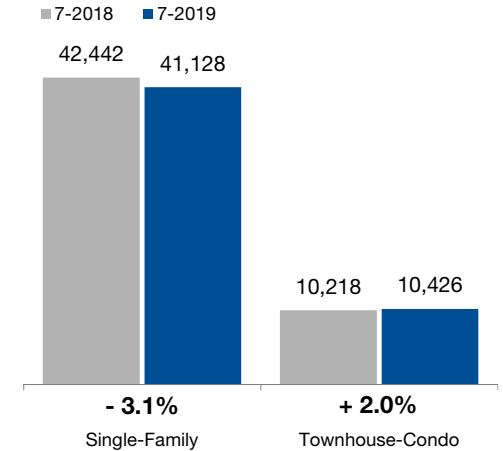
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2018	7-2019	Change
\$150,000 and Below	3,801	2,468	- 35.1%
\$150,001 to \$200,000	6,480	4,374	- 32.5%
\$200,001 to \$300,000	19,532	17,971	- 8.0%
\$300,001 to \$500,000	17,652	20,649	+ 17.0%
\$500,001 to \$750,000	3,968	4,627	+ 16.6%
\$750,001 and Above	2,045	2,206	+ 7.9%
All Price Ranges	53,478	52,295	- 2.2%

Single-Family

7-2018	7-2019	Change
2,280	1,561	- 31.5%
3,629	2,285	- 37.0%
14,810	12,606	- 14.9%
16,328	18,453	+ 13.0%
3,649	4,271	+ 17.0%
1,746	1,952	+ 11.8%
42,442	41,128	- 3.1%

Townhouse-Condo

7-2018	7-2019	Change
1,304	736	- 43.6%
2,713	1,918	- 29.3%
4,629	5,235	+ 13.1%
1,181	2,066	+ 74.9%
238	318	+ 33.6%
153	153	0.0%
10,218	10,426	+ 2.0%

By Bedroom Count

By Bedroom Count	7-2018	7-2019	Change
2 Bedrooms or Less	6,607	6,555	- 0.8%
3 Bedrooms	19,584	18,929	- 3.3%
4 Bedrooms or More	27,244	26,763	- 1.8%
All Bedroom Counts	53,478	52,295	- 2.2%

7-2018	7-2019	Change
2,905	2,855	- 1.7%
13,375	12,666	- 5.3%
26,161	25,606	- 2.1%
42,442	41,128	- 3.1%

7-2018	7-2019	Change
3,283	3,322	+ 1.2%
5,909	5,977	+ 1.2%
1,026	1,126	+ 9.7%
10,218	10,426	+ 2.0%

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

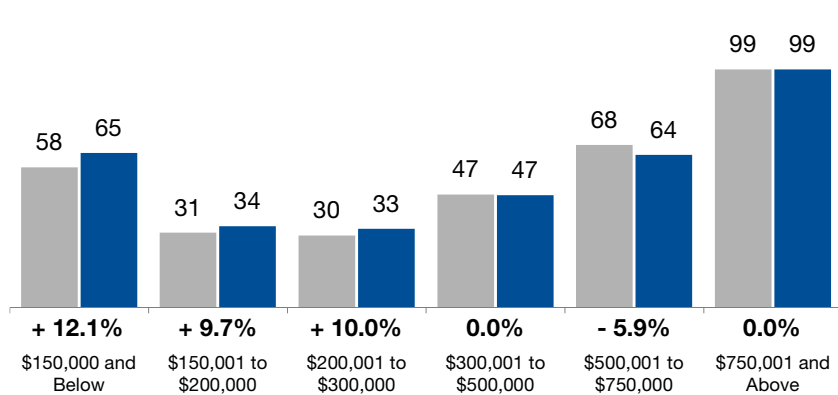
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.
Based on a rolling 12-month average.



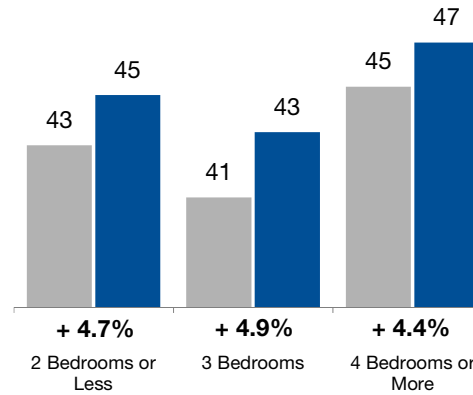
By Price Range

■ 7-2018 ■ 7-2019



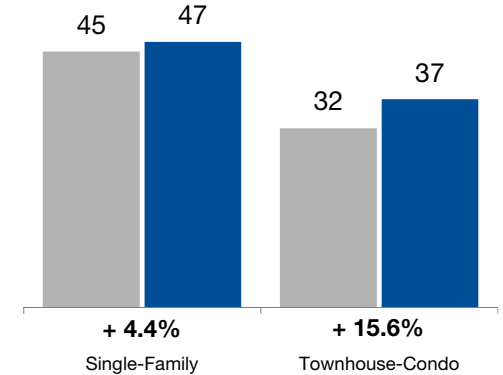
By Bedroom Count

■ 7-2018 ■ 7-2019



By Property Type

■ 7-2018 ■ 7-2019



All Properties

By Price Range

	7-2018	7-2019	Change
\$150,000 and Below	58	65	+ 12.1%
\$150,001 to \$200,000	31	34	+ 9.7%
\$200,001 to \$300,000	30	33	+ 10.0%
\$300,001 to \$500,000	47	47	0.0%
\$500,001 to \$750,000	68	64	- 5.9%
\$750,001 and Above	99	99	0.0%
All Price Ranges	43	45	+ 4.7%

Single-Family

	7-2018	7-2019	Change
2 Bedrooms or Less	72	76	+ 5.6%
3 Bedrooms	37	41	+ 10.8%
4 Bedrooms or More	30	33	+ 10.0%
Single-Family	47	47	0.0%
Townhouse-Condo	68	62	- 8.8%
All Single-Family	94	95	+ 1.1%
All Single-Family	45	47	+ 4.4%

Townhouse-Condo

	7-2018	7-2019	Change
Single-Family	30	38	+ 26.7%
Townhouse-Condo	22	24	+ 9.1%
All Townhouse-Condo	29	32	+ 10.3%
Single-Family	48	48	0.0%
Townhouse-Condo	58	76	+ 31.0%
All Townhouse-Condo	123	108	- 12.2%
All Townhouse-Condo	32	37	+ 15.6%

By Bedroom Count

	7-2018	7-2019	Change
2 Bedrooms or Less	43	45	+ 4.7%
3 Bedrooms	41	43	+ 4.9%
4 Bedrooms or More	45	47	+ 4.4%
All Bedroom Counts	43	45	+ 4.7%

	7-2018	7-2019	Change
2 Bedrooms or Less	50	51	+ 2.0%
3 Bedrooms	44	46	+ 4.5%
4 Bedrooms or More	45	47	+ 4.4%
All Bedroom Counts	45	47	+ 4.4%

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

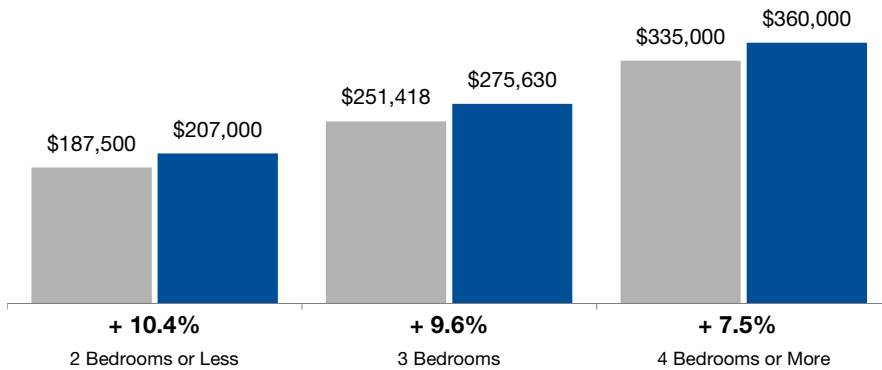
Median Sales Price

The number of properties available for sale in active status at the end of the most recent month.
Based on a rolling 12-month average.



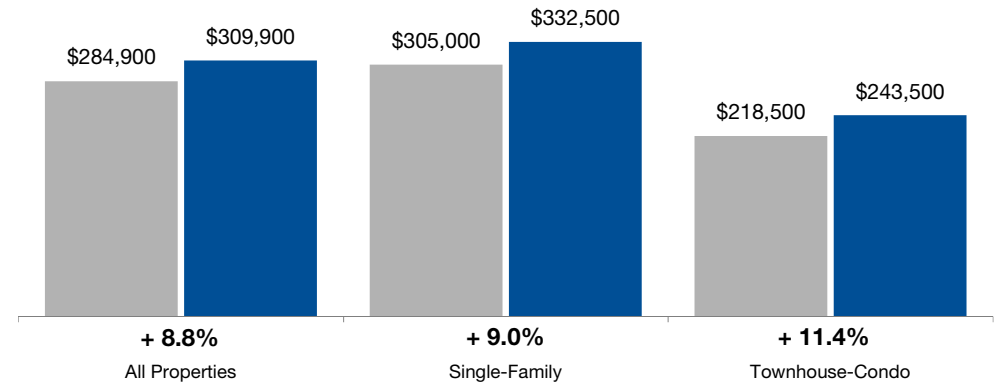
By Bedroom Count

■ 7-2018 ■ 7-2019



By Property Type

■ 7-2018 ■ 7-2019



All Properties

By Bedroom Count	7-2018	7-2019	Change
2 Bedrooms or Less	\$187,500	\$207,000	+ 10.4%
3 Bedrooms	\$251,418	\$275,630	+ 9.6%
4 Bedrooms or More	\$335,000	\$360,000	+ 7.5%
All Bedroom Counts	\$284,900	\$309,900	+ 8.8%

Single-Family

7-2018	7-2019	Change	7-2018	7-2019	Change
\$198,000	\$215,250	+ 8.7%	\$179,000	\$200,000	+ 11.7%
\$266,000	\$294,000	+ 10.5%	\$225,000	\$251,135	+ 11.6%
\$339,000	\$363,900	+ 7.3%	\$289,000	\$309,888	+ 7.2%
\$305,000	\$332,500	+ 9.0%	\$218,500	\$243,500	+ 11.4%

Townhouse-Condo

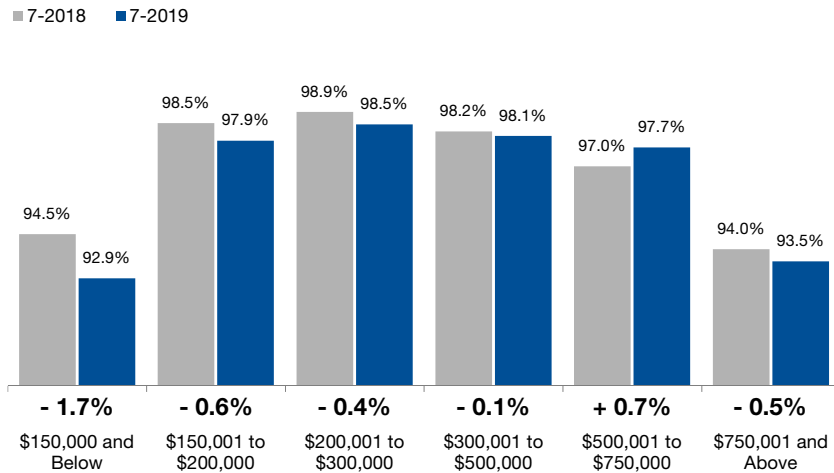
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Percent of Original List Price Received

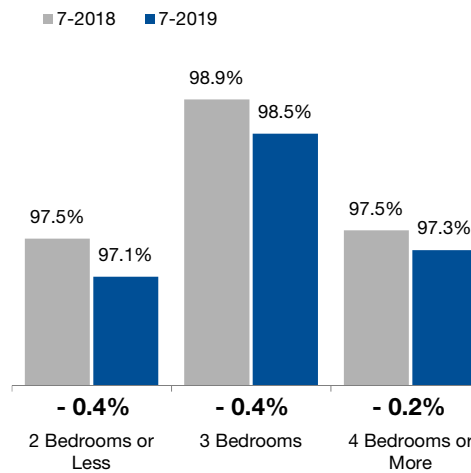
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.



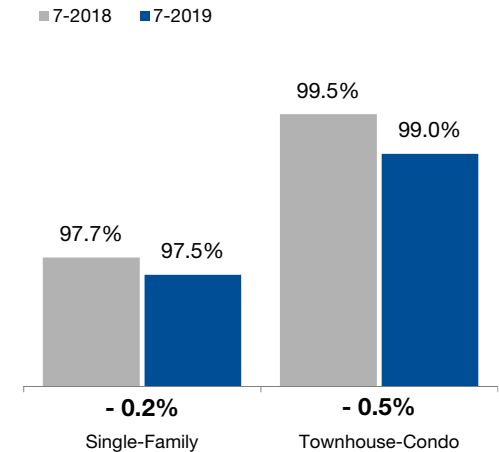
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	7-2018	7-2019	Change
\$150,000 and Below	94.5%	92.9%	-1.7%
\$150,001 to \$200,000	98.5%	97.9%	-0.6%
\$200,001 to \$300,000	98.9%	98.5%	-0.4%
\$300,001 to \$500,000	98.2%	98.1%	-0.1%
\$500,001 to \$750,000	97.0%	97.7%	+0.7%
\$750,001 and Above	94.0%	93.5%	-0.5%
All Price Ranges	98.0%	97.7%	-0.3%

Single-Family

7-2018	7-2019	Change
92.4%	90.6%	-1.9%
97.7%	96.9%	-0.8%
98.6%	98.2%	-0.4%
98.2%	98.0%	-0.2%
97.0%	97.7%	+0.7%
93.8%	93.5%	-0.3%
97.7%	97.5%	-0.2%

Townhouse-Condo

7-2018	7-2019	Change
98.2%	97.8%	-0.4%
99.7%	99.0%	-0.7%
100.2%	99.3%	-0.9%
99.1%	99.2%	+0.1%
97.4%	97.8%	+0.4%
94.9%	94.2%	-0.7%
99.5%	99.0%	-0.5%

By Bedroom Count

7-2018	7-2019	Change
97.5%	97.1%	-0.4%
98.9%	98.5%	-0.4%
97.5%	97.3%	-0.2%
98.0%	97.7%	-0.3%

7-2018	7-2019	Change
96.4%	96.0%	-0.4%
98.3%	98.1%	-0.2%
97.5%	97.3%	-0.2%
97.7%	97.5%	-0.2%

7-2018	7-2019	Change
98.6%	98.4%	-0.2%
100.2%	99.4%	-0.8%
98.9%	98.8%	-0.1%
99.5%	99.0%	-0.5%

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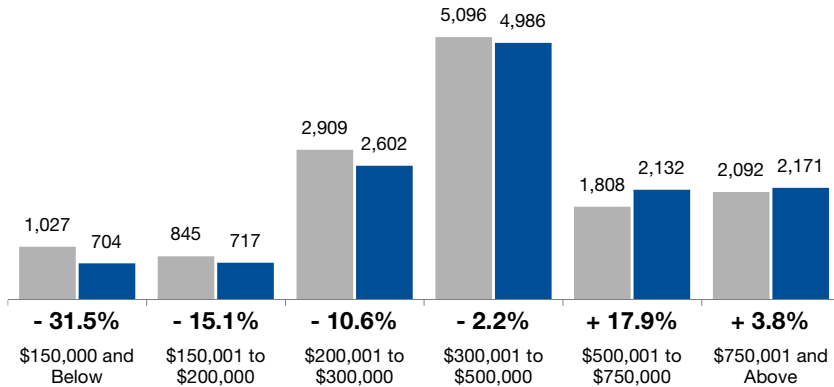
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month.
Based on one month of activity.



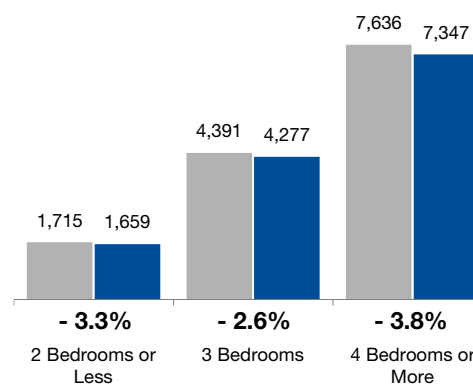
By Price Range

■ 7-2018 ■ 7-2019



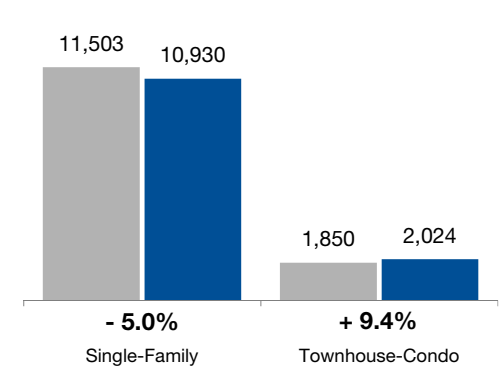
By Bedroom Count

■ 7-2018 ■ 7-2019



By Property Type

■ 7-2018 ■ 7-2019



All Properties

By Price Range	7-2018	7-2019	Change
\$150,000 and Below	1,027	704	- 31.5%
\$150,001 to \$200,000	845	717	- 15.1%
\$200,001 to \$300,000	2,909	2,602	- 10.6%
\$300,001 to \$500,000	5,096	4,986	- 2.2%
\$500,001 to \$750,000	1,808	2,132	+ 17.9%
\$750,001 and Above	2,092	2,171	+ 3.8%
All Price Ranges	13,777	13,312	- 3.4%

Single-Family

7-2018	7-2019	Change
768	506	- 34.1%
612	513	- 16.2%
2,092	1,801	- 13.9%
4,610	4,319	- 6.3%
1,634	1,944	+ 19.0%
1,787	1,847	+ 3.4%
11,503	10,930	- 5.0%

Townhouse-Condo

7-2018	7-2019	Change
191	152	- 20.4%
203	174	- 14.3%
765	780	+ 2.0%
414	569	+ 37.4%
126	153	+ 21.4%
151	196	+ 29.8%
1,850	2,024	+ 9.4%

By Bedroom Count	7-2018	7-2019	Change
2 Bedrooms or Less	1,715	1,659	- 3.3%
3 Bedrooms	4,391	4,277	- 2.6%
4 Bedrooms or More	7,636	7,347	- 3.8%
All Bedroom Counts	13,777	13,312	- 3.4%

7-2018	7-2019	Change
910	859	- 5.6%
3,249	3,107	- 4.4%
7,342	6,964	- 5.1%
11,503	10,930	- 5.0%

7-2018	7-2019	Change
591	607	+ 2.7%
1,014	1,076	+ 6.1%
245	341	+ 39.2%
1,850	2,024	+ 9.4%

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

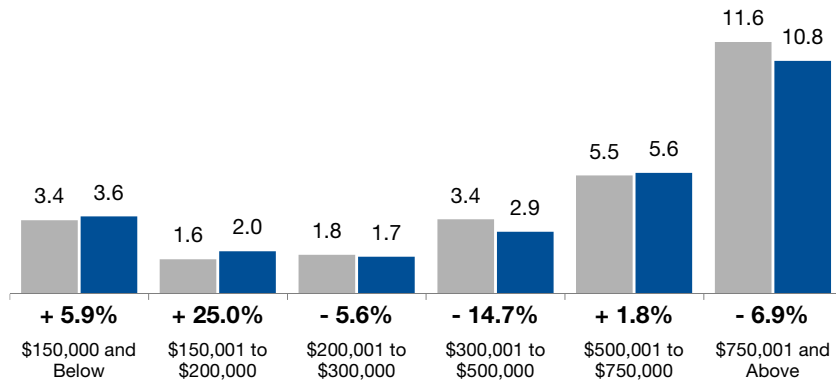
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



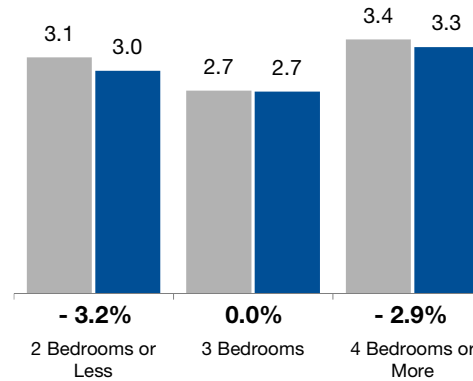
By Price Range

■ 7-2018 ■ 7-2019



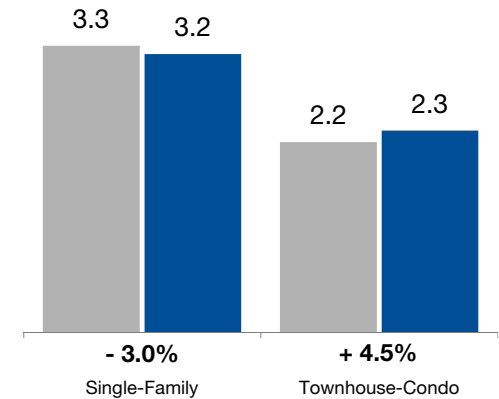
By Bedroom Count

■ 7-2018 ■ 7-2019



By Property Type

■ 7-2018 ■ 7-2019



All Properties

By Price Range

	7-2018	7-2019	Change
\$150,000 and Below	3.4	3.6	+ 5.9%
\$150,001 to \$200,000	1.6	2.0	+ 25.0%
\$200,001 to \$300,000	1.8	1.7	- 5.6%
\$300,001 to \$500,000	3.4	2.9	- 14.7%
\$500,001 to \$750,000	5.5	5.6	+ 1.8%
\$750,001 and Above	11.6	10.8	- 6.9%
All Price Ranges	3.1	3.0	- 3.2%

Single-Family

	7-2018	7-2019	Change
2 Bedrooms or Less	4.3	4.1	- 4.7%
3 Bedrooms	2.0	2.7	+ 35.0%
4 Bedrooms or More	1.7	1.7	0.0%
Single-Family	3.4	2.8	- 17.6%
Townhouse-Condo	5.4	5.6	+ 3.7%
All Single-Family	11.5	10.7	- 7.0%
All Single-Family	3.3	3.2	- 3.0%

Townhouse-Condo

	7-2018	7-2019	Change
Single-Family	1.8	2.5	+ 38.9%
Townhouse-Condo	0.9	1.1	+ 22.2%
All Townhouse-Condo	1.9	1.7	- 10.5%
Single-Family	4.0	3.4	- 15.0%
Townhouse-Condo	6.1	5.9	- 3.3%
All Townhouse-Condo	11.3	12.0	+ 6.2%
All Townhouse-Condo	2.2	2.3	+ 4.5%

By Bedroom Count

	7-2018	7-2019	Change
2 Bedrooms or Less	3.1	3.0	- 3.2%
3 Bedrooms	2.7	2.7	0.0%
4 Bedrooms or More	3.4	3.3	- 2.9%
All Bedroom Counts	3.1	3.0	- 3.2%

	7-2018	7-2019	Change
Single-Family	3.8	3.6	- 5.3%
Townhouse-Condo	2.9	2.9	0.0%
All Single-Family	3.4	3.3	- 2.9%
Single-Family	2.1	2.2	+ 4.8%
Townhouse-Condo	2.1	2.1	0.0%
All Townhouse-Condo	2.8	3.7	+ 32.1%
All Single-Family	3.3	3.2	- 3.0%
All Townhouse-Condo	2.2	2.3	+ 4.5%

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