

Housing Supply Overview



A research tool provided by the Utah Association of REALTORS®

December 2015

Time will tell if the recent Federal Reserve rate increase adversely affects housing markets. Since the increase was widely anticipated in a much-improved economy, overly negative reactions are not anticipated in 2016. Rates are still very attractive. For the 12-month period spanning January 2015 through December 2015, Closed Sales in the state of Utah were up 15.6 percent overall. The price range with the largest gain in sales was the \$300,001 to \$500,000 range, where they increased 34.6 percent.

The overall Median Sales Price was up 6.3 percent to \$228,500. The property type with the largest price gain was the Single-Family segment, where prices increased 7.0 percent to \$242,900. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 46 days; the price range that tended to sell the slowest was the \$750,001 and Above range at 104 days.

Market-wide, inventory levels were down 23.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 22.9 percent. That amounts to 3.4 months supply for Single-Family homes and 2.8 months supply for Townhouse-Condo.

Quick Facts

+ 34.6%	+ 16.1%	+ 23.0%
Price Range With Strongest Sales: \$300,001 to \$500,000	Bedroom Count With Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: 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

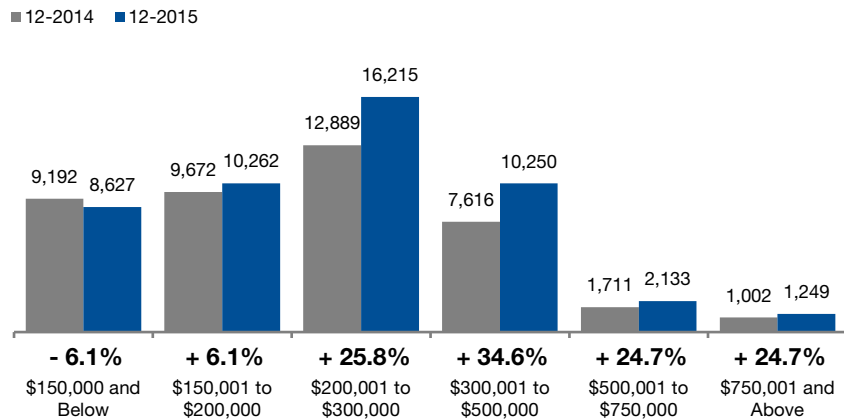
This report includes data from the Wasatch Front Regional Multiple Listing Service, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service, the Carbon/Emery Multiple Listing Service, the Central Utah Multiple Listing Service, the Grand/San Juan Multiple Listing Service, and the Park City Multiple Listing Service.



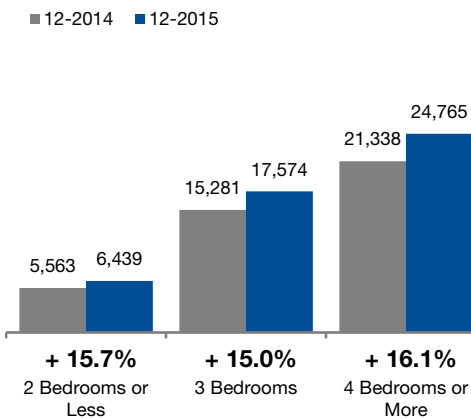
Closed Sales

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

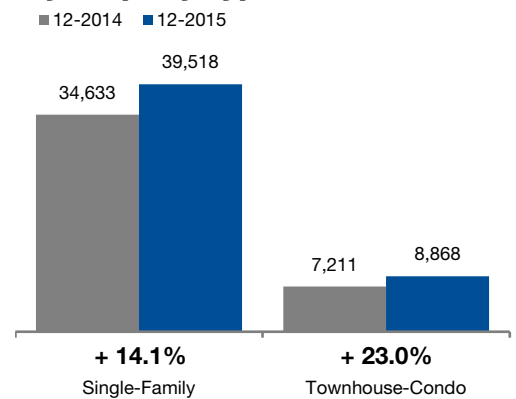
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2014	12-2015	Change
\$150,000 and Below	9,192	8,627	- 6.1%
\$150,001 to \$200,000	9,672	10,262	+ 6.1%
\$200,001 to \$300,000	12,889	16,215	+ 25.8%
\$300,001 to \$500,000	7,616	10,250	+ 34.6%
\$500,001 to \$750,000	1,711	2,133	+ 24.7%
\$750,001 and Above	1,002	1,249	+ 24.7%
All Price Ranges	42,182	48,778	+ 15.6%

Single-Family

12-2014	12-2015	Change	12-2014	12-2015	Change
6,096	5,318	- 12.8%	3,066	3,268	+ 6.6%
7,678	7,793	+ 1.5%	1,955	2,439	+ 24.8%
11,402	14,006	+ 22.8%	1,410	2,133	+ 51.3%
7,022	9,442	+ 34.5%	515	688	+ 33.6%
1,544	1,873	+ 21.3%	117	200	+ 70.9%
812	1,052	+ 29.6%	127	132	+ 3.9%
34,633	39,518	+ 14.1%	7,211	8,868	+ 23.0%

Townhouse-Condo

By Bedroom Count	12-2014	12-2015	Change
2 Bedrooms or Less	5,563	6,439	+ 15.7%
3 Bedrooms	15,281	17,574	+ 15.0%
4 Bedrooms or More	21,338	24,765	+ 16.1%
All Bedroom Counts	42,182	48,778	+ 15.6%

12-2014	12-2015	Change	12-2014	12-2015	Change
2,550	2,876	+ 12.8%	2,807	3,327	+ 18.5%
11,429	12,701	+ 11.1%	3,763	4,758	+ 26.4%
20,654	23,941	+ 15.9%	641	783	+ 22.2%
34,633	39,518	+ 14.1%	7,211	8,868	+ 23.0%

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

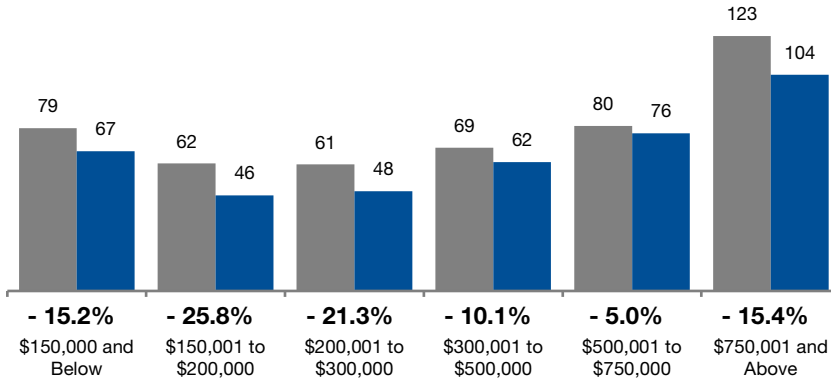
This report includes data from the Wasatch Front Regional Multiple Listing Service, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service, the Carbon/Emery Multiple Listing Service, the Central Utah Multiple Listing Service, the Grand/San Juan Multiple Listing Service, and the Park City Multiple Listing Service.

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.**

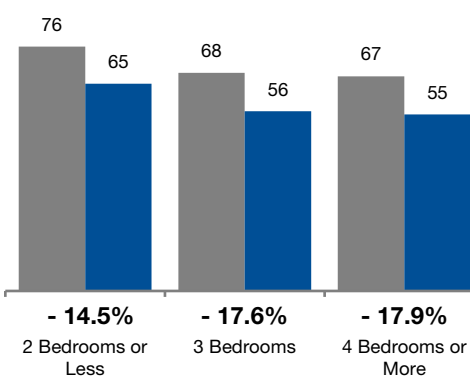
By Price Range

■ 12-2014 ■ 12-2015



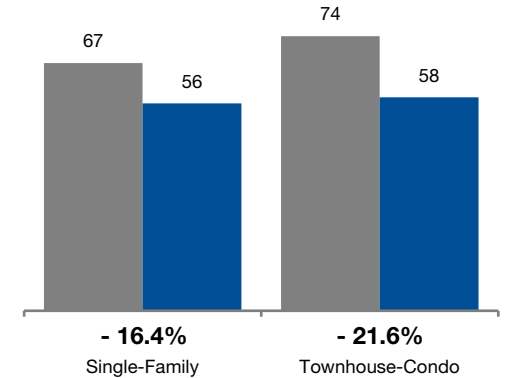
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

	12-2014	12-2015	Change
\$150,000 and Below	79	67	- 15.2%
\$150,001 to \$200,000	62	46	- 25.8%
\$200,001 to \$300,000	61	48	- 21.3%
\$300,001 to \$500,000	69	62	- 10.1%
\$500,001 to \$750,000	80	76	- 5.0%
\$750,001 and Above	123	104	- 15.4%
All Price Ranges	69	57	- 17.4%

Single-Family

	12-2014	12-2015	Change
80	73	- 8.8%	
61	45	- 26.2%	
60	48	- 20.0%	
66	60	- 9.1%	
75	73	- 2.7%	
119	99	- 16.8%	
67	56	- 16.4%	

Townhouse-Condo

	12-2014	12-2015	Change
76	58	- 23.7%	
64	48	- 25.0%	
66	49	- 25.8%	
98	86	- 12.2%	
113	108	- 4.4%	
151	126	- 16.6%	
74	58	- 21.6%	

By Bedroom Count

	12-2014	12-2015	Change
2 Bedrooms or Less	76	65	- 14.5%
3 Bedrooms	68	56	- 17.6%
4 Bedrooms or More	67	55	- 17.9%
All Bedroom Counts	69	57	- 17.4%

	12-2014	12-2015	Change
71	64	- 9.9%	
67	56	- 16.4%	
66	55	- 16.7%	
67	56	- 16.4%	

	12-2014	12-2015	Change
79	63	- 20.3%	
70	54	- 22.9%	
80	58	- 27.5%	
74	58	- 21.6%	

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

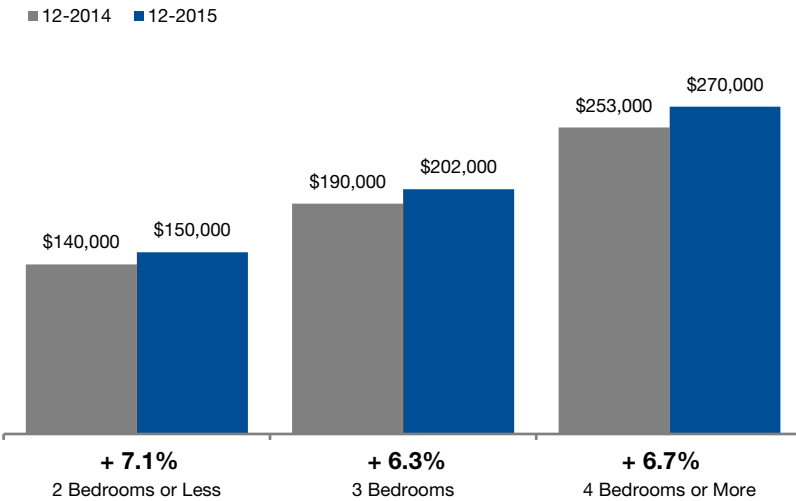
This report includes data from the Wasatch Front Regional Multiple Listing Service, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service, the Carbon/Emery Multiple Listing Service, the Central Utah Multiple Listing Service, the Grand/San Juan Multiple Listing Service, and the Park City Multiple Listing Service.

Median Sales Price

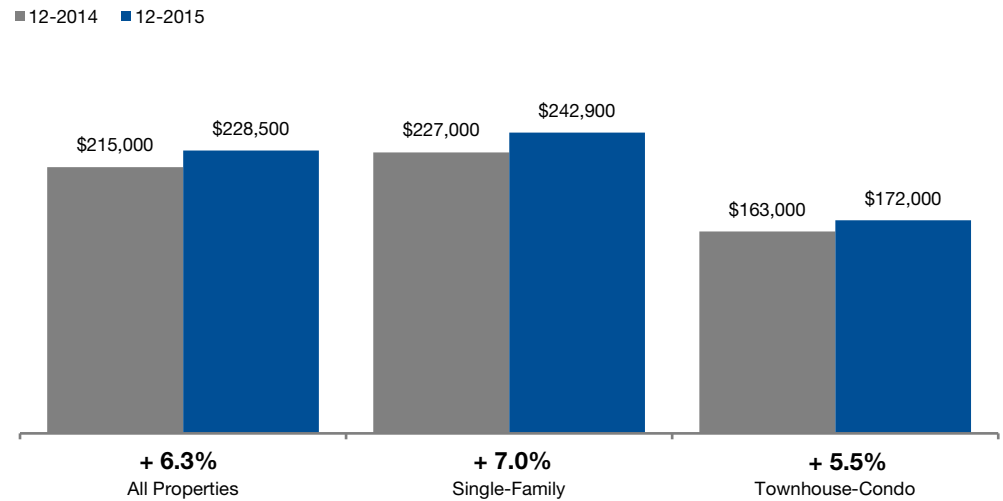
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	12-2014	12-2015	Change
2 Bedrooms or Less	\$140,000	\$150,000	+ 7.1%
3 Bedrooms	\$190,000	\$202,000	+ 6.3%
4 Bedrooms or More	\$253,000	\$270,000	+ 6.7%
All Price Ranges	\$215,000	\$228,500	+ 6.3%

Single-Family

12-2014	12-2015	Change	12-2014	12-2015	Change
\$140,000	\$153,000	+ 9.3%	\$135,000	\$142,000	+ 5.2%
\$198,829	\$210,000	+ 5.6%	\$171,000	\$180,000	+ 5.3%
\$253,980	\$272,000	+ 7.1%	\$224,900	\$230,900	+ 2.7%
\$227,000	\$242,900	+ 7.0%	\$163,000	\$172,000	+ 5.5%

Townhouse-Condo

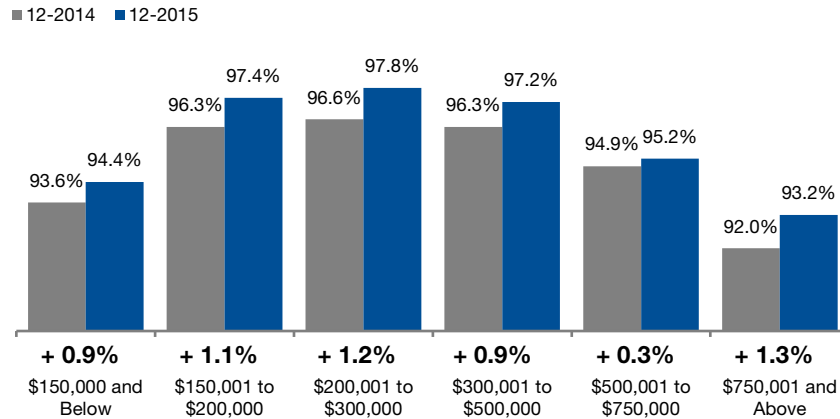
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

This report includes data from the Wasatch Front Regional Multiple Listing Service, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service, the Carbon/Emery Multiple Listing Service, the Central Utah Multiple Listing Service, the Grand/San Juan Multiple Listing Service, and the Park City Multiple Listing Service.

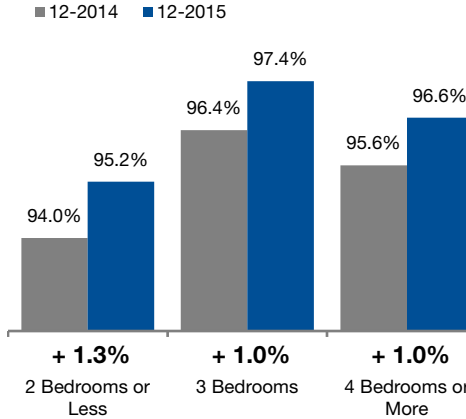
Percent of Original List Price Received

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.

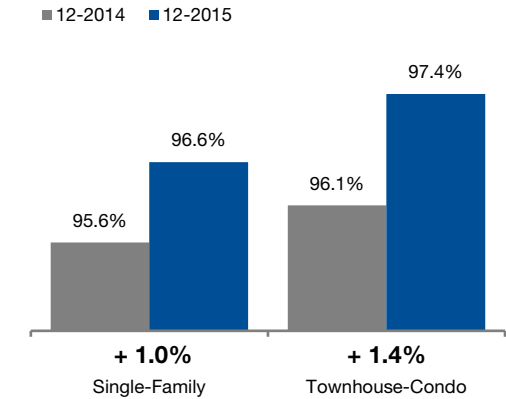
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2014	12-2015	Change
\$150,000 and Below	93.6%	94.4%	+ 0.9%
\$150,001 to \$200,000	96.3%	97.4%	+ 1.1%
\$200,001 to \$300,000	96.6%	97.8%	+ 1.2%
\$300,001 to \$500,000	96.3%	97.2%	+ 0.9%
\$500,001 to \$750,000	94.9%	95.2%	+ 0.3%
\$750,001 and Above	92.0%	93.2%	+ 1.3%
All Price Ranges	95.7%	96.7%	+ 1.0%

Single-Family

12-2014	12-2015	Change	12-2014	12-2015	Change
93.1%	93.3%	+ 0.2%	94.7%	96.1%	+ 1.5%
96.2%	97.3%	+ 1.1%	96.8%	97.8%	+ 1.0%
96.4%	97.5%	+ 1.1%	98.3%	99.3%	+ 1.0%
96.4%	97.2%	+ 0.8%	95.9%	97.5%	+ 1.7%
94.8%	94.9%	+ 0.1%	94.7%	96.4%	+ 1.8%
91.4%	92.8%	+ 1.5%	94.3%	95.0%	+ 0.7%
95.6%	96.6%	+ 1.0%	96.1%	97.4%	+ 1.4%

Townhouse-Condo

By Bedroom Count	12-2014	12-2015	Change
2 Bedrooms or Less	94.0%	95.2%	+ 1.3%
3 Bedrooms	96.4%	97.4%	+ 1.0%
4 Bedrooms or More	95.6%	96.6%	+ 1.0%
All Bedroom Counts	95.7%	96.7%	+ 1.0%

12-2014	12-2015	Change	12-2014	12-2015	Change
93.5%	94.4%	+ 1.0%	94.5%	95.9%	+ 1.5%
96.1%	97.0%	+ 0.9%	97.3%	98.5%	+ 1.2%
95.6%	96.6%	+ 1.0%	95.7%	97.2%	+ 1.6%
95.6%	96.6%	+ 1.0%	96.1%	97.4%	+ 1.4%

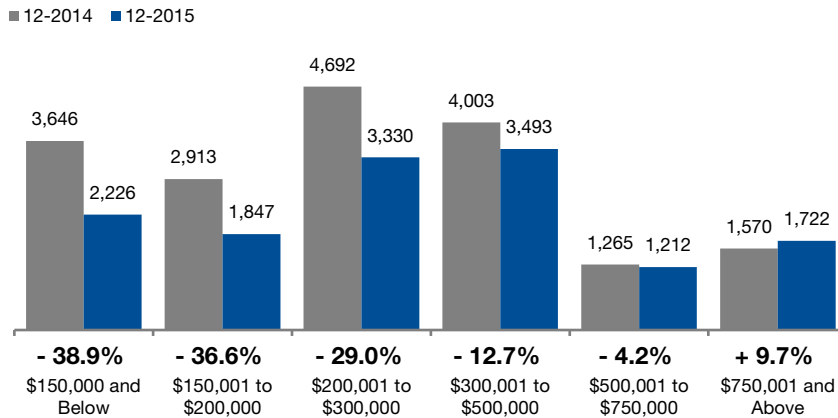
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

This report includes data from the Wasatch Front Regional Multiple Listing Service, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service, the Carbon/Emery Multiple Listing Service, the Central Utah Multiple Listing Service, the Grand/San Juan Multiple Listing Service, and the Park City Multiple Listing Service.

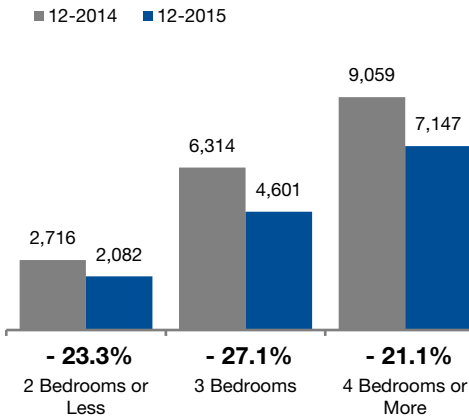
Inventory of Homes for Sale

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

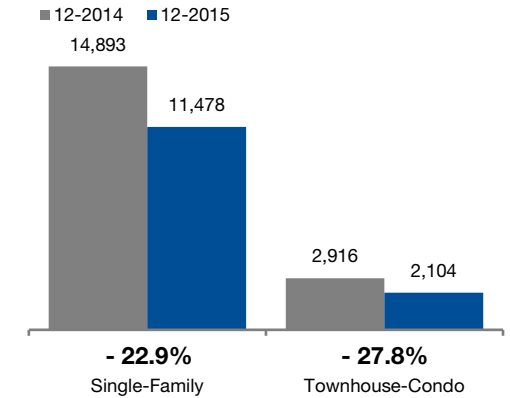
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2014	12-2015	Change
\$150,000 and Below	3,646	2,226	- 38.9%
\$150,001 to \$200,000	2,913	1,847	- 36.6%
\$200,001 to \$300,000	4,692	3,330	- 29.0%
\$300,001 to \$500,000	4,003	3,493	- 12.7%
\$500,001 to \$750,000	1,265	1,212	- 4.2%
\$750,001 and Above	1,570	1,722	+ 9.7%
All Price Ranges	18,089	13,830	- 23.5%

Single-Family

12-2014	12-2015	Change	12-2014	12-2015	Change
2,493	1,541	- 38.2%	1,120	679	- 39.4%
2,249	1,442	- 35.9%	655	400	- 38.9%
4,114	2,819	- 31.5%	553	495	- 10.5%
3,643	3,242	- 11.0%	308	218	- 29.2%
1,124	1,069	- 4.9%	104	100	- 3.8%
1,270	1,365	+ 7.5%	176	212	+ 20.5%
14,893	11,478	- 22.9%	2,916	2,104	- 27.8%

Townhouse-Condo

By Bedroom Count	12-2014	12-2015	Change
2 Bedrooms or Less	2,716	2,082	- 23.3%
3 Bedrooms	6,314	4,601	- 27.1%
4 Bedrooms or More	9,059	7,147	- 21.1%
All Bedroom Counts	18,089	13,830	- 23.5%

12-2014	12-2015	Change	12-2014	12-2015	Change
1,289	1,058	- 17.9%	1,282	911	- 28.9%
4,877	3,562	- 27.0%	1,344	952	- 29.2%
8,727	6,858	- 21.4%	290	241	- 16.9%
14,893	11,478	- 22.9%	2,916	2,104	- 27.8%

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

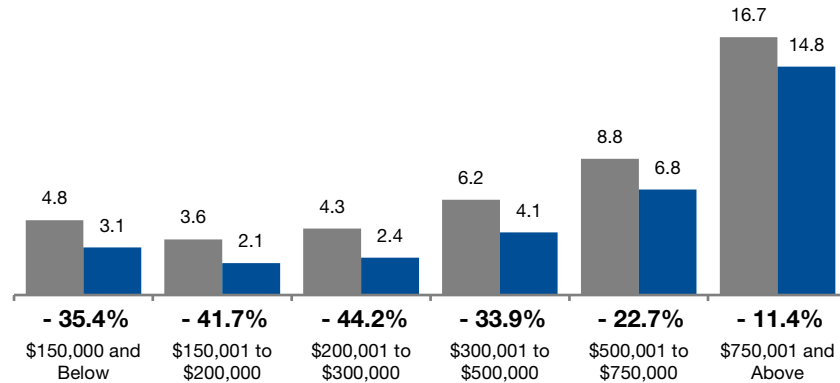
This report includes data from the Wasatch Front Regional Multiple Listing Service, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service, the Carbon/Emery Multiple Listing Service, the Central Utah Multiple Listing Service, the Grand/San Juan Multiple Listing Service, and the Park City Multiple Listing Service.

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.

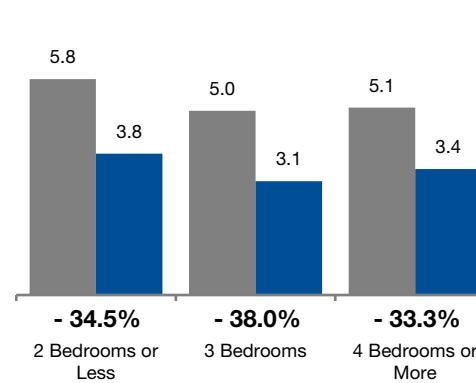
By Price Range

■ 12-2014 ■ 12-2015



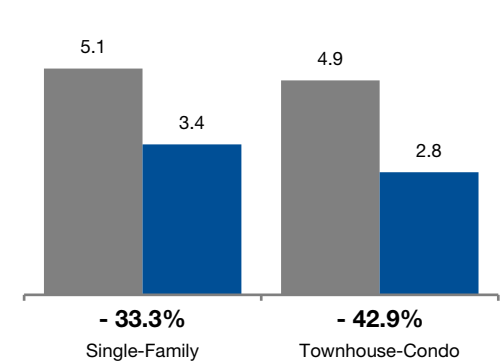
By Bedroom Count

■ 12-2014 ■ 12-2015



By Property Type

■ 12-2014 ■ 12-2015



All Properties

By Price Range

	12-2014	12-2015	Change
\$150,000 and Below	4.8	3.1	- 35.4%
\$150,001 to \$200,000	3.6	2.1	- 41.7%
\$200,001 to \$300,000	4.3	2.4	- 44.2%
\$300,001 to \$500,000	6.2	4.1	- 33.9%
\$500,001 to \$750,000	8.8	6.8	- 22.7%
\$750,001 and Above	16.7	14.8	- 11.4%
All Price Ranges	5.1	3.3	- 35.3%

Single-Family

	12-2014	12-2015	Change
2 Bedrooms or Less	5.0	3.5	- 30.0%
3 Bedrooms	3.5	2.1	- 40.0%
4 Bedrooms or More	4.3	2.4	- 44.2%
Single-Family	6.1	4.1	- 32.8%
Single-Family	8.7	6.9	- 20.7%
Single-Family	17.0	14.1	- 17.1%
All Single-Family	5.1	3.4	- 33.3%

Townhouse-Condo

	12-2014	12-2015	Change
Townhouse-Condo	4.5	2.5	- 44.4%
Townhouse-Condo	4.0	1.9	- 52.5%
Townhouse-Condo	4.7	2.8	- 40.4%
Townhouse-Condo	6.9	3.9	- 43.5%
Townhouse-Condo	10.0	5.7	- 43.0%
Townhouse-Condo	15.5	15.7	+ 1.3%
All Townhouse-Condo	4.9	2.8	- 42.9%

By Bedroom Count

	12-2014	12-2015	Change
2 Bedrooms or Less	5.8	3.8	- 34.5%
3 Bedrooms	5.0	3.1	- 38.0%
4 Bedrooms or More	5.1	3.4	- 33.3%
All Bedroom Counts	5.1	3.3	- 35.3%

	12-2014	12-2015	Change
2 Bedrooms or Less	6.1	4.3	- 29.5%
3 Bedrooms	5.1	3.3	- 35.3%
4 Bedrooms or More	5.0	3.4	- 32.0%
All Single-Family	5.1	3.4	- 33.3%

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

This report includes data from the Wasatch Front Regional Multiple Listing Service, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service, the Carbon/Emery Multiple Listing Service, the Central Utah Multiple Listing Service, the Grand/San Juan Multiple Listing Service, and the Park City Multiple Listing Service.