

# Housing Supply Overview



A research tool provided by the Utah Association of REALTORS®

## July 2015

The second half of the year is generally slower than the first, but the 2015 market as a whole has shown a willingness to offer greater returns more often than not. Prior to any autumn rate increases, there is a fair chance of increased buyer activity over the next few months. For the 12-month period spanning August 2014 through July 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 \$750,001 and Above range, where they increased 31.2 percent.

The overall Median Sales Price was up 6.3 percent to \$223,900. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 6.3 percent to \$169,900. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 52 days; the price range that tended to sell the slowest was the \$750,001 and Above range at 111 days.

Market-wide, inventory levels were down 20.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 19.7 percent. That amounts to 4.7 months supply for Single-Family homes and 3.9 months supply for Townhouse-Condo.

## Quick Facts

<b>+ 31.2%</b>	<b>+ 16.8%</b>	<b>+ 19.3%</b>
Price Range With Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
<b>\$300,001 to \$500,000</b>	<b>4 Bedrooms or More</b>	<b>Townhouse-Condo</b>

Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

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.



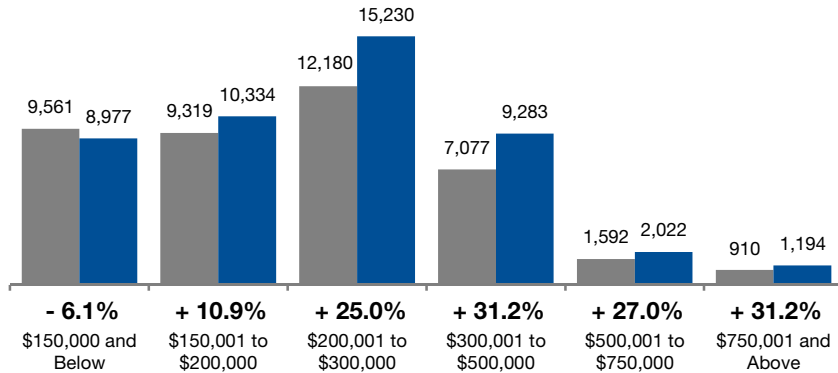
# Closed Sales

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



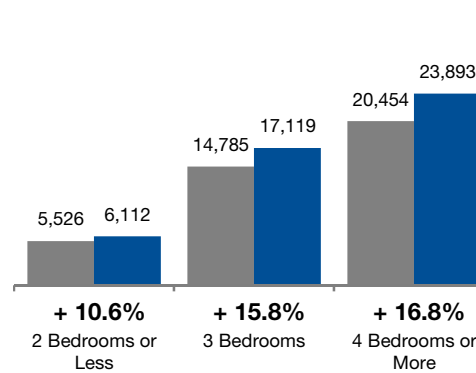
## By Price Range

■ 7-2014 ■ 7-2015



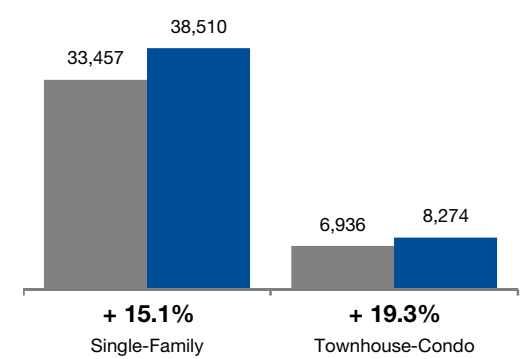
## By Bedroom Count

■ 7-2014 ■ 7-2015



## By Property Type

■ 7-2014 ■ 7-2015



### All Properties

By Price Range	7-2014	7-2015	Change
\$150,000 and Below	9,561	8,977	- 6.1%
\$150,001 to \$200,000	9,319	10,334	+ 10.9%
\$200,001 to \$300,000	12,180	15,230	+ 25.0%
\$300,001 to \$500,000	7,077	9,283	+ 31.2%
\$500,001 to \$750,000	1,592	2,022	+ 27.0%
\$750,001 and Above	910	1,194	+ 31.2%
<b>All Price Ranges</b>	<b>40,765</b>	<b>47,124</b>	<b>+ 15.6%</b>

### Single-Family

7-2014	7-2015	Change	7-2014	7-2015	Change
6,424	5,741	- 10.6%	3,108	3,197	+ 2.9%
7,419	8,039	+ 8.4%	1,823	2,271	+ 24.6%
10,806	13,340	+ 23.4%	1,301	1,817	+ 39.7%
6,549	8,550	+ 30.6%	443	642	+ 44.9%
1,431	1,790	+ 25.1%	110	180	+ 63.6%
745	984	+ 32.1%	108	149	+ 38.0%
<b>33,457</b>	<b>38,510</b>	<b>+ 15.1%</b>	<b>6,936</b>	<b>8,274</b>	<b>+ 19.3%</b>

### Townhouse-Condo

By Bedroom Count	7-2014	7-2015	Change
2 Bedrooms or Less	5,526	6,112	+ 10.6%
3 Bedrooms	14,785	17,119	+ 15.8%
4 Bedrooms or More	20,454	23,893	+ 16.8%
<b>All Bedroom Counts</b>	<b>40,765</b>	<b>47,124</b>	<b>+ 15.6%</b>

7-2014	7-2015	Change	7-2014	7-2015	Change
2,590	2,755	+ 6.4%	2,708	3,131	+ 15.6%
11,080	12,634	+ 14.0%	3,606	4,399	+ 22.0%
19,787	23,121	+ 16.8%	622	744	+ 19.6%
<b>33,457</b>	<b>38,510</b>	<b>+ 15.1%</b>	<b>6,936</b>	<b>8,274</b>	<b>+ 19.3%</b>

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

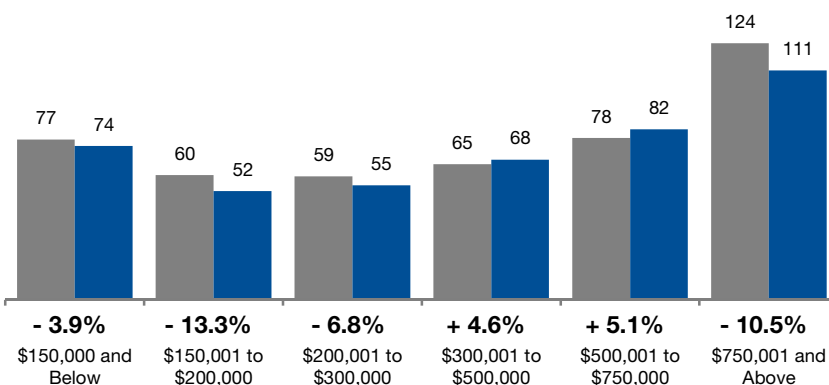
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# Days on Market Until Sale

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

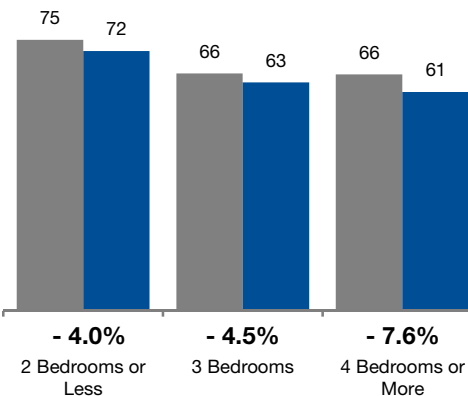
## By Price Range

■ 7-2014 ■ 7-2015



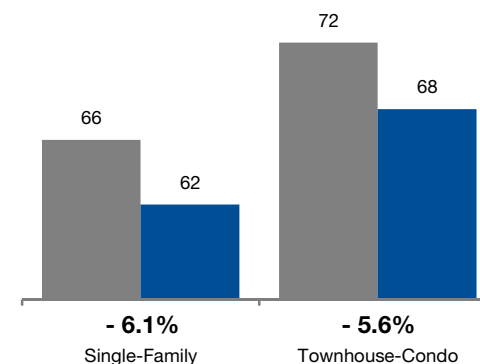
## By Bedroom Count

■ 7-2014 ■ 7-2015



## By Property Type

■ 7-2014 ■ 7-2015



### All Properties

#### By Price Range

	7-2014	7-2015	Change
\$150,000 and Below	77	74	- 3.9%
\$150,001 to \$200,000	60	52	- 13.3%
\$200,001 to \$300,000	59	55	- 6.8%
\$300,001 to \$500,000	65	68	+ 4.6%
\$500,001 to \$750,000	78	82	+ 5.1%
\$750,001 and Above	124	111	- 10.5%
<b>All Price Ranges</b>	<b>67</b>	<b>63</b>	<b>- 6.0%</b>

### Single-Family

	7-2014	7-2015	Change
\$150,000 and Below	79	77	- 2.5%
\$150,001 to \$200,000	60	51	- 15.0%
\$200,001 to \$300,000	58	54	- 6.9%
\$300,001 to \$500,000	64	65	+ 1.6%
\$500,001 to \$750,000	73	77	+ 5.5%
\$750,001 and Above	119	109	- 8.4%
<b>All Price Ranges</b>	<b>66</b>	<b>62</b>	<b>- 6.1%</b>

### Townhouse-Condo

	7-2014	7-2015	Change
\$150,000 and Below	73	69	- 5.5%
\$150,001 to \$200,000	61	56	- 8.2%
\$200,001 to \$300,000	67	57	- 14.9%
\$300,001 to \$500,000	83	100	+ 20.5%
\$500,001 to \$750,000	122	127	+ 4.1%
\$750,001 and Above	152	124	- 18.4%
<b>All Price Ranges</b>	<b>72</b>	<b>68</b>	<b>- 5.6%</b>

#### By Bedroom Count

	7-2014	7-2015	Change
2 Bedrooms or Less	75	72	- 4.0%
3 Bedrooms	66	63	- 4.5%
4 Bedrooms or More	66	61	- 7.6%
<b>All Bedroom Counts</b>	<b>67</b>	<b>63</b>	<b>- 6.0%</b>

	7-2014	7-2015	Change
2 Bedrooms or Less	72	69	- 4.2%
3 Bedrooms	65	63	- 3.1%
4 Bedrooms or More	65	60	- 7.7%
<b>All Bedroom Counts</b>	<b>66</b>	<b>62</b>	<b>- 6.1%</b>

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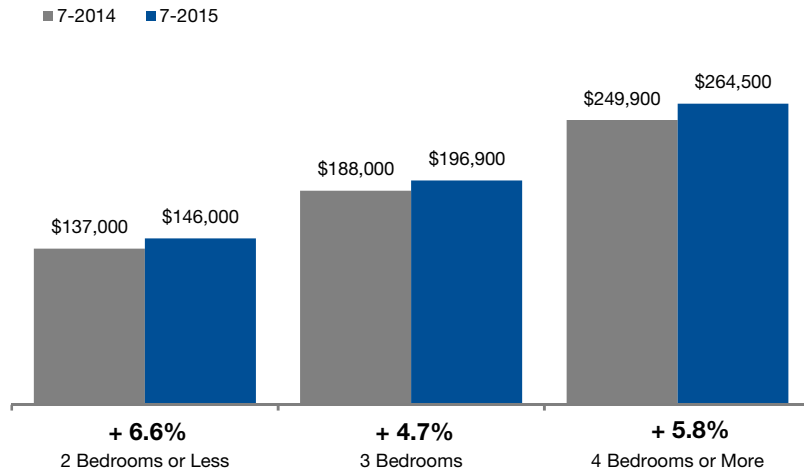
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# Median Sales Price

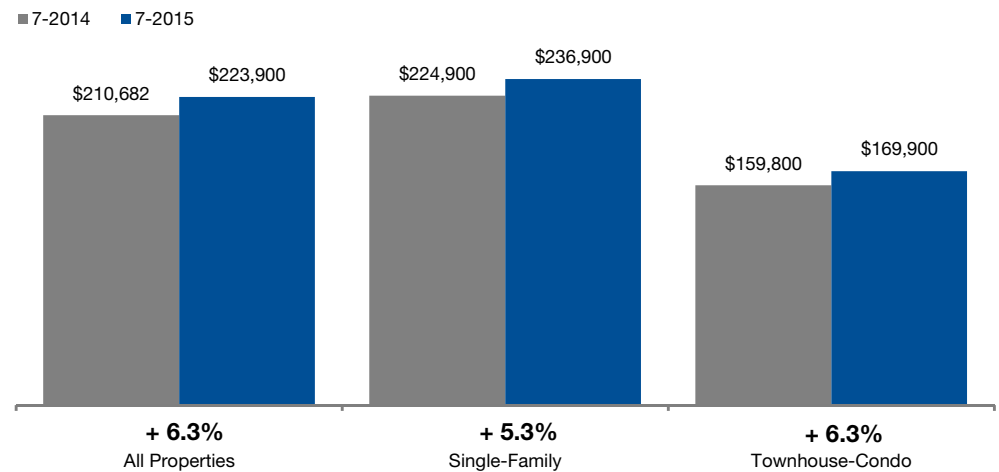
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	7-2014	7-2015	Change	7-2014	7-2015	Change	7-2014	7-2015	Change
2 Bedrooms or Less	\$137,000	\$146,000	+ 6.6%	\$135,150	\$149,400	+ 10.5%	\$132,500	\$139,000	+ 4.9%
3 Bedrooms	\$188,000	\$196,900	+ 4.7%	\$195,000	\$205,000	+ 5.1%	\$168,000	\$178,000	+ 6.0%
4 Bedrooms or More	\$249,900	\$264,500	+ 5.8%	\$249,950	\$265,000	+ 6.0%	\$217,500	\$230,250	+ 5.9%
<b>All Price Ranges</b>	<b>\$210,682</b>	<b>\$223,900</b>	<b>+ 6.3%</b>	<b>\$224,900</b>	<b>\$236,900</b>	<b>+ 5.3%</b>	<b>\$159,800</b>	<b>\$169,900</b>	<b>+ 6.3%</b>

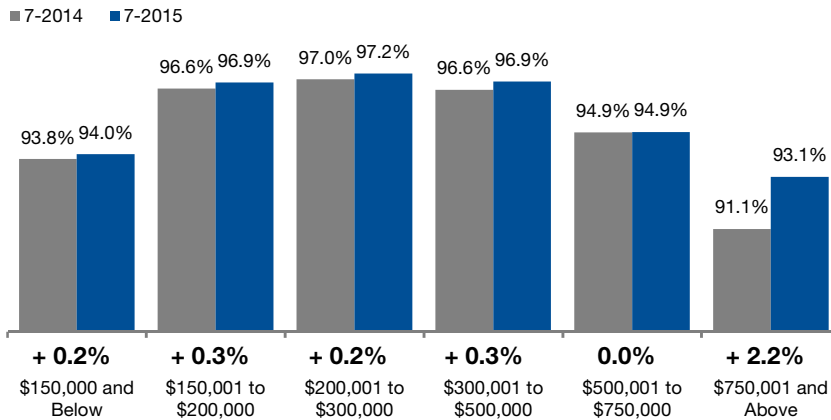
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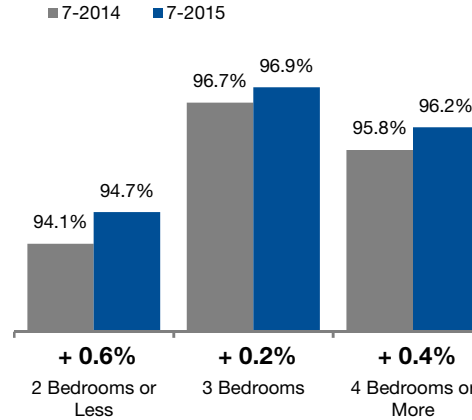
# Percent of Original List Price Received

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.

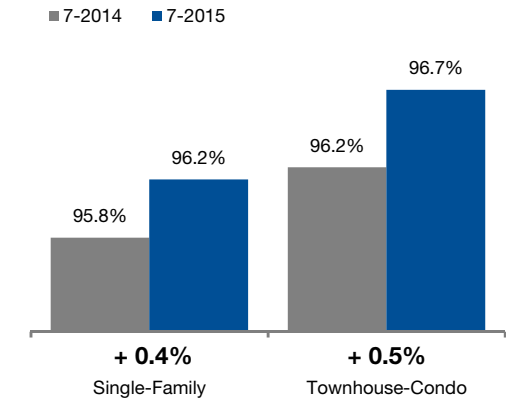
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	7-2014	7-2015	Change
\$150,000 and Below	93.8%	94.0%	+ 0.2%
\$150,001 to \$200,000	96.6%	96.9%	+ 0.3%
\$200,001 to \$300,000	97.0%	97.2%	+ 0.2%
\$300,001 to \$500,000	96.6%	96.9%	+ 0.3%
\$500,001 to \$750,000	94.9%	94.9%	0.0%
\$750,001 and Above	91.1%	93.1%	+ 2.2%
<b>All Price Ranges</b>	<b>95.9%</b>	<b>96.3%</b>	<b>+ 0.4%</b>

### Single-Family

7-2014	7-2015	Change
93.2%	93.3%	+ 0.1%
96.5%	96.8%	+ 0.3%
96.9%	97.0%	+ 0.1%
96.6%	96.9%	+ 0.3%
94.8%	94.7%	- 0.1%
90.6%	92.6%	+ 2.2%
<b>95.8%</b>	<b>96.2%</b>	<b>+ 0.4%</b>

### Townhouse-Condo

7-2014	7-2015	Change
95.2%	95.3%	+ 0.1%
97.1%	97.2%	+ 0.1%
98.2%	98.9%	+ 0.7%
95.6%	96.7%	+ 1.2%
93.9%	96.0%	+ 2.2%
93.5%	95.8%	+ 2.5%
<b>96.2%</b>	<b>96.7%</b>	<b>+ 0.5%</b>

### By Bedroom Count

7-2014	7-2015	Change
94.1%	94.7%	+ 0.6%
96.7%	96.9%	+ 0.2%
95.8%	96.2%	+ 0.4%
<b>95.9%</b>	<b>96.3%</b>	<b>+ 0.4%</b>

7-2014	7-2015	Change
93.3%	94.3%	+ 1.1%
96.4%	96.5%	+ 0.1%
95.8%	96.2%	+ 0.4%
<b>95.8%</b>	<b>96.2%</b>	<b>+ 0.4%</b>

7-2014	7-2015	Change
94.8%	95.0%	+ 0.2%
97.5%	98.0%	+ 0.5%
95.6%	96.6%	+ 1.0%
<b>96.2%</b>	<b>96.7%</b>	<b>+ 0.5%</b>

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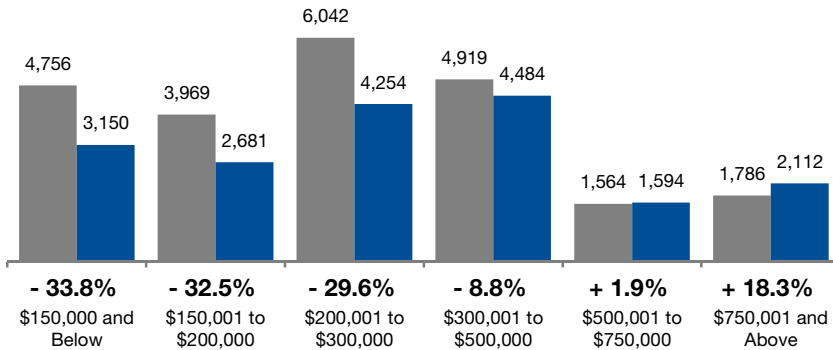
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# Inventory of Homes for Sale

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

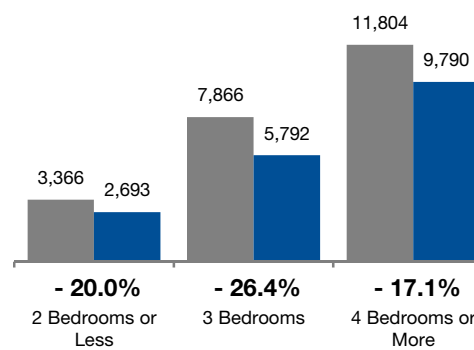
## By Price Range

■ 7-2014 ■ 7-2015



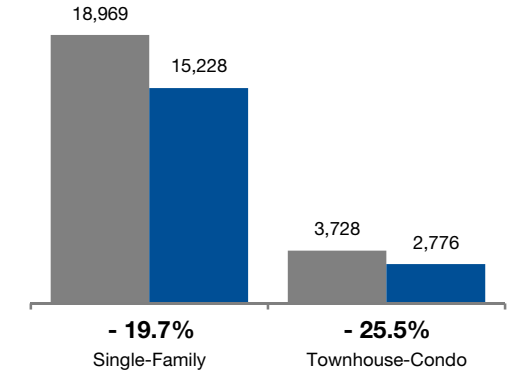
## By Bedroom Count

■ 7-2014 ■ 7-2015



## By Property Type

■ 7-2014 ■ 7-2015



### All Properties

#### By Price Range

	7-2014	7-2015	Change
\$150,000 and Below	4,756	3,150	- 33.8%
\$150,001 to \$200,000	3,969	2,681	- 32.5%
\$200,001 to \$300,000	6,042	4,254	- 29.6%
\$300,001 to \$500,000	4,919	4,484	- 8.8%
\$500,001 to \$750,000	1,564	1,594	+ 1.9%
\$750,001 and Above	1,786	2,112	+ 18.3%
<b>All Price Ranges</b>	<b>23,036</b>	<b>18,275</b>	<b>- 20.7%</b>

### Single-Family

	7-2014	7-2015	Change
2 Bedrooms or Less	3,156	2,151	- 31.8%
3 Bedrooms	3,065	2,078	- 32.2%
4 Bedrooms or More	5,315	3,607	- 32.1%
	4,519	4,170	- 7.7%
	1,418	1,460	+ 3.0%
	1,496	1,762	+ 17.8%
<b>All Single-Family</b>	<b>18,969</b>	<b>15,228</b>	<b>- 19.7%</b>

### Townhouse-Condo

	7-2014	7-2015	Change
Single-Family	1,557	990	- 36.4%
Townhouse-Condo	890	591	- 33.6%
	673	616	- 8.5%
	337	262	- 22.3%
	109	95	- 12.8%
	162	222	+ 37.0%
<b>All Townhouse-Condo</b>	<b>3,728</b>	<b>2,776</b>	<b>- 25.5%</b>

#### By Bedroom Count

	7-2014	7-2015	Change
2 Bedrooms or Less	3,366	2,693	- 20.0%
3 Bedrooms	7,866	5,792	- 26.4%
4 Bedrooms or More	11,804	9,790	- 17.1%
<b>All Bedroom Counts</b>	<b>23,036</b>	<b>18,275</b>	<b>- 20.7%</b>

	7-2014	7-2015	Change
2 Bedrooms or Less	1,570	1,308	- 16.7%
3 Bedrooms	6,007	4,481	- 25.4%
4 Bedrooms or More	11,392	9,439	- 17.1%
<b>All Single-Family</b>	<b>18,969</b>	<b>15,228</b>	<b>- 19.7%</b>

	7-2014	7-2015	Change
Single-Family	1,600	1,243	- 22.3%
Townhouse-Condo	1,757	1,215	- 30.8%
	371	318	- 14.3%
<b>All Townhouse-Condo</b>	<b>3,728</b>	<b>2,776</b>	<b>- 25.5%</b>

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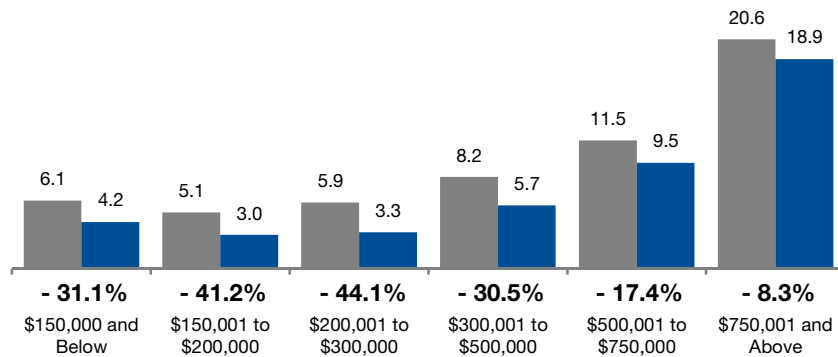
# Months Supply of Inventory

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.



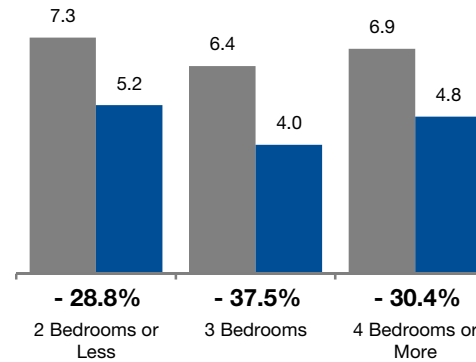
## By Price Range

■ 7-2014 ■ 7-2015



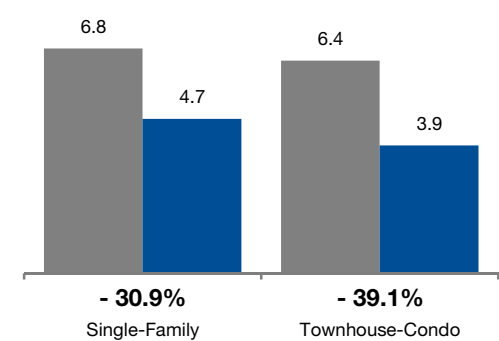
## By Bedroom Count

■ 7-2014 ■ 7-2015



## By Property Type

■ 7-2014 ■ 7-2015



### All Properties

#### By Price Range

	7-2014	7-2015	Change
\$150,000 and Below	6.1	4.2	- 31.1%
\$150,001 to \$200,000	5.1	3.0	- 41.2%
\$200,001 to \$300,000	5.9	3.3	- 44.1%
\$300,001 to \$500,000	8.2	5.7	- 30.5%
\$500,001 to \$750,000	11.5	9.5	- 17.4%
\$750,001 and Above	20.6	18.9	- 8.3%
<b>All Price Ranges</b>	<b>6.8</b>	<b>4.6</b>	<b>- 32.7%</b>

### Single-Family

	7-2014	7-2015	Change
2 Bedrooms or Less	6.0	4.5	- 25.0%
3 Bedrooms	4.9	3.0	- 38.8%
4 Bedrooms or More	5.9	3.2	- 45.8%
All Bedroom Counts	8.2	5.8	- 29.3%
All Price Ranges	11.7	9.9	- 15.4%
All Property Types	21.6	19.6	- 9.3%
<b>All Price Ranges</b>	<b>6.8</b>	<b>4.7</b>	<b>- 30.9%</b>

### Townhouse-Condo

	7-2014	7-2015	Change
2 Bedrooms or Less	6.1	3.7	- 39.3%
3 Bedrooms	5.6	3.0	- 46.4%
4 Bedrooms or More	6.3	3.9	- 38.1%
All Bedroom Counts	8.5	4.7	- 44.7%
All Price Ranges	11.1	6.1	- 45.0%
All Property Types	15.8	14.6	- 7.6%
<b>All Price Ranges</b>	<b>6.4</b>	<b>3.9</b>	<b>- 39.1%</b>

#### By Bedroom Count

	7-2014	7-2015	Change
2 Bedrooms or Less	7.3	5.2	- 28.8%
3 Bedrooms	6.4	4.0	- 37.5%
4 Bedrooms or More	6.9	4.8	- 30.4%
<b>All Bedroom Counts</b>	<b>6.8</b>	<b>4.6</b>	<b>- 32.7%</b>

	7-2014	7-2015	Change
2 Bedrooms or Less	7.3	5.6	- 23.3%
3 Bedrooms	6.5	4.2	- 35.4%
4 Bedrooms or More	6.9	4.8	- 30.4%
<b>All Bedroom Counts</b>	<b>6.8</b>	<b>4.7</b>	<b>- 30.9%</b>

	7-2014	7-2015	Change
2 Bedrooms or Less	7.0	4.6	- 34.3%
3 Bedrooms	5.9	3.2	- 45.8%
4 Bedrooms or More	7.2	5.1	- 29.2%
<b>All Bedroom Counts</b>	<b>6.4</b>	<b>3.9</b>	<b>- 39.1%</b>

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