

Housing Supply Overview



Utah Association
of REALTORS®

A research tool provided by the Utah Association of REALTORS®

June 2015

Bring on the balmy summer breezes and the second round of the summer selling season, but let's see how the first half of the year fared first. For the 12-month period spanning July 2014 through June 2015, Closed Sales in the state of Utah were up 12.7 percent overall. The price range with the largest gain in sales was the \$300,001 to \$500,000 range, where they increased 25.9 percent.

The overall Median Sales Price was up 5.5 percent to \$221,520. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 7.0 percent to \$169,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 54 days; the price range that tended to sell the slowest was the \$750,001 and Above range at 113 days.

Market-wide, inventory levels were down 20.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 19.8 percent. That amounts to 4.7 months supply for Single-Family homes and 4.1 months supply for Townhouse-Condo.

Quick Facts

+ 25.9%

Price Range With
Strongest Sales:
\$300,001 to \$500,000

+ 13.6%

Bedroom Count With
Strongest Sales:
4 Bedrooms or More

+ 15.5%

Property Type With
Strongest Sales:
Townhouse-Condo

Closed Sales	2
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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.

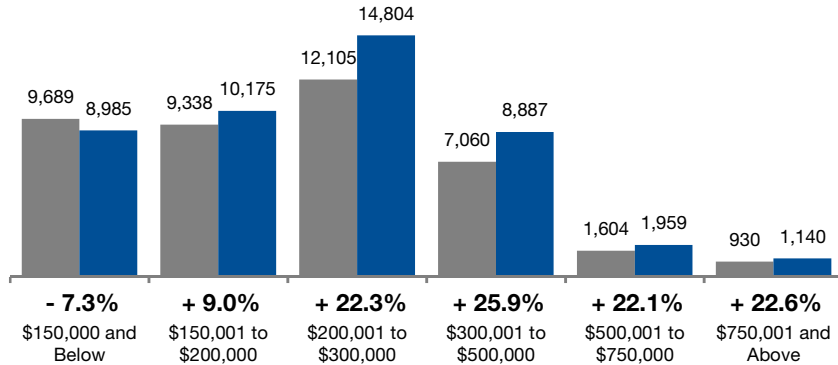


Closed Sales

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

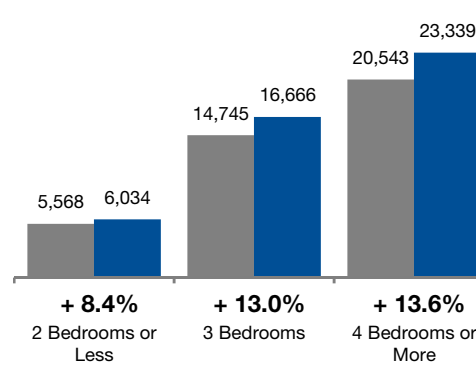
By Price Range

■ 6-2014 ■ 6-2015



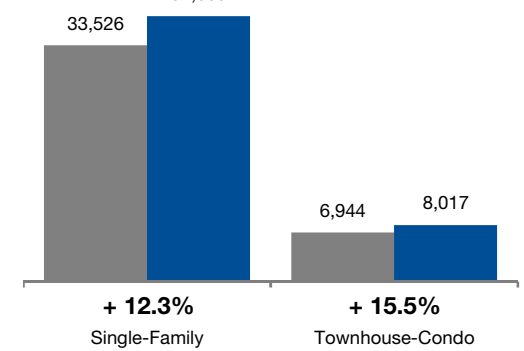
By Bedroom Count

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



All Properties

By Price Range	6-2014	6-2015	Change
\$150,000 and Below	9,689	8,985	- 7.3%
\$150,001 to \$200,000	9,338	10,175	+ 9.0%
\$200,001 to \$300,000	12,105	14,804	+ 22.3%
\$300,001 to \$500,000	7,060	8,887	+ 25.9%
\$500,001 to \$750,000	1,604	1,959	+ 22.1%
\$750,001 and Above	930	1,140	+ 22.6%
All Price Ranges	40,856	46,039	+ 12.7%

Single-Family

6-2014	6-2015	Change	6-2014	6-2015	Change
6,496	5,810	- 10.6%	3,160	3,135	- 0.8%
7,433	7,963	+ 7.1%	1,822	2,188	+ 20.1%
10,773	12,979	+ 20.5%	1,261	1,743	+ 38.2%
6,533	8,166	+ 25.0%	436	625	+ 43.3%
1,444	1,740	+ 20.5%	111	167	+ 50.5%
759	935	+ 23.2%	112	140	+ 25.0%
33,526	37,663	+ 12.3%	6,944	8,017	+ 15.5%

Townhouse-Condo

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	5,568	6,034	+ 8.4%
3 Bedrooms	14,745	16,666	+ 13.0%
4 Bedrooms or More	20,543	23,339	+ 13.6%
All Bedroom Counts	40,856	46,039	+ 12.7%

6-2014	6-2015	Change	6-2014	6-2015	Change
2,602	2,729	+ 4.9%	2,730	3,072	+ 12.5%
11,059	12,334	+ 11.5%	3,581	4,239	+ 18.4%
19,865	22,600	+ 13.8%	633	706	+ 11.5%
33,526	37,663	+ 12.3%	6,944	8,017	+ 15.5%

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

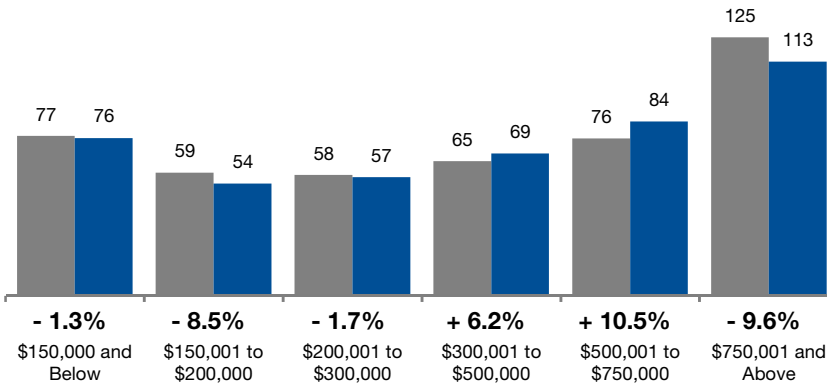
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Days on Market Until Sale

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

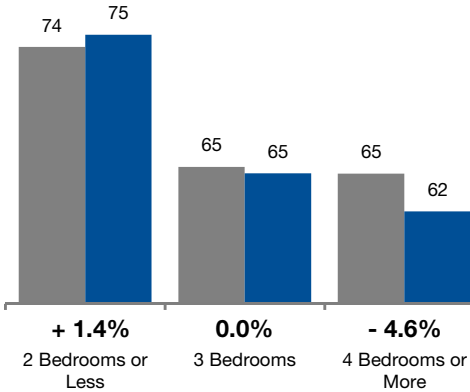
By Price Range

■ 6-2014 ■ 6-2015



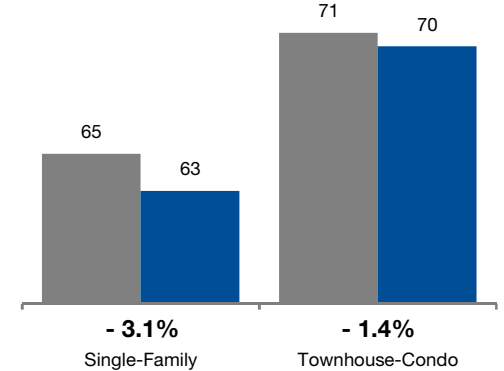
By Bedroom Count

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



All Properties

By Price Range	6-2014	6-2015	Change
\$150,000 and Below	77	76	- 1.3%
\$150,001 to \$200,000	59	54	- 8.5%
\$200,001 to \$300,000	58	57	- 1.7%
\$300,001 to \$500,000	65	69	+ 6.2%
\$500,001 to \$750,000	76	84	+ 10.5%
\$750,001 and Above	125	113	- 9.6%
All Price Ranges	66	65	- 1.5%

Single-Family

6-2014	6-2015	Change	6-2014	6-2015	Change
79	78	- 1.3%	73	73	0.0%
59	53	- 10.2%	60	58	- 3.3%
57	56	- 1.8%	65	61	- 6.2%
63	66	+ 4.8%	83	100	+ 20.5%
71	79	+ 11.3%	117	124	+ 6.0%
120	111	- 7.5%	146	126	- 13.7%
65	63	- 3.1%	71	70	- 1.4%

Townhouse-Condo

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	74	75	+ 1.4%
3 Bedrooms	65	65	0.0%
4 Bedrooms or More	65	62	- 4.6%
All Bedroom Counts	66	65	- 1.5%

6-2014	6-2015	Change	6-2014	6-2015	Change
71	70	- 1.4%	75	75	0.0%
65	64	- 1.5%	67	66	- 1.5%
65	62	- 4.6%	74	72	- 2.7%
65	63	- 3.1%	71	70	- 1.4%

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

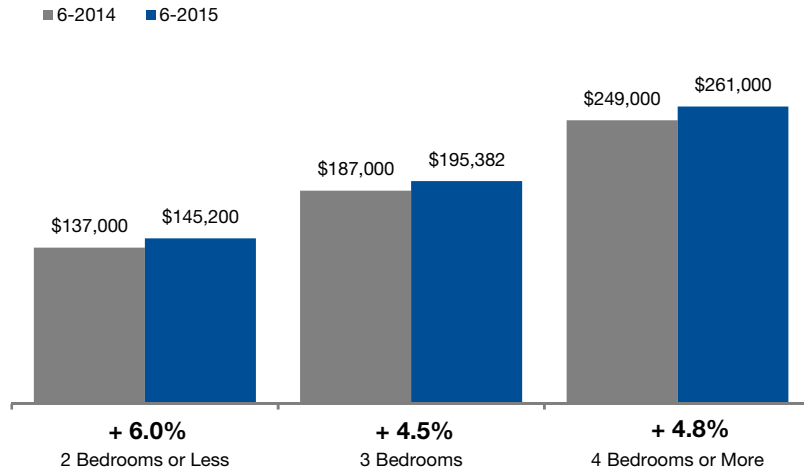
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Median Sales Price

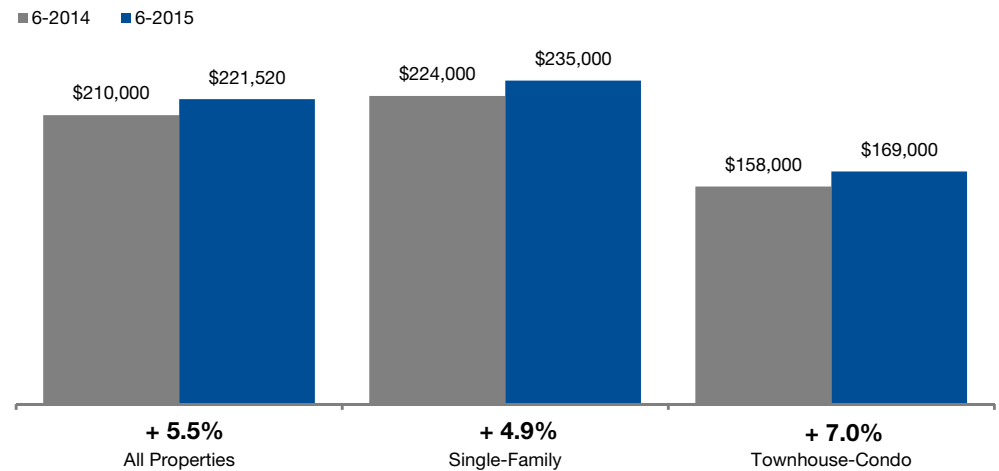
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	6-2014	6-2015	Change	6-2014	6-2015	Change	6-2014	6-2015	Change
2 Bedrooms or Less	\$137,000	\$145,200	+ 6.0%	\$135,750	\$148,100	+ 9.1%	\$131,943	\$139,000	+ 5.3%
3 Bedrooms	\$187,000	\$195,382	+ 4.5%	\$195,000	\$204,169	+ 4.7%	\$167,000	\$177,500	+ 6.3%
4 Bedrooms or More	\$249,000	\$261,000	+ 4.8%	\$249,900	\$262,500	+ 5.0%	\$218,250	\$230,500	+ 5.6%
All Price Ranges	\$210,000	\$221,520	+ 5.5%	\$224,000	\$235,000	+ 4.9%	\$158,000	\$169,000	+ 7.0%

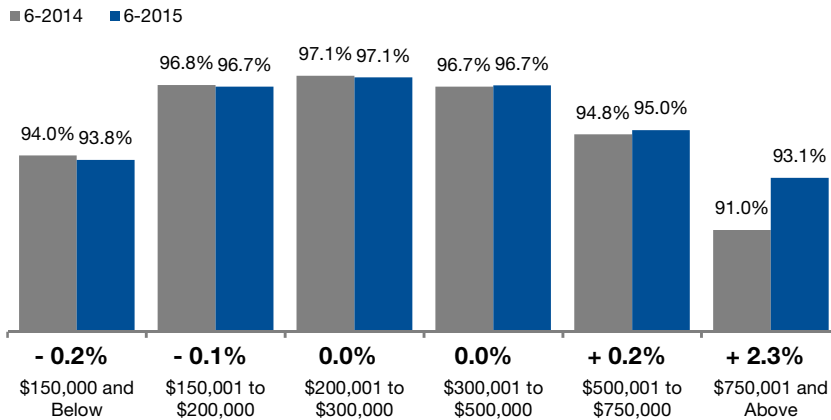
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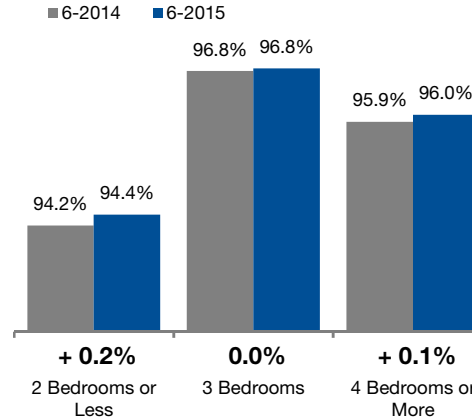
Percent of Original List Price Received

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.

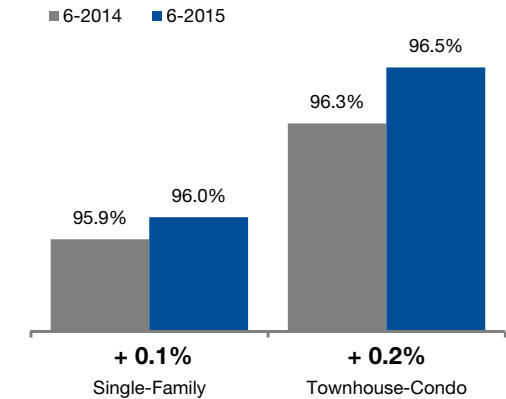
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	6-2014	6-2015	Change
\$150,000 and Below	94.0%	93.8%	- 0.2%
\$150,001 to \$200,000	96.8%	96.7%	- 0.1%
\$200,001 to \$300,000	97.1%	97.1%	0.0%
\$300,001 to \$500,000	96.7%	96.7%	0.0%
\$500,001 to \$750,000	94.8%	95.0%	+ 0.2%
\$750,001 and Above	91.0%	93.1%	+ 2.3%
All Price Ranges	96.0%	96.1%	+ 0.1%

Single-Family

By Price Range	6-2014	6-2015	Change
\$150,000 and Below	93.3%	93.1%	- 0.2%
\$150,001 to \$200,000	96.6%	96.6%	0.0%
\$200,001 to \$300,000	97.0%	96.8%	- 0.2%
\$300,001 to \$500,000	96.7%	96.8%	+ 0.1%
\$500,001 to \$750,000	94.9%	94.7%	- 0.2%
\$750,001 and Above	90.6%	92.5%	+ 2.1%
All Price Ranges	95.9%	96.0%	+ 0.1%

Townhouse-Condo

By Price Range	6-2014	6-2015	Change
\$150,000 and Below	95.3%	95.1%	- 0.2%
\$150,001 to \$200,000	97.4%	97.0%	- 0.4%
\$200,001 to \$300,000	98.2%	98.7%	+ 0.5%
\$300,001 to \$500,000	95.8%	96.5%	+ 0.7%
\$500,001 to \$750,000	93.6%	96.0%	+ 2.6%
\$750,001 and Above	93.0%	95.7%	+ 2.9%
All Price Ranges	96.3%	96.5%	+ 0.2%

By Bedroom Count

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	94.2%	94.4%	+ 0.2%
3 Bedrooms	96.8%	96.8%	0.0%
4 Bedrooms or More	95.9%	96.0%	+ 0.1%
All Bedroom Counts	96.0%	96.1%	+ 0.1%

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	93.5%	93.9%	+ 0.4%
3 Bedrooms	96.5%	96.4%	- 0.1%
4 Bedrooms or More	95.9%	96.0%	+ 0.1%
All Bedroom Counts	95.9%	96.0%	+ 0.1%

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	94.9%	94.8%	- 0.1%
3 Bedrooms	97.6%	97.8%	+ 0.2%
4 Bedrooms or More	95.6%	96.5%	+ 0.9%
All Bedroom Counts	96.3%	96.5%	+ 0.2%

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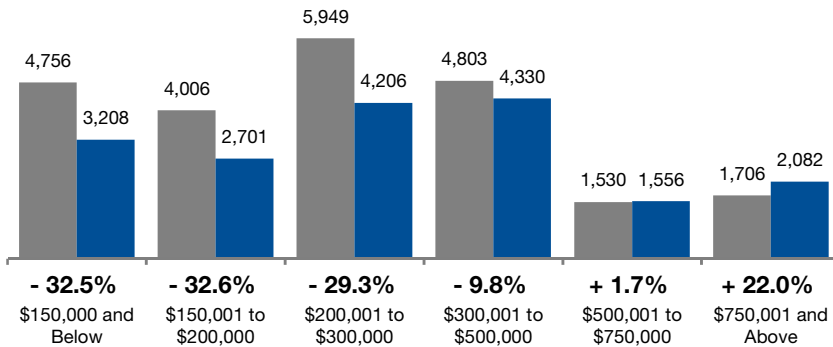
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Inventory of Homes for Sale

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

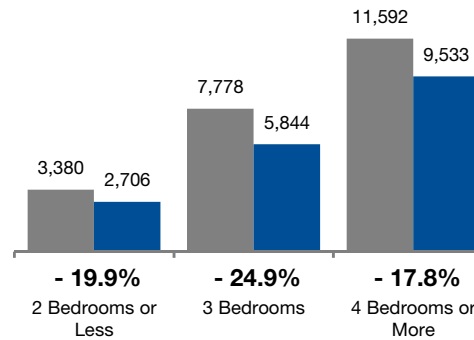
By Price Range

■ 6-2014 ■ 6-2015



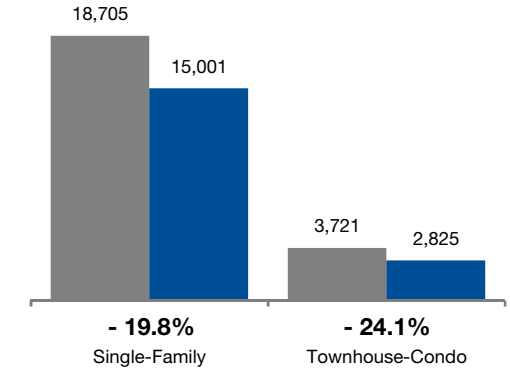
By Bedroom Count

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



All Properties

By Price Range	6-2014	6-2015	Change
\$150,000 and Below	4,756	3,208	- 32.5%
\$150,001 to \$200,000	4,006	2,701	- 32.6%
\$200,001 to \$300,000	5,949	4,206	- 29.3%
\$300,001 to \$500,000	4,803	4,330	- 9.8%
\$500,001 to \$750,000	1,530	1,556	+ 1.7%
\$750,001 and Above	1,706	2,082	+ 22.0%
All Price Ranges	22,750	18,083	- 20.5%

Single-Family

6-2014	6-2015	Change	6-2014	6-2015	Change
3,155	2,182	- 30.8%	1,564	1,013	- 35.2%
3,113	2,046	- 34.3%	879	642	- 27.0%
5,228	3,594	- 31.3%	663	592	- 10.7%
4,391	4,005	- 8.8%	346	270	- 22.0%
1,386	1,430	+ 3.2%	111	90	- 18.9%
1,432	1,744	+ 21.8%	158	218	+ 38.0%
18,705	15,001	- 19.8%	3,721	2,825	- 24.1%

Townhouse-Condo

By Bedroom Count	6-2014	6-2015	Change
2 Bedrooms or Less	3,380	2,706	- 19.9%
3 Bedrooms	7,778	5,844	- 24.9%
4 Bedrooms or More	11,592	9,533	- 17.8%
All Bedroom Counts	22,750	18,083	- 20.5%

6-2014	6-2015	Change	6-2014	6-2015	Change
1,580	1,326	- 16.1%	1,603	1,243	- 22.5%
5,936	4,490	- 24.4%	1,748	1,272	- 27.2%
11,189	9,185	- 17.9%	370	310	- 16.2%
18,705	15,001	- 19.8%	3,721	2,825	- 24.1%

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

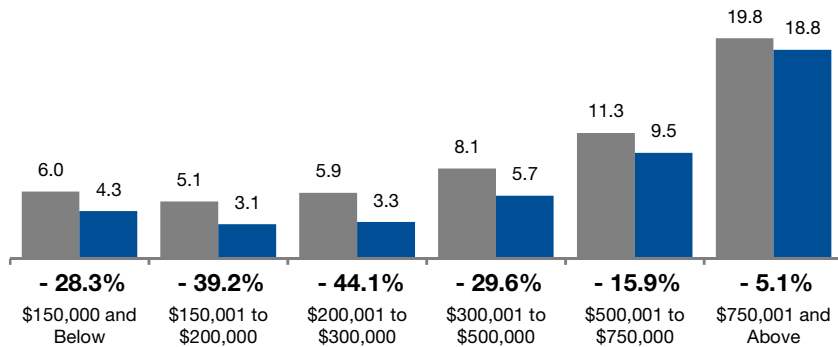
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Months Supply of Inventory

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.

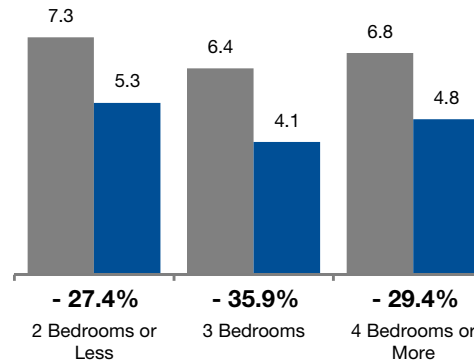
By Price Range

■ 6-2014 ■ 6-2015



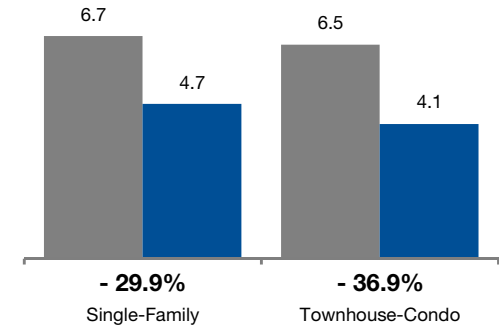
By Bedroom Count

■ 6-2014 ■ 6-2015



By Property Type

■ 6-2014 ■ 6-2015



All Properties

By Price Range

	6-2014	6-2015	Change
\$150,000 and Below	6.0	4.3	-28.3%
\$150,001 to \$200,000	5.1	3.1	-39.2%
\$200,001 to \$300,000	5.9	3.3	-44.1%
\$300,001 to \$500,000	8.1	5.7	-29.6%
\$500,001 to \$750,000	11.3	9.5	-15.9%
\$750,001 and Above	19.8	18.8	-5.1%
All Price Ranges	6.7	4.6	-31.6%

Single-Family

	6-2014	6-2015	Change
\$150,000 and Below	6.0	4.5	-25.0%
\$150,001 to \$200,000	5.0	3.0	-40.0%
\$200,001 to \$300,000	5.8	3.2	-44.8%
\$300,001 to \$500,000	8.1	5.7	-29.6%
\$500,001 to \$750,000	11.4	10.0	-12.3%
\$750,001 and Above	20.3	19.9	-2.0%
All Price Ranges	6.7	4.7	-29.9%

Townhouse-Condo

	6-2014	6-2015	Change
\$150,000 and Below	6.1	3.8	-37.7%
\$150,001 to \$200,000	5.6	3.3	-41.1%
\$200,001 to \$300,000	6.4	3.9	-39.1%
\$300,001 to \$500,000	8.8	5.0	-43.2%
\$500,001 to \$750,000	11.5	5.9	-48.7%
\$750,001 and Above	15.4	14.9	-3.2%
All Price Ranges	6.5	4.1	-36.9%

By Bedroom Count

	6-2014	6-2015	Change
2 Bedrooms or Less	7.3	5.3	-27.4%
3 Bedrooms	6.4	4.1	-35.9%
4 Bedrooms or More	6.8	4.8	-29.4%
All Bedroom Counts	6.7	4.6	-31.6%

	6-2014	6-2015	Change
2 Bedrooms or Less	7.3	5.7	-21.9%
3 Bedrooms	6.4	4.3	-32.8%
4 Bedrooms or More	6.8	4.8	-29.4%
All Bedroom Counts	6.7	4.7	-29.9%

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