

Housing Supply Overview



A research tool provided by the Utah Association of REALTORS®

October 2015

A transitory market is currently in effect and it is not uncommon for some metrics to experience declines. For the 12-month period spanning November 2014 through October 2015, Closed Sales in the state of Utah were up 16.6 percent overall. The price range with the largest gain in sales was the \$300,001 to \$500,000 range, where they increased 35.9 percent.

The overall Median Sales Price was up 6.4 percent to \$226,805. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 6.7 percent to \$171,600. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 49 days; the price range that tended to sell the slowest was the \$750,001 and Above range at 105 days.

Market-wide, inventory levels were down 21.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 20.6 percent. That amounts to 4.3 months supply for Single-Family homes and 3.2 months supply for Townhouse-Condo.

Quick Facts

+ 35.9%	+ 17.2%	+ 23.6%
Price Range With Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$300,001 to \$500,000	4 Bedrooms or More	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.



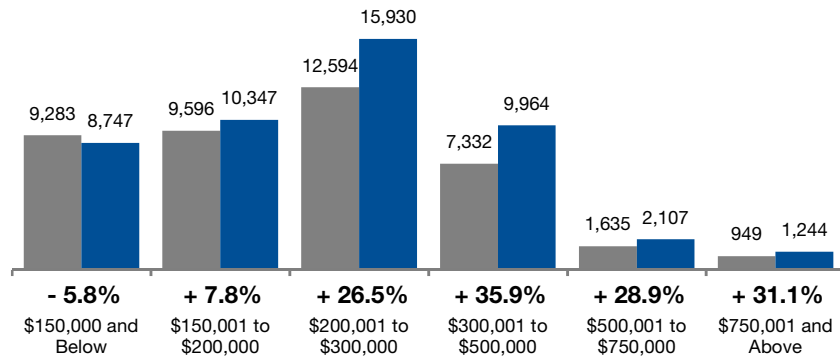
Closed Sales

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



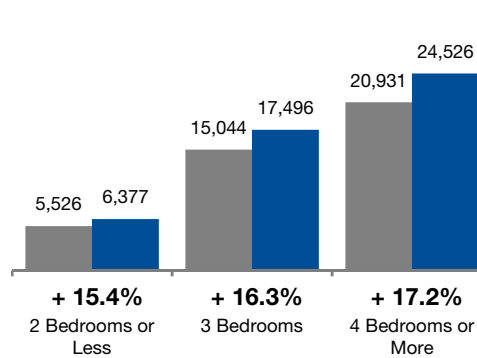
By Price Range

■ 10-2014 ■ 10-2015



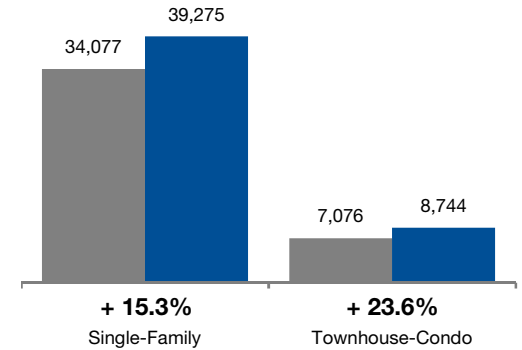
By Bedroom Count

■ 10-2014 ■ 10-2015



By Property Type

■ 10-2014 ■ 10-2015



All Properties

By Price Range	10-2014	10-2015	Change
\$150,000 and Below	9,283	8,747	- 5.8%
\$150,001 to \$200,000	9,596	10,347	+ 7.8%
\$200,001 to \$300,000	12,594	15,930	+ 26.5%
\$300,001 to \$500,000	7,332	9,964	+ 35.9%
\$500,001 to \$750,000	1,635	2,107	+ 28.9%
\$750,001 and Above	949	1,244	+ 31.1%
All Price Ranges	41,501	48,399	+ 16.6%

Single-Family

10-2014	10-2015	Change
6,189	5,460	- 11.8%
7,614	7,907	+ 3.8%
11,144	13,824	+ 24.0%
6,791	9,152	+ 34.8%
1,482	1,846	+ 24.6%
778	1,040	+ 33.7%
34,077	39,275	+ 15.3%

Townhouse-Condo

10-2014	10-2015	Change
3,074	3,237	+ 5.3%
1,917	2,410	+ 25.7%
1,371	2,037	+ 48.6%
461	701	+ 52.1%
104	208	+ 100.0%
116	137	+ 18.1%
7,076	8,744	+ 23.6%

By Bedroom Count

10-2014	10-2015	Change
5,526	6,377	+ 15.4%
15,044	17,496	+ 16.3%
20,931	24,526	+ 17.2%
41,501	48,399	+ 16.6%

10-2014	10-2015	Change
2,581	2,832	+ 9.7%
11,234	12,728	+ 13.3%
20,262	23,715	+ 17.0%
34,077	39,275	+ 15.3%

10-2014	10-2015	Change
2,726	3,310	+ 21.4%
3,720	4,660	+ 25.3%
630	774	+ 22.9%
7,076	8,744	+ 23.6%

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

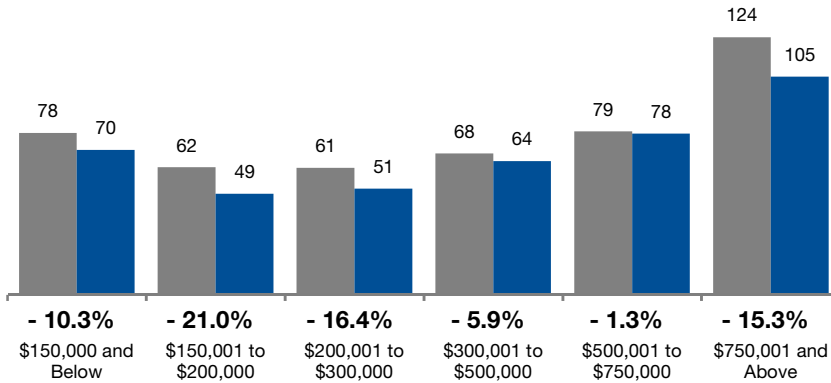
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Days on Market Until Sale

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

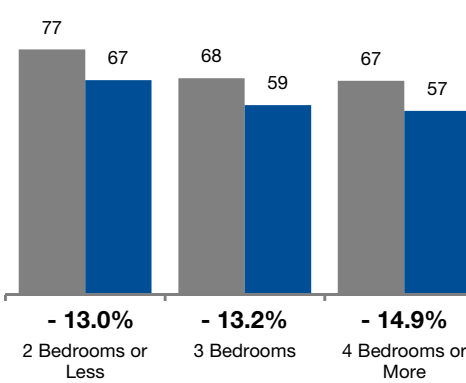
By Price Range

■ 10-2014 ■ 10-2015



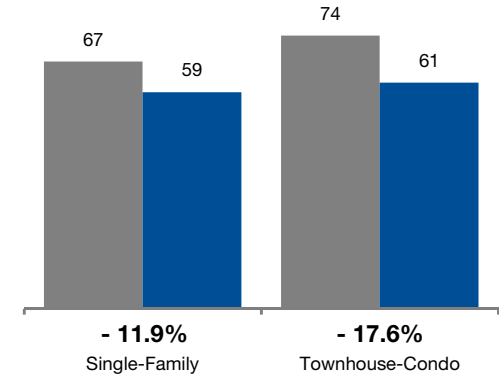
By Bedroom Count

■ 10-2014 ■ 10-2015



By Property Type

■ 10-2014 ■ 10-2015



All Properties

By Price Range

	10-2014	10-2015	Change
\$150,000 and Below	78	70	- 10.3%
\$150,001 to \$200,000	62	49	- 21.0%
\$200,001 to \$300,000	61	51	- 16.4%
\$300,001 to \$500,000	68	64	- 5.9%
\$500,001 to \$750,000	79	78	- 1.3%
\$750,001 and Above	124	105	- 15.3%
All Price Ranges	68	59	- 13.2%

Single-Family

	10-2014	10-2015	Change
\$150,000 and Below	79	74	- 6.3%
\$150,001 to \$200,000	61	48	- 21.3%
\$200,001 to \$300,000	60	51	- 15.0%
\$300,001 to \$500,000	66	62	- 6.1%
\$500,001 to \$750,000	74	74	0.0%
\$750,001 and Above	118	103	- 12.7%
All Price Ranges	67	59	- 11.9%

Townhouse-Condo

	10-2014	10-2015	Change
\$150,000 and Below	76	62	- 18.4%
\$150,001 to \$200,000	64	50	- 21.9%
\$200,001 to \$300,000	66	52	- 21.2%
\$300,001 to \$500,000	91	93	+ 2.2%
\$500,001 to \$750,000	117	111	- 5.1%
\$750,001 and Above	165	118	- 28.5%
All Price Ranges	74	61	- 17.6%

By Bedroom Count

	10-2014	10-2015	Change
2 Bedrooms or Less	77	67	- 13.0%
3 Bedrooms	68	59	- 13.2%
4 Bedrooms or More	67	57	- 14.9%
All Bedroom Counts	68	59	- 13.2%

	10-2014	10-2015	Change
2 Bedrooms or Less	72	66	- 8.3%
3 Bedrooms	67	59	- 11.9%
4 Bedrooms or More	66	57	- 13.6%
All Bedroom Counts	67	59	- 11.9%

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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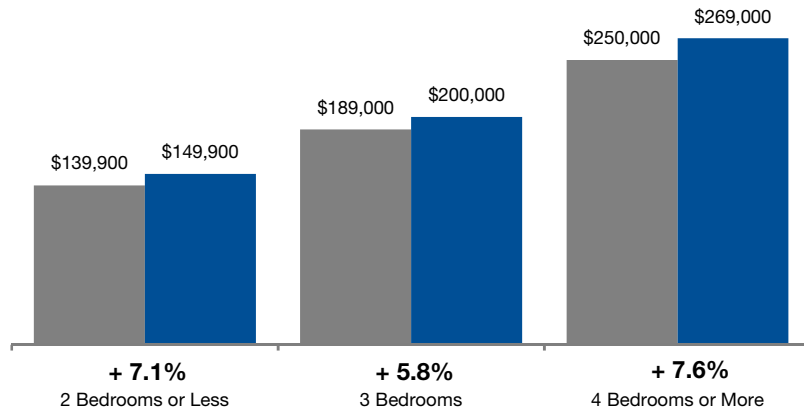
Median Sales Price

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



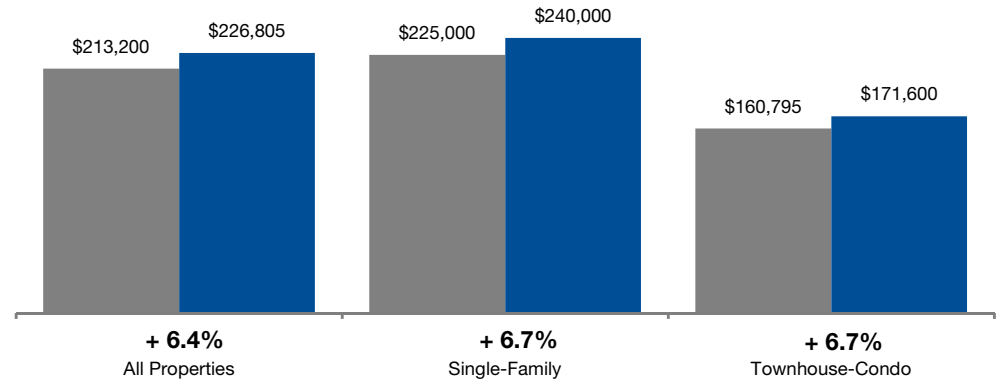
By Bedroom Count

■ 10-2014 ■ 10-2015



By Property Type

■ 10-2014 ■ 10-2015



All Properties

By Bedroom Count

	10-2014	10-2015	Change
2 Bedrooms or Less	\$139,900	\$149,900	+ 7.1%
3 Bedrooms	\$189,000	\$200,000	+ 5.8%
4 Bedrooms or More	\$250,000	\$269,000	+ 7.6%
All Price Ranges	\$213,200	\$226,805	+ 6.4%

Single-Family

	10-2014	10-2015	Change
	\$137,500	\$152,500	+ 10.9%
	\$197,000	\$209,900	+ 6.5%
	\$250,000	\$269,900	+ 8.0%
All Price Ranges	\$225,000	\$240,000	+ 6.7%

Townhouse-Condo

	10-2014	10-2015	Change
	\$134,500	\$141,400	+ 5.1%
	\$170,000	\$180,000	+ 5.9%
	\$219,900	\$234,000	+ 6.4%
All Price Ranges	\$160,795	\$171,600	+ 6.7%

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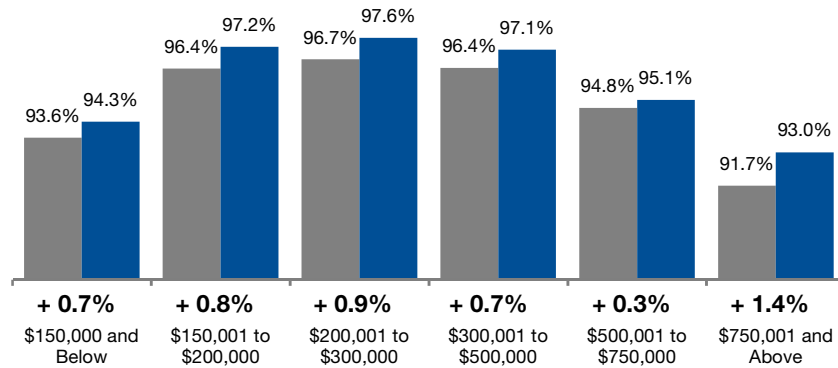
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Percent of Original List Price Received

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.

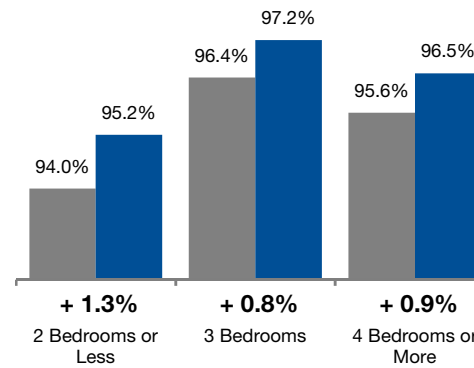
By Price Range

■ 10-2014 ■ 10-2015



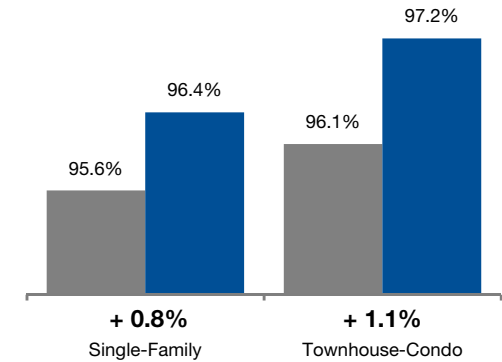
By Bedroom Count

■ 10-2014 ■ 10-2015



By Property Type

■ 10-2014 ■ 10-2015



All Properties

By Price Range	10-2014	10-2015	Change
\$150,000 and Below	93.6%	94.3%	+ 0.7%
\$150,001 to \$200,000	96.4%	97.2%	+ 0.8%
\$200,001 to \$300,000	96.7%	97.6%	+ 0.9%
\$300,001 to \$500,000	96.4%	97.1%	+ 0.7%
\$500,001 to \$750,000	94.8%	95.1%	+ 0.3%
\$750,001 and Above	91.7%	93.0%	+ 1.4%
All Price Ranges	95.7%	96.6%	+ 0.9%

Single-Family

By Price Range	10-2014	10-2015	Change
\$150,000 and Below	93.0%	93.4%	+ 0.4%
\$150,001 to \$200,000	96.2%	97.1%	+ 0.9%
\$200,001 to \$300,000	96.5%	97.3%	+ 0.8%
\$300,001 to \$500,000	96.4%	97.1%	+ 0.7%
\$500,001 to \$750,000	94.6%	94.9%	+ 0.3%
\$750,001 and Above	91.3%	92.6%	+ 1.4%
All Price Ranges	95.6%	96.4%	+ 0.8%

Townhouse-Condo

By Price Range	10-2014	10-2015	Change
\$150,000 and Below	94.9%	95.8%	+ 0.9%
\$150,001 to \$200,000	96.9%	97.6%	+ 0.7%
\$200,001 to \$300,000	98.3%	99.2%	+ 0.9%
\$300,001 to \$500,000	95.5%	97.4%	+ 2.0%
\$500,001 to \$750,000	94.8%	96.3%	+ 1.6%
\$750,001 and Above	93.2%	95.5%	+ 2.5%
All Price Ranges	96.1%	97.2%	+ 1.1%

By Bedroom Count	10-2014	10-2015	Change
2 Bedrooms or Less	94.0%	95.2%	+ 1.3%
3 Bedrooms	96.4%	97.2%	+ 0.8%
4 Bedrooms or More	95.6%	96.5%	+ 0.9%
All Bedroom Counts	95.7%	96.6%	+ 0.9%

By Bedroom Count	10-2014	10-2015	Change
2 Bedrooms or Less	93.2%	94.5%	+ 1.4%
3 Bedrooms	96.1%	96.8%	+ 0.7%
4 Bedrooms or More	95.6%	96.5%	+ 0.9%
All Bedroom Counts	95.6%	96.4%	+ 0.8%

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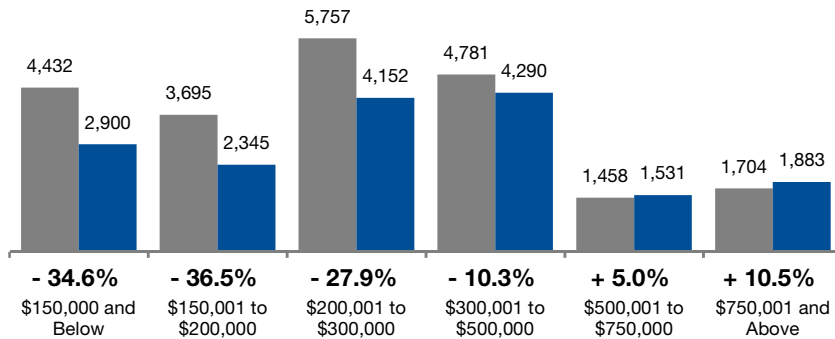
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Inventory of Homes for Sale

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

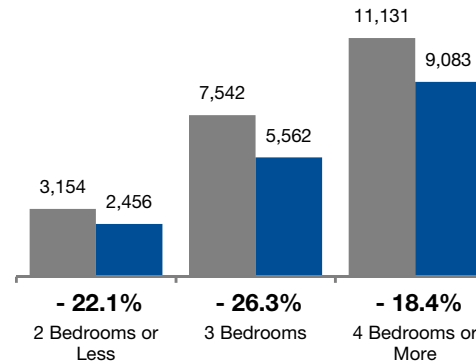
By Price Range

■ 10-2014 ■ 10-2015



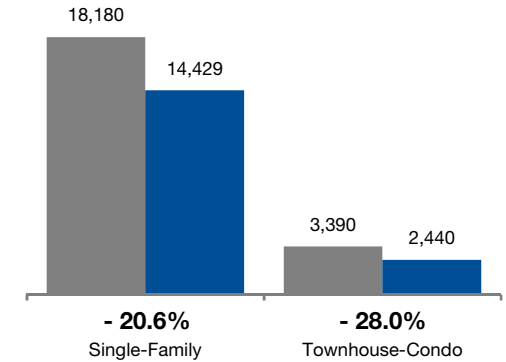
By Bedroom Count

■ 10-2014 ■ 10-2015



By Property Type

■ 10-2014 ■ 10-2015



All Properties

By Price Range

	10-2014	10-2015	Change
\$150,000 and Below	4,432	2,900	- 34.6%
\$150,001 to \$200,000	3,695	2,345	- 36.5%
\$200,001 to \$300,000	5,757	4,152	- 27.9%
\$300,001 to \$500,000	4,781	4,290	- 10.3%
\$500,001 to \$750,000	1,458	1,531	+ 5.0%
\$750,001 and Above	1,704	1,883	+ 10.5%
All Price Ranges	21,827	17,101	- 21.7%

Single-Family

	10-2014	10-2015	Change
2,990	2,026	- 32.2%	
2,876	1,872	- 34.9%	
5,102	3,586	- 29.7%	
4,431	4,001	- 9.7%	
1,329	1,395	+ 5.0%	
1,452	1,549	+ 6.7%	
All Price Ranges	18,180	14,429	- 20.6%

Townhouse-Condo

	10-2014	10-2015	Change
1,415	869	- 38.6%	
811	468	- 42.3%	
621	548	- 11.8%	
302	248	- 17.9%	
99	91	- 8.1%	
142	216	+ 52.1%	
All Price Ranges	3,390	2,440	- 28.0%

By Bedroom Count

	10-2014	10-2015	Change
2 Bedrooms or Less	3,154	2,456	- 22.1%
3 Bedrooms	7,542	5,562	- 26.3%
4 Bedrooms or More	11,131	9,083	- 18.4%
All Bedroom Counts	21,827	17,101	- 21.7%

	10-2014	10-2015	Change
1,536	1,282	- 16.5%	
5,866	4,374	- 25.4%	
10,778	8,773	- 18.6%	
All Bedroom Counts	18,180	14,429	- 20.6%

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

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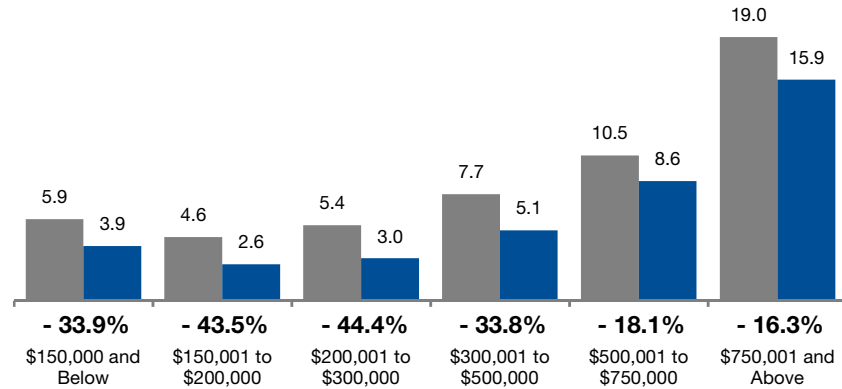
Months Supply of Inventory

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.



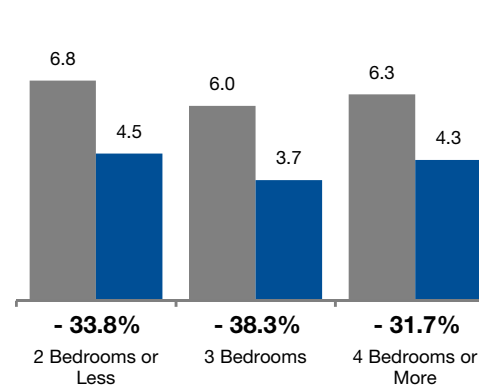
By Price Range

■ 10-2014 ■ 10-2015



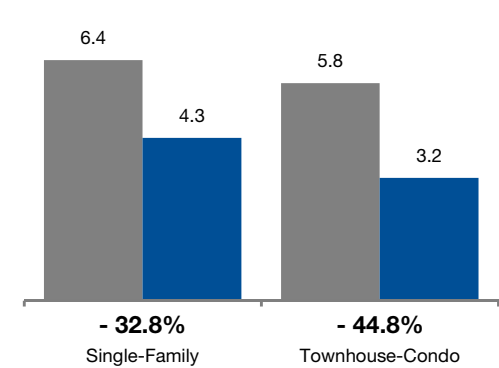
By Bedroom Count

■ 10-2014 ■ 10-2015



By Property Type

■ 10-2014 ■ 10-2015



All Properties

By Price Range	10-2014	10-2015	Change
\$150,000 and Below	5.9	3.9	- 33.9%
\$150,001 to \$200,000	4.6	2.6	- 43.5%
\$200,001 to \$300,000	5.4	3.0	- 44.4%
\$300,001 to \$500,000	7.7	5.1	- 33.8%
\$500,001 to \$750,000	10.5	8.6	- 18.1%
\$750,001 and Above	19.0	15.9	- 16.3%
All Price Ranges	6.3	4.1	- 34.9%

Single-Family

10-2014	10-2015	Change	10-2014	10-2015	Change
5.9	4.4	- 25.4%	5.7	3.2	- 43.9%
4.5	2.8	- 37.8%	4.9	2.2	- 55.1%
5.4	3.0	- 44.4%	5.4	3.1	- 42.6%
7.7	5.2	- 32.5%	7.4	4.3	- 41.9%
10.6	9.0	- 15.1%	10.2	5.0	- 51.0%
20.2	15.9	- 21.3%	13.2	14.8	+ 12.1%
6.4	4.3	- 32.8%	5.8	3.2	- 44.8%

Townhouse-Condo

By Bedroom Count	10-2014	10-2015	Change
2 Bedrooms or Less	6.8	4.5	- 33.8%
3 Bedrooms	6.0	3.7	- 38.3%
4 Bedrooms or More	6.3	4.3	- 31.7%
All Bedroom Counts	6.3	4.1	- 34.9%

10-2014	10-2015	Change	10-2014	10-2015	Change
7.0	5.3	- 24.3%	6.5	3.8	- 41.5%
6.2	4.0	- 35.5%	5.2	2.7	- 48.1%
6.3	4.3	- 31.7%	6.0	4.0	- 33.3%
6.4	4.3	- 32.8%	5.8	3.2	- 44.8%

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