

# Housing Supply Overview



Utah Association  
of REALTORS®

A research tool provided by the Utah Association of REALTORS®

## September 2015

The best outcomes seen in the past 15 years are upon us. Nary a warning bell is suspect to sound in this time of generalized stability. For the 12-month period spanning October 2014 through September 2015, Closed Sales in the state of Utah were up 17.8 percent overall. The price range with the largest gain in sales was the \$750,001 and Above range, where they increased 37.0 percent.

The overall Median Sales Price was up 6.1 percent to \$225,000. The property type with the largest price gain was the Single-Family segment, where prices increased 6.7 percent to \$239,999. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 50 days; the price range that tended to sell the slowest was the \$750,001 and Above range at 107 days.

Market-wide, inventory levels were down 20.3 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 19.2 percent. That amounts to 4.5 months supply for Single-Family homes and 3.6 months supply for Townhouse-Condo.

## Quick Facts

**+ 37.0%**

Price Range With  
Strongest Sales:  
**\$750,001 and Above**

**+ 18.6%**

Bedroom Count With  
Strongest Sales:  
**4 Bedrooms or More**

**+ 25.0%**

Property Type With  
Strongest Sales:  
**Townhouse-Condo**

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.

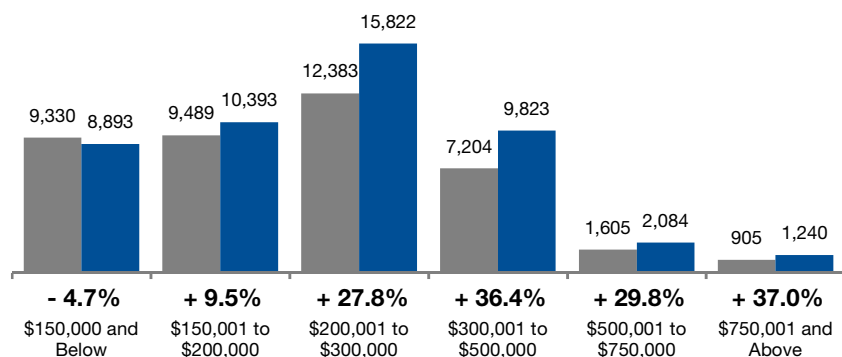


# Closed Sales

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

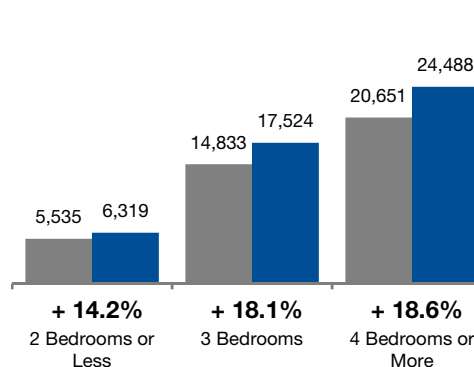
## By Price Range

■ 9-2014 ■ 9-2015



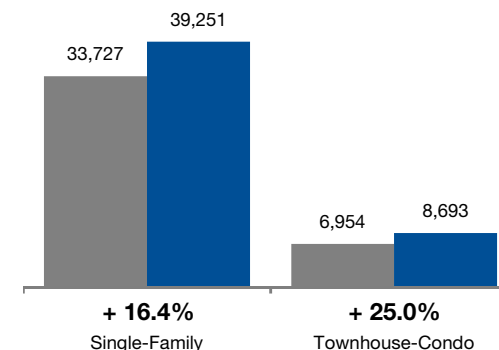
## By Bedroom Count

■ 9-2014 ■ 9-2015



## By Property Type

■ 9-2014 ■ 9-2015



### All Properties

#### By Price Range

	9-2014	9-2015	Change
\$150,000 and Below	9,330	8,893	- 4.7%
\$150,001 to \$200,000	9,489	10,393	+ 9.5%
\$200,001 to \$300,000	12,383	15,822	+ 27.8%
\$300,001 to \$500,000	7,204	9,823	+ 36.4%
\$500,001 to \$750,000	1,605	2,084	+ 29.8%
\$750,001 and Above	905	1,240	+ 37.0%
<b>All Price Ranges</b>	<b>41,019</b>	<b>48,331</b>	<b>+ 17.8%</b>

### Single-Family

	9-2014	9-2015	Change
\$150,000 and Below	6,249	5,585	- 10.6%
\$150,001 to \$200,000	7,571	7,953	+ 5.0%
\$200,001 to \$300,000	10,993	13,754	+ 25.1%
\$300,001 to \$500,000	6,654	9,034	+ 35.8%
\$500,001 to \$750,000	1,446	1,834	+ 26.8%
\$750,001 and Above	741	1,032	+ 39.3%
<b>All Price Ranges</b>	<b>33,727</b>	<b>39,251</b>	<b>+ 16.4%</b>

### Townhouse-Condo

	9-2014	9-2015	Change
\$150,000 and Below	3,057	3,258	+ 6.6%
\$150,001 to \$200,000	1,853	2,412	+ 30.2%
\$200,001 to \$300,000	1,320	1,995	+ 51.1%
\$300,001 to \$500,000	474	674	+ 42.2%
\$500,001 to \$750,000	105	197	+ 87.6%
\$750,001 and Above	115	140	+ 21.7%
<b>All Price Ranges</b>	<b>6,954</b>	<b>8,693</b>	<b>+ 25.0%</b>

#### By Bedroom Count

	9-2014	9-2015	Change
2 Bedrooms or Less	5,535	6,319	+ 14.2%
3 Bedrooms	14,833	17,524	+ 18.1%
4 Bedrooms or More	20,651	24,488	+ 18.6%
<b>All Bedroom Counts</b>	<b>41,019</b>	<b>48,331</b>	<b>+ 17.8%</b>

	9-2014	9-2015	Change
2 Bedrooms or Less	2,599	2,804	+ 7.9%
3 Bedrooms	11,130	12,782	+ 14.8%
4 Bedrooms or More	19,998	23,665	+ 18.3%
<b>All Bedroom Counts</b>	<b>33,727</b>	<b>39,251</b>	<b>+ 16.4%</b>

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

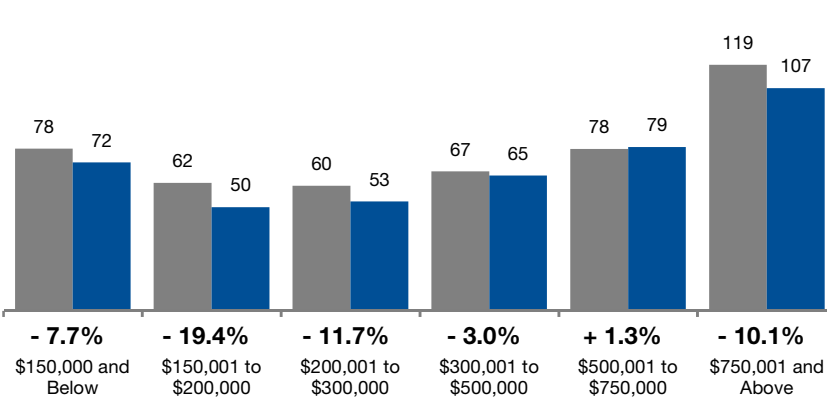
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# Days on Market Until Sale

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

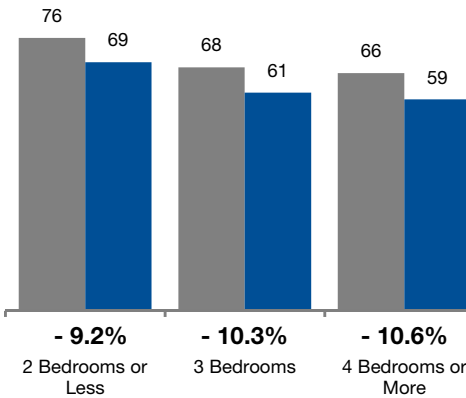
## By Price Range

■ 9-2014 ■ 9-2015



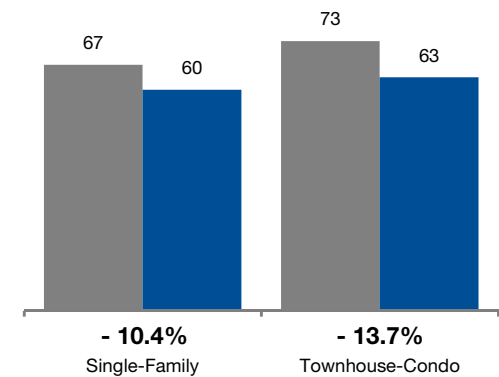
## By Bedroom Count

■ 9-2014 ■ 9-2015



## By Property Type

■ 9-2014 ■ 9-2015



### All Properties

By Price Range	9-2014	9-2015	Change
\$150,000 and Below	78	72	- 7.7%
\$150,001 to \$200,000	62	50	- 19.4%
\$200,001 to \$300,000	60	53	- 11.7%
\$300,001 to \$500,000	67	65	- 3.0%
\$500,001 to \$750,000	78	79	+ 1.3%
\$750,001 and Above	119	107	- 10.1%
<b>All Price Ranges</b>	<b>68</b>	<b>61</b>	<b>- 10.3%</b>

### Single-Family

9-2014	9-2015	Change
80	75	- 6.3%
61	49	- 19.7%
59	52	- 11.9%
65	63	- 3.1%
73	74	+ 1.4%
113	105	- 7.1%
<b>67</b>	<b>60</b>	<b>- 10.4%</b>

### Townhouse-Condo

9-2014	9-2015	Change
75	65	- 13.3%
65	52	- 20.0%
65	54	- 16.9%
86	93	+ 8.1%
110	120	+ 9.1%
151	118	- 21.9%
<b>73</b>	<b>63</b>	<b>- 13.7%</b>

### By Bedroom Count

9-2014	9-2015	Change
76	69	- 9.2%
68	61	- 10.3%
66	59	- 10.6%
<b>68</b>	<b>61</b>	<b>- 10.3%</b>

9-2014	9-2015	Change
72	68	- 5.6%
67	60	- 10.4%
66	58	- 12.1%
<b>67</b>	<b>60</b>	<b>- 10.4%</b>

9-2014	9-2015	Change
78	67	- 14.1%
68	60	- 11.8%
75	66	- 12.0%
<b>73</b>	<b>63</b>	<b>- 13.7%</b>

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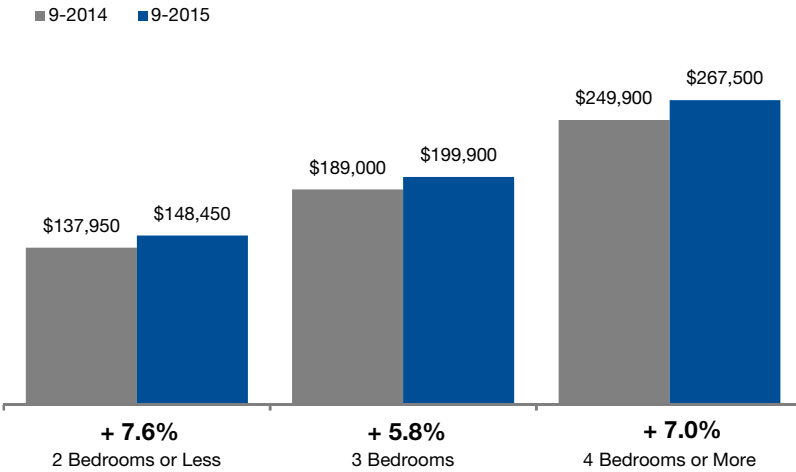
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# Median Sales Price

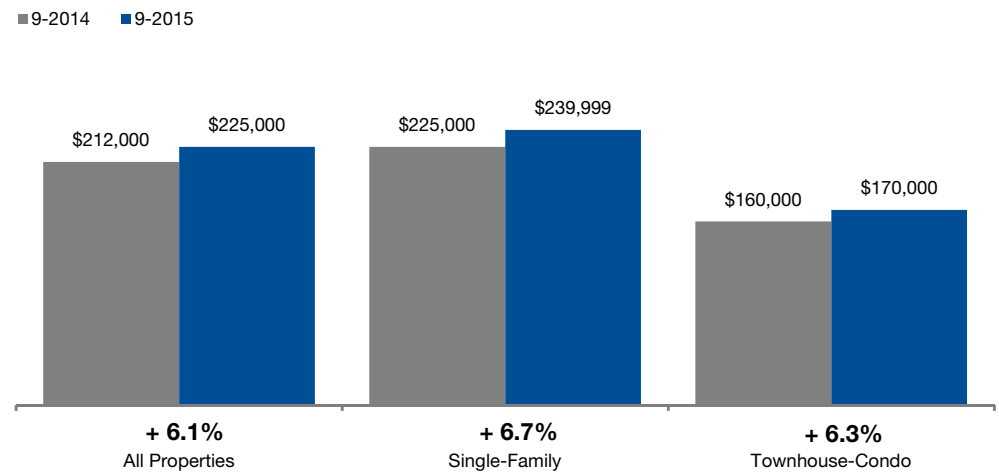
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



## By Bedroom Count



## By Property Type



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	9-2014	9-2015	Change	9-2014	9-2015	Change	9-2014	9-2015	Change
2 Bedrooms or Less	\$137,950	\$148,450	+ 7.6%	\$136,500	\$150,000	+ 9.9%	\$133,615	\$140,000	+ 4.8%
3 Bedrooms	\$189,000	\$199,900	+ 5.8%	\$196,436	\$209,000	+ 6.4%	\$170,000	\$179,900	+ 5.8%
4 Bedrooms or More	\$249,900	\$267,500	+ 7.0%	\$250,000	\$268,900	+ 7.6%	\$219,000	\$230,000	+ 5.0%
<b>All Price Ranges</b>	<b>\$212,000</b>	<b>\$225,000</b>	<b>+ 6.1%</b>	<b>\$225,000</b>	<b>\$239,999</b>	<b>+ 6.7%</b>	<b>\$160,000</b>	<b>\$170,000</b>	<b>+ 6.3%</b>

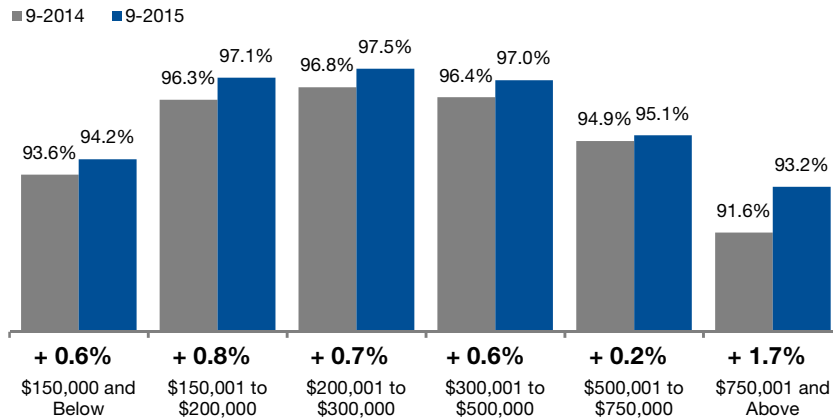
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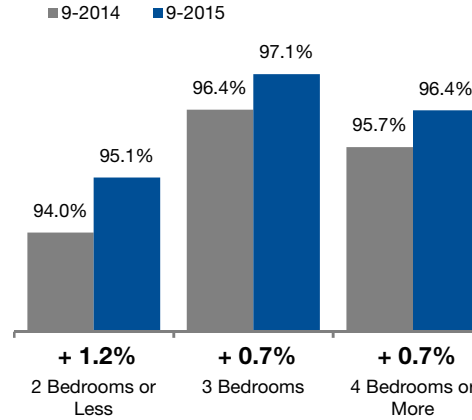
# Percent of Original List Price Received

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.

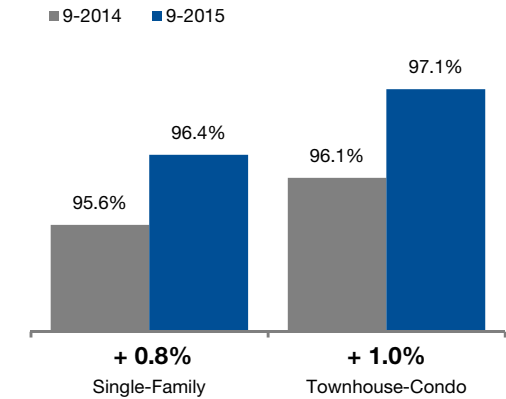
## By Price Range



## By Bedroom Count



## By Property Type



## All Properties

By Price Range	9-2014	9-2015	Change
\$150,000 and Below	93.6%	94.2%	+ 0.6%
\$150,001 to \$200,000	96.3%	97.1%	+ 0.8%
\$200,001 to \$300,000	96.8%	97.5%	+ 0.7%
\$300,001 to \$500,000	96.4%	97.0%	+ 0.6%
\$500,001 to \$750,000	94.9%	95.1%	+ 0.2%
\$750,001 and Above	91.6%	93.2%	+ 1.7%
<b>All Price Ranges</b>	<b>95.7%</b>	<b>96.5%</b>	<b>+ 0.8%</b>

## Single-Family

By Price Range	9-2014	9-2015	Change
\$150,000 and Below	93.0%	93.3%	+ 0.3%
\$150,001 to \$200,000	96.2%	97.0%	+ 0.8%
\$200,001 to \$300,000	96.6%	97.2%	+ 0.6%
\$300,001 to \$500,000	96.5%	97.0%	+ 0.5%
\$500,001 to \$750,000	94.7%	94.8%	+ 0.1%
\$750,001 and Above	91.1%	92.8%	+ 1.9%
<b>All Price Ranges</b>	<b>95.6%</b>	<b>96.4%</b>	<b>+ 0.8%</b>

## Townhouse-Condo

By Price Range	9-2014	9-2015	Change
\$150,000 and Below	94.9%	95.7%	+ 0.8%
\$150,001 to \$200,000	96.9%	97.5%	+ 0.6%
\$200,001 to \$300,000	98.3%	99.0%	+ 0.7%
\$300,001 to \$500,000	95.7%	97.0%	+ 1.4%
\$500,001 to \$750,000	95.1%	96.1%	+ 1.1%
\$750,001 and Above	94.3%	95.2%	+ 1.0%
<b>All Price Ranges</b>	<b>96.1%</b>	<b>97.1%</b>	<b>+ 1.0%</b>

## By Bedroom Count

By Bedroom Count	9-2014	9-2015	Change
2 Bedrooms or Less	94.0%	95.1%	+ 1.2%
3 Bedrooms	96.4%	97.1%	+ 0.7%
4 Bedrooms or More	95.7%	96.4%	+ 0.7%
<b>All Bedroom Counts</b>	<b>95.7%</b>	<b>96.5%</b>	<b>+ 0.8%</b>

By Bedroom Count	9-2014	9-2015	Change
2 Bedrooms or Less	93.2%	94.5%	+ 1.4%
3 Bedrooms	96.1%	96.7%	+ 0.6%
4 Bedrooms or More	95.7%	96.4%	+ 0.7%
<b>All Bedroom Counts</b>	<b>95.6%</b>	<b>96.4%</b>	<b>+ 0.8%</b>

By Bedroom Count	9-2014	9-2015	Change
2 Bedrooms or Less	94.6%	95.5%	+ 1.0%
3 Bedrooms	97.3%	98.2%	+ 0.9%
4 Bedrooms or More	95.9%	96.7%	+ 0.8%
<b>All Bedroom Counts</b>	<b>96.1%</b>	<b>97.1%</b>	<b>+ 1.0%</b>

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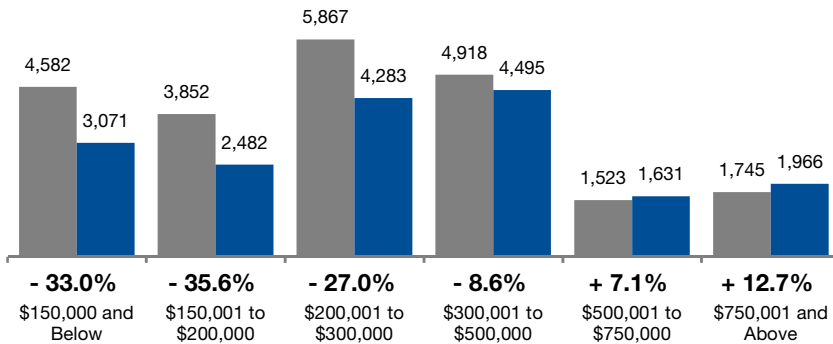
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# Inventory of Homes for Sale

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

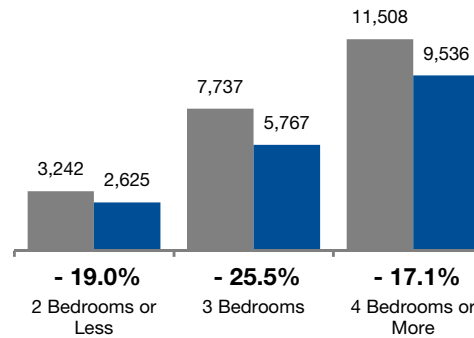
## By Price Range

■ 9-2014 ■ 9-2015



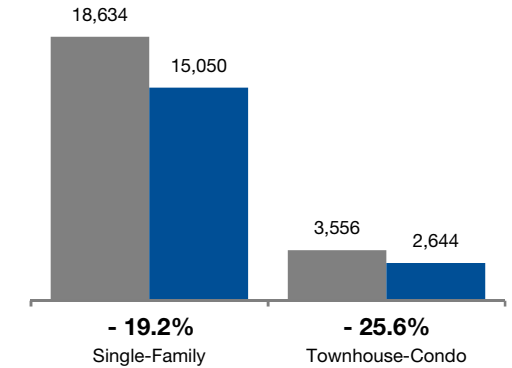
## By Bedroom Count

■ 9-2014 ■ 9-2015



## By Property Type

■ 9-2014 ■ 9-2015



### All Properties

By Price Range	9-2014	9-2015	Change
\$150,000 and Below	4,582	3,071	- 33.0%
\$150,001 to \$200,000	3,852	2,482	- 35.6%
\$200,001 to \$300,000	5,867	4,283	- 27.0%
\$300,001 to \$500,000	4,918	4,495	- 8.6%
\$500,001 to \$750,000	1,523	1,631	+ 7.1%
\$750,001 and Above	1,745	1,966	+ 12.7%
<b>All Price Ranges</b>	<b>22,487</b>	<b>17,928</b>	<b>- 20.3%</b>

### Single-Family

By Price Range	9-2014	9-2015	Change
\$150,000 and Below	3,066	2,109	- 31.2%
\$150,001 to \$200,000	2,981	1,966	- 34.0%
\$200,001 to \$300,000	5,188	3,681	- 29.0%
\$300,001 to \$500,000	4,536	4,185	- 7.7%
\$500,001 to \$750,000	1,382	1,488	+ 7.7%
\$750,001 and Above	1,481	1,621	+ 9.5%
<b>All Price Ranges</b>	<b>18,634</b>	<b>15,050</b>	<b>- 19.2%</b>

### Townhouse-Condo

By Price Range	9-2014	9-2015	Change
\$150,000 and Below	1,480	957	- 35.3%
\$150,001 to \$200,000	861	512	- 40.5%
\$200,001 to \$300,000	637	583	- 8.5%
\$300,001 to \$500,000	324	270	- 16.7%
\$500,001 to \$750,000	110	102	- 7.3%
\$750,001 and Above	144	220	+ 52.8%
<b>All Price Ranges</b>	<b>3,556</b>	<b>2,644</b>	<b>- 25.6%</b>

By Bedroom Count	9-2014	9-2015	Change
2 Bedrooms or Less	3,242	2,625	- 19.0%
3 Bedrooms	7,737	5,767	- 25.5%
4 Bedrooms or More	11,508	9,536	- 17.1%
<b>All Bedroom Counts</b>	<b>22,487</b>	<b>17,928</b>	<b>- 20.3%</b>

By Bedroom Count	9-2014	9-2015	Change
2 Bedrooms or Less	1,531	1,329	- 13.2%
3 Bedrooms	5,972	4,517	- 24.4%
4 Bedrooms or More	11,131	9,204	- 17.3%
<b>All Bedroom Counts</b>	<b>18,634</b>	<b>15,050</b>	<b>- 19.2%</b>

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

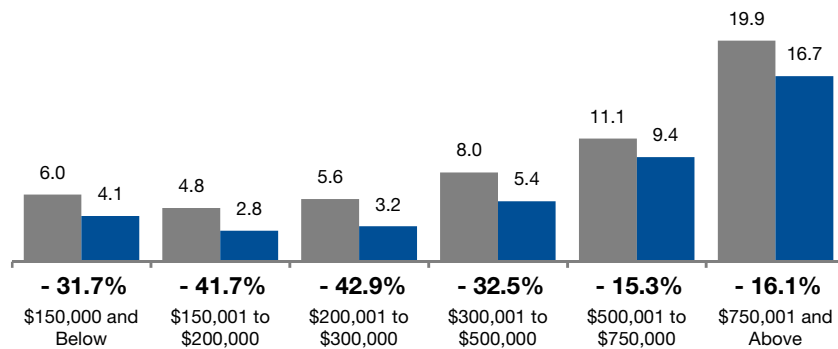
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# Months Supply of Inventory

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.

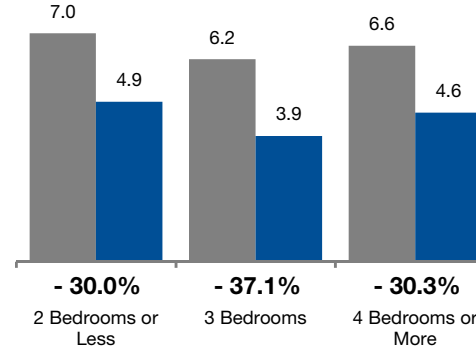
## By Price Range

■ 9-2014 ■ 9-2015



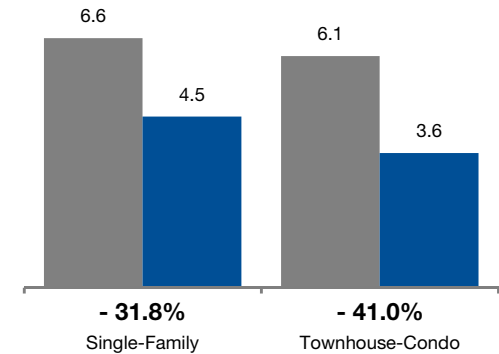
## By Bedroom Count

■ 9-2014 ■ 9-2015



## By Property Type

■ 9-2014 ■ 9-2015



### All Properties

#### By Price Range

	9-2014	9-2015	Change
\$150,000 and Below	6.0	4.1	- 31.7%
\$150,001 to \$200,000	4.8	2.8	- 41.7%
\$200,001 to \$300,000	5.6	3.2	- 42.9%
\$300,001 to \$500,000	8.0	5.4	- 32.5%
\$500,001 to \$750,000	11.1	9.4	- 15.3%
\$750,001 and Above	19.9	16.7	- 16.1%
<b>All Price Ranges</b>	<b>6.5</b>	<b>4.4</b>	<b>- 33.3%</b>

### Single-Family

	9-2014	9-2015	Change
\$150,000 and Below	6.0	4.5	- 25.0%
\$150,001 to \$200,000	4.7	2.9	- 38.3%
\$200,001 to \$300,000	5.6	3.2	- 42.9%
\$300,001 to \$500,000	8.0	5.5	- 31.3%
\$500,001 to \$750,000	11.2	9.8	- 12.5%
\$750,001 and Above	21.0	16.8	- 20.0%
<b>All Price Ranges</b>	<b>6.6</b>	<b>4.5</b>	<b>- 31.8%</b>

### Townhouse-Condo

	9-2014	9-2015	Change
\$150,000 and Below	5.9	3.5	- 40.7%
\$150,001 to \$200,000	5.4	2.5	- 53.7%
\$200,001 to \$300,000	5.8	3.4	- 41.4%
\$300,001 to \$500,000	8.1	4.8	- 40.7%
\$500,001 to \$750,000	12.1	6.1	- 49.6%
\$750,001 and Above	13.3	15.3	+ 15.0%
<b>All Price Ranges</b>	<b>6.1</b>	<b>3.6</b>	<b>- 41.0%</b>

#### By Bedroom Count

	9-2014	9-2015	Change
2 Bedrooms or Less	7.0	4.9	- 30.0%
3 Bedrooms	6.2	3.9	- 37.1%
4 Bedrooms or More	6.6	4.6	- 30.3%
<b>All Bedroom Counts</b>	<b>6.5</b>	<b>4.4</b>	<b>- 33.3%</b>

	9-2014	9-2015	Change
2 Bedrooms or Less	7.1	5.6	- 21.1%
3 Bedrooms	6.4	4.2	- 34.4%
4 Bedrooms or More	6.6	4.6	- 30.3%
<b>All Bedroom Counts</b>	<b>6.6</b>	<b>4.5</b>	<b>- 31.8%</b>

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