

Local Market Update for February 2016

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®



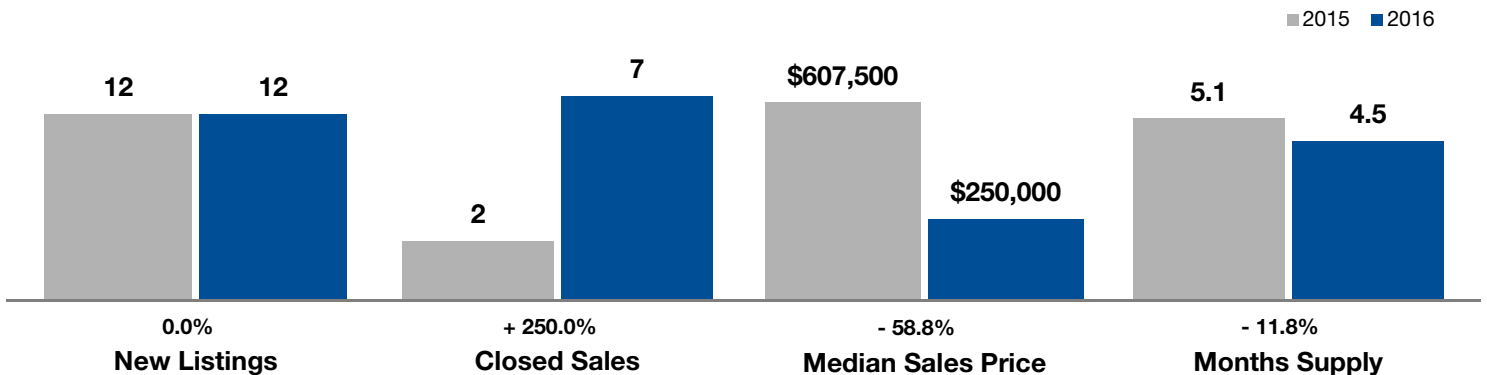
Utah Association
of REALTORS®

Morgan County

Key Metrics	February			Year to Date		
	2015	2016	Percent Change	Thru 2-2015	Thru 2-2016	Percent Change
New Listings	12	12	0.0%	26	22	- 15.4%
Pending Sales	6	10	+ 66.7%	12	21	+ 75.0%
Closed Sales	2	7	+ 250.0%	4	11	+ 175.0%
Median Sales Price*	\$607,500	\$250,000	- 58.8%	\$386,250	\$290,000	- 24.9%
Average Sales Price*	\$607,500	\$280,700	- 53.8%	\$383,125	\$305,868	- 20.2%
Percent of Original List Price Received*	93.5%	94.6%	+ 1.2%	91.6%	95.2%	+ 3.9%
Days on Market Until Sale	80	57	- 28.8%	99	55	- 44.4%
Inventory of Homes for Sale	48	41	- 14.6%	--	--	--
Months Supply of Inventory	5.1	4.5	- 11.8%	--	--	--

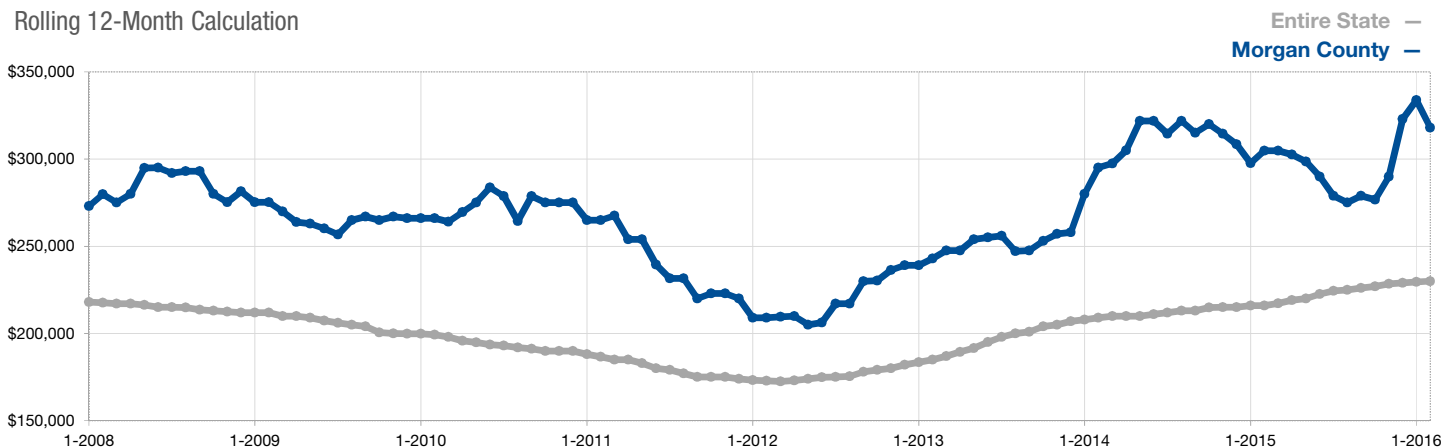
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.