

Housing Supply Overview

This research report is provided by the Utah Association of REALTORS® and includes data from the Wasatch Front Regional MLS, Iron County MLS, Washington County MLS and Park City MLS



Utah Association
of REALTORS®

April 2016

We should see a healthy number of sales in most categories for the next few months, yet there is still some lingering worry about low inventory, especially with an overall slowdown in new construction. For the 12-month period spanning May 2015 through April 2016, Closed Sales in the state of Utah were up 9.8 percent overall. The price range with the largest gain in sales was the \$300,001 to \$500,000 range, where they increased 30.7 percent.

The overall Median Sales Price was up 6.7 percent to \$232,625. The property type with the largest price gain was the Single-Family segment, where prices increased 8.7 percent to \$249,900. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 41 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 27.5 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 26.1 percent. That amounts to 3.1 months supply for Single-Family homes and 2.2 months supply for Townhouse-Condo.

Quick Facts

+ 30.7%

+ 13.1%

+ 16.8%

Price Range With the
Strongest Sales:

\$300,001 to \$500,000

Bedroom Count With the
Strongest Sales:

2 Bedrooms or Less

Property Type With the
Strongest Sales:

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 is based on data provided by the Wasatch Front Regional Multiple Listing Service, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



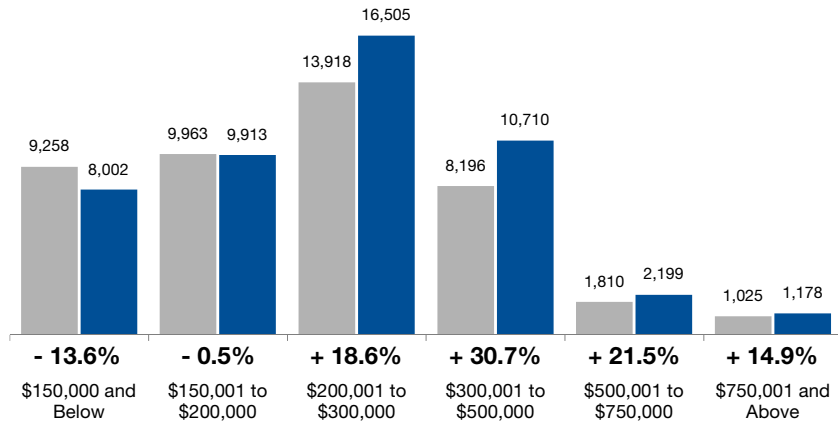
Closed Sales

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



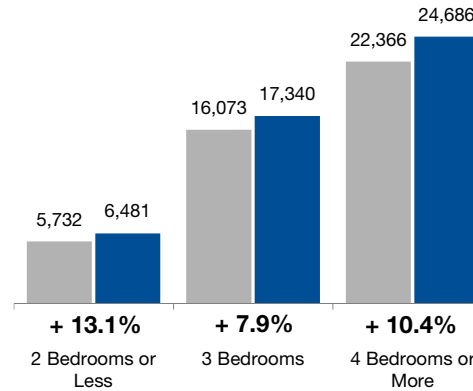
By Price Range

■ 4-2015 ■ 4-2016



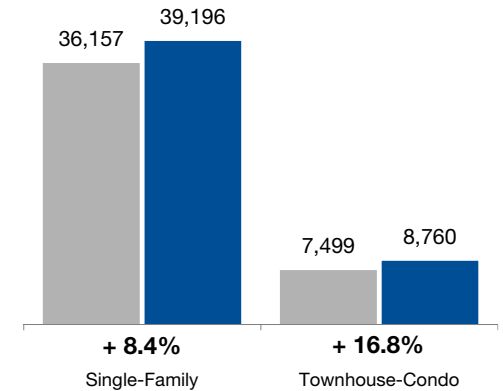
By Bedroom Count

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$150,000 and Below	9,258	8,002	- 13.6%
\$150,001 to \$200,000	9,963	9,913	- 0.5%
\$200,001 to \$300,000	13,918	16,505	+ 18.6%
\$300,001 to \$500,000	8,196	10,710	+ 30.7%
\$500,001 to \$750,000	1,810	2,199	+ 21.5%
\$750,001 and Above	1,025	1,178	+ 14.9%
All Price Ranges	44,171	48,507	+ 9.8%

Single-Family

	4-2015	4-2016	Change
\$150,000 and Below	6,042	4,708	- 22.1%
\$150,001 to \$200,000	7,858	7,428	- 5.5%
\$200,001 to \$300,000	12,265	14,162	+ 15.5%
\$300,001 to \$500,000	7,548	9,957	+ 31.9%
\$500,001 to \$750,000	1,611	1,951	+ 21.1%
\$750,001 and Above	832	990	+ 19.0%
All Price Ranges	36,157	39,196	+ 8.4%

Townhouse-Condo

	4-2015	4-2016	Change
\$150,000 and Below	3,015	3,086	+ 2.4%
\$150,001 to \$200,000	2,074	2,448	+ 18.0%
\$200,001 to \$300,000	1,572	2,268	+ 44.3%
\$300,001 to \$500,000	562	636	+ 13.2%
\$500,001 to \$750,000	145	188	+ 29.7%
\$750,001 and Above	131	134	+ 2.3%
All Price Ranges	7,499	8,760	+ 16.8%

By Bedroom Count

	4-2015	4-2016	Change
2 Bedrooms or Less	5,732	6,481	+ 13.1%
3 Bedrooms	16,073	17,340	+ 7.9%
4 Bedrooms or More	22,366	24,686	+ 10.4%
All Bedroom Counts	44,171	48,507	+ 9.8%

	4-2015	4-2016	Change
2 Bedrooms or Less	2,593	2,866	+ 10.5%
3 Bedrooms	11,907	12,477	+ 4.8%
4 Bedrooms or More	21,657	23,853	+ 10.1%
All Bedroom Counts	36,157	39,196	+ 8.4%

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

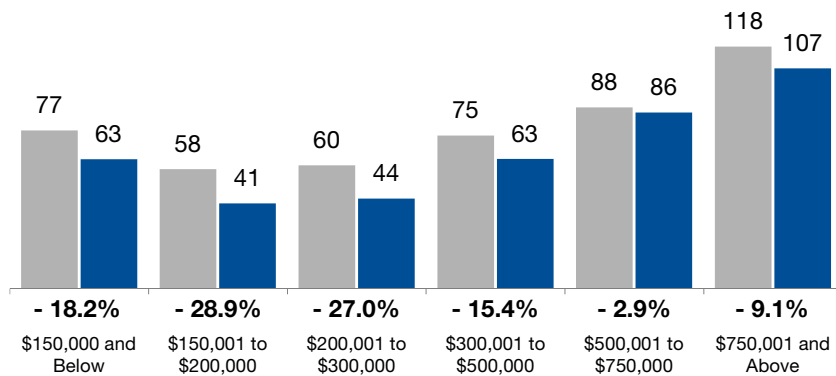
Days on Market Until Sale

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



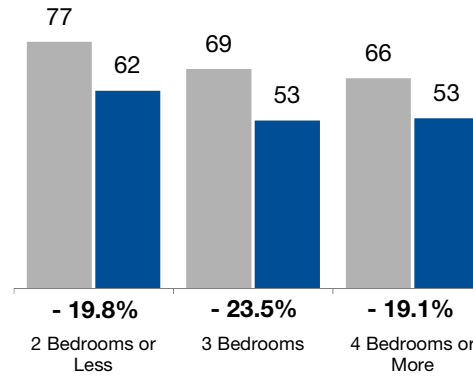
By Price Range

■ 4-2015 ■ 4-2016



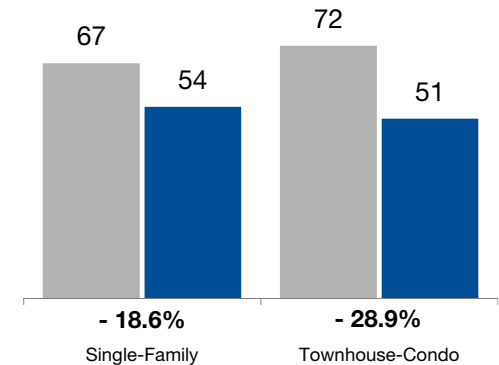
By Bedroom Count

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$150,000 and Below	77	63	- 18.2%
\$150,001 to \$200,000	58	41	- 28.9%
\$200,001 to \$300,000	60	44	- 27.0%
\$300,001 to \$500,000	75	63	- 15.4%
\$500,001 to \$750,000	88	86	- 2.9%
\$750,001 and Above	118	107	- 9.1%
All Price Ranges	68	54	- 20.8%

Single-Family

4-2015	4-2016	Change	4-2015	4-2016	Change
77	69	- 10.2%	73	49	- 32.0%
57	41	- 27.4%	62	41	- 33.1%
59	43	- 26.8%	64	47	- 26.5%
72	62	- 13.5%	104	77	- 25.5%
84	85	+ 0.8%	117	98	- 16.0%
119	102	- 14.4%	112	140	+ 25.0%
67	54	- 18.6%	72	51	- 28.9%

Townhouse-Condo

	4-2015	4-2016	Change
	73	49	- 32.0%
	62	41	- 33.1%
	64	47	- 26.5%
	104	77	- 25.5%
	117	98	- 16.0%
	112	140	+ 25.0%
	72	51	- 28.9%

By Bedroom Count

	4-2015	4-2016	Change
2 Bedrooms or Less	77	62	- 19.8%
3 Bedrooms	69	53	- 23.5%
4 Bedrooms or More	66	53	- 19.1%
All Bedroom Counts	68	54	- 20.8%

4-2015	4-2016	Change	4-2015	4-2016	Change
71	65	- 7.4%	77	55	- 28.2%
68	54	- 20.8%	67	47	- 29.7%
65	53	- 18.8%	74	54	- 27.3%
67	54	- 18.6%	72	51	- 28.9%

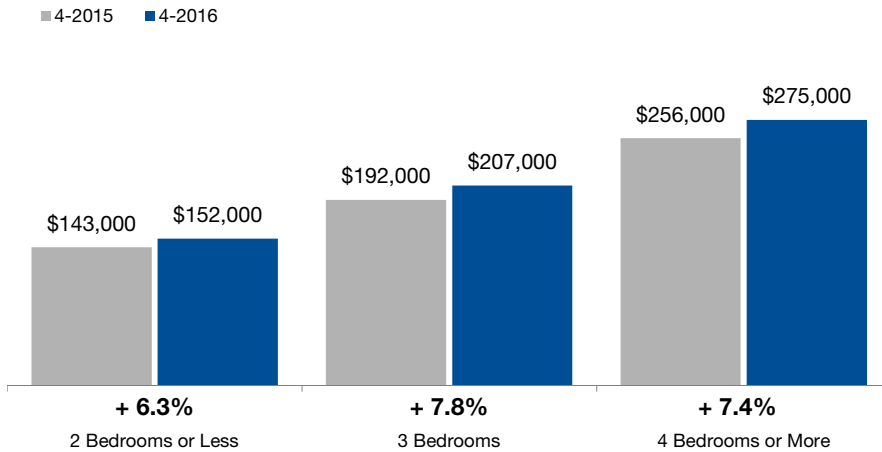
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

Median Sales Price

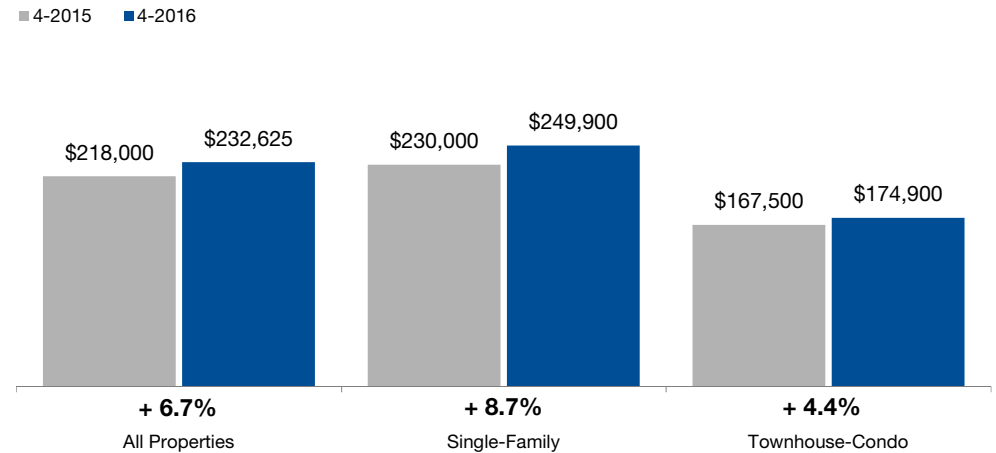
The number of properties available for sale in active status at the end of the most recent month.
Based on a rolling 12-month average.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	4-2015	4-2016	Change
2 Bedrooms or Less	\$143,000	\$152,000	+ 6.3%
3 Bedrooms	\$192,000	\$207,000	+ 7.8%
4 Bedrooms or More	\$256,000	\$275,000	+ 7.4%
All Bedroom Counts	\$218,000	\$232,625	+ 6.7%

Single-Family

4-2015	4-2016	Change
\$144,000	\$159,800	+ 11.0%
\$200,000	\$216,300	+ 8.1%
\$257,000	\$277,500	+ 8.0%
\$230,000	\$249,900	+ 8.7%

Townhouse-Condo

4-2015	4-2016	Change
\$139,900	\$144,000	+ 2.9%
\$175,000	\$184,000	+ 5.1%
\$226,000	\$234,334	+ 3.7%
\$167,500	\$174,900	+ 4.4%

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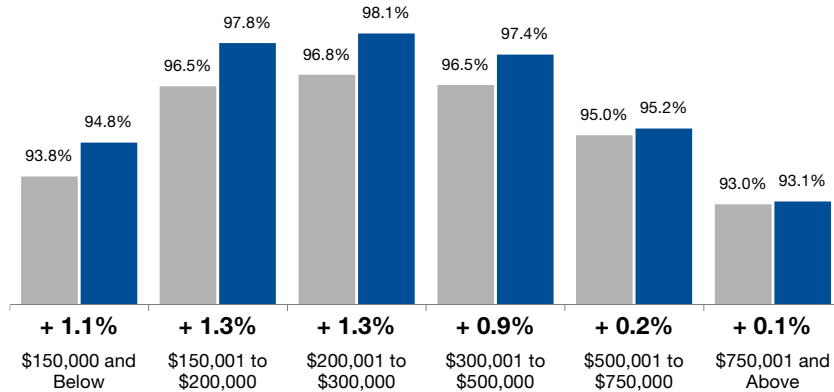
Percent of Original List Price Received

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.**



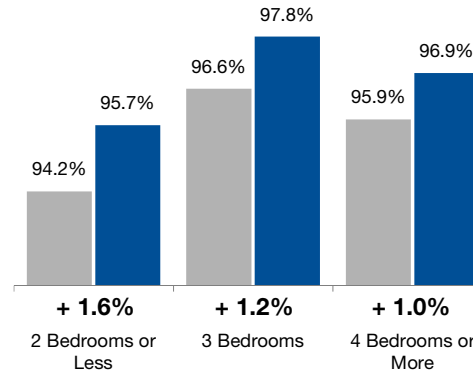
By Price Range

■ 4-2015 ■ 4-2016



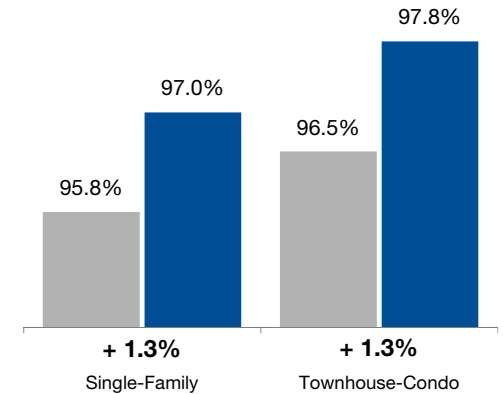
By Bedroom Count

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$150,000 and Below	93.8%	94.8%	+ 1.1%
\$150,001 to \$200,000	96.5%	97.8%	+ 1.3%
\$200,001 to \$300,000	96.8%	98.1%	+ 1.3%
\$300,001 to \$500,000	96.5%	97.4%	+ 0.9%
\$500,001 to \$750,000	95.0%	95.2%	+ 0.2%
\$750,001 and Above	93.0%	93.1%	+ 0.1%
All Price Ranges	95.9%	97.1%	+ 1.3%

Single-Family

	4-2015	4-2016	Change
\$150,000 and Below	93.3%	93.7%	+ 0.4%
\$150,001 to \$200,000	96.4%	97.6%	+ 1.2%
\$200,001 to \$300,000	96.6%	97.9%	+ 1.3%
\$300,001 to \$500,000	96.5%	97.4%	+ 0.9%
\$500,001 to \$750,000	94.8%	94.9%	+ 0.1%
\$750,001 and Above	92.4%	92.9%	+ 0.5%
All Price Ranges	95.8%	97.0%	+ 1.3%

Townhouse-Condo

	4-2015	4-2016	Change
\$150,000 and Below	95.2%	96.6%	+ 1.5%
\$150,001 to \$200,000	96.9%	98.2%	+ 1.3%
\$200,001 to \$300,000	98.7%	99.2%	+ 0.5%
\$300,001 to \$500,000	96.5%	97.6%	+ 1.1%
\$500,001 to \$750,000	95.2%	97.3%	+ 2.2%
\$750,001 and Above	95.9%	94.1%	- 1.9%
All Price Ranges	96.5%	97.8%	+ 1.3%

By Bedroom Count

	4-2015	4-2016	Change
2 Bedrooms or Less	94.2%	95.7%	+ 1.6%
3 Bedrooms	96.6%	97.8%	+ 1.2%
4 Bedrooms or More	95.9%	96.9%	+ 1.0%
All Bedroom Counts	95.9%	97.1%	+ 1.3%

	4-2015	4-2016	Change
2 Bedrooms or Less	93.8%	94.9%	+ 1.2%
3 Bedrooms	96.2%	97.4%	+ 1.2%
4 Bedrooms or More	95.8%	96.9%	+ 1.1%
All Bedroom Counts	95.8%	97.0%	+ 1.3%

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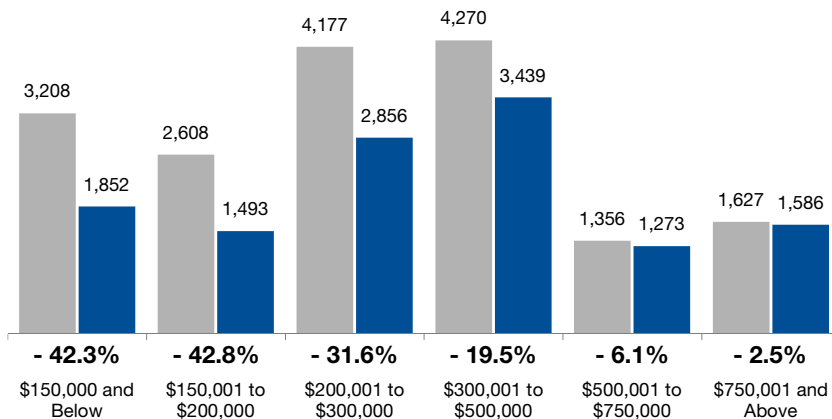
Inventory of Homes for Sale

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



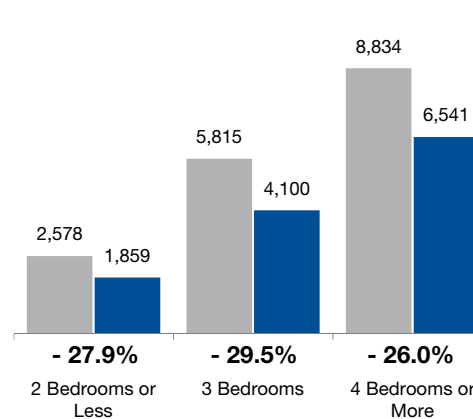
By Price Range

■ 4-2015 ■ 4-2016



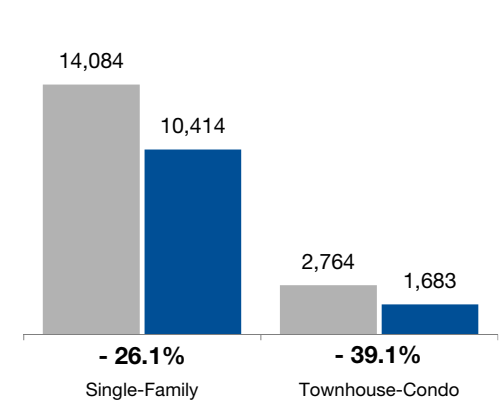
By Bedroom Count

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$150,000 and Below	3,208	1,852	- 42.3%
\$150,001 to \$200,000	2,608	1,493	- 42.8%
\$200,001 to \$300,000	4,177	2,856	- 31.6%
\$300,001 to \$500,000	4,270	3,439	- 19.5%
\$500,001 to \$750,000	1,356	1,273	- 6.1%
\$750,001 and Above	1,627	1,586	- 2.5%
All Price Ranges	17,246	12,500	- 27.5%

Single-Family

4-2015	4-2016	Change
2,085	1,262	- 39.5%
1,913	1,097	- 42.7%
3,578	2,420	- 32.4%
3,938	3,195	- 18.9%
1,232	1,141	- 7.4%
1,338	1,299	- 2.9%
14,084	10,414	- 26.1%

Townhouse-Condo

	4-2015	4-2016	Change
	976	460	- 52.9%
	677	371	- 45.2%
	572	407	- 28.8%
	279	199	- 28.7%
	89	83	- 6.7%
	171	162	- 5.3%
	2,764	1,683	- 39.1%

By Bedroom Count

	4-2015	4-2016	Change
2 Bedrooms or Less	2,578	1,859	- 27.9%
3 Bedrooms	5,815	4,100	- 29.5%
4 Bedrooms or More	8,834	6,541	- 26.0%
All Bedroom Counts	17,246	12,500	- 27.5%

4-2015	4-2016	Change	4-2015	4-2016	Change
1,193	950	- 20.4%	1,185	666	- 43.8%
4,361	3,135	- 28.1%	1,330	837	- 37.1%
8,528	6,329	- 25.8%	249	180	- 27.7%
14,084	10,414	- 26.1%	2,764	1,683	- 39.1%

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

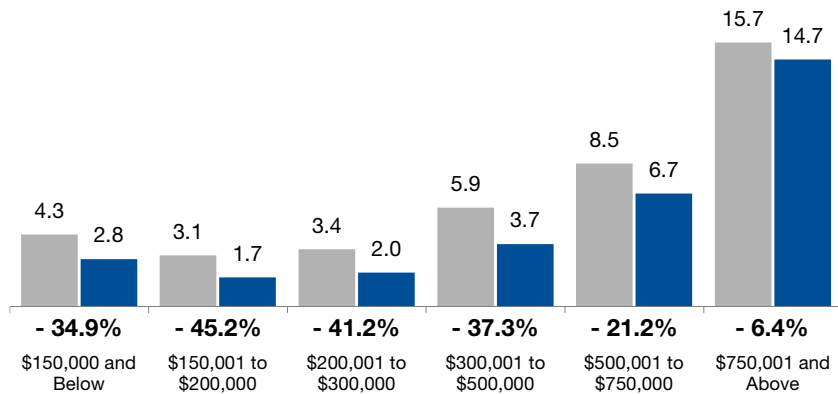
Months Supply of Inventory

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.



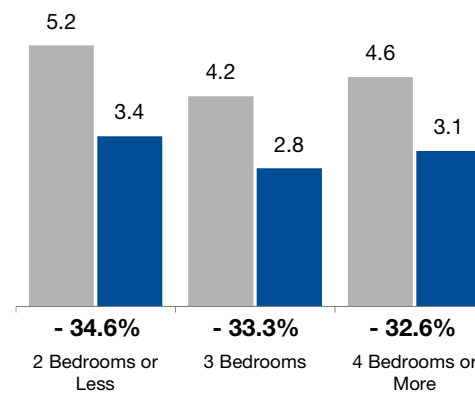
By Price Range

■ 4-2015 ■ 4-2016



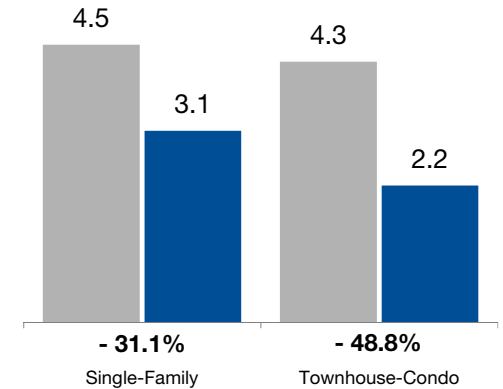
By Bedroom Count

■ 4-2015 ■ 4-2016



By Property Type

■ 4-2015 ■ 4-2016



All Properties

By Price Range

	4-2015	4-2016	Change
\$150,000 and Below	4.3	2.8	- 34.9%
\$150,001 to \$200,000	3.1	1.7	- 45.2%
\$200,001 to \$300,000	3.4	2.0	- 41.2%
\$300,001 to \$500,000	5.9	3.7	- 37.3%
\$500,001 to \$750,000	8.5	6.7	- 21.2%
\$750,001 and Above	15.7	14.7	- 6.4%
All Price Ranges	4.5	3.0	- 33.3%

Single-Family

	4-2015	4-2016	Change
\$150,000 and Below	4.3	3.3	- 23.3%
\$150,001 to \$200,000	2.9	1.7	- 41.4%
\$200,001 to \$300,000	3.3	2.0	- 39.4%
\$300,001 to \$500,000	5.9	3.7	- 37.3%
\$500,001 to \$750,000	8.8	6.8	- 22.7%
\$750,001 and Above	16.3	14.2	- 12.9%
All Price Ranges	4.5	3.1	- 31.1%

Townhouse-Condo

	4-2015	4-2016	Change
\$150,000 and Below	3.9	1.8	- 53.8%
\$150,001 to \$200,000	3.7	1.7	- 54.1%
\$200,001 to \$300,000	4.1	2.0	- 51.2%
\$300,001 to \$500,000	5.7	3.7	- 35.1%
\$500,001 to \$750,000	6.6	4.8	- 27.3%
\$750,001 and Above	12.3	14.5	+ 17.9%
All Price Ranges	4.3	2.2	- 48.8%

By Bedroom Count

	4-2015	4-2016	Change
2 Bedrooms or Less	5.2	3.4	- 34.6%
3 Bedrooms	4.2	2.8	- 33.3%
4 Bedrooms or More	4.6	3.1	- 32.6%
All Bedroom Counts	4.5	3.0	- 33.3%

	4-2015	4-2016	Change
2 Bedrooms or Less	5.3	4.0	- 24.5%
3 Bedrooms	4.3	3.0	- 30.2%
4 Bedrooms or More	4.6	3.1	- 32.6%
All Bedroom Counts	4.5	3.1	- 31.1%

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