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®**

June 2016

Sales have been brisk, particularly at midpoint levels away from the highs and lows, and months' supply of inventory continues to drop, sometimes significantly. For the 12-month period spanning July 2015 through June 2016, Closed Sales in the state of Utah were up 7.2 percent overall. The price range with the largest gain in sales was the $300,001 to $500,000 range, where they increased 27.1 percent.

The overall Median Sales Price was up 6.7 percent to $235,900. The property type with the largest price gain was the Single-Family segment, where prices increased 7.3 percent to $252,050. The price range that tended to sell the quickest was the $150,001 to $200,000 range at 40 days; the price range that tended to sell the slowest was the $750,001 and Above range at 109 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 20.7 percent. That amounts to 3.4 months supply for Single-Family homes and 2.3 months supply for Townhouse-Condo.

Quick Facts

+ 27.1%	+ 9.4%	+ 13.6%
Price Range With the Strongest Sales:	Bedroom Count With the Strongest Sales:	Property Type With the Strongest Sales:
$300,001 to $500,000	**2 Bedrooms or Less**	**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.
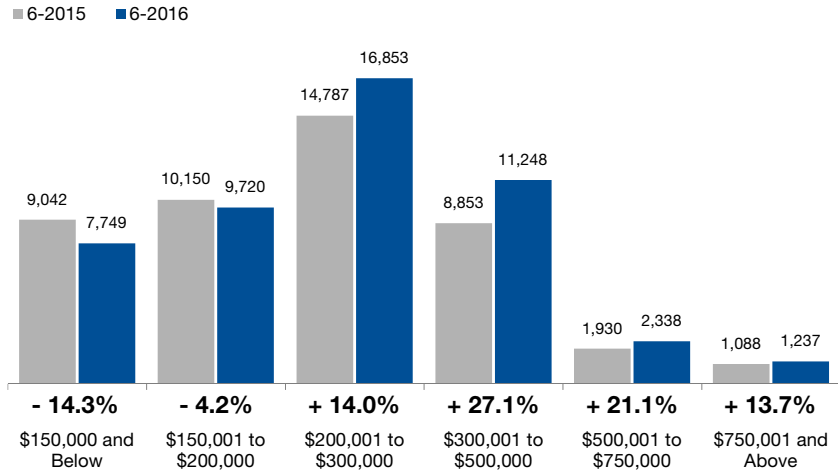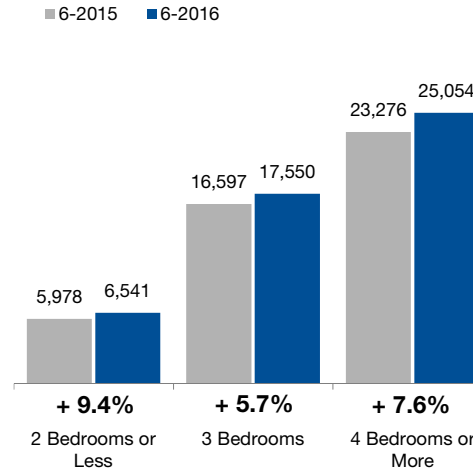
Closed Sales

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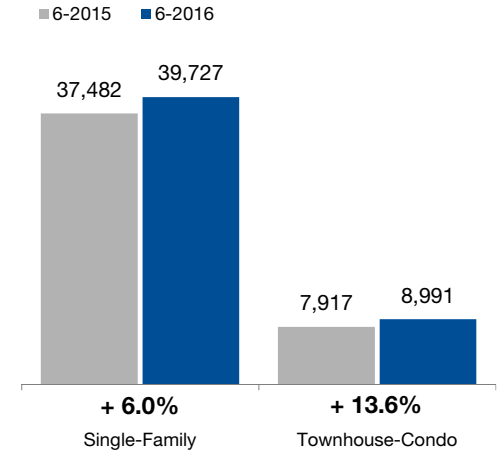**Based on a rolling 12-month total.**

By Price Range

■ 6-2015　■ 6-2016

	$150,000 and Below	$150,001 to $200,000	$200,001 to $300,000	$300,001 to $500,000	$500,001 to $750,000	$750,001 and Above
6-2015	9,042	10,150	14,787	8,853	1,930	1,088
6-2016	7,749	9,720	16,853	11,248	2,338	1,237
Change	- 14.3%	- 4.2%	+ 14.0%	+ 27.1%	+ 21.1%	+ 13.7%

By Bedroom Count

■ 6-2015　■ 6-2016

	2 Bedrooms or Less	3 Bedrooms	4 Bedrooms or More
6-2015	5,978	16,597	23,276
6-2016	6,541	17,550	25,054
Change	+ 9.4%	+ 5.7%	+ 7.6%

By Property Type

■ 6-2015　■ 6-2016

	Single-Family	Townhouse-Condo
6-2015	37,482	7,917
6-2016	39,727	8,991
Change	+ 6.0%	+ 13.6%

	All Properties			Single-Family			Townhouse-Condo		
By Price Range	6-2015	6-2016	Change	6-2015	6-2016	Change	6-2015	6-2016	Change
$150,000 and Below	9,042	7,749	- 14.3%	5,798	4,555	- 21.4%	3,044	3,013	- 1.0%
$150,001 to $200,000	10,150	9,720	- 4.2%	7,935	7,192	- 9.4%	2,194	2,499	+ 13.9%
$200,001 to $300,000	14,787	16,853	+ 14.0%	12,985	14,371	+ 10.7%	1,743	2,439	+ 39.9%
$300,001 to $500,000	8,853	11,248	+ 27.1%	8,158	10,497	+ 28.7%	625	676	+ 8.2%
$500,001 to $750,000	1,930	2,338	+ 21.1%	1,716	2,072	+ 20.7%	166	210	+ 26.5%
$750,001 and Above	1,088	1,237	+ 13.7%	889	1,040	+ 17.0%	145	154	+ 6.2%
All Price Ranges	**45,851**	**49,145**	**+ 7.2%**	**37,482**	**39,727**	**+ 6.0%**	**7,917**	**8,991**	**+ 13.6%**

	6-2015	6-2016	Change	6-2015	6-2016	Change	6-2015	6-2016	Change
By Bedroom Count									
2 Bedrooms or Less	5,978	6,541	+ 9.4%	2,698	2,878	+ 6.7%	3,026	3,457	+ 14.2%
3 Bedrooms	16,597	17,550	+ 5.7%	12,243	12,652	+ 3.3%	4,195	4,735	+ 12.9%
4 Bedrooms or More	23,276	25,054	+ 7.6%	22,541	24,197	+ 7.3%	696	799	+ 14.8%
All Bedroom Counts	**45,851**	**49,145**	**+ 7.2%**	**37,482**	**39,727**	**+ 6.0%**	**7,917**	**8,991**	**+ 13.6%**

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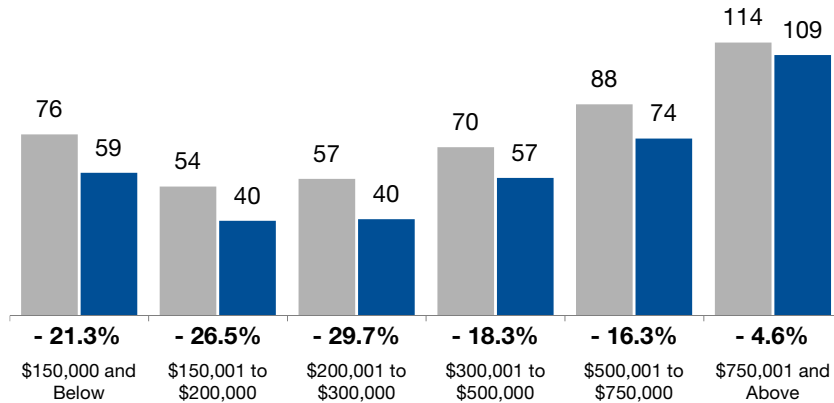
Days on Market Until Sale

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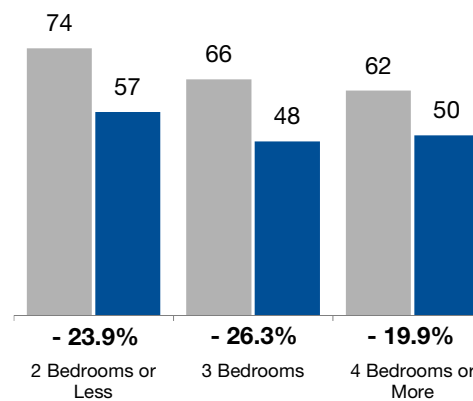**Based on a rolling 12-month average.**
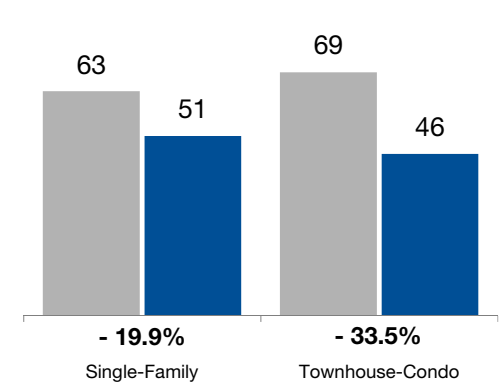
By Price Range

■ 6-2015 ■ 6-2016

76 / 59	- 21.3% — $150,000 and Below
54 / 40	- 26.5% — $150,001 to $200,000
57 / 40	- 29.7% — $200,001 to $300,000
70 / 57	- 18.3% — $300,001 to $500,000
88 / 74	- 16.3% — $500,001 to $750,000
114 / 109	- 4.6% — $750,001 and Above

By Bedroom Count

■ 6-2015 ■ 6-2016

74 / 57	- 23.9% — 2 Bedrooms or Less
66 / 48	- 26.3% — 3 Bedrooms
62 / 50	- 19.9% — 4 Bedrooms or More

By Property Type

■ 6-2015 ■ 6-2016

63 / 51	- 19.9% — Single-Family
69 / 46	- 33.5% — Townhouse-Condo

	All Properties			**Single-Family**			**Townhouse-Condo**		
By Price Range	6-2015	6-2016	Change	6-2015	6-2016	Change	6-2015	6-2016	Change
$150,000 and Below	76	59	- 21.3%	76	68	- 10.5%	70	43	- 38.5%
$150,001 to $200,000	54	40	- 26.5%	53	40	- 23.1%	57	37	- 35.8%
$200,001 to $300,000	57	40	- 29.7%	56	40	- 29.2%	61	41	- 31.8%
$300,001 to $500,000	70	57	- 18.3%	68	56	- 16.8%	98	74	- 24.4%
$500,001 to $750,000	88	74	- 16.3%	83	73	- 12.0%	126	83	- 34.0%
$750,001 and Above	114	109	- 4.6%	113	105	- 7.0%	120	135	+ 12.4%
All Price Ranges	**65**	**50**	**- 22.8%**	**63**	**51**	**- 19.9%**	**69**	**46**	**- 33.5%**

By Bedroom Count	6-2015	6-2016	Change	6-2015	6-2016	Change	6-2015	6-2016	Change
2 Bedrooms or Less	74	57	- 23.9%	69	60	- 12.8%	73	50	- 31.0%
3 Bedrooms	66	48	- 26.3%	65	50	- 21.9%	66	42	- 36.6%
4 Bedrooms or More	62	50	- 19.9%	62	50	- 19.6%	70	51	- 27.7%
All Bedroom Counts	**65**	**50**	**- 22.8%**	**63**	**51**	**- 19.9%**	**69**	**46**	**- 33.5%**

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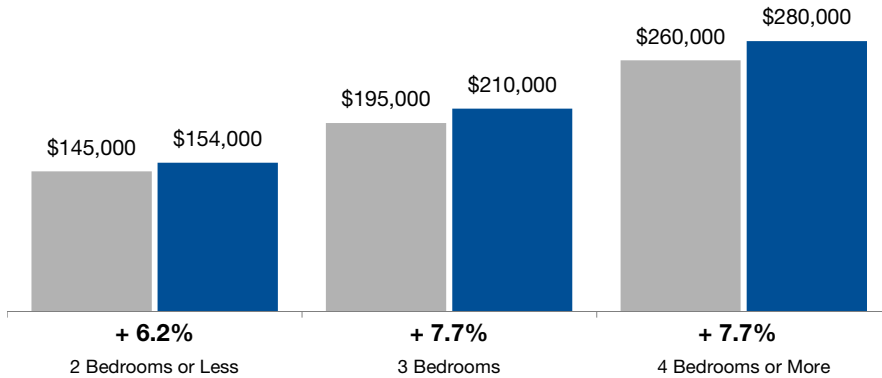
Median Sales Price

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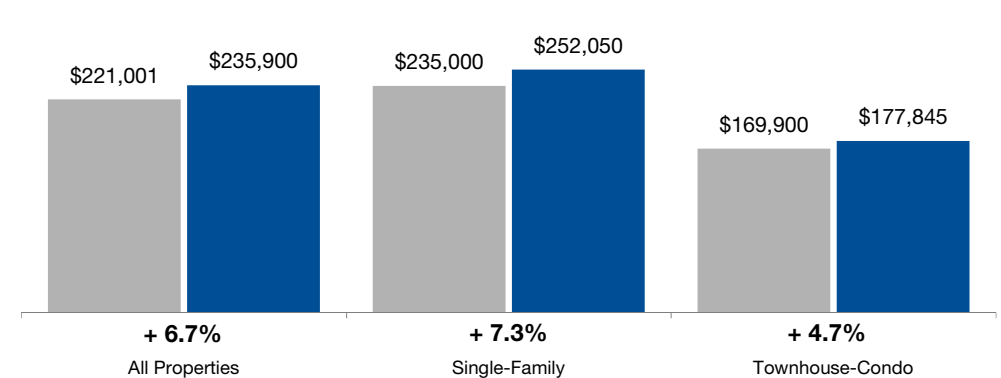**Based on a rolling 12-month average.**

By Bedroom Count

■ 6-2015 ■ 6-2016

$145,000 $154,000 — + 6.2% — 2 Bedrooms or Less
$195,000 $210,000 — + 7.7% — 3 Bedrooms
$260,000 $280,000 — + 7.7% — 4 Bedrooms or More

By Property Type

■ 6-2015 ■ 6-2016

$221,001 $235,900 — + 6.7% — All Properties
$235,000 $252,050 — + 7.3% — Single-Family
$169,900 $177,845 — + 4.7% — Townhouse-Condo

By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	6-2015	6-2016	Change	6-2015	6-2016	Change	6-2015	6-2016	Change
2 Bedrooms or Less	$145,000	$154,000	+ 6.2%	$149,000	$160,000	+ 7.4%	$140,200	$148,056	+ 5.6%
3 Bedrooms	$195,000	$210,000	+ 7.7%	$204,900	$219,900	+ 7.3%	$177,900	$188,000	+ 5.7%
4 Bedrooms or More	$260,000	$280,000	+ 7.7%	$262,000	$280,200	+ 6.9%	$230,000	$238,500	+ 3.7%
All Bedroom Counts	**$221,001**	**$235,900**	**+ 6.7%**	**$235,000**	**$252,050**	**+ 7.3%**	**$169,900**	**$177,845**	**+ 4.7%**

Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.
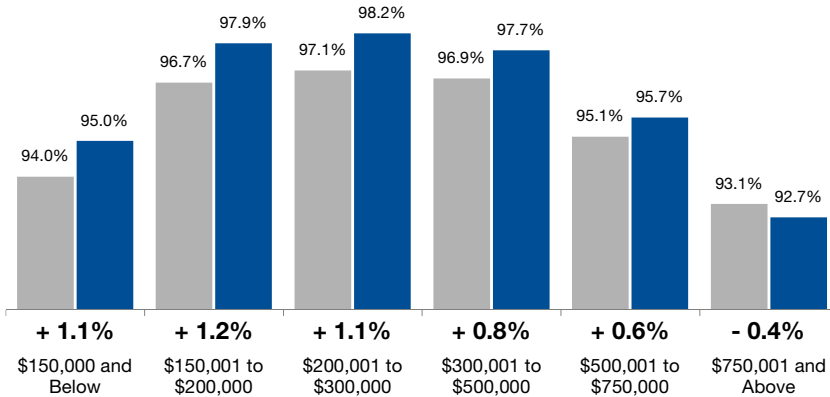
Percent of Original List Price Received

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.**
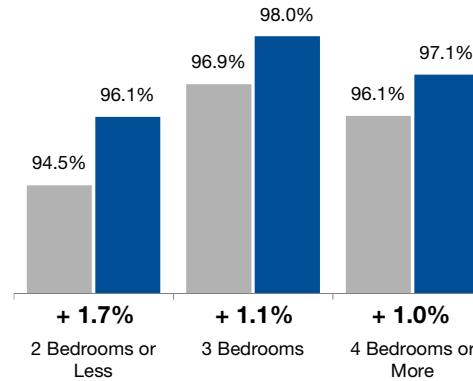
By Price Range

6-2015 ■ 6-2016
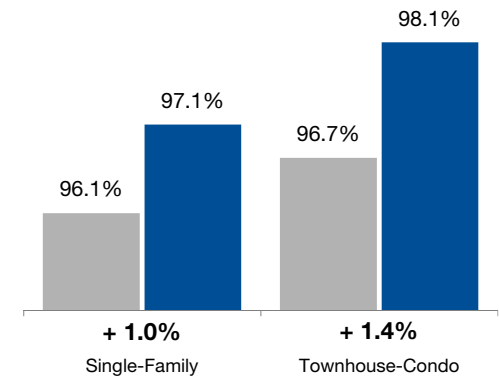

	$150,000 and Below	$150,001 to $200,000	$200,001 to $300,000	$300,001 to $500,000	$500,001 to $750,000	$750,001 and Above
Change	+ 1.1%	+ 1.2%	+ 1.1%	+ 0.8%	+ 0.6%	- 0.4%

By Bedroom Count

6-2015 ■ 6-2016

	2 Bedrooms or Less	3 Bedrooms	4 Bedrooms or More
Change	+ 1.7%	+ 1.1%	+ 1.0%

By Property Type

6-2015 ■ 6-2016

	Single-Family	Townhouse-Condo
Change	+ 1.0%	+ 1.4%

By Price Range	All Properties			Single-Family			Townhouse-Condo		
	6-2015	6-2016	Change	6-2015	6-2016	Change	6-2015	6-2016	Change
$150,000 and Below	94.0%	95.0%	+ 1.1%	93.4%	93.8%	+ 0.4%	95.4%	97.0%	+ 1.7%
$150,001 to $200,000	96.7%	97.9%	+ 1.2%	96.7%	97.8%	+ 1.1%	97.1%	98.4%	+ 1.3%
$200,001 to $300,000	97.1%	98.2%	+ 1.1%	96.9%	98.0%	+ 1.1%	98.9%	99.3%	+ 0.4%
$300,001 to $500,000	96.9%	97.7%	+ 0.8%	96.9%	97.7%	+ 0.8%	96.5%	98.2%	+ 1.8%
$500,001 to $750,000	95.1%	95.7%	+ 0.6%	94.9%	95.4%	+ 0.5%	96.0%	97.5%	+ 1.6%
$750,001 and Above	93.1%	92.7%	- 0.4%	92.6%	92.4%	- 0.2%	96.2%	94.4%	- 1.9%
All Price Ranges	**96.2%**	**97.3%**	**+ 1.1%**	**96.1%**	**97.1%**	**+ 1.0%**	**96.7%**	**98.1%**	**+ 1.4%**

By Bedroom Count	6-2015	6-2016	Change	6-2015	6-2016	Change	6-2015	6-2016	Change
2 Bedrooms or Less	94.5%	96.1%	+ 1.7%	94.2%	95.2%	+ 1.1%	95.1%	96.9%	+ 1.9%
3 Bedrooms	96.9%	98.0%	+ 1.1%	96.5%	97.6%	+ 1.1%	97.9%	98.9%	+ 1.0%
4 Bedrooms or More	96.1%	97.1%	+ 1.0%	96.1%	97.1%	+ 1.0%	96.6%	97.6%	+ 1.0%
All Bedroom Counts	**96.2%**	**97.3%**	**+ 1.1%**	**96.1%**	**97.1%**	**+ 1.0%**	**96.7%**	**98.1%**	**+ 1.4%**

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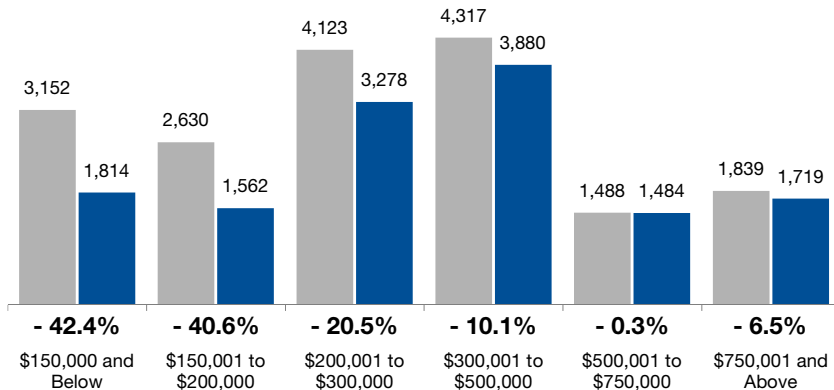
Inventory of Homes for Sale

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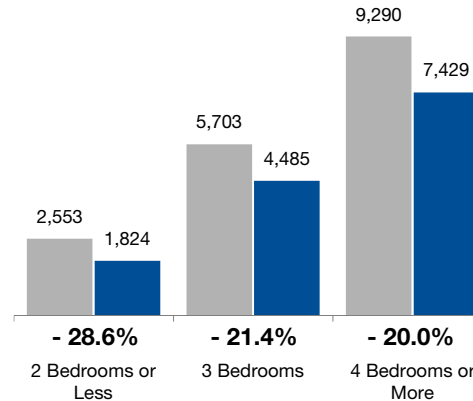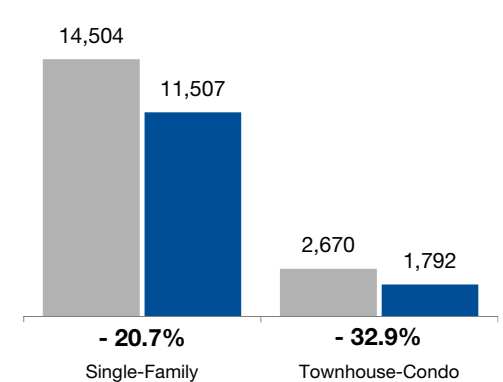**Based on one month of activity.**

By Price Range
■ 6-2015　■ 6-2016

	$150,000 and Below	$150,001 to $200,000	$200,001 to $300,000	$300,001 to $500,000	$500,001 to $750,000	$750,001 and Above
6-2015	3,152	2,630	4,123	4,317	1,488	1,839
6-2016	1,814	1,562	3,278	3,880	1,484	1,719
Change	- 42.4%	- 40.6%	- 20.5%	- 10.1%	- 0.3%	- 6.5%

By Bedroom Count
■ 6-2015　■ 6-2016

	2 Bedrooms or Less	3 Bedrooms	4 Bedrooms or More
6-2015	2,553	5,703	9,290
6-2016	1,824	4,485	7,429
Change	- 28.6%	- 21.4%	- 20.0%

By Property Type
■ 6-2015　■ 6-2016

	Single-Family	Townhouse-Condo
6-2015	14,504	2,670
6-2016	11,507	1,792
Change	- 20.7%	- 32.9%

By Price Range	All Properties			Single-Family			Townhouse-Condo		
	6-2015	6-2016	Change	6-2015	6-2016	Change	6-2015	6-2016	Change
$150,000 and Below	3,152	1,814	- 42.4%	2,106	1,273	- 39.6%	904	421	- 53.4%
$150,001 to $200,000	2,630	1,562	- 40.6%	1,978	1,124	- 43.2%	634	407	- 35.8%
$200,001 to $300,000	4,123	3,278	- 20.5%	3,512	2,740	- 22.0%	589	509	- 13.6%
$300,001 to $500,000	4,317	3,880	- 10.1%	4,006	3,617	- 9.7%	272	215	- 21.0%
$500,001 to $750,000	1,488	1,484	- 0.3%	1,372	1,317	- 4.0%	80	108	+ 35.0%
$750,001 and Above	1,839	1,719	- 6.5%	1,530	1,436	- 6.1%	191	131	- 31.4%
All Price Ranges	**17,549**	**13,738**	**- 21.7%**	**14,504**	**11,507**	**- 20.7%**	**2,670**	**1,792**	**- 32.9%**

By Bedroom Count	6-2015	6-2016	Change	6-2015	6-2016	Change	6-2015	6-2016	Change
2 Bedrooms or Less	2,553	1,824	- 28.6%	1,234	937	- 24.1%	1,126	648	- 42.5%
3 Bedrooms	5,703	4,485	- 21.4%	4,310	3,397	- 21.2%	1,266	934	- 26.2%
4 Bedrooms or More	9,290	7,429	- 20.0%	8,957	7,173	- 19.9%	278	210	- 24.5%
All Bedroom Counts	**17,549**	**13,738**	**- 21.7%**	**14,504**	**11,507**	**- 20.7%**	**2,670**	**1,792**	**- 32.9%**

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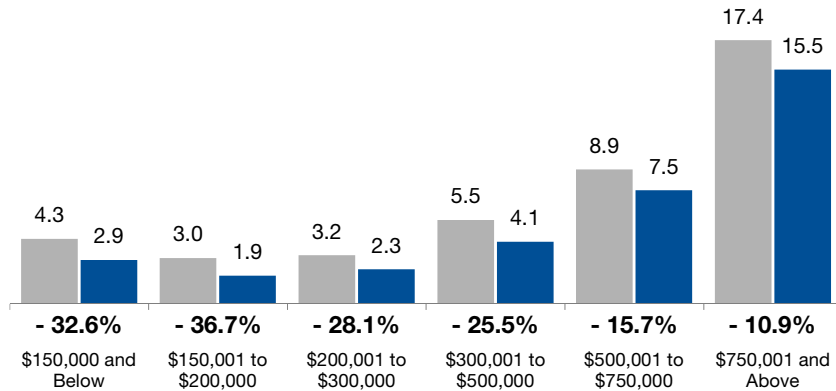
Months Supply of Inventory

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.
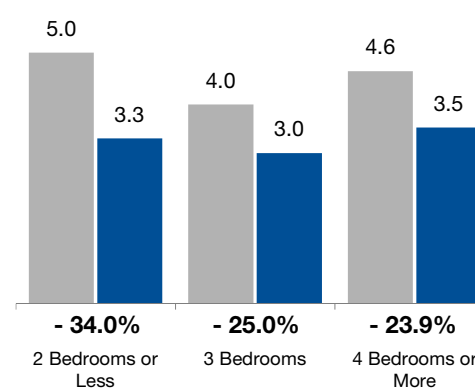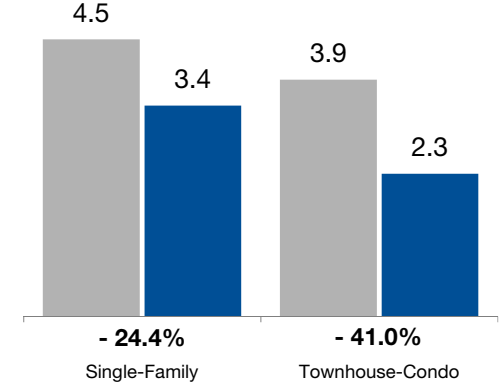
By Price Range

■ 6-2015　■ 6-2016

	4.3 / 2.9	3.0 / 1.9	3.2 / 2.3	5.5 / 4.1	8.9 / 7.5	17.4 / 15.5
	- 32.6%	- 36.7%	- 28.1%	- 25.5%	- 15.7%	- 10.9%
	$150,000 and Below	$150,001 to $200,000	$200,001 to $300,000	$300,001 to $500,000	$500,001 to $750,000	$750,001 and Above

By Bedroom Count

■ 6-2015　■ 6-2016

	5.0 / 3.3	4.0 / 3.0	4.6 / 3.5
	- 34.0%	- 25.0%	- 23.9%
	2 Bedrooms or Less	3 Bedrooms	4 Bedrooms or More

By Property Type

■ 6-2015　■ 6-2016

	4.5 / 3.4	3.9 / 2.3
	- 24.4%	- 41.0%
	Single-Family	Townhouse-Condo

By Price Range	All Properties			Single-Family			Townhouse-Condo		
	6-2015	6-2016	Change	6-2015	6-2016	Change	6-2015	6-2016	Change
$150,000 and Below	4.3	2.9	- 32.6%	4.5	3.5	- 22.2%	3.5	1.7	- 51.4%
$150,001 to $200,000	3.0	1.9	- 36.7%	2.9	1.8	- 37.9%	3.3	1.8	- 45.5%
$200,001 to $300,000	3.2	2.3	- 28.1%	3.1	2.3	- 25.8%	3.8	2.4	- 36.8%
$300,001 to $500,000	5.5	4.1	- 25.5%	5.6	4.1	- 26.8%	4.9	3.7	- 24.5%
$500,001 to $750,000	8.9	7.5	- 15.7%	9.3	7.5	- 19.4%	5.2	5.6	+ 7.7%
$750,001 and Above	17.4	15.5	- 10.9%	18.0	15.1	- 16.1%	12.7	10.7	- 15.7%
All Price Ranges	**4.4**	**3.3**	**- 25.0%**	**4.5**	**3.4**	**- 24.4%**	**3.9**	**2.3**	**- 41.0%**

By Bedroom Count	6-2015	6-2016	Change	6-2015	6-2016	Change	6-2015	6-2016	Change
2 Bedrooms or Less	5.0	3.3	- 34.0%	5.4	3.9	- 27.8%	4.3	2.2	- 48.8%
3 Bedrooms	4.0	3.0	- 25.0%	4.1	3.2	- 22.0%	3.4	2.3	- 32.4%
4 Bedrooms or More	4.6	3.5	- 23.9%	4.6	3.5	- 23.9%	4.6	3.0	- 34.8%
All Bedroom Counts	**4.4**	**3.3**	**- 25.0%**	**4.5**	**3.4**	**- 24.4%**	**3.9**	**2.3**	**- 41.0%**

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