

Housing Supply Overview

This research report is provided by the Utah Association of REALTORS® and includes data from UtahRealEstate.com, Iron County MLS, Washington County MLS and Park City MLS



April 2018

Although housing supply is low and will likely remain low for the duration of 2018, there are signs of improvement for new listings. Sellers are beginning to come out of hibernation while new build projects are taking shape with more regularity. For the 12-month period spanning May 2017 through April 2018, Closed Sales in the state of Utah were up 2.8 percent overall. The price range with the largest gain in sales was the \$300,001 to \$500,000 range, where they increased 23.1 percent.

The overall Median Sales Price was up 9.9 percent to \$275,000. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 11.0 percent to \$212,000. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 30 days; the price range that tended to sell the slowest was the \$750,001 and Above range at 103 days.

Market-wide, inventory levels were down 12.7 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 12.5 percent. That amounts to 2.5 months supply for Single-Family homes and 1.5 months supply for Townhouse-Condo.

Quick Facts

+ 23.1%	+ 4.2%	+ 7.1%
Price Range With the Strongest Sales:	Bedroom Count With the Strongest Sales:	Property Type With the Strongest Sales:
\$300,001 to \$500,000	3 Bedrooms	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 UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.

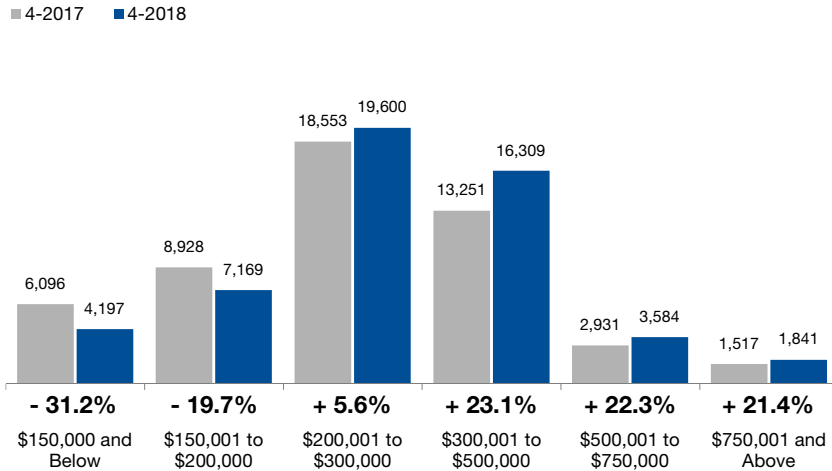


Closed Sales

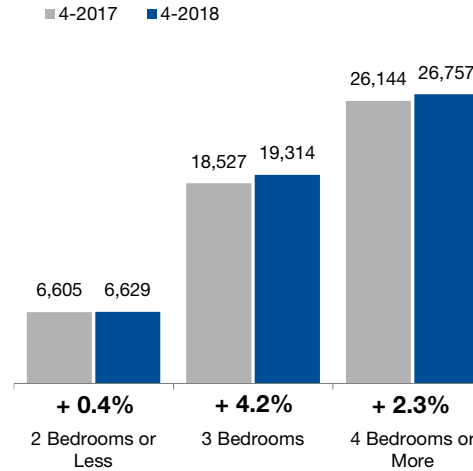
A count of the actual sales that have closed.
Based on a rolling 12-month total.



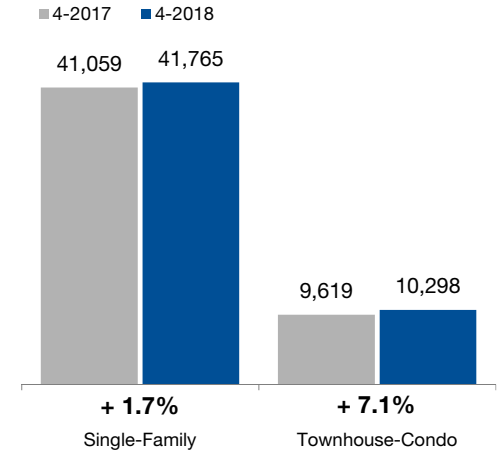
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2017	4-2018	Change
\$150,000 and Below	6,096	4,197	- 31.2%
\$150,001 to \$200,000	8,928	7,169	- 19.7%
\$200,001 to \$300,000	18,553	19,600	+ 5.6%
\$300,001 to \$500,000	13,251	16,309	+ 23.1%
\$500,001 to \$750,000	2,931	3,584	+ 22.3%
\$750,001 and Above	1,517	1,841	+ 21.4%
All Price Ranges	51,276	52,700	+ 2.8%

Single-Family

4-2017	4-2018	Change
3,452	2,462	- 28.7%
5,979	4,129	- 30.9%
15,394	15,200	- 1.3%
12,395	15,140	+ 22.1%
2,578	3,252	+ 26.1%
1,261	1,582	+ 25.5%
41,059	41,765	+ 1.7%

Townhouse-Condo

4-2017	4-2018	Change
2,459	1,542	- 37.3%
2,886	2,941	+ 1.9%
3,091	4,333	+ 40.2%
728	1,062	+ 45.9%
283	251	- 11.3%
172	169	- 1.7%
9,619	10,298	+ 7.1%

By Bedroom Count

4-2017	4-2018	Change
6,605	6,629	+ 0.4%
18,527	19,314	+ 4.2%
26,144	26,757	+ 2.3%
51,276	52,700	+ 2.8%

4-2017	4-2018	Change
2,828	2,838	+ 0.4%
13,075	13,186	+ 0.8%
25,156	25,741	+ 2.3%
41,059	41,765	+ 1.7%

4-2017	4-2018	Change
3,476	3,443	- 0.9%
5,227	5,891	+ 12.7%
916	964	+ 5.2%
9,619	10,298	+ 7.1%

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

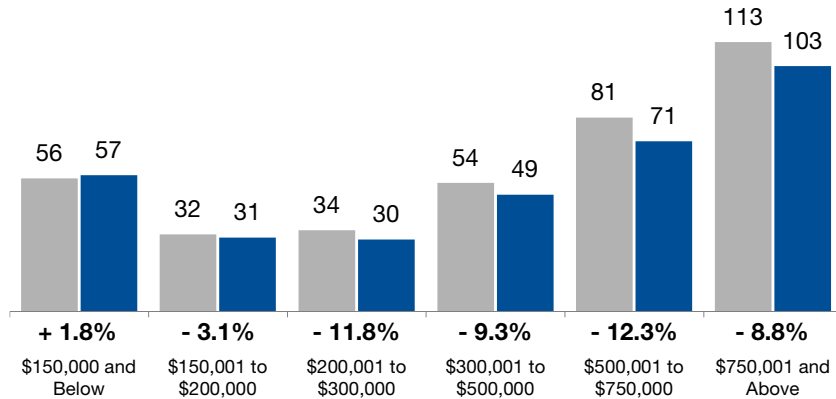
Days on Market Until Sale

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.



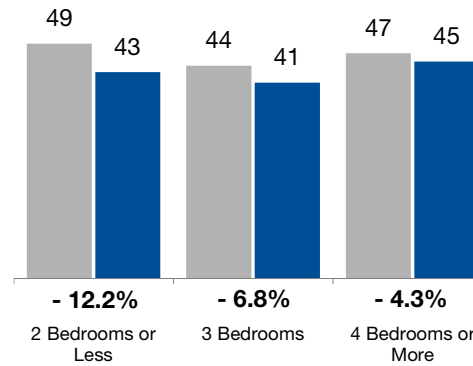
By Price Range

■ 4-2017 ■ 4-2018



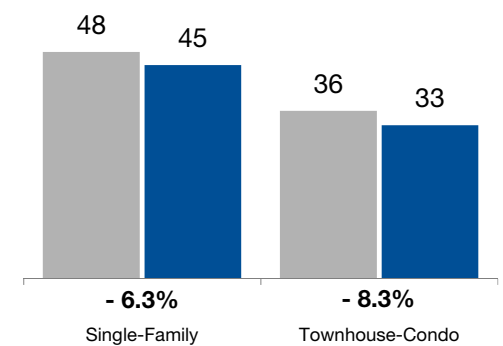
By Bedroom Count

■ 4-2017 ■ 4-2018



By Property Type

■ 4-2017 ■ 4-2018



All Properties

By Price Range

	4-2017	4-2018	Change
\$150,000 and Below	56	57	+ 1.8%
\$150,001 to \$200,000	32	31	- 3.1%
\$200,001 to \$300,000	34	30	- 11.8%
\$300,001 to \$500,000	54	49	- 9.3%
\$500,001 to \$750,000	81	71	- 12.3%
\$750,001 and Above	113	103	- 8.8%
All Price Ranges	46	43	- 6.5%

Single-Family

	4-2017	4-2018	Change
2 Bedrooms or Less	69	71	+ 2.9%
3 Bedrooms	34	36	+ 5.9%
4 Bedrooms or More	34	30	- 11.8%
Single-Family	53	48	- 9.4%
Single-Family	81	70	- 13.6%
Single-Family	113	98	- 13.3%
All Single-Family	48	45	- 6.3%

Townhouse-Condo

	4-2017	4-2018	Change
Townhouse-Condo	31	29	- 6.5%
Townhouse-Condo	28	22	- 21.4%
Townhouse-Condo	32	30	- 6.3%
Townhouse-Condo	63	53	- 15.9%
Townhouse-Condo	73	75	+ 2.7%
Townhouse-Condo	113	121	+ 7.1%
All Townhouse-Condo	36	33	- 8.3%

By Bedroom Count

	4-2017	4-2018	Change
2 Bedrooms or Less	49	43	- 12.2%
3 Bedrooms	44	41	- 6.8%
4 Bedrooms or More	47	45	- 4.3%
All Bedroom Counts	46	43	- 6.5%

	4-2017	4-2018	Change
2 Bedrooms or Less	56	51	- 8.9%
3 Bedrooms	48	44	- 8.3%
4 Bedrooms or More	47	45	- 4.3%
All Single-Family	48	45	- 6.3%

	4-2017	4-2018	Change
Townhouse-Condo	38	32	- 15.8%
Townhouse-Condo	34	32	- 5.9%
Townhouse-Condo	38	41	+ 7.9%
All Townhouse-Condo	36	33	- 8.3%

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

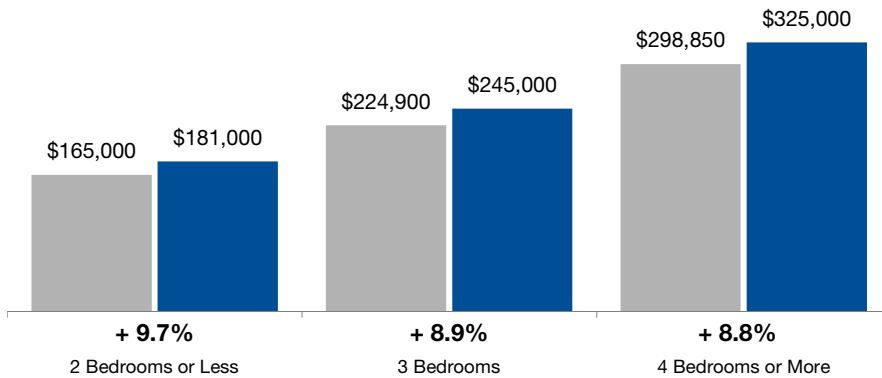
Median Sales Price

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.



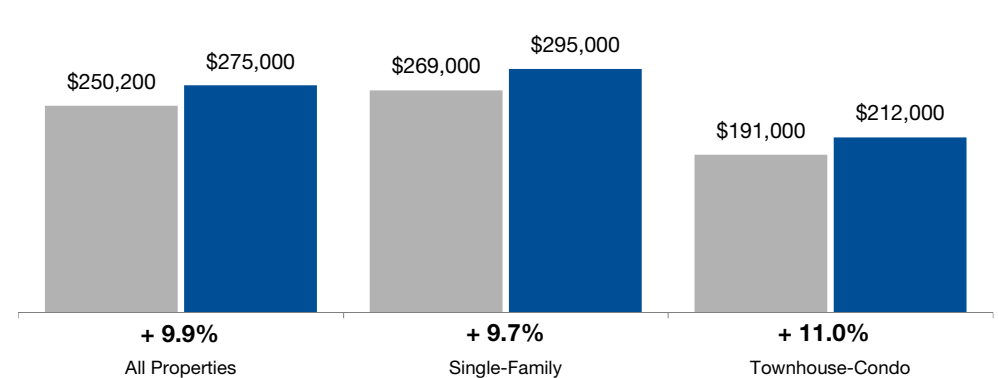
By Bedroom Count

■ 4-2017 ■ 4-2018



By Property Type

■ 4-2017 ■ 4-2018



All Properties

By Bedroom Count	4-2017	4-2018	Change
2 Bedrooms or Less	\$165,000	\$181,000	+ 9.7%
3 Bedrooms	\$224,900	\$245,000	+ 8.9%
4 Bedrooms or More	\$298,850	\$325,000	+ 8.8%
All Bedroom Counts	\$250,200	\$275,000	+ 9.9%

Single-Family

4-2017	4-2018	Change	4-2017	4-2018	Change
\$172,000	\$190,000	+ 10.5%	\$159,000	\$175,000	+ 10.1%
\$234,500	\$257,000	+ 9.6%	\$201,500	\$220,335	+ 9.3%
\$299,900	\$325,900	+ 8.7%	\$256,813	\$279,900	+ 9.0%
\$269,000	\$295,000	+ 9.7%	\$191,000	\$212,000	+ 11.0%

Townhouse-Condo

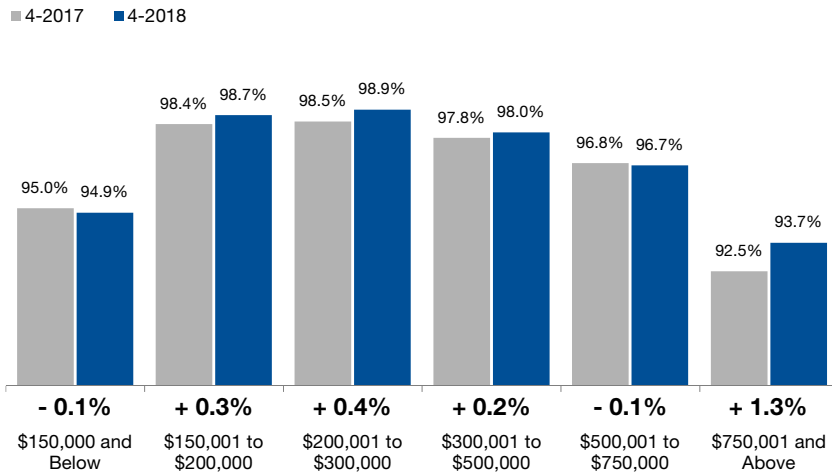
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

Percent of Original List Price Received

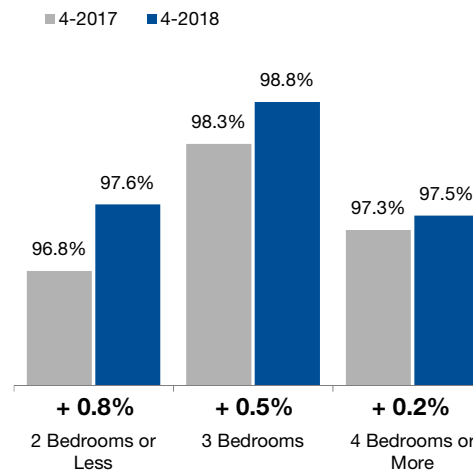
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.



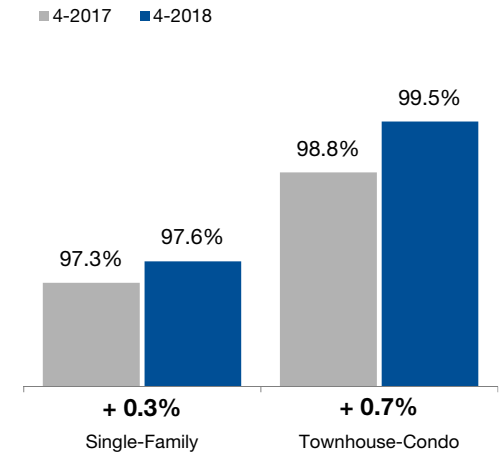
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2017	4-2018	Change
\$150,000 and Below	95.0%	94.9%	- 0.1%
\$150,001 to \$200,000	98.4%	98.7%	+ 0.3%
\$200,001 to \$300,000	98.5%	98.9%	+ 0.4%
\$300,001 to \$500,000	97.8%	98.0%	+ 0.2%
\$500,001 to \$750,000	96.8%	96.7%	- 0.1%
\$750,001 and Above	92.5%	93.7%	+ 1.3%
All Price Ranges	97.6%	98.0%	+ 0.4%

Single-Family

4-2017	4-2018	Change
93.2%	92.7%	- 0.5%
98.0%	98.0%	0.0%
98.2%	98.6%	+ 0.4%
97.8%	98.0%	+ 0.2%
96.6%	96.6%	0.0%
91.9%	93.5%	+ 1.7%
97.3%	97.6%	+ 0.3%

Townhouse-Condo

4-2017	4-2018	Change
97.7%	98.4%	+ 0.7%
99.0%	99.7%	+ 0.7%
99.8%	100.2%	+ 0.4%
98.5%	98.6%	+ 0.1%
98.1%	97.1%	- 1.0%
95.0%	95.1%	+ 0.1%
98.8%	99.5%	+ 0.7%

By Bedroom Count

By Bedroom Count	4-2017	4-2018	Change
2 Bedrooms or Less	96.8%	97.6%	+ 0.8%
3 Bedrooms	98.3%	98.8%	+ 0.5%
4 Bedrooms or More	97.3%	97.5%	+ 0.2%
All Bedroom Counts	97.6%	98.0%	+ 0.4%

4-2017	4-2018	Change
95.7%	96.6%	+ 0.9%
97.9%	98.2%	+ 0.3%
97.3%	97.4%	+ 0.1%
97.3%	97.6%	+ 0.3%

4-2017	4-2018	Change
98.0%	98.6%	+ 0.6%
99.4%	100.1%	+ 0.7%
98.6%	98.6%	0.0%
98.8%	99.5%	+ 0.7%

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

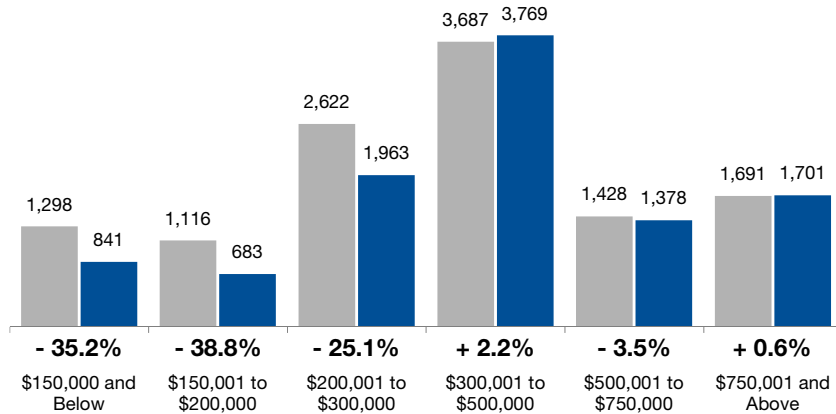
Inventory of Homes for Sale

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



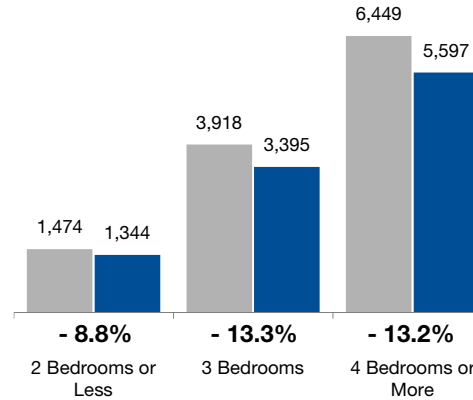
By Price Range

■ 4-2017 ■ 4-2018



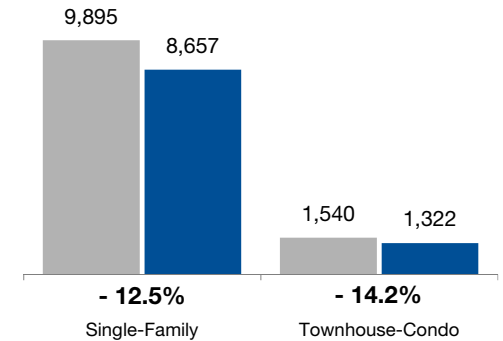
By Bedroom Count

■ 4-2017 ■ 4-2018



By Property Type

■ 4-2017 ■ 4-2018



All Properties

By Price Range

	4-2017	4-2018	Change
\$150,000 and Below	1,298	841	- 35.2%
\$150,001 to \$200,000	1,116	683	- 38.8%
\$200,001 to \$300,000	2,622	1,963	- 25.1%
\$300,001 to \$500,000	3,687	3,769	+ 2.2%
\$500,001 to \$750,000	1,428	1,378	- 3.5%
\$750,001 and Above	1,691	1,701	+ 0.6%
All Price Ranges	11,843	10,336	- 12.7%

Single-Family

	4-2017	4-2018	Change
2 Bedrooms or Less	981	616	- 37.2%
3 Bedrooms	802	484	- 39.7%
4 Bedrooms or More	2,080	1,474	- 29.1%
	3,414	3,438	+ 0.7%
	1,275	1,226	- 3.8%
	1,343	1,419	+ 5.7%
All Single-Family	9,895	8,657	- 12.5%

Townhouse-Condo

	4-2017	4-2018	Change
2 Bedrooms or Less	228	168	- 26.3%
3 Bedrooms	286	170	- 40.6%
4 Bedrooms or More	509	448	- 12.0%
	238	285	+ 19.7%
	97	106	+ 9.3%
	181	144	- 20.4%
All Townhouse-Condo	1,540	1,322	- 14.2%

By Bedroom Count

	4-2017	4-2018	Change
2 Bedrooms or Less	1,474	1,344	- 8.8%
3 Bedrooms	3,918	3,395	- 13.3%
4 Bedrooms or More	6,449	5,597	- 13.2%
All Bedroom Counts	11,843	10,336	- 12.7%

	4-2017	4-2018	Change
2 Bedrooms or Less	777	708	- 8.9%
3 Bedrooms	2,966	2,581	- 13.0%
4 Bedrooms or More	6,151	5,368	- 12.7%
All Single-Family	9,895	8,657	- 12.5%

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

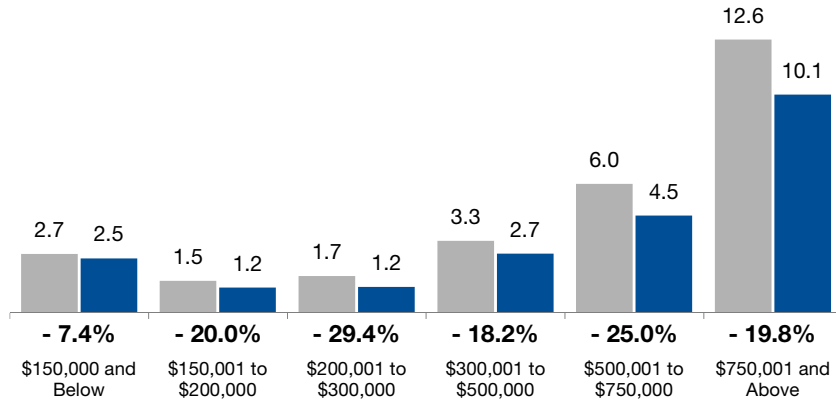
Months Supply of Inventory

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.



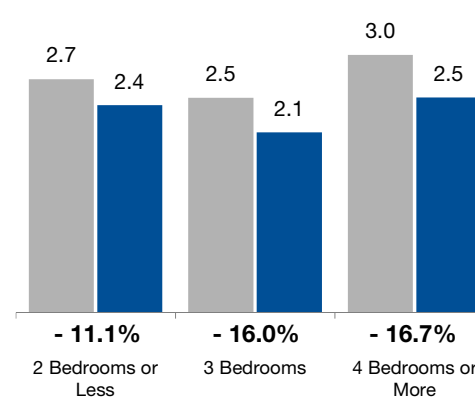
By Price Range

■ 4-2017 ■ 4-2018



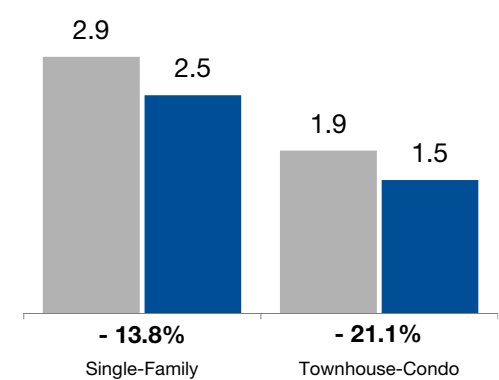
By Bedroom Count

■ 4-2017 ■ 4-2018



By Property Type

■ 4-2017 ■ 4-2018



All Properties

By Price Range	4-2017	4-2018	Change
\$150,000 and Below	2.7	2.5	-7.4%
\$150,001 to \$200,000	1.5	1.2	-20.0%
\$200,001 to \$300,000	1.7	1.2	-29.4%
\$300,001 to \$500,000	3.3	2.7	-18.2%
\$500,001 to \$750,000	6.0	4.5	-25.0%
\$750,001 and Above	12.6	10.1	-19.8%
All Price Ranges	2.8	2.3	-17.9%

Single-Family

4-2017	4-2018	Change
3.7	3.2	-13.5%
1.6	1.4	-12.5%
1.7	1.2	-29.4%
3.3	2.7	-18.2%
6.0	4.5	-25.0%
12.0	10.1	-15.8%
2.9	2.5	-13.8%

Townhouse-Condo

4-2017	4-2018	Change
1.2	1.4	+16.7%
1.1	0.7	-36.4%
1.8	1.2	-33.3%
4.0	3.0	-25.0%
4.1	4.4	+7.3%
12.6	8.8	-30.2%
1.9	1.5	-21.1%

By Bedroom Count

4-2017	4-2018	Change
2.7	2.4	-11.1%
2.5	2.1	-16.0%
3.0	2.5	-16.7%
2.8	2.3	-17.9%

4-2017	4-2018	Change
3.3	3.0	-9.1%
2.8	2.3	-17.9%
3.0	2.5	-16.7%
2.9	2.5	-13.8%

4-2017	4-2018	Change
1.8	1.5	-16.7%
1.7	1.4	-17.6%
3.0	2.0	-33.3%
1.9	1.5	-21.1%

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