

Local Market Update for February 2019

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

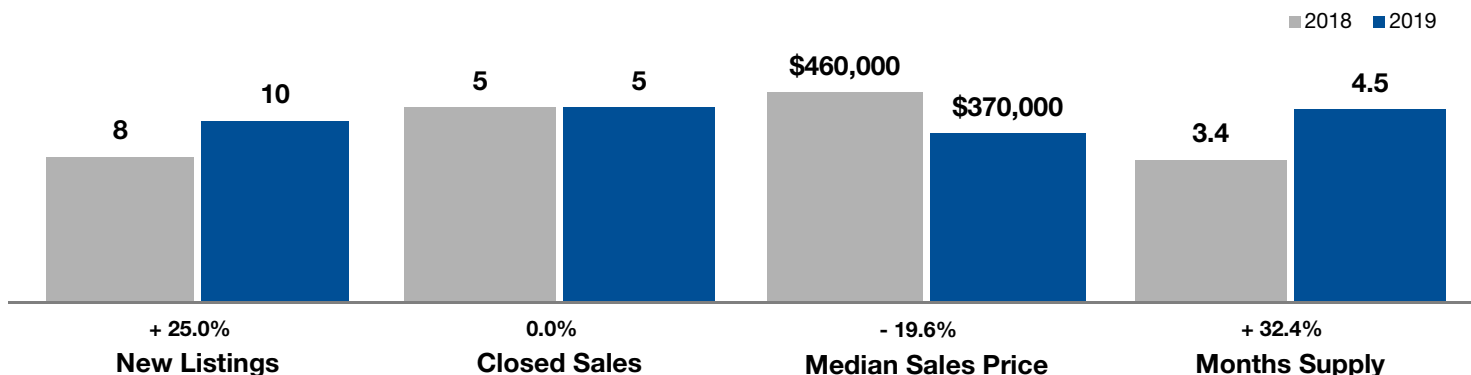


Morgan County

Key Metrics	February			Year to Date		
	2018	2019	Percent Change	Thru 2-2018	Thru 2-2019	Percent Change
New Listings	8	10	+ 25.0%	19	26	+ 36.8%
Pending Sales	7	9	+ 28.6%	14	14	0.0%
Closed Sales	5	5	0.0%	12	9	- 25.0%
Median Sales Price*	\$460,000	\$370,000	- 19.6%	\$344,000	\$370,000	+ 7.6%
Average Sales Price*	\$483,520	\$431,280	- 10.8%	\$1,098,325	\$437,506	- 60.2%
Percent of Original List Price Received*	98.7%	93.3%	- 5.5%	97.9%	95.2%	- 2.8%
Days on Market Until Sale	28	97	+ 246.4%	32	96	+ 200.0%
Inventory of Homes for Sale	35	39	+ 11.4%	--	--	--
Months Supply of Inventory	3.4	4.5	+ 32.4%	--	--	--

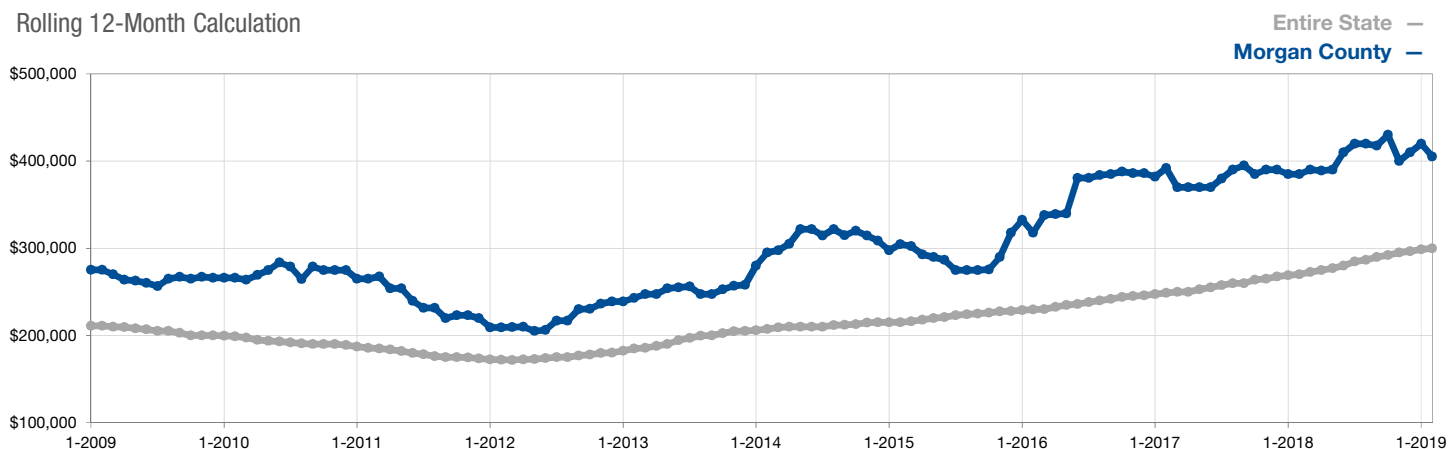
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.