

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 2019

Months of supply are beginning to rise as unaffordable-to-most listings begin to enter the market with more regularity. Sales have actually been steady in higher price ranges, while first-time buyer markets are extremely competitive. For the 12-month period spanning May 2018 through April 2019, Closed Sales in the state of Utah were down 3.2 percent overall. The price range with the largest gain in sales was the \$500,001 to \$750,000 range, where they increased 20.9 percent.

The overall Median Sales Price was up 10.0 percent to \$302,500. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 12.1 percent to \$237,000. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 31 days; the price range that tended to sell the slowest was the \$750,001 and Above range at 99 days.

Market-wide, inventory levels were up 5.2 percent. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 25.4 percent. That amounts to 2.9 months supply for Single-Family homes and 2.2 months supply for Townhouse-Condo.

Quick Facts

+ 20.9%

- 2.6%

- 0.7%

Price Range With the Strongest Sales:

\$500,001 to \$750,000

Bedroom Count With the Strongest Sales:

4 Bedrooms or More

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 UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.

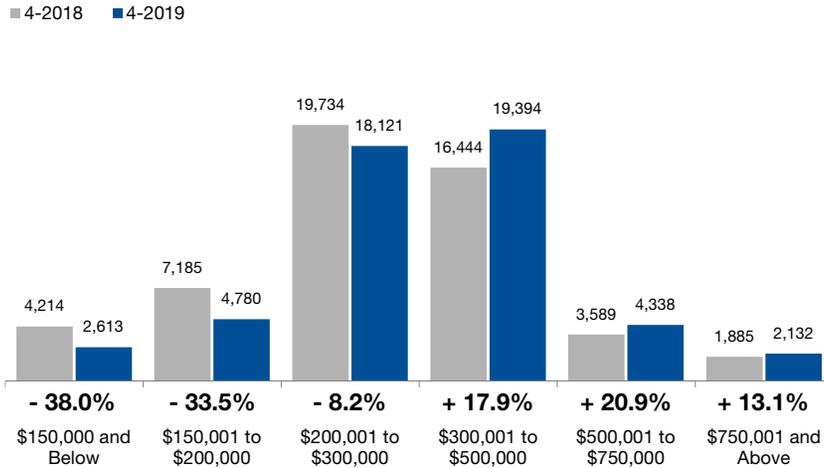


Closed Sales

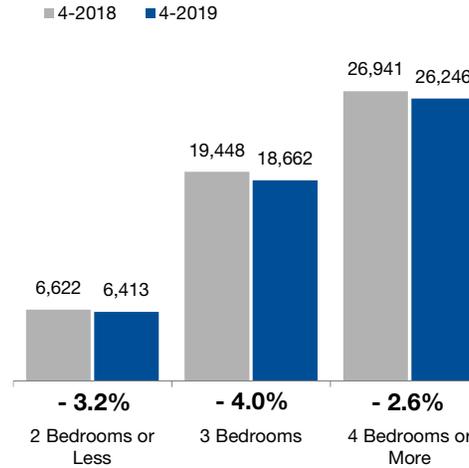
A count of the actual sales that have closed.
Based on a rolling 12-month total.



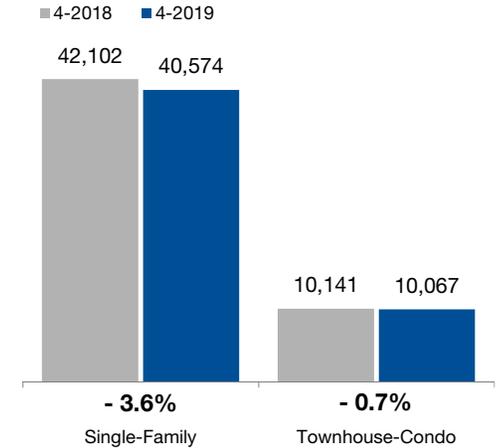
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	4-2018	4-2019	Change
\$150,000 and Below	4,214	2,613	- 38.0%
\$150,001 to \$200,000	7,185	4,780	- 33.5%
\$200,001 to \$300,000	19,734	18,121	- 8.2%
\$300,001 to \$500,000	16,444	19,394	+ 17.9%
\$500,001 to \$750,000	3,589	4,338	+ 20.9%
\$750,001 and Above	1,885	2,132	+ 13.1%
All Price Ranges	53,051	51,378	- 3.2%

Single-Family

4-2018	4-2019	Change	4-2018	4-2019	Change
2,466	1,682	- 31.8%	1,529	749	- 51.0%
4,137	2,505	- 39.4%	2,915	2,114	- 27.5%
15,298	13,045	- 14.7%	4,332	4,960	+ 14.5%
15,286	17,505	+ 14.5%	1,017	1,770	+ 74.0%
3,289	3,984	+ 21.1%	219	312	+ 42.5%
1,626	1,853	+ 14.0%	129	162	+ 25.6%
42,102	40,574	- 3.6%	10,141	10,067	- 0.7%

Townhouse-Condo

By Bedroom Count	4-2018	4-2019	Change
2 Bedrooms or Less	6,622	6,413	- 3.2%
3 Bedrooms	19,448	18,662	- 4.0%
4 Bedrooms or More	26,941	26,246	- 2.6%
All Bedroom Counts	53,051	51,378	- 3.2%

4-2018	4-2019	Change	4-2018	4-2019	Change
2,852	2,831	- 0.7%	3,334	3,233	- 3.0%
13,300	12,620	- 5.1%	5,852	5,757	- 1.6%
25,948	25,122	- 3.2%	955	1,077	+ 12.8%
42,102	40,574	- 3.6%	10,141	10,067	- 0.7%

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

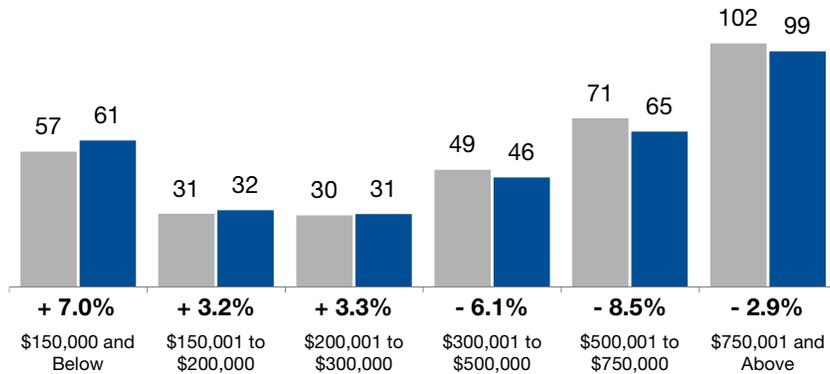
Days on Market Until Sale

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.



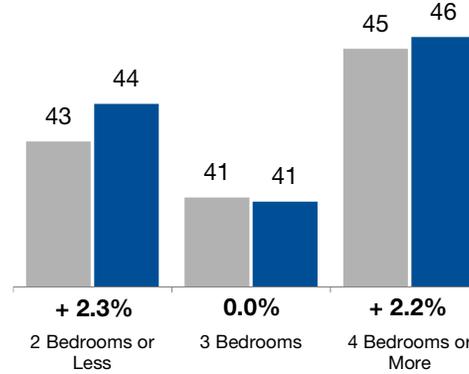
By Price Range

■ 4-2018 ■ 4-2019



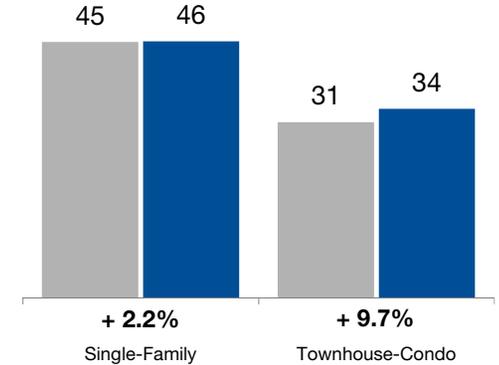
By Bedroom Count

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range

	4-2018	4-2019	Change
\$150,000 and Below	57	61	+ 7.0%
\$150,001 to \$200,000	31	32	+ 3.2%
\$200,001 to \$300,000	30	31	+ 3.3%
\$300,001 to \$500,000	49	46	- 6.1%
\$500,001 to \$750,000	71	65	- 8.5%
\$750,001 and Above	102	99	- 2.9%
All Price Ranges	43	44	+ 2.3%

Single-Family

	4-2018	4-2019	Change
71	73	+ 2.8%	
36	38	+ 5.6%	
30	31	+ 3.3%	
49	46	- 6.1%	
71	64	- 9.9%	
98	94	- 4.1%	
All Price Ranges	45	46	+ 2.2%

Townhouse-Condo

	4-2018	4-2019	Change
28	33	+ 17.9%	
21	24	+ 14.3%	
30	28	- 6.7%	
52	46	- 11.5%	
62	72	+ 16.1%	
118	113	- 4.2%	
All Price Ranges	31	34	+ 9.7%

By Bedroom Count

	4-2018	4-2019	Change
2 Bedrooms or Less	43	44	+ 2.3%
3 Bedrooms	41	41	0.0%
4 Bedrooms or More	45	46	+ 2.2%
All Bedroom Counts	43	44	+ 2.3%

	4-2018	4-2019	Change
50	51	+ 2.0%	
44	44	0.0%	
46	46	0.0%	
All Bedroom Counts	45	46	+ 2.2%

	4-2018	4-2019	Change
30	33	+ 10.0%	
30	32	+ 6.7%	
41	41	0.0%	
All Bedroom Counts	31	34	+ 9.7%

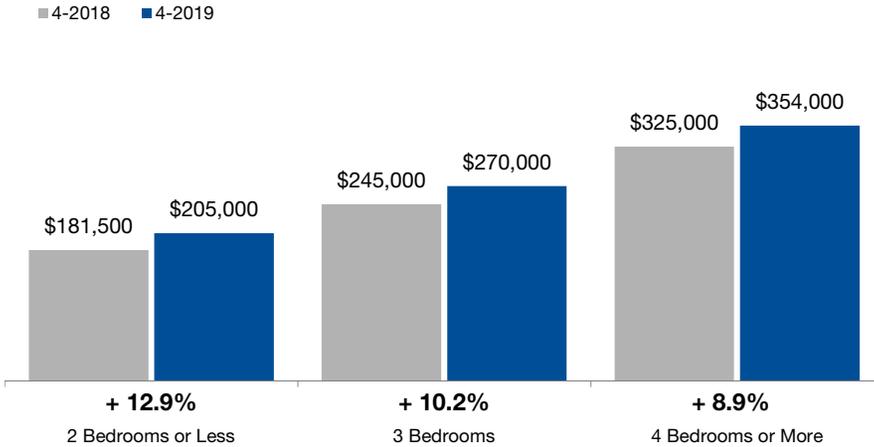
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

Median Sales Price

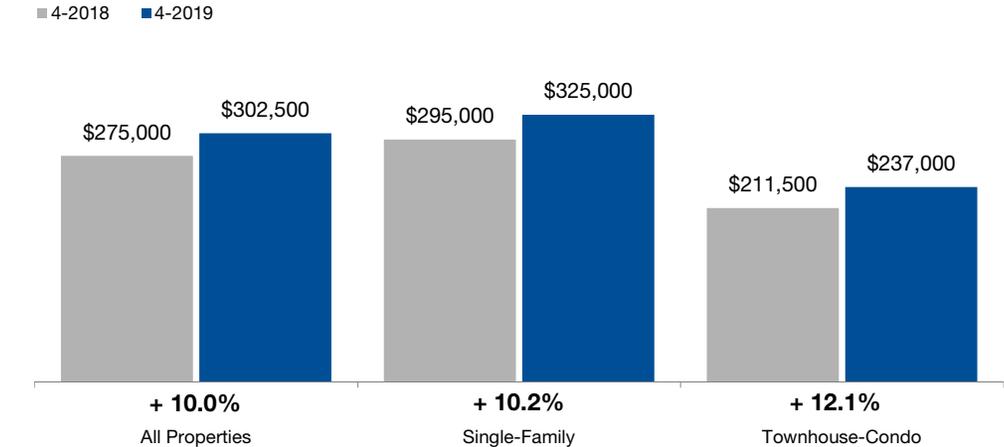
The number of properties available for sale in active status at the end of the most recent month.
Based on a rolling 12-month average.



By Bedroom Count



By Property Type



All Properties

By Bedroom Count	4-2018	4-2019	Change
2 Bedrooms or Less	\$181,500	\$205,000	+ 12.9%
3 Bedrooms	\$245,000	\$270,000	+ 10.2%
4 Bedrooms or More	\$325,000	\$354,000	+ 8.9%
All Bedroom Counts	\$275,000	\$302,500	+ 10.0%

Single-Family

4-2018	4-2019	Change	4-2018	4-2019	Change
\$190,000	\$211,950	+ 11.6%	\$173,400	\$196,000	+ 13.0%
\$258,000	\$285,900	+ 10.8%	\$220,000	\$244,355	+ 11.1%
\$327,000	\$355,000	+ 8.6%	\$279,000	\$305,154	+ 9.4%
\$295,000	\$325,000	+ 10.2%	\$211,500	\$237,000	+ 12.1%

Townhouse-Condo

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

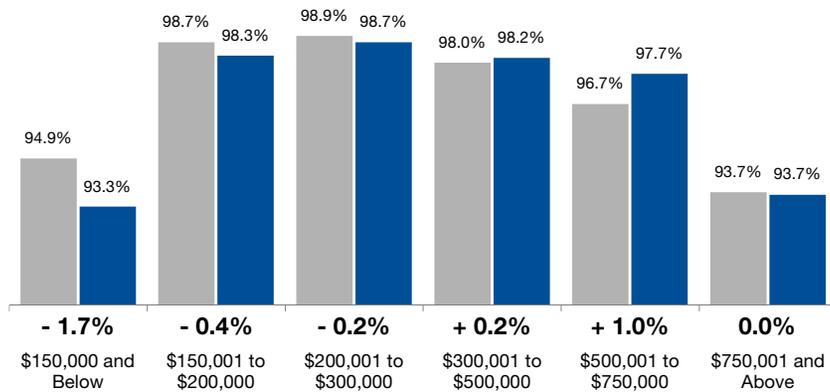
Percent of Original List Price Received

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.



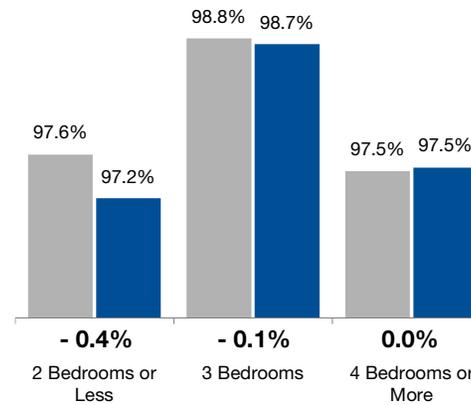
By Price Range

■ 4-2018 ■ 4-2019



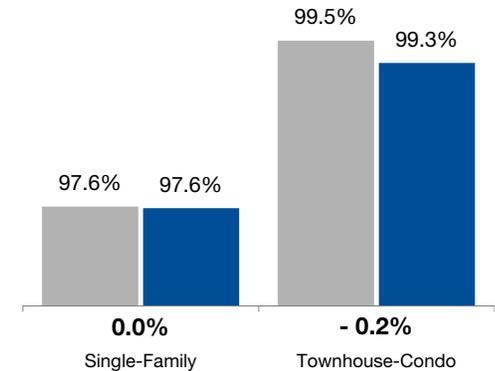
By Bedroom Count

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range	4-2018	4-2019	Change
\$150,000 and Below	94.9%	93.3%	- 1.7%
\$150,001 to \$200,000	98.7%	98.3%	- 0.4%
\$200,001 to \$300,000	98.9%	98.7%	- 0.2%
\$300,001 to \$500,000	98.0%	98.2%	+ 0.2%
\$500,001 to \$750,000	96.7%	97.7%	+ 1.0%
\$750,001 and Above	93.7%	93.7%	0.0%
All Price Ranges	98.0%	97.9%	- 0.1%

Single-Family

4-2018	4-2019	Change	4-2018	4-2019	Change
92.7%	91.0%	- 1.8%	98.5%	98.0%	- 0.5%
98.0%	97.3%	- 0.7%	99.7%	99.4%	- 0.3%
98.6%	98.4%	- 0.2%	100.2%	99.7%	- 0.5%
98.0%	98.1%	+ 0.1%	98.7%	99.4%	+ 0.7%
96.6%	97.7%	+ 1.1%	97.5%	97.9%	+ 0.4%
93.6%	93.7%	+ 0.1%	95.1%	94.1%	- 1.1%
97.6%	97.6%	0.0%	99.5%	99.3%	- 0.2%

Townhouse-Condo

By Bedroom Count	4-2018	4-2019	Change
2 Bedrooms or Less	97.6%	97.2%	- 0.4%
3 Bedrooms	98.8%	98.7%	- 0.1%
4 Bedrooms or More	97.5%	97.5%	0.0%
All Bedroom Counts	98.0%	97.9%	- 0.1%

4-2018	4-2019	Change	4-2018	4-2019	Change
96.7%	96.0%	- 0.7%	98.7%	98.5%	- 0.2%
98.2%	98.3%	+ 0.1%	100.2%	99.7%	- 0.5%
97.4%	97.4%	0.0%	98.6%	99.1%	+ 0.5%
97.6%	97.6%	0.0%	99.5%	99.3%	- 0.2%

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

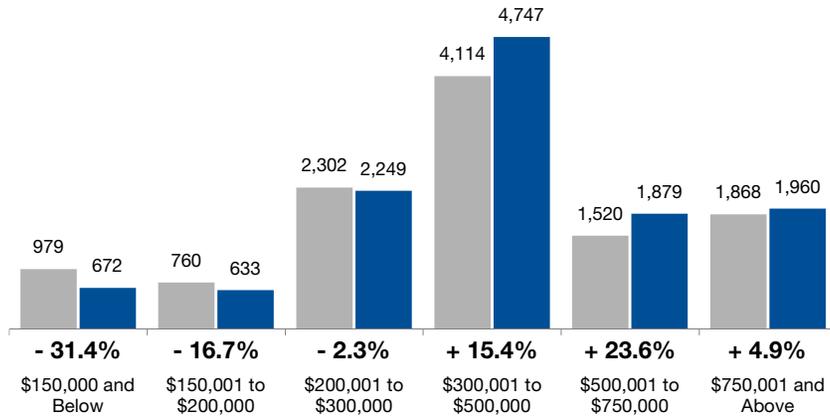
Inventory of Homes for Sale

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



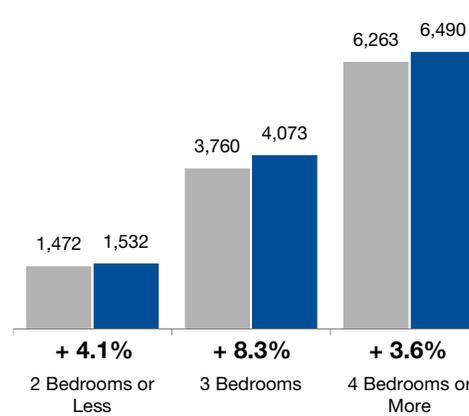
By Price Range

■ 4-2018 ■ 4-2019



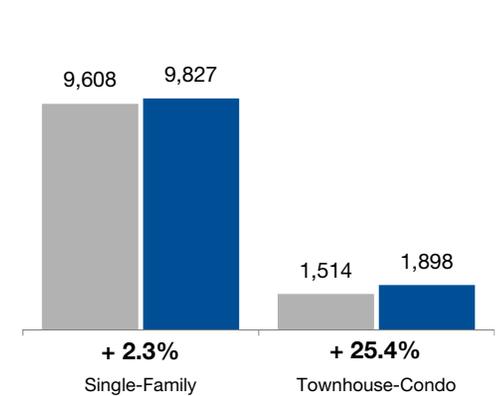
By Bedroom Count

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range

	4-2018	4-2019	Change
\$150,000 and Below	979	672	- 31.4%
\$150,001 to \$200,000	760	633	- 16.7%
\$200,001 to \$300,000	2,302	2,249	- 2.3%
\$300,001 to \$500,000	4,114	4,747	+ 15.4%
\$500,001 to \$750,000	1,520	1,879	+ 23.6%
\$750,001 and Above	1,868	1,960	+ 4.9%
All Price Ranges	11,543	12,140	+ 5.2%

Single-Family

	4-2018	4-2019	Change
2 Bedrooms or Less	695	468	- 32.7%
3 Bedrooms	536	447	- 16.6%
4 Bedrooms or More	1,728	1,490	- 13.8%
	3,762	4,091	+ 8.7%
	1,349	1,720	+ 27.5%
	1,538	1,611	+ 4.7%
All Single-Family	9,608	9,827	+ 2.3%

Townhouse-Condo

	4-2018	4-2019	Change
2 Bedrooms or Less	207	157	- 24.2%
3 Bedrooms	197	153	- 22.3%
4 Bedrooms or More	523	734	+ 40.3%
	300	553	+ 84.3%
	121	116	- 4.1%
	166	185	+ 11.4%
All Townhouse-Condo	1,514	1,898	+ 25.4%

By Bedroom Count

	4-2018	4-2019	Change
2 Bedrooms or Less	1,472	1,532	+ 4.1%
3 Bedrooms	3,760	4,073	+ 8.3%
4 Bedrooms or More	6,263	6,490	+ 3.6%
All Bedroom Counts	11,543	12,140	+ 5.2%

	4-2018	4-2019	Change
2 Bedrooms or Less	788	758	- 3.8%
3 Bedrooms	2,823	2,896	+ 2.6%
4 Bedrooms or More	5,995	6,172	+ 3.0%
All Single-Family	9,608	9,827	+ 2.3%

	4-2018	4-2019	Change
2 Bedrooms or Less	497	566	+ 13.9%
3 Bedrooms	806	1,066	+ 32.3%
4 Bedrooms or More	211	266	+ 26.1%
All Townhouse-Condo	1,514	1,898	+ 25.4%

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

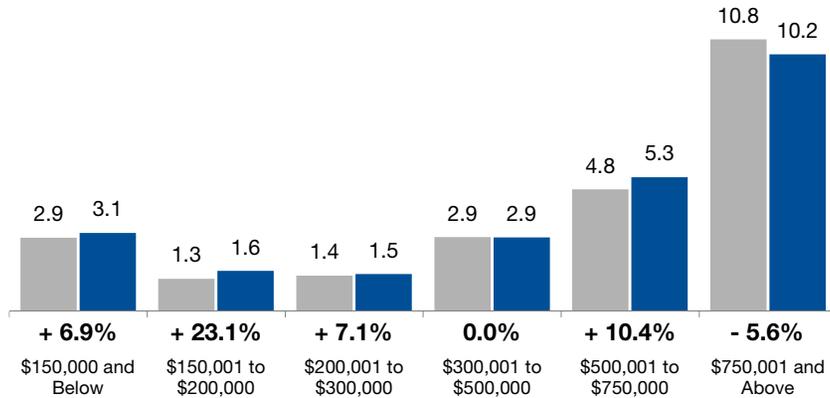
Months Supply of Inventory

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.



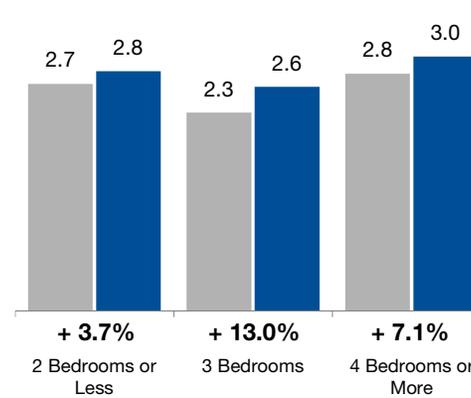
By Price Range

■ 4-2018 ■ 4-2019



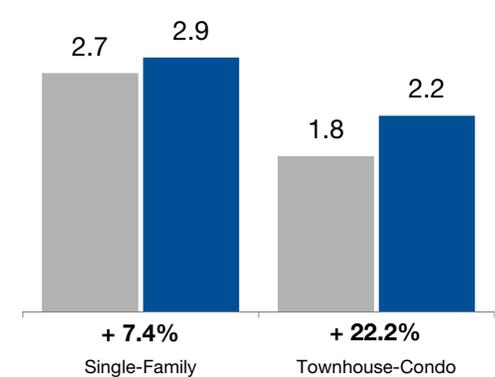
By Bedroom Count

■ 4-2018 ■ 4-2019



By Property Type

■ 4-2018 ■ 4-2019



All Properties

By Price Range	4-2018	4-2019	Change
\$150,000 and Below	2.9	3.1	+ 6.9%
\$150,001 to \$200,000	1.3	1.6	+ 23.1%
\$200,001 to \$300,000	1.4	1.5	+ 7.1%
\$300,001 to \$500,000	2.9	2.9	0.0%
\$500,001 to \$750,000	4.8	5.3	+ 10.4%
\$750,001 and Above	10.8	10.2	- 5.6%
All Price Ranges	2.6	2.8	+ 7.7%

Single-Family

4-2018	4-2019	Change
3.6	3.5	- 2.8%
1.6	2.1	+ 31.3%
1.4	1.4	0.0%
2.9	2.8	- 3.4%
4.7	5.3	+ 12.8%
10.6	9.9	- 6.6%
2.7	2.9	+ 7.4%

Townhouse-Condo

4-2018	4-2019	Change
1.7	2.3	+ 35.3%
0.9	0.9	0.0%
1.4	1.7	+ 21.4%
3.3	3.9	+ 18.2%
6.0	4.7	- 21.7%
13.1	12.4	- 5.3%
1.8	2.2	+ 22.2%

By Bedroom Count

4-2018	4-2019	Change
2.7	2.8	+ 3.7%
2.3	2.6	+ 13.0%
2.8	3.0	+ 7.1%
2.6	2.8	+ 7.7%

4-2018	4-2019	Change
3.3	3.2	- 3.0%
2.5	2.8	+ 12.0%
2.8	3.0	+ 7.1%
2.7	2.9	+ 7.4%

4-2018	4-2019	Change
1.8	2.1	+ 16.7%
1.7	2.2	+ 29.4%
2.4	3.1	+ 29.2%
1.8	2.2	+ 22.2%

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