

# Local Market Update for February 2020

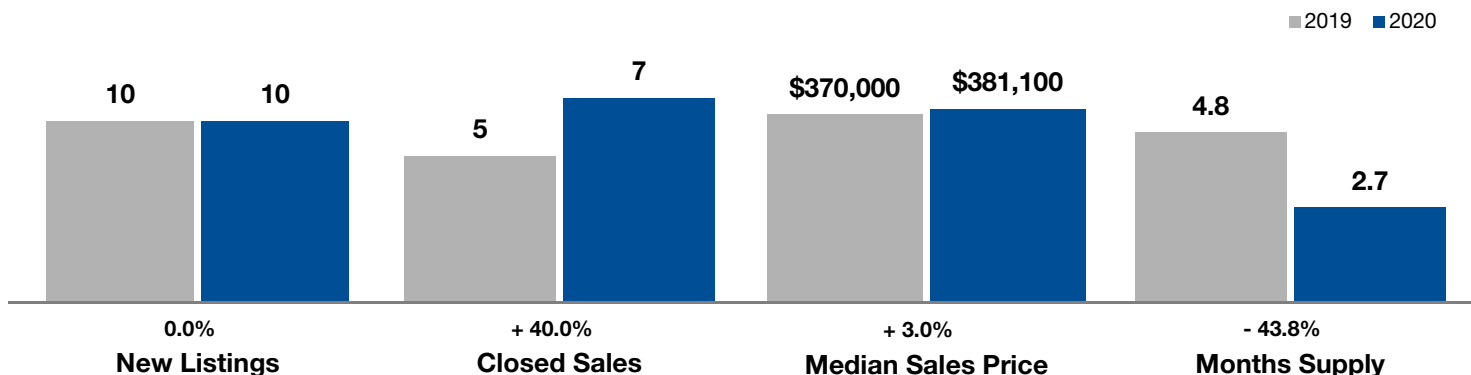
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

## Morgan County

Key Metrics	February			Year to Date		
	2019	2020	Percent Change	Thru 2-2019	Thru 2-2020	Percent Change
New Listings	10	10	0.0%	26	26	0.0%
Pending Sales	10	11	+ 10.0%	15	22	+ 46.7%
Closed Sales	5	7	+ 40.0%	9	16	+ 77.8%
Median Sales Price*	\$370,000	\$381,100	+ 3.0%	\$370,000	\$359,500	- 2.8%
Average Sales Price*	\$431,280	\$406,014	- 5.9%	\$437,506	\$449,694	+ 2.8%
Percent of Original List Price Received*	93.3%	104.9%	+ 12.4%	95.2%	98.7%	+ 3.7%
Days on Market Until Sale	97	67	- 30.9%	96	65	- 32.3%
Inventory of Homes for Sale	42	27	- 35.7%	--	--	--
Months Supply of Inventory	4.8	2.7	- 43.8%	--	--	--

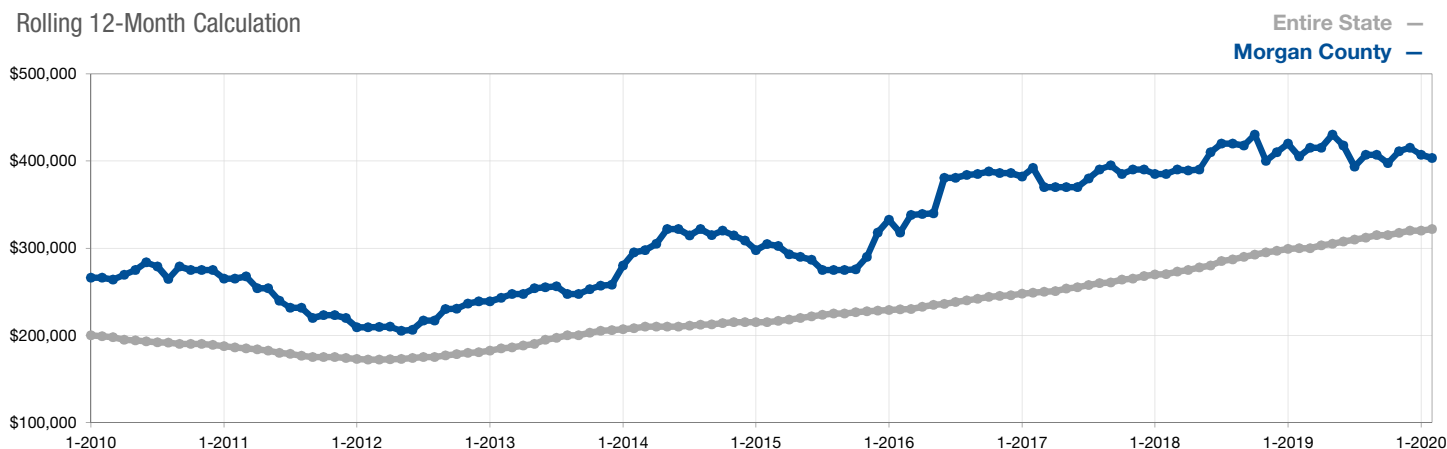
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### 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.