

# 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



## November 2020

Inventory remains constrained in most segments of the market, while buyer activity remains strong. With the holiday season upon us, both buyer and seller activity typically follow seasonal slowdowns before rebounding in the new year. For the 12-month period spanning December 2019 through November 2020, Closed Sales in the state of Utah were up 9.6 percent overall. The price range with the largest gain in sales was the \$750,001 and Above range, where they increased 65.3 percent.

The overall Median Sales Price was up 10.2 percent to \$350,000. The property type with the largest price gain was the Single-Family segment, where prices increased 11.1 percent to \$378,000. 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 89 days.

Market-wide, inventory levels were down 58.5 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 57.4 percent. That amounts to 1.1 months supply for Single-Family homes and 0.8 months supply for Townhouse-Condo.

## Quick Facts

**+ 65.3%**

**+ 10.3%**

**+ 17.5%**

Price Range With the Strongest Sales:

**\$750,001 and Above**

Bedroom Count With the Strongest Sales:

**3 Bedrooms**

Property Type With the Strongest Sales:

**Townhouse-Condo**

Closed Sales	<b>2</b>
Days on Market Until Sale	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Inventory of Homes for Sale	<b>6</b>
Months Supply of Inventory	<b>7</b>

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.



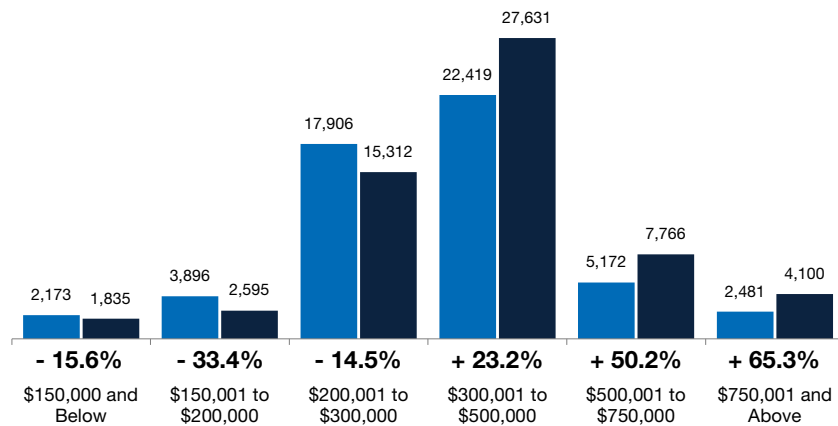
# Closed Sales

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



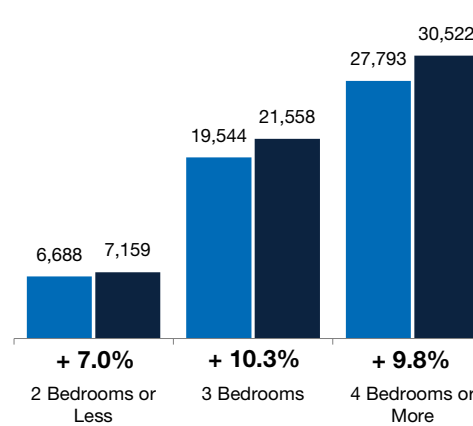
## By Price Range

■ 11-2019 ■ 11-2020



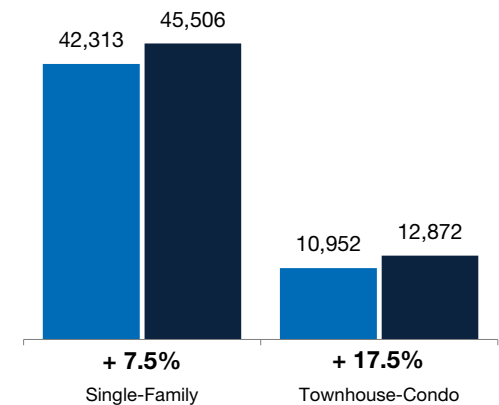
## By Bedroom Count

■ 11-2019 ■ 11-2020



## By Property Type

■ 11-2019 ■ 11-2020



### All Properties

By Price Range	11-2019	11-2020	Change
\$150,000 and Below	2,173	1,835	- 15.6%
\$150,001 to \$200,000	3,896	2,595	- 33.4%
\$200,001 to \$300,000	17,906	15,312	- 14.5%
\$300,001 to \$500,000	22,419	27,631	+ 23.2%
\$500,001 to \$750,000	5,172	7,766	+ 50.2%
\$750,001 and Above	2,481	4,100	+ 65.3%
<b>All Price Ranges</b>	<b>54,047</b>	<b>59,239</b>	<b>+ 9.6%</b>

### Single-Family

By Price Range	11-2019	11-2020	Change
\$150,000 and Below	1,396	1,334	- 4.4%
\$150,001 to \$200,000	2,011	1,226	- 39.0%
\$200,001 to \$300,000	12,130	8,823	- 27.3%
\$300,001 to \$500,000	19,902	23,406	+ 17.6%
\$500,001 to \$750,000	4,778	7,203	+ 50.8%
\$750,001 and Above	2,096	3,514	+ 67.7%
<b>All Price Ranges</b>	<b>42,313</b>	<b>45,506</b>	<b>+ 7.5%</b>

### Townhouse-Condo

By Price Range	11-2019	11-2020	Change
\$150,000 and Below	634	374	- 41.0%
\$150,001 to \$200,000	1,738	1,220	- 29.8%
\$200,001 to \$300,000	5,627	6,312	+ 12.2%
\$300,001 to \$500,000	2,366	4,080	+ 72.4%
\$500,001 to \$750,000	341	497	+ 45.7%
\$750,001 and Above	246	389	+ 58.1%
<b>All Price Ranges</b>	<b>10,952</b>	<b>12,872</b>	<b>+ 17.5%</b>

By Bedroom Count	11-2019	11-2020	Change
2 Bedrooms or Less	6,688	7,159	+ 7.0%
3 Bedrooms	19,544	21,558	+ 10.3%
4 Bedrooms or More	27,793	30,522	+ 9.8%
<b>All Bedroom Counts</b>	<b>54,047</b>	<b>59,239</b>	<b>+ 9.6%</b>

By Bedroom Count	11-2019	11-2020	Change
2 Bedrooms or Less	2,866	3,049	+ 6.4%
3 Bedrooms	12,975	13,679	+ 5.4%
4 Bedrooms or More	26,472	28,778	+ 8.7%
<b>All Bedroom Counts</b>	<b>42,313</b>	<b>45,506</b>	<b>+ 7.5%</b>

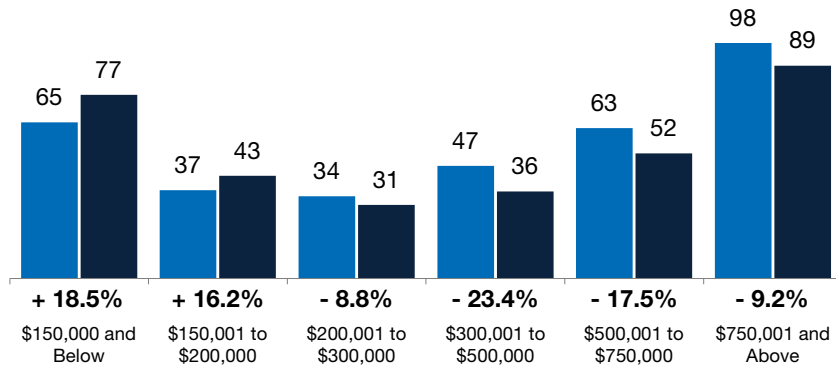
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

# 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.

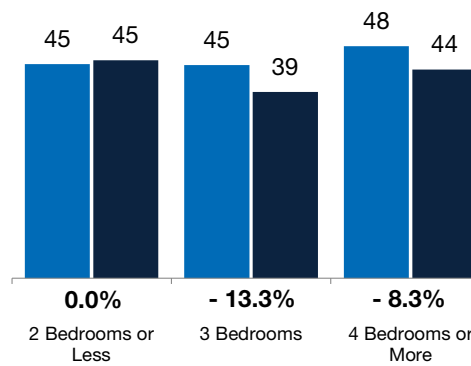
## By Price Range

■ 11-2019 ■ 11-2020



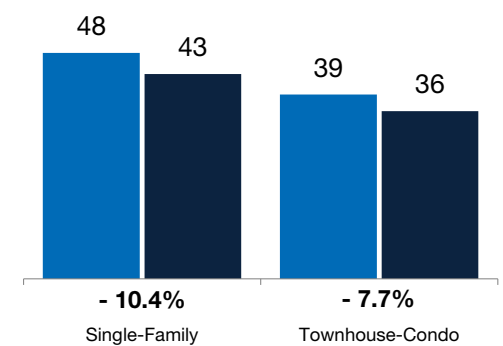
## By Bedroom Count

■ 11-2019 ■ 11-2020



## By Property Type

■ 11-2019 ■ 11-2020



### All Properties

#### By Price Range

	11-2019	11-2020	Change
\$150,000 and Below	65	77	+ 18.5%
\$150,001 to \$200,000	37	43	+ 16.2%
\$200,001 to \$300,000	34	31	- 8.8%
\$300,001 to \$500,000	47	36	- 23.4%
\$500,001 to \$750,000	63	52	- 17.5%
\$750,001 and Above	98	89	- 9.2%
<b>All Price Ranges</b>	<b>47</b>	<b>42</b>	<b>- 10.6%</b>

### Single-Family

	11-2019	11-2020	Change
74	83	+ 12.2%	
44	56	+ 27.3%	
34	32	- 5.9%	
47	36	- 23.4%	
62	51	- 17.7%	
97	88	- 9.3%	
<b>48</b>	<b>43</b>	<b>- 10.4%</b>	

### Townhouse-Condo

	11-2019	11-2020	Change
42	52	+ 23.8%	
27	30	+ 11.1%	
34	29	- 14.7%	
48	37	- 22.9%	
76	70	- 7.9%	
94	89	- 5.3%	
<b>39</b>	<b>36</b>	<b>- 7.7%</b>	

#### By Bedroom Count

	11-2019	11-2020	Change
2 Bedrooms or Less	45	45	0.0%
3 Bedrooms	45	39	- 13.3%
4 Bedrooms or More	48	44	- 8.3%
<b>All Bedroom Counts</b>	<b>47</b>	<b>42</b>	<b>- 10.6%</b>

	11-2019	11-2020	Change
50	50	0.0%	
47	42	- 10.6%	
48	43	- 10.4%	
<b>48</b>	<b>43</b>	<b>- 10.4%</b>	
36	37	+ 2.8%	
39	33	- 15.4%	
47	42	- 10.6%	
<b>39</b>	<b>36</b>	<b>- 7.7%</b>	

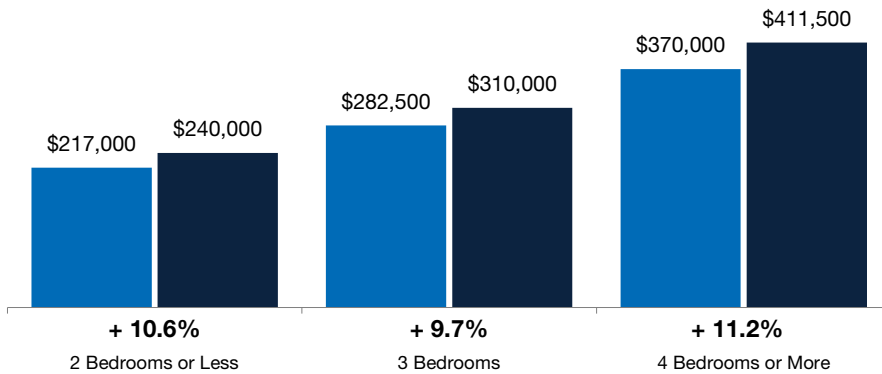
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# Median Sales Price

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.

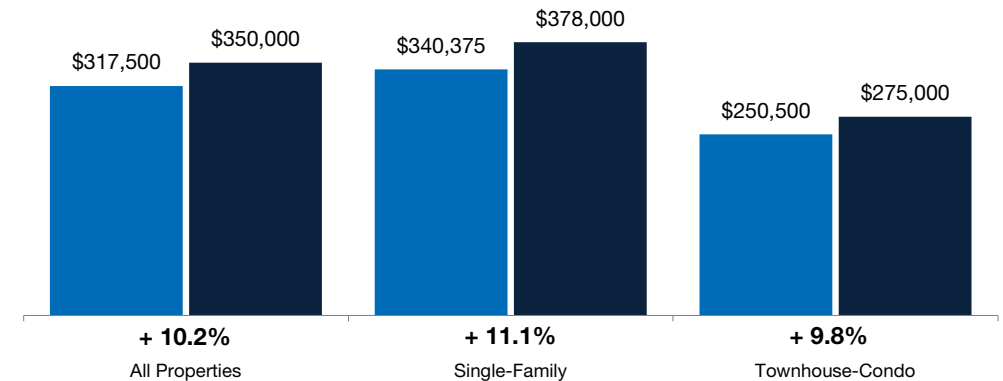
## By Bedroom Count

■ 11-2019 ■ 11-2020



## By Property Type

■ 11-2019 ■ 11-2020



### All Properties

By Bedroom Count	11-2019	11-2020	Change
2 Bedrooms or Less	\$217,000	\$240,000	+ 10.6%
3 Bedrooms	\$282,500	\$310,000	+ 9.7%
4 Bedrooms or More	\$370,000	\$411,500	+ 11.2%
<b>All Bedroom Counts</b>	<b>\$317,500</b>	<b>\$350,000</b>	<b>+ 10.2%</b>

### Single-Family

11-2019	11-2020	Change	11-2019	11-2020	Change
\$227,000	\$259,500	+ 14.3%	\$208,000	\$229,000	+ 10.1%
\$300,000	\$330,730	+ 10.2%	\$259,900	\$279,000	+ 7.3%
\$373,000	\$415,000	+ 11.3%	\$316,000	\$336,407	+ 6.5%
<b>\$340,375</b>	<b>\$378,000</b>	<b>+ 11.1%</b>	<b>\$250,500</b>	<b>\$275,000</b>	<b>+ 9.8%</b>

### Townhouse-Condo

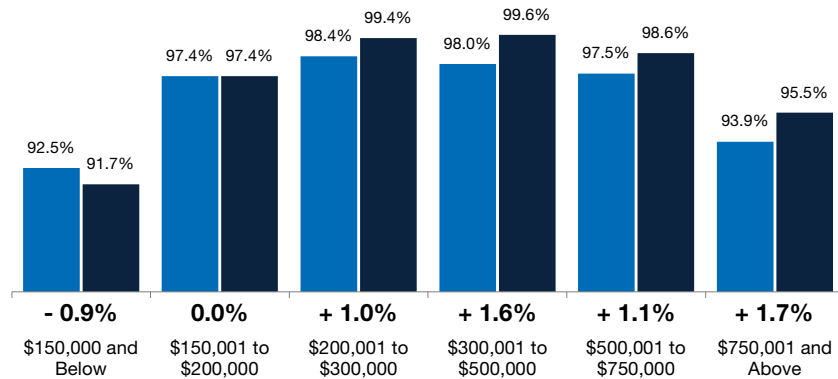
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# Percent of Original List Price Received

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.

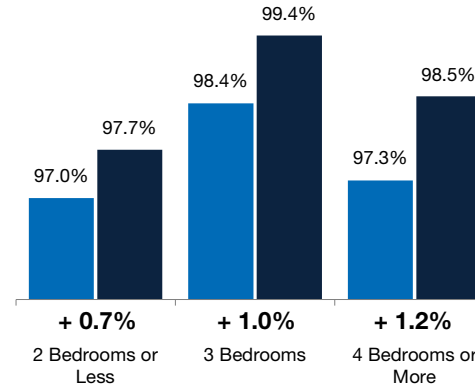
## By Price Range

■ 11-2019 ■ 11-2020



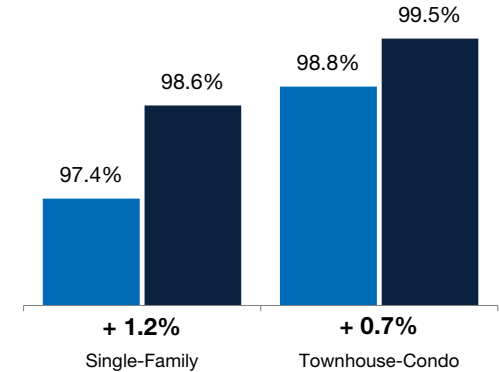
## By Bedroom Count

■ 11-2019 ■ 11-2020



## By Property Type

■ 11-2019 ■ 11-2020



### All Properties

By Price Range	11-2019	11-2020	Change
\$150,000 and Below	92.5%	91.7%	- 0.9%
\$150,001 to \$200,000	97.4%	97.4%	0.0%
\$200,001 to \$300,000	98.4%	99.4%	+ 1.0%
\$300,001 to \$500,000	98.0%	99.6%	+ 1.6%
\$500,001 to \$750,000	97.5%	98.6%	+ 1.1%
\$750,001 and Above	93.9%	95.5%	+ 1.7%
<b>All Price Ranges</b>	<b>97.7%</b>	<b>98.8%</b>	<b>+ 1.1%</b>

### Single-Family

11-2019	11-2020	Change	11-2019	11-2020	Change
90.4%	90.3%	- 0.1%	97.2%	95.7%	- 1.5%
96.2%	96.0%	- 0.2%	98.7%	98.6%	- 0.1%
98.1%	99.2%	+ 1.1%	99.2%	99.7%	+ 0.5%
97.9%	99.5%	+ 1.6%	99.1%	100.1%	+ 1.0%
97.6%	98.7%	+ 1.1%	97.2%	97.7%	+ 0.5%
93.4%	95.1%	+ 1.8%	96.7%	97.9%	+ 1.2%
<b>97.4%</b>	<b>98.6%</b>	<b>+ 1.2%</b>	<b>98.8%</b>	<b>99.5%</b>	<b>+ 0.7%</b>

### Townhouse-Condo

By Bedroom Count	11-2019	11-2020	Change
2 Bedrooms or Less	97.0%	97.7%	+ 0.7%
3 Bedrooms	98.4%	99.4%	+ 1.0%
4 Bedrooms or More	97.3%	98.5%	+ 1.2%
<b>All Bedroom Counts</b>	<b>97.7%</b>	<b>98.8%</b>	<b>+ 1.1%</b>

11-2019	11-2020	Change	11-2019	11-2020	Change
96.1%	97.0%	+ 0.9%	98.1%	98.5%	+ 0.4%
98.0%	99.2%	+ 1.2%	99.3%	100.0%	+ 0.7%
97.2%	98.5%	+ 1.3%	98.5%	99.3%	+ 0.8%
<b>97.4%</b>	<b>98.6%</b>	<b>+ 1.2%</b>	<b>98.8%</b>	<b>99.5%</b>	<b>+ 0.7%</b>

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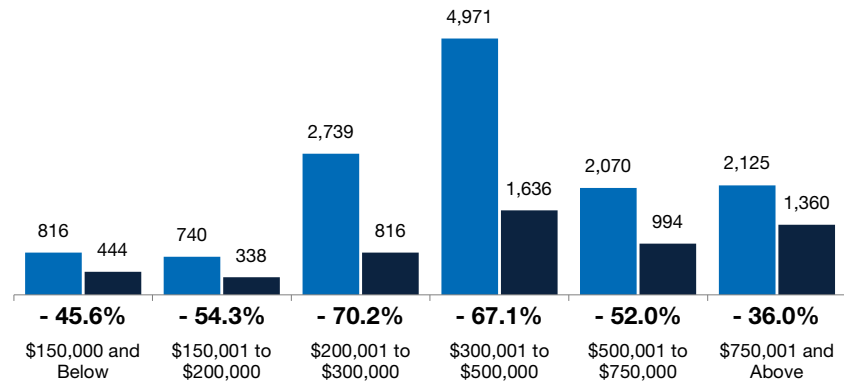
# Inventory of Homes for Sale

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



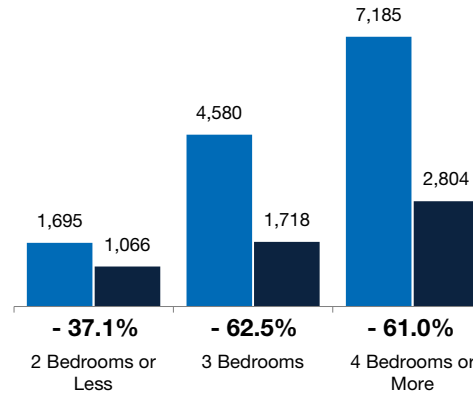
## By Price Range

■ 11-2019 ■ 11-2020



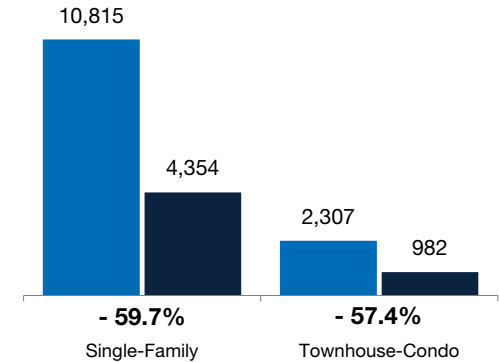
## By Bedroom Count

■ 11-2019 ■ 11-2020



## By Property Type

■ 11-2019 ■ 11-2020



### All Properties

By Price Range	11-2019	11-2020	Change
\$150,000 and Below	816	444	- 45.6%
\$150,001 to \$200,000	740	338	- 54.3%
\$200,001 to \$300,000	2,739	816	- 70.2%
\$300,001 to \$500,000	4,971	1,636	- 67.1%
\$500,001 to \$750,000	2,070	994	- 52.0%
\$750,001 and Above	2,125	1,360	- 36.0%
<b>All Price Ranges</b>	<b>13,461</b>	<b>5,588</b>	<b>- 58.5%</b>

### Single-Family

By Bedroom Count	11-2019	11-2020	Change
2 Bedrooms or Less	1,695	1,066	- 37.1%
3 Bedrooms	4,580	1,718	- 62.5%
4 Bedrooms or More	7,185	2,804	- 61.0%
<b>All Bedroom Counts</b>	<b>13,461</b>	<b>5,588</b>	<b>- 58.5%</b>

### Townhouse-Condo

By Price Range	11-2019	11-2020	Change
\$150,000 and Below	603	336	- 44.3%
\$150,001 to \$200,000	525	253	- 51.8%
\$200,001 to \$300,000	1,853	556	- 70.0%
\$300,001 to \$500,000	4,229	1,256	- 70.3%
\$500,001 to \$750,000	1,843	855	- 53.6%
\$750,001 and Above	1,762	1,098	- 37.7%
<b>All Price Ranges</b>	<b>10,815</b>	<b>4,354</b>	<b>- 59.7%</b>

By Bedroom Count	11-2019	11-2020	Change
2 Bedrooms or Less	1,695	1,066	- 37.1%
3 Bedrooms	4,580	1,718	- 62.5%
4 Bedrooms or More	7,185	2,804	- 61.0%
<b>All Bedroom Counts</b>	<b>13,461</b>	<b>5,588</b>	<b>- 58.5%</b>

By Property Type	11-2019	11-2020	Change
Single-Family	10,815	4,354	- 59.7%
Townhouse-Condo	2,307	982	- 57.4%

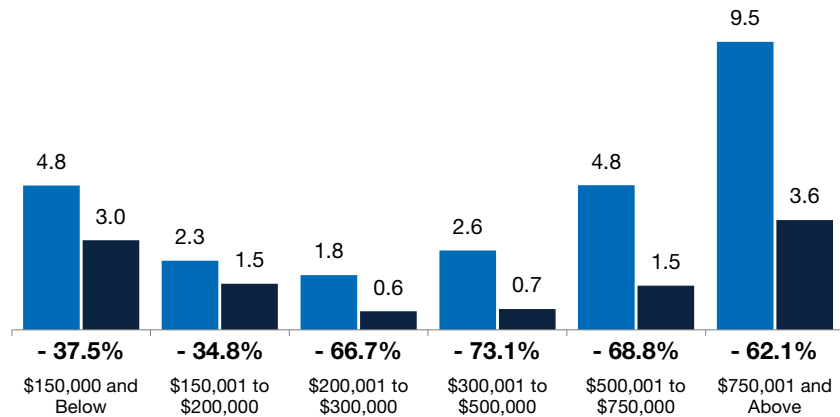
Figures on this page are based upon a snapshot of active listings at the end of the month.

# 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.

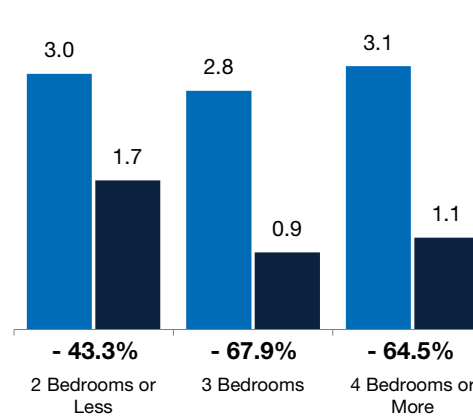
## By Price Range

■ 11-2019 ■ 11-2020



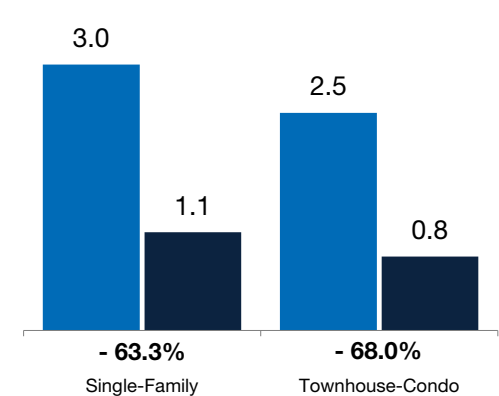
## By Bedroom Count

■ 11-2019 ■ 11-2020



## By Property Type

■ 11-2019 ■ 11-2020



### All Properties

By Price Range	11-2019	11-2020	Change
\$150,000 and Below	4.8	3.0	- 37.5%
\$150,001 to \$200,000	2.3	1.5	- 34.8%
\$200,001 to \$300,000	1.8	0.6	- 66.7%
\$300,001 to \$500,000	2.6	0.7	- 73.1%
\$500,001 to \$750,000	4.8	1.5	- 68.8%
\$750,001 and Above	9.5	3.6	- 62.1%
<b>All Price Ranges</b>	<b>3.0</b>	<b>1.1</b>	<b>- 63.3%</b>

### Single-Family

11-2019	11-2020	Change
5.6	3.1	- 44.6%
3.1	2.4	- 22.6%
1.8	0.7	- 61.1%
2.5	0.6	- 76.0%
4.6	1.4	- 69.6%
9.4	3.4	- 63.8%
<b>3.0</b>	<b>1.1</b>	<b>- 63.3%</b>

### Townhouse-Condo

11-2019	11-2020	Change
3.3	3.1	- 6.1%
1.3	0.8	- 38.5%
1.8	0.4	- 77.8%
3.3	0.8	- 75.8%
5.9	2.0	- 66.1%
10.6	3.9	- 63.2%
<b>2.5</b>	<b>0.8</b>	<b>- 68.0%</b>

## By Bedroom Count

11-2019	11-2020	Change
3.0	1.7	- 43.3%
2.8	0.9	- 67.9%
3.1	1.1	- 64.5%
<b>3.0</b>	<b>1.1</b>	<b>- 63.3%</b>

11-2019	11-2020	Change
3.6	1.8	- 50.0%
2.9	1.1	- 62.1%
3.0	1.1	- 63.3%
<b>3.0</b>	<b>1.1</b>	<b>- 63.3%</b>

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