

Local Market Update for May 2021

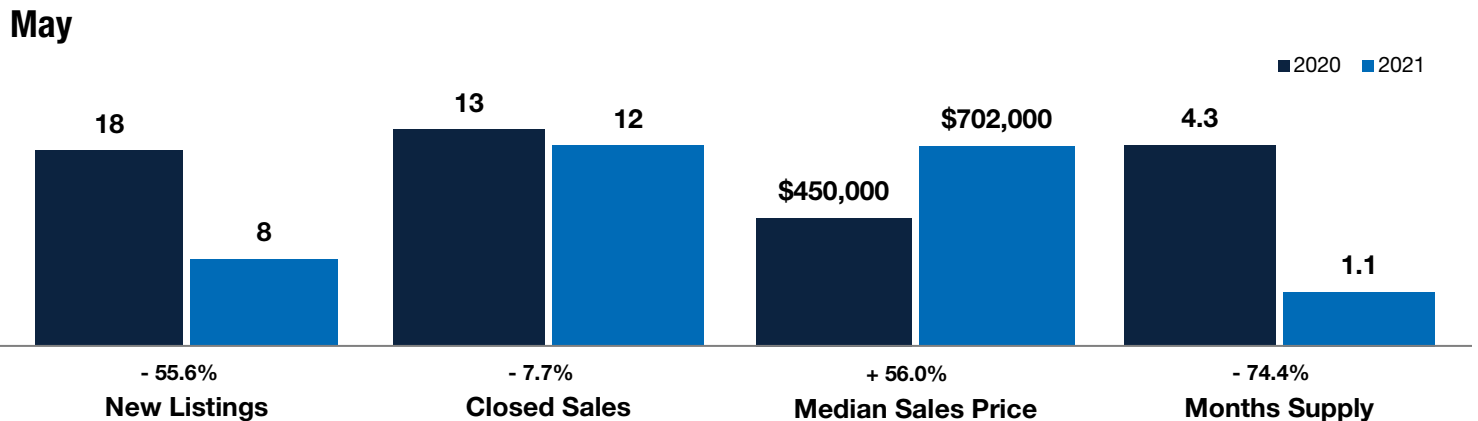
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®



Morgan County

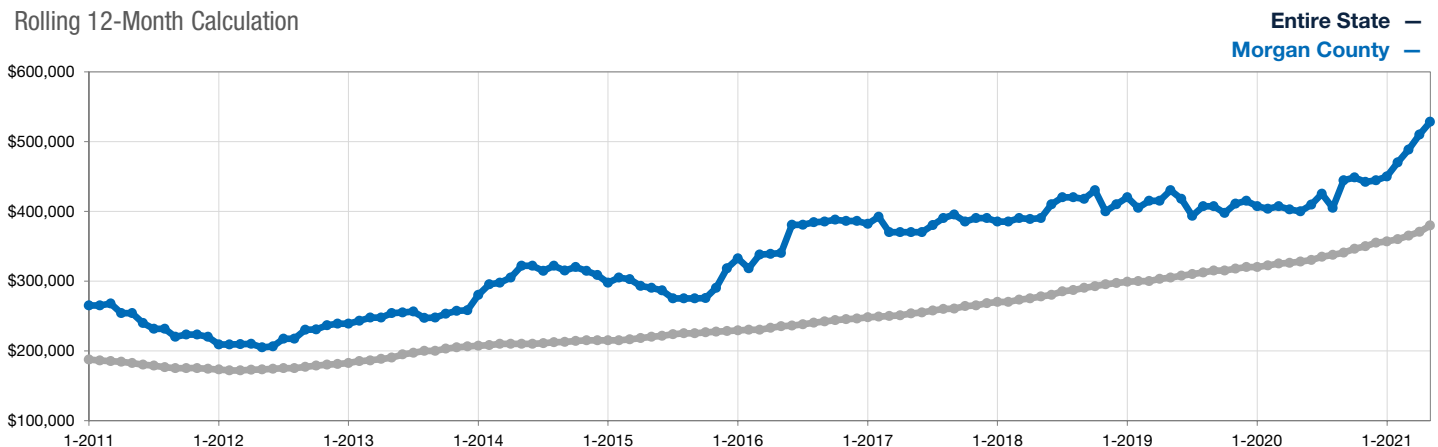
Key Metrics	May			Year to Date		
	2020	2021	Percent Change	Thru 5-2020	Thru 5-2021	Percent Change
New Listings	18	8	- 55.6%	87	41	- 52.9%
Pending Sales	16	7	- 56.3%	61	35	- 42.6%
Closed Sales	13	12	- 7.7%	50	31	- 38.0%
Median Sales Price*	\$450,000	\$702,000	+ 56.0%	\$402,500	\$635,000	+ 57.8%
Average Sales Price*	\$531,946	\$904,228	+ 70.0%	\$481,863	\$784,957	+ 62.9%
Percent of Original List Price Received*	96.2%	98.2%	+ 2.1%	97.2%	98.8%	+ 1.6%
Days on Market Until Sale	44	15	- 65.9%	52	24	- 53.8%
Inventory of Homes for Sale	43	11	- 74.4%	--	--	--
Months Supply of Inventory	4.3	1.1	- 74.4%	--	--	--

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



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.