

# 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 2022

The share of Americans planning to purchase a home in the next year is falling, according to NAHB's Housing Trends Report, with only 13% of adults intending to purchase a home in the next 12 months, the lowest level since mid-2020. Declining affordability and low inventory have made it difficult for many buyers to compete in the current market, as rising inflation, surging interest rates, and record high sales prices have priced an increasing number of prospective buyers out of the market. For the 12-month period spanning May 2021 through April 2022, Closed Sales in the state of Utah were down 11.0 percent overall. The price range with the largest gain in sales was the \$500,001 to \$750,000 range, where they increased 61.7 percent.

The overall Median Sales Price was up 27.1 percent to \$472,770. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 31.2 percent to \$384,000. The price range that tended to sell the quickest was the \$300,001 to \$500,000 range at 17 days; the price range that tended to sell the slowest was the \$150,000 and Below range at 43 days.

Market-wide, inventory levels were up 18.6 percent. The property type that gained the most inventory was the Single-Family segment, where it increased 23.8 percent. That amounts to 1.2 months supply for Single-Family homes and 0.8 months supply for Townhouse-Condo.

## Quick Facts

**+ 61.7%**

**- 10.1%**

**- 10.9%**

Price Range With the Strongest Sales:	Bedroom Count With the Strongest Sales:	Property Type With the Strongest Sales:
<b>\$500,001 to \$750,000</b>	<b>2 Bedrooms or Less</b>	<b>Townhouse-Condo</b>

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>

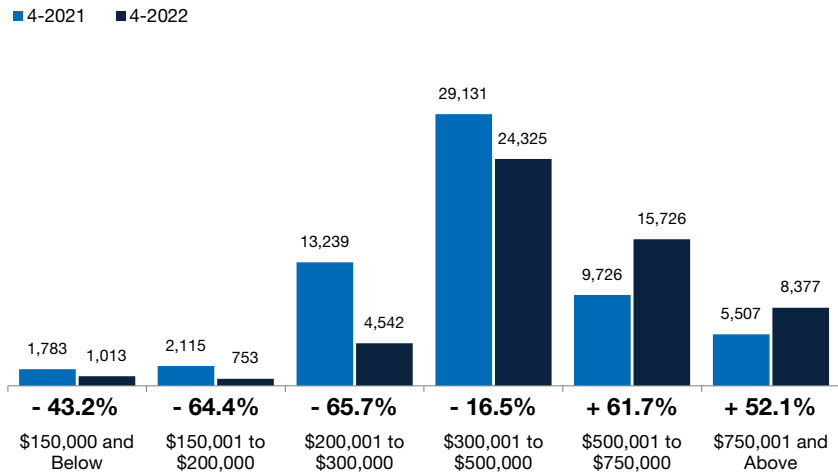
This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



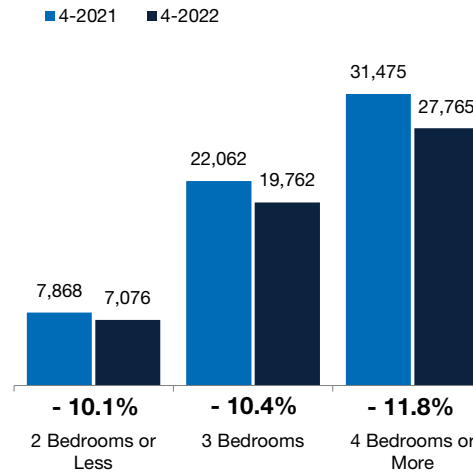
# Closed Sales

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

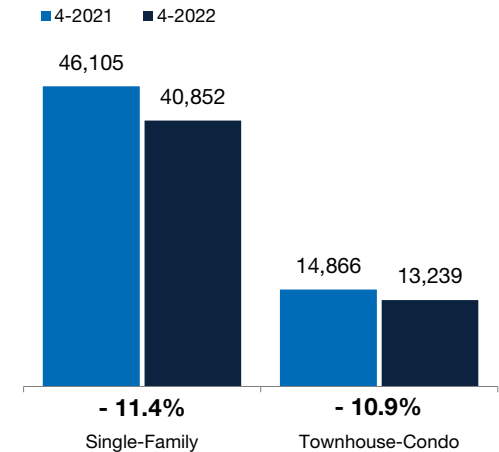
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2021	4-2022	Change
\$150,000 and Below	1,783	1,013	- 43.2%
\$150,001 to \$200,000	2,115	753	- 64.4%
\$200,001 to \$300,000	13,239	4,542	- 65.7%
\$300,001 to \$500,000	29,131	24,325	- 16.5%
\$500,001 to \$750,000	9,726	15,726	+ 61.7%
\$750,001 and Above	5,507	8,377	+ 52.1%
<b>All Price Ranges</b>	<b>61,501</b>	<b>54,736</b>	<b>- 11.0%</b>

### Single-Family

4-2021	4-2022	Change	4-2021	4-2022	Change
1,067	483	- 54.7%	451	133	- 70.5%
971	492	- 49.3%	1,136	240	- 78.9%
6,841	2,065	- 69.8%	6,341	2,461	- 61.2%
23,609	16,322	- 30.9%	5,408	7,916	+ 46.4%
8,908	14,338	+ 61.0%	758	1,326	+ 74.9%
4,709	7,152	+ 51.9%	772	1,163	+ 50.6%
<b>46,105</b>	<b>40,852</b>	<b>- 11.4%</b>	<b>14,866</b>	<b>13,239</b>	<b>- 10.9%</b>

### Townhouse-Condo

By Bedroom Count	4-2021	4-2022	Change
2 Bedrooms or Less	7,868	7,076	- 10.1%
3 Bedrooms	22,062	19,762	- 10.4%
4 Bedrooms or More	31,475	27,765	- 11.8%
<b>All Bedroom Counts</b>	<b>61,501</b>	<b>54,736</b>	<b>- 11.0%</b>

4-2021	4-2022	Change	4-2021	4-2022	Change
3,076	2,812	- 8.6%	4,683	4,096	- 12.5%
13,598	12,216	- 10.2%	8,193	7,211	- 12.0%
29,402	25,766	- 12.4%	1,925	1,857	- 3.5%
<b>46,105</b>	<b>40,852</b>	<b>- 11.4%</b>	<b>14,866</b>	<b>13,239</b>	<b>- 10.9%</b>

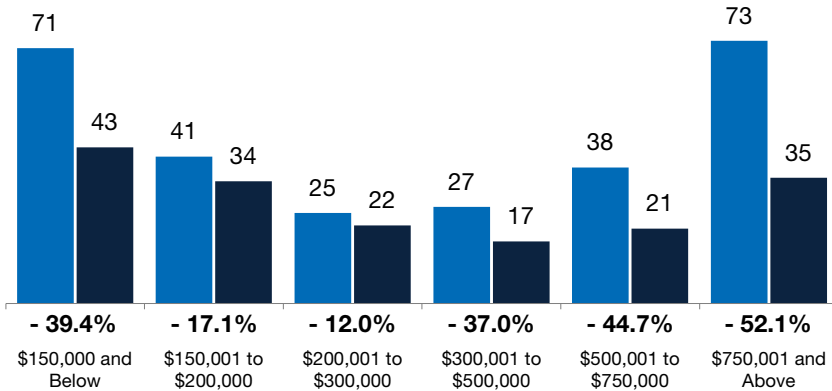
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

# 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.

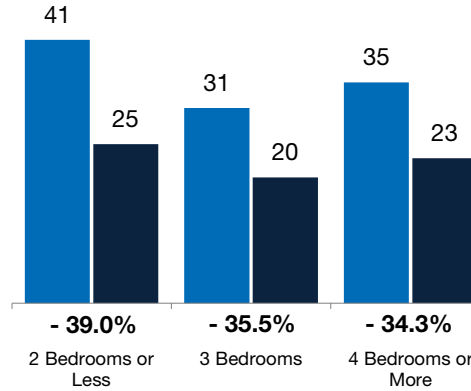
## By Price Range

■ 4-2021 ■ 4-2022



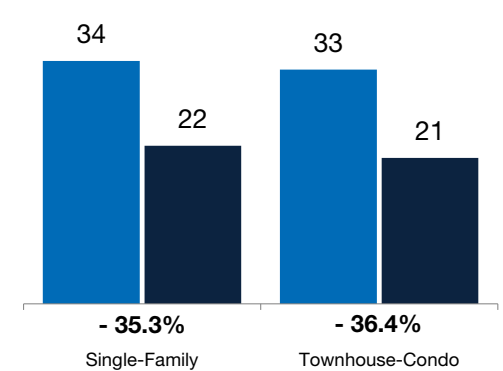
## By Bedroom Count

■ 4-2021 ■ 4-2022



## By Property Type

■ 4-2021 ■ 4-2022



### All Properties

#### By Price Range

	4-2021	4-2022	Change
\$150,000 and Below	71	43	-39.4%
\$150,001 to \$200,000	41	34	-17.1%
\$200,001 to \$300,000	25	22	-12.0%
\$300,001 to \$500,000	27	17	-37.0%
\$500,001 to \$750,000	38	21	-44.7%
\$750,001 and Above	73	35	-52.1%
<b>All Price Ranges</b>	<b>34</b>	<b>22</b>	<b>-35.3%</b>

### Single-Family

	4-2021	4-2022	Change
2 Bedrooms or Less	82	51	-37.8%
3 Bedrooms	56	39	-30.4%
4 Bedrooms or More	27	27	0.0%
Single-Family	26	17	-34.6%
Townhouse-Condo	36	20	-44.4%
All Property Types	71	33	-53.5%
<b>All Price Ranges</b>	<b>34</b>	<b>22</b>	<b>-35.3%</b>

### Townhouse-Condo

	4-2021	4-2022	Change
Single-Family	57	39	-31.6%
Townhouse-Condo	28	24	-14.3%
2 Bedrooms or Less	23	17	-26.1%
3 Bedrooms	32	17	-46.9%
4 Bedrooms or More	63	25	-60.3%
All Property Types	89	46	-48.3%
<b>All Price Ranges</b>	<b>33</b>	<b>21</b>	<b>-36.4%</b>

#### By Bedroom Count

	4-2021	4-2022	Change
2 Bedrooms or Less	41	25	-39.0%
3 Bedrooms	31	20	-35.5%
4 Bedrooms or More	35	23	-34.3%
<b>All Bedroom Counts</b>	<b>34</b>	<b>22</b>	<b>-35.3%</b>

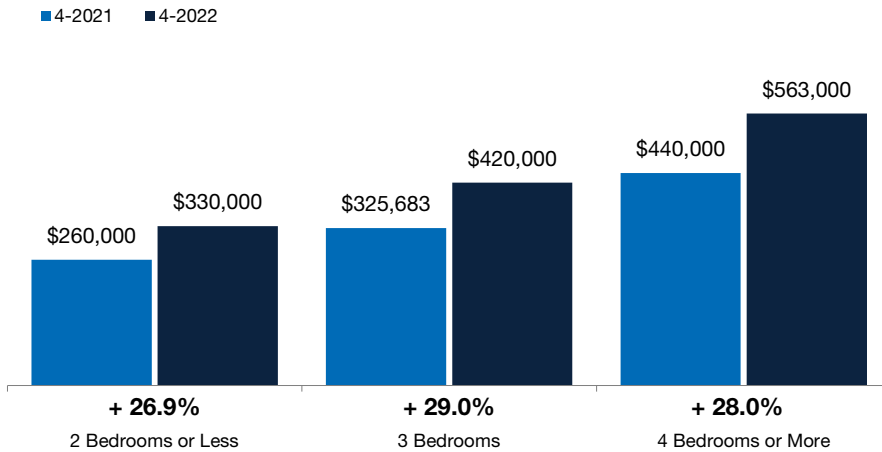
	4-2021	4-2022	Change
2 Bedrooms or Less	43	26	-39.5%
3 Bedrooms	32	21	-34.4%
4 Bedrooms or More	34	22	-35.3%
<b>All Bedroom Counts</b>	<b>34</b>	<b>22</b>	<b>-35.3%</b>

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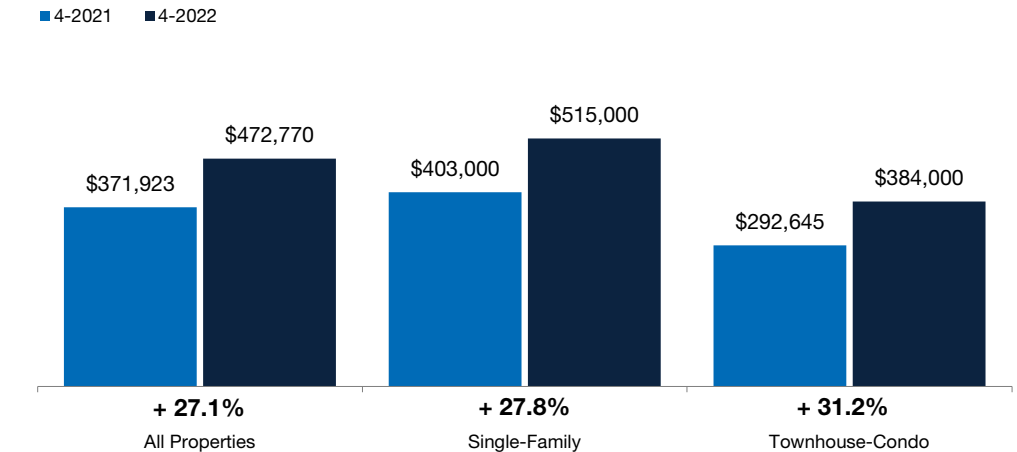
# Median Sales Price

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



## By Property Type



### All Properties

By Bedroom Count	4-2021	4-2022	Change
2 Bedrooms or Less	\$260,000	\$330,000	+ 26.9%
3 Bedrooms	\$325,683	\$420,000	+ 29.0%
4 Bedrooms or More	\$440,000	\$563,000	+ 28.0%
<b>All Bedroom Counts</b>	<b>\$371,923</b>	<b>\$472,770</b>	<b>+ 27.1%</b>

### Single-Family

4-2021	4-2022	Change	4-2021	4-2022	Change
\$282,300	\$345,000	+ 22.2%	\$250,000	\$325,000	+ 30.0%
\$352,000	\$450,000	+ 27.8%	\$292,915	\$385,000	+ 31.4%
\$445,000	\$573,194	+ 28.8%	\$364,900	\$466,985	+ 28.0%
<b>\$403,000</b>	<b>\$515,000</b>	<b>+ 27.8%</b>	<b>\$292,645</b>	<b>\$384,000</b>	<b>+ 31.2%</b>

### Townhouse-Condo

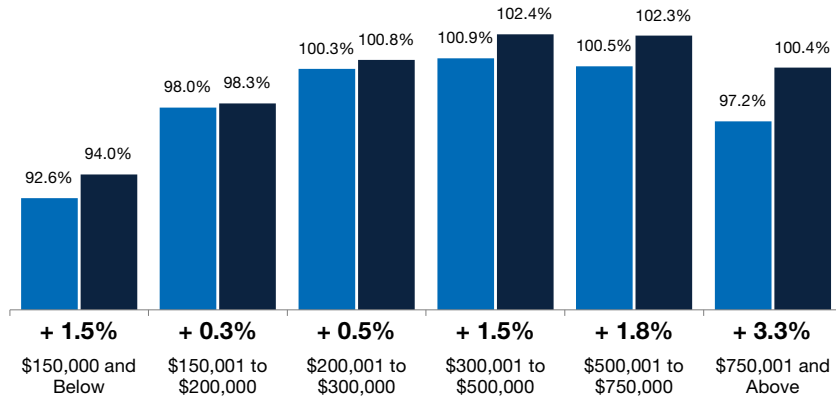
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# Percent of Original List Price Received

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.**

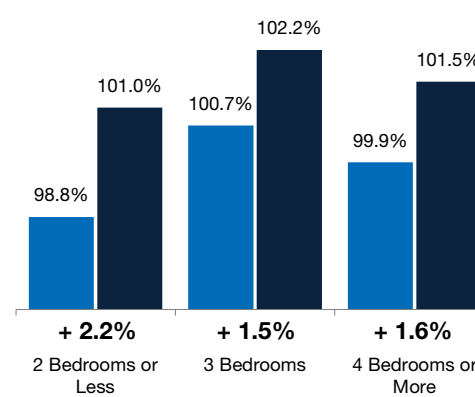
## By Price Range

■ 4-2021 ■ 4-2022



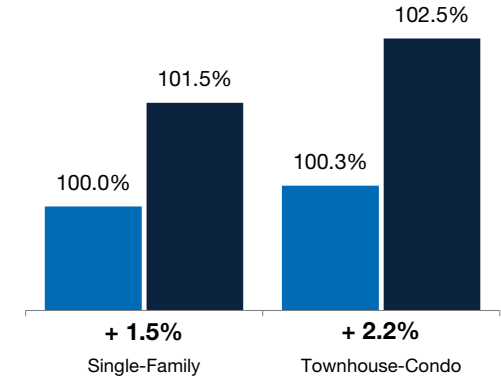
## By Bedroom Count

■ 4-2021 ■ 4-2022



## By Property Type

■ 4-2021 ■ 4-2022



### All Properties

By Price Range	4-2021	4-2022	Change
\$150,000 and Below	92.6%	94.0%	+ 1.5%
\$150,001 to \$200,000	98.0%	98.3%	+ 0.3%
\$200,001 to \$300,000	100.3%	100.8%	+ 0.5%
\$300,001 to \$500,000	100.9%	102.4%	+ 1.5%
\$500,001 to \$750,000	100.5%	102.3%	+ 1.8%
\$750,001 and Above	97.2%	100.4%	+ 3.3%
<b>All Price Ranges</b>	<b>100.1%</b>	<b>101.7%</b>	<b>+ 1.6%</b>

### Single-Family

4-2021	4-2022	Change
91.4%	92.3%	+ 1.0%
96.7%	97.0%	+ 0.3%
100.1%	99.1%	- 1.0%
100.9%	102.1%	+ 1.2%
100.6%	102.3%	+ 1.7%
97.0%	100.3%	+ 3.4%
<b>100.0%</b>	<b>101.5%</b>	<b>+ 1.5%</b>

### Townhouse-Condo

4-2021	4-2022	Change
95.8%	98.7%	+ 3.0%
99.1%	100.7%	+ 1.6%
100.6%	102.3%	+ 1.7%
101.2%	102.9%	+ 1.7%
99.1%	102.4%	+ 3.3%
98.2%	101.1%	+ 3.0%
<b>100.3%</b>	<b>102.5%</b>	<b>+ 2.2%</b>

## By Bedroom Count

4-2021	4-2022	Change
98.8%	101.0%	+ 2.2%
100.7%	102.2%	+ 1.5%
99.9%	101.5%	+ 1.6%
<b>100.1%</b>	<b>101.7%</b>	<b>+ 1.6%</b>

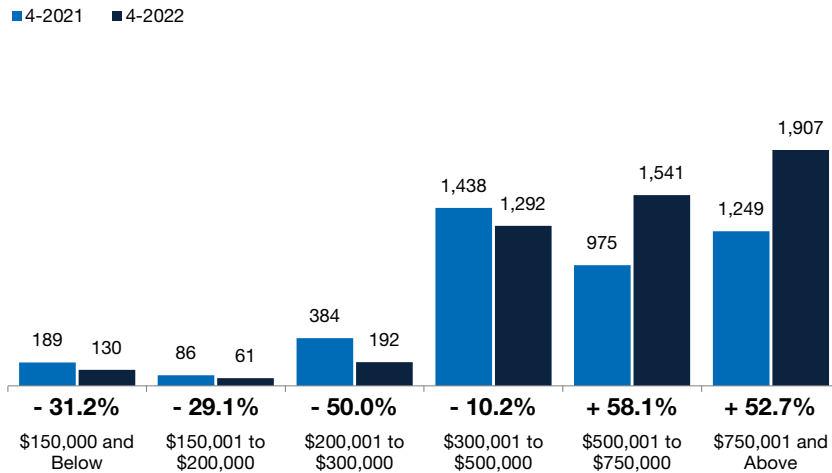
4-2021	4-2022	Change	4-2021	4-2022	Change
98.4%	100.2%	+ 1.8%	99.3%	101.8%	+ 2.5%
100.6%	101.9%	+ 1.3%	101.0%	102.9%	+ 1.9%
99.9%	101.5%	+ 1.6%	100.3%	102.5%	+ 2.2%
<b>100.0%</b>	<b>101.5%</b>	<b>+ 1.5%</b>	<b>100.3%</b>	<b>102.5%</b>	<b>+ 2.2%</b>

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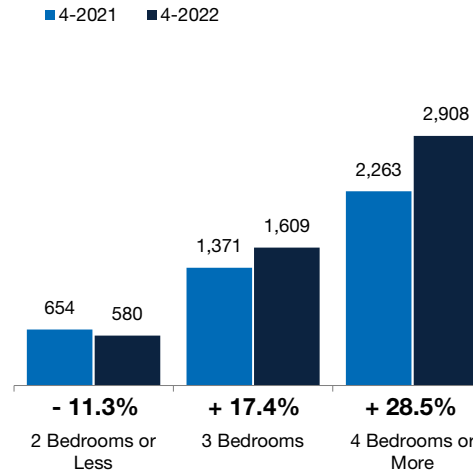
# Inventory of Homes for Sale

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

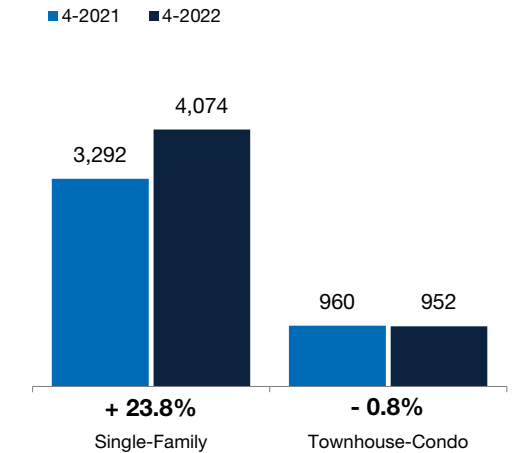
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2021	4-2022	Change
\$150,000 and Below	189	130	- 31.2%
\$150,001 to \$200,000	86	61	- 29.1%
\$200,001 to \$300,000	384	192	- 50.0%
\$300,001 to \$500,000	1,438	1,292	- 10.2%
\$500,001 to \$750,000	975	1,541	+ 58.1%
\$750,001 and Above	1,249	1,907	+ 52.7%
<b>All Price Ranges</b>	<b>4,321</b>	<b>5,123</b>	<b>+ 18.6%</b>

### Single-Family

4-2021	4-2022	Change
123	41	- 66.7%
62	50	- 19.4%
204	123	- 39.7%
997	805	- 19.3%
861	1,334	+ 54.9%
1,045	1,721	+ 64.7%
<b>3,292</b>	<b>4,074</b>	<b>+ 23.8%</b>

### Townhouse-Condo

4-2021	4-2022	Change
22	5	- 77.3%
22	8	- 63.6%
176	67	- 61.9%
433	486	+ 12.2%
112	207	+ 84.8%
195	179	- 8.2%
<b>960</b>	<b>952</b>	<b>- 0.8%</b>

## By Bedroom Count

4-2021	4-2022	Change
654	580	- 11.3%
1,371	1,609	+ 17.4%
2,263	2,908	+ 28.5%
<b>4,321</b>	<b>5,123</b>	<b>+ 18.6%</b>

4-2021	4-2022	Change
285	270	- 5.3%
880	1,035	+ 17.6%
2,118	2,755	+ 30.1%
<b>3,292</b>	<b>4,074</b>	<b>+ 23.8%</b>

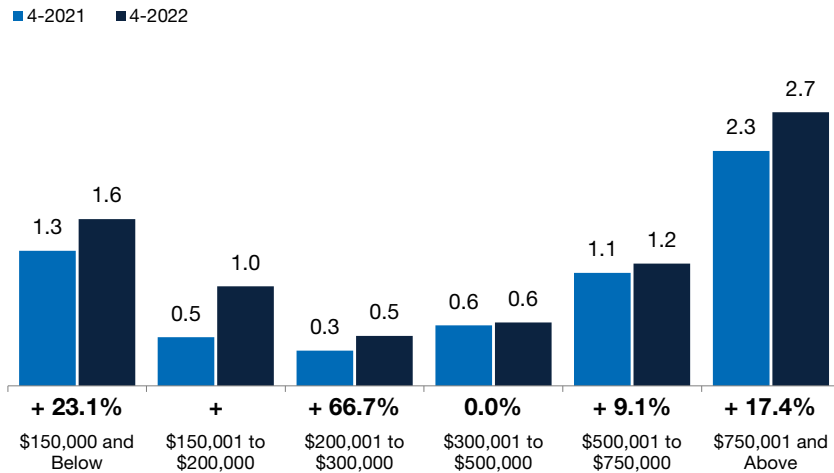
4-2021	4-2022	Change
351	275	- 21.7%
454	526	+ 15.9%
131	141	+ 7.6%
<b>960</b>	<b>952</b>	<b>- 0.8%</b>

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

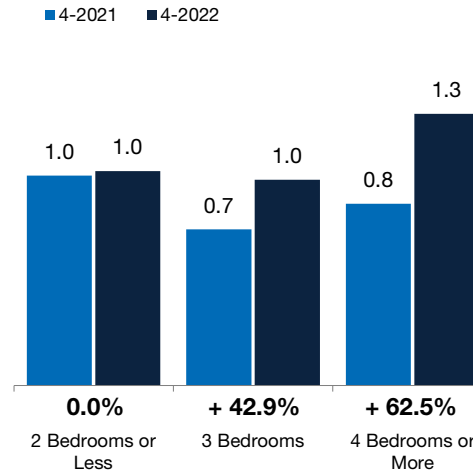
# Months Supply of Inventory

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.

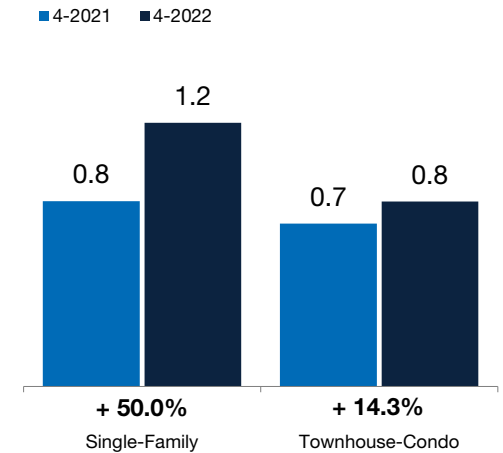
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2021	4-2022	Change
\$150,000 and Below	1.3	1.6	+ 23.1%
\$150,001 to \$200,000	0.5	1.0	+ 100.0%
\$200,001 to \$300,000	0.3	0.5	+ 66.7%
\$300,001 to \$500,000	0.6	0.6	0.0%
\$500,001 to \$750,000	1.1	1.2	+ 9.1%
\$750,001 and Above	2.3	2.7	+ 17.4%
<b>All Price Ranges</b>	<b>0.8</b>	<b>1.1</b>	<b>+ 37.5%</b>

### Single-Family

4-2021	4-2022	Change
1.5	1.2	- 20.0%
0.7	1.3	+ 85.7%
0.4	0.7	+ 75.0%
0.5	0.6	+ 20.0%
1.1	1.2	+ 9.1%
2.4	2.8	+ 16.7%
<b>0.8</b>	<b>1.2</b>	<b>+ 50.0%</b>

### Townhouse-Condo

4-2021	4-2022	Change
0.6	0.5	- 16.7%
0.2	0.3	+ 50.0%
0.3	0.3	0.0%
0.9	0.7	- 22.2%
1.4	1.7	+ 21.4%
2.1	2.0	- 4.8%
<b>0.7</b>	<b>0.8</b>	<b>+ 14.3%</b>

## By Bedroom Count

4-2021	4-2022	Change
1.0	1.0	0.0%
0.7	1.0	+ 42.9%
0.8	1.3	+ 62.5%
<b>0.8</b>	<b>1.1</b>	<b>+ 37.5%</b>

4-2021	4-2022	Change
1.1	1.2	+ 9.1%
0.8	1.0	+ 25.0%
0.9	1.3	+ 44.4%
<b>0.8</b>	<b>1.2</b>	<b>+ 50.0%</b>

4-2021	4-2022	Change
0.9	0.8	- 11.1%
0.6	0.8	+ 33.3%
0.7	0.9	+ 28.6%
<b>0.7</b>	<b>0.8</b>	<b>+ 14.3%</b>

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