

Local Market Update for August 2023

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

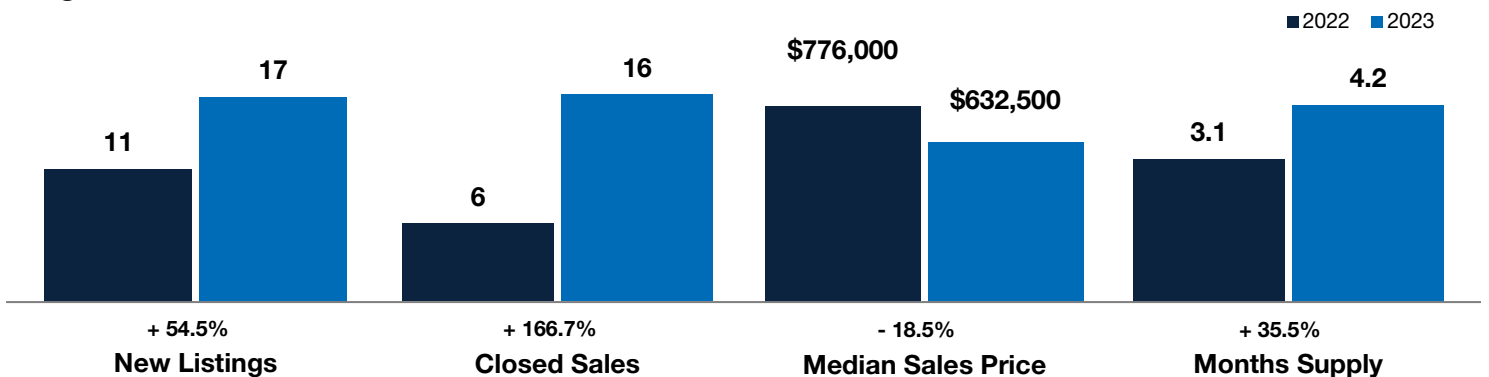


Morgan County

Key Metrics	August			Year to Date		
	2022	2023	Percent Change	Thru 8-2022	Thru 8-2023	Percent Change
New Listings	11	17	+ 54.5%	122	113	- 7.4%
Pending Sales	9	11	+ 22.2%	78	75	- 3.8%
Closed Sales	6	16	+ 166.7%	81	60	- 25.9%
Median Sales Price*	\$776,000	\$632,500	- 18.5%	\$707,000	\$687,950	- 2.7%
Average Sales Price*	\$741,748	\$825,075	+ 11.2%	\$765,307	\$791,059	+ 3.4%
Percent of Original List Price Received*	98.4%	95.4%	- 3.0%	99.1%	96.1%	- 3.0%
Days on Market Until Sale	25	38	+ 52.0%	30	51	+ 70.0%
Inventory of Homes for Sale	30	35	+ 16.7%	--	--	--
Months Supply of Inventory	3.1	4.2	+ 35.5%	--	--	--

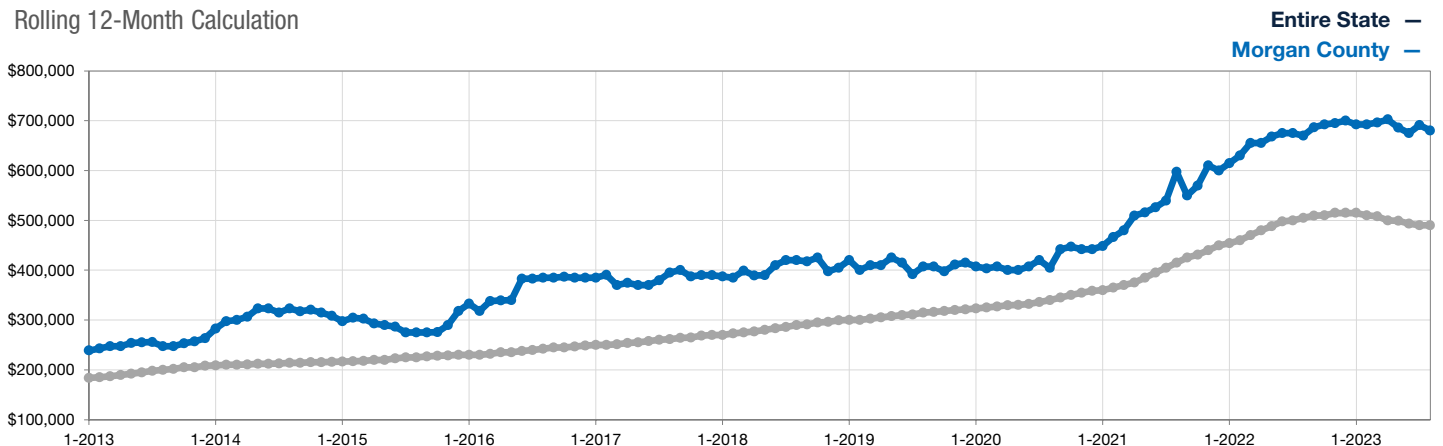
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August



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.