

Local Market Update for February 2024

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

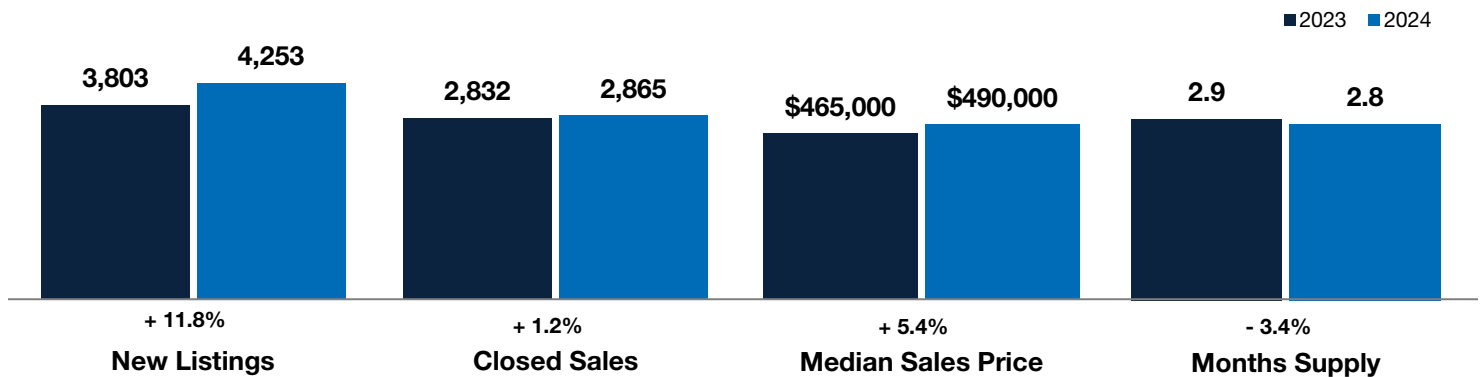


Entire State

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	3,803	4,253	+ 11.8%	7,456	8,344	+ 11.9%
Pending Sales	3,161	3,291	+ 4.1%	6,183	6,600	+ 6.7%
Closed Sales	2,832	2,865	+ 1.2%	5,053	5,373	+ 6.3%
Median Sales Price*	\$465,000	\$490,000	+ 5.4%	\$460,000	\$488,750	+ 6.3%
Average Sales Price*	\$587,803	\$627,852	+ 6.8%	\$583,095	\$623,336	+ 6.9%
Percent of Original List Price Received*	94.6%	96.7%	+ 2.2%	94.3%	96.2%	+ 2.0%
Days on Market Until Sale	66	67	+ 1.5%	66	65	- 1.5%
Inventory of Homes for Sale	9,716	9,128	- 6.1%	--	--	--
Months Supply of Inventory	2.9	2.8	- 3.4%	--	--	--

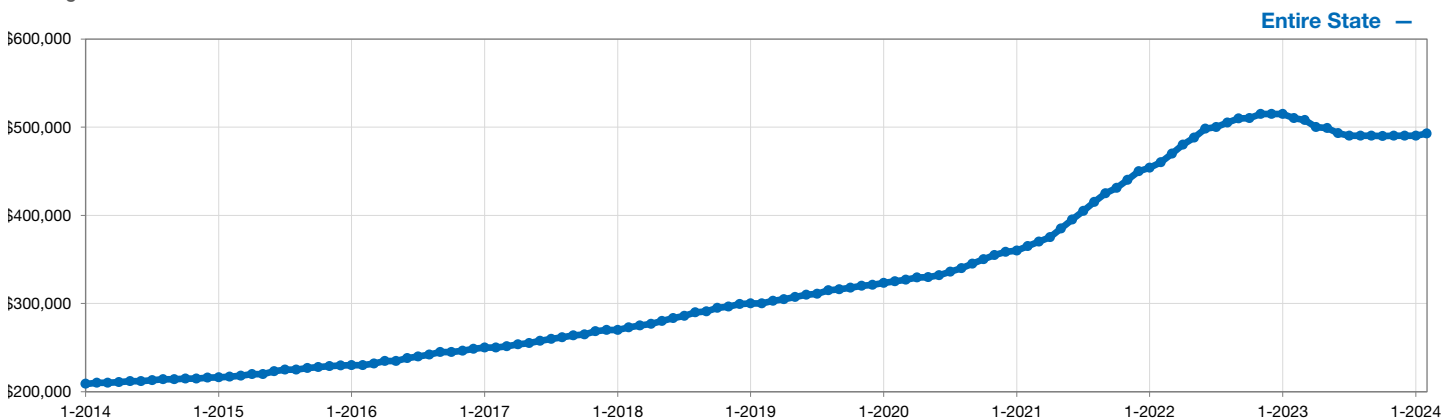
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



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.