

Local Market Update for February 2024

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

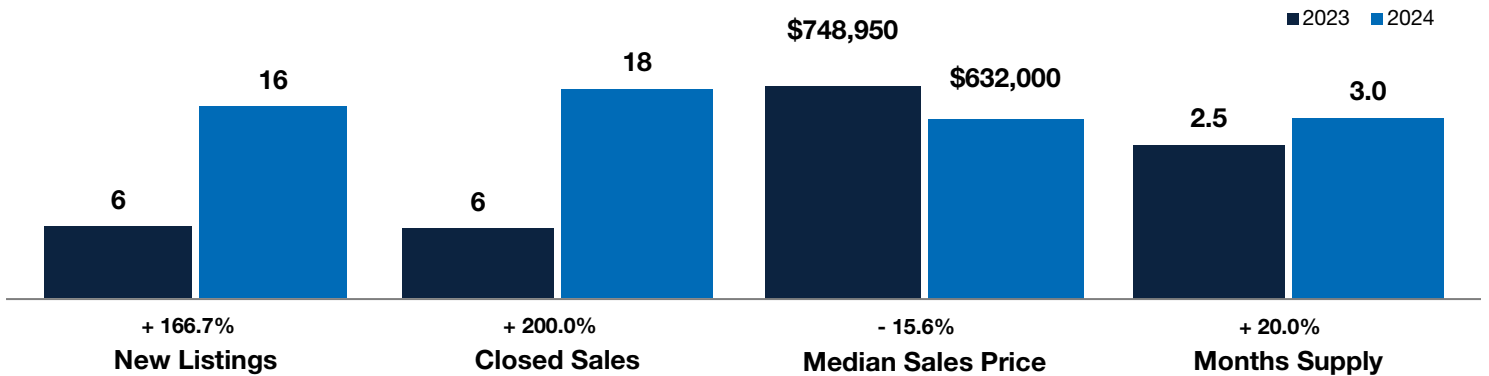


Morgan County

Key Metrics	February			Year to Date		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	6	16	+ 166.7%	11	29	+ 163.6%
Pending Sales	4	8	+ 100.0%	10	18	+ 80.0%
Closed Sales	6	18	+ 200.0%	8	25	+ 212.5%
Median Sales Price*	\$748,950	\$632,000	- 15.6%	\$668,950	\$595,000	- 11.1%
Average Sales Price*	\$802,439	\$716,905	- 10.7%	\$759,954	\$696,392	- 8.4%
Percent of Original List Price Received*	94.9%	95.3%	+ 0.4%	93.5%	95.4%	+ 2.0%
Days on Market Until Sale	67	48	- 28.4%	71	51	- 28.2%
Inventory of Homes for Sale	21	31	+ 47.6%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

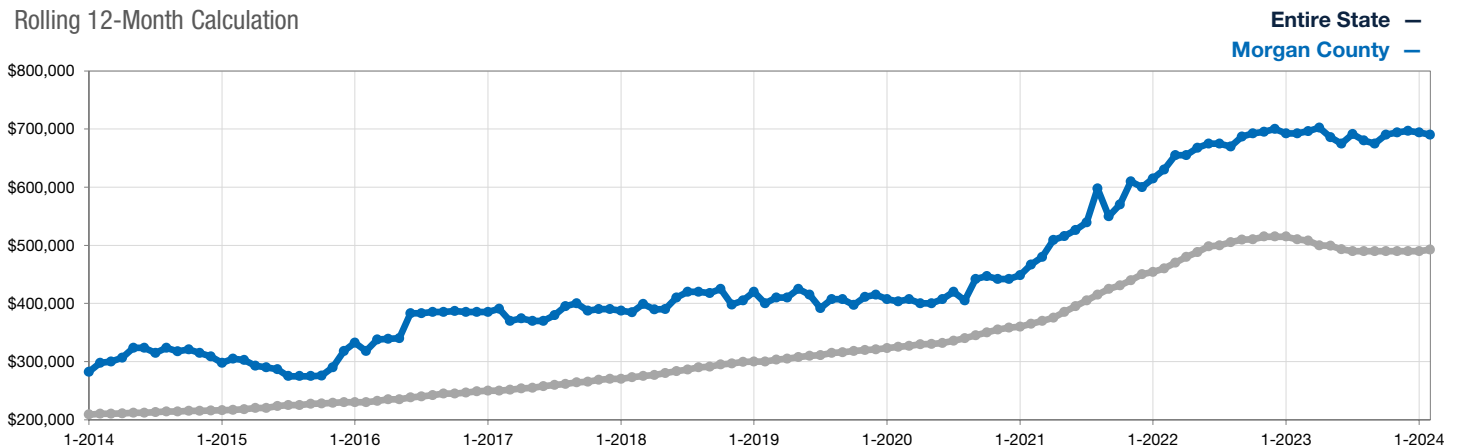
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February



Median Sales Price

Rolling 12-Month Calculation



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.