

# Local Market Update for January 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

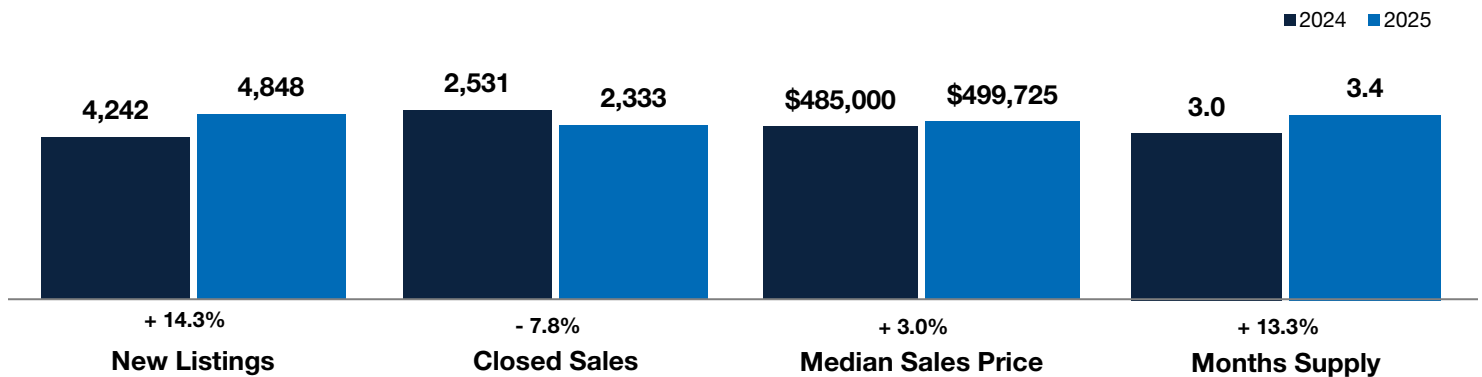


## Entire State

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	4,242	<b>4,848</b>	+ 14.3%	4,242	<b>4,848</b>	+ 14.3%
Pending Sales	3,358	<b>2,970</b>	- 11.6%	3,358	<b>2,970</b>	- 11.6%
Closed Sales	2,531	<b>2,333</b>	- 7.8%	2,531	<b>2,333</b>	- 7.8%
Median Sales Price*	\$485,000	<b>\$499,725</b>	+ 3.0%	\$485,000	<b>\$499,725</b>	+ 3.0%
Average Sales Price*	\$617,243	<b>\$699,608</b>	+ 13.3%	\$617,243	<b>\$699,608</b>	+ 13.3%
Percent of Original List Price Received*	95.7%	<b>96.3%</b>	+ 0.6%	95.7%	<b>96.3%</b>	+ 0.6%
Days on Market Until Sale	62	<b>70</b>	+ 12.9%	62	<b>70</b>	+ 12.9%
Inventory of Homes for Sale	9,842	<b>11,638</b>	+ 18.2%	--	--	--
Months Supply of Inventory	3.0	<b>3.4</b>	+ 13.3%	--	--	--

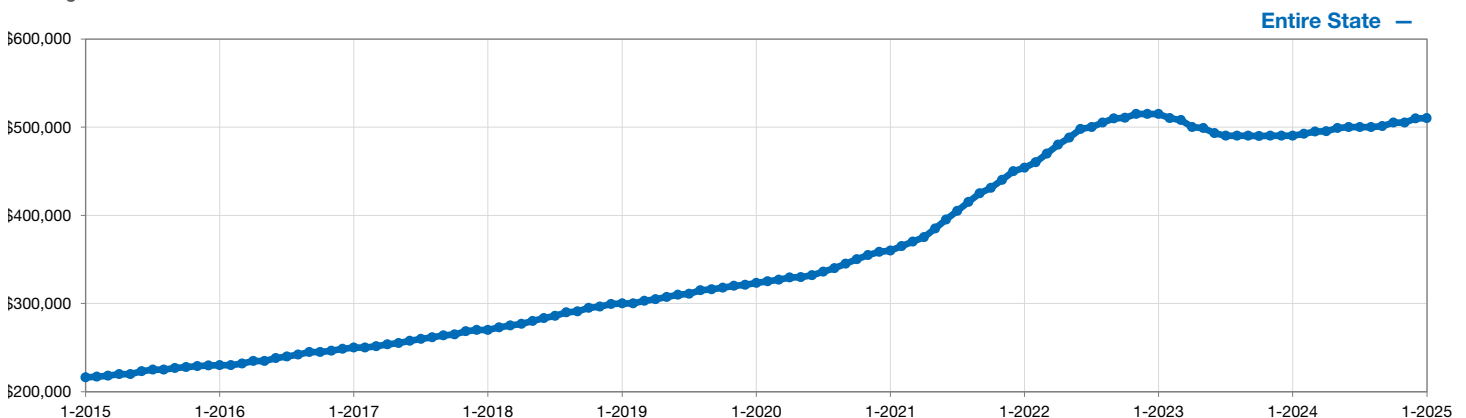
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### January



### 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.