

Local Market Update for January 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

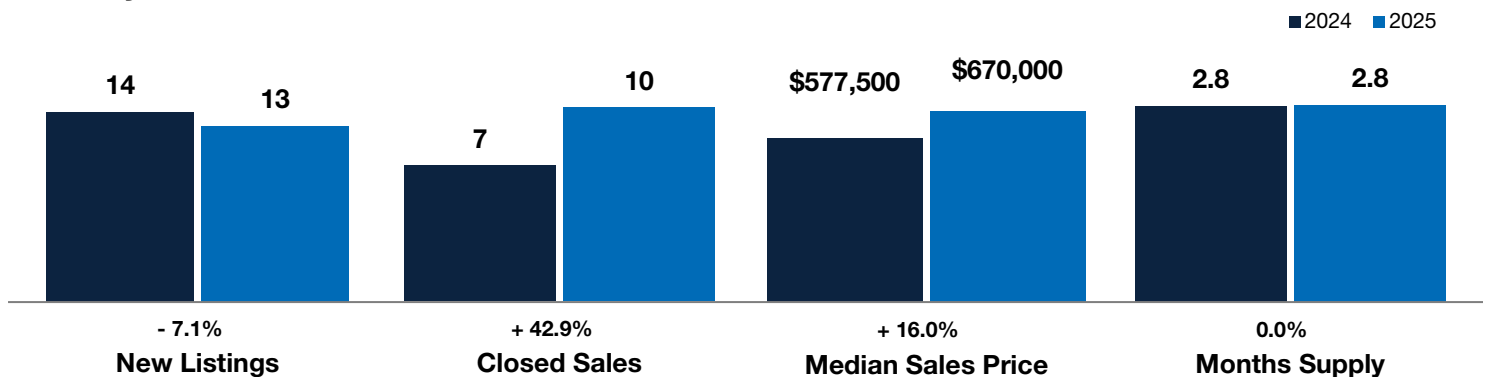


Morgan County

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	14	13	- 7.1%	14	13	- 7.1%
Pending Sales	10	7	- 30.0%	10	7	- 30.0%
Closed Sales	7	10	+ 42.9%	7	10	+ 42.9%
Median Sales Price*	\$577,500	\$670,000	+ 16.0%	\$577,500	\$670,000	+ 16.0%
Average Sales Price*	\$643,643	\$699,805	+ 8.7%	\$643,643	\$699,805	+ 8.7%
Percent of Original List Price Received*	95.7%	94.8%	- 0.9%	95.7%	94.8%	- 0.9%
Days on Market Until Sale	60	83	+ 38.3%	60	83	+ 38.3%
Inventory of Homes for Sale	28	33	+ 17.9%	--	--	--
Months Supply of Inventory	2.8	2.8	0.0%	--	--	--

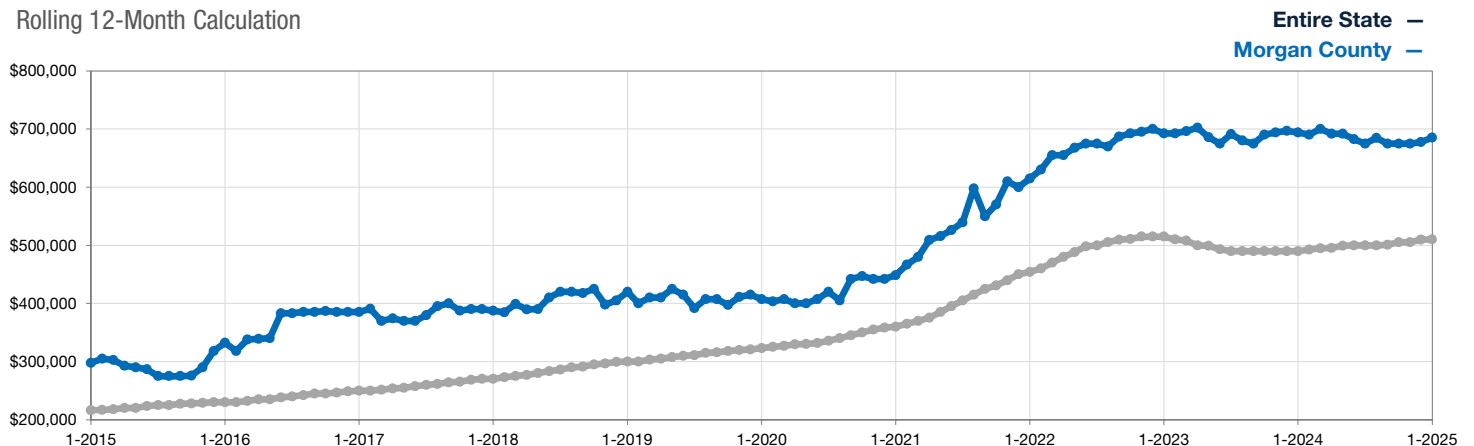
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



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.