

# Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

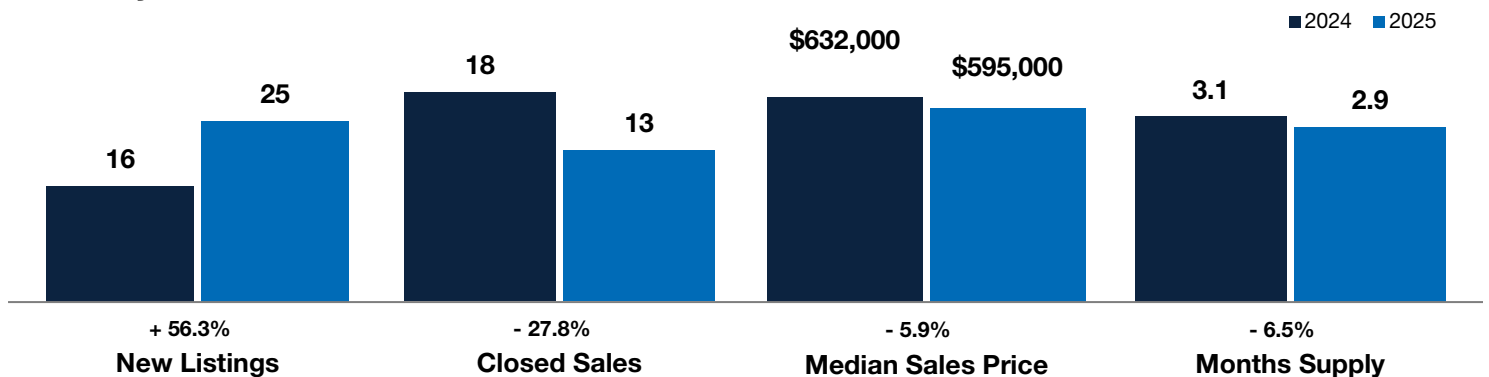


## Morgan County

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	16	25	+ 56.3%	30	38	+ 26.7%
Pending Sales	8	12	+ 50.0%	18	21	+ 16.7%
Closed Sales	18	13	- 27.8%	25	24	- 4.0%
Median Sales Price*	\$632,000	\$595,000	- 5.9%	\$595,000	\$655,000	+ 10.1%
Average Sales Price*	\$716,905	\$700,415	- 2.3%	\$696,392	\$795,935	+ 14.3%
Percent of Original List Price Received*	95.3%	98.6%	+ 3.5%	95.4%	97.1%	+ 1.8%
Days on Market Until Sale	48	40	- 16.7%	51	57	+ 11.8%
Inventory of Homes for Sale	32	36	+ 12.5%	--	--	--
Months Supply of Inventory	3.1	2.9	- 6.5%	--	--	--

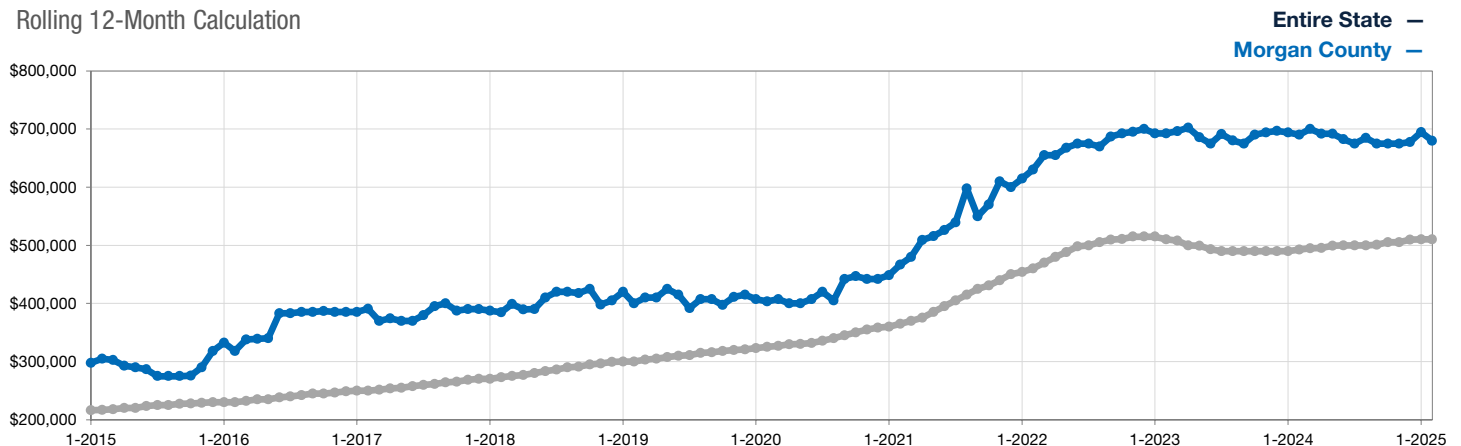
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### 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.