

Local Market Update for May 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

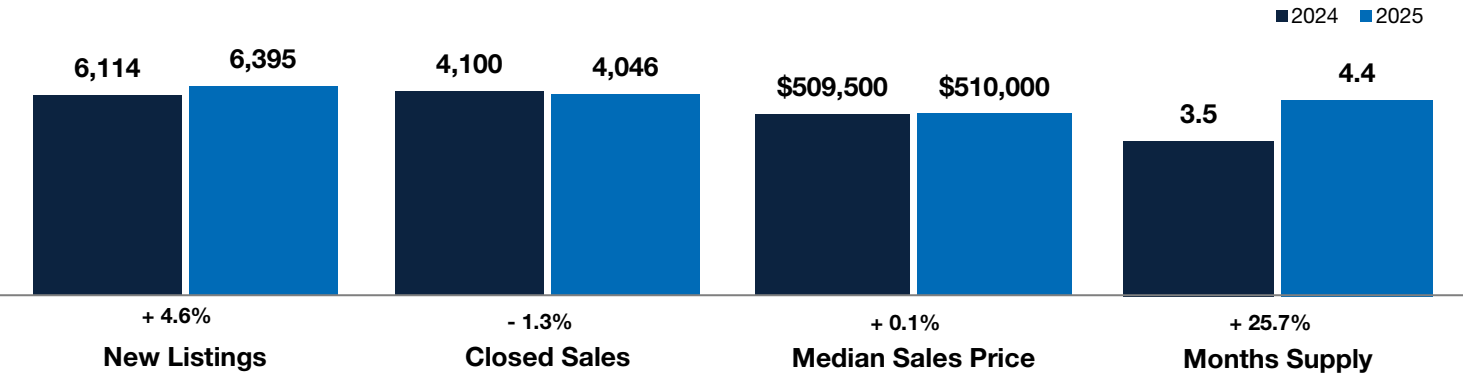


Entire State

| Key Metrics | May | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 5-2024 | Thru 5-2025 | Percent Change |
| New Listings | 6,114 | 6,395 | + 4.6% | 25,460 | 28,654 | + 12.5% |
| Pending Sales | 3,908 | 3,732 | - 4.5% | 18,701 | 18,271 | - 2.3% |
| Closed Sales | 4,100 | 4,046 | - 1.3% | 16,868 | 16,717 | - 0.9% |
| Median Sales Price* | \$509,500 | \$510,000 | + 0.1% | \$498,000 | \$502,500 | + 0.9% |
| Average Sales Price* | \$633,151 | \$661,760 | + 4.5% | \$631,107 | \$667,026 | + 5.7% |
| Percent of Original List Price Received* | 97.8% | 97.3% | - 0.5% | 97.2% | 96.9% | - 0.3% |
| Days on Market Until Sale | 49 | 57 | + 16.3% | 58 | 64 | + 10.3% |
| Inventory of Homes for Sale | 11,808 | 15,388 | + 30.3% | -- | -- | -- |
| Months Supply of Inventory | 3.5 | 4.4 | + 25.7% | -- | -- | -- |

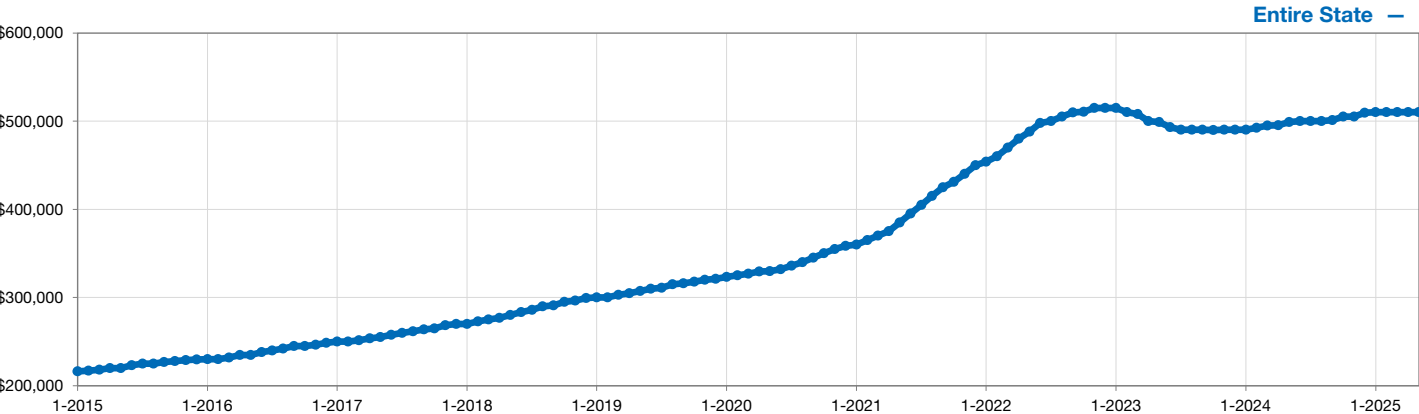
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

May



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.