

Housing Supply Overview

This research report is provided by the Utah Association of REALTORS® and includes data from UtahRealEstate.com, Iron County MLS, Washington County MLS and Park City MLS



May 2025

U.S. sales of new residential homes rose 10.9% month-over-month and 3.3% year-over-year to a seasonally adjusted annual rate of 743,000 units, according to the U.S. Census Bureau. Economists polled by Reuters had forecast sales declining to a rate of 693,000 units for the month. There were an estimated 504,000 new homes for sale heading into May, for an 8.1-month supply at the current sales pace. For the 12-month period spanning June 2024 through May 2025, Closed Sales in the Utah Association of REALTORS® region improved 4.7 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales went up 19.1 percent.

The overall Median Sales Price were up 3.1 percent to \$504,990. The property type with the largest gain was the Single-Family segment, where prices improved 2.8 percent to \$555,106. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 54 days. The price range that tended to sell the slowest was the \$1,500,000 and Above range at 86 days.

Market-wide, inventory levels was up 30.3 percent. The property type with the largest gain was the Single-Family segment, where the number of properties for sale were up 27.0 percent. That amounts to 4.3 months of inventory for Single-Family and 4.2 months of inventory for Townhouse-Condo.

Quick Facts

+ 19.1%	+ 7.7%	+ 6.6%
Price Range with Strongest Sales: \$1,500,000 and Above	Bedroom Count with Strongest Sales: 4 Bedrooms or More	Property Type With Strongest Sales: Townhouse-Condo
Closed Sales		2
Days On Market Until Sale		3
Median Sales Price		4
Percent of Original List Price Received		5
Inventory of Homes for Sale		6
Months Supply of Inventory		7

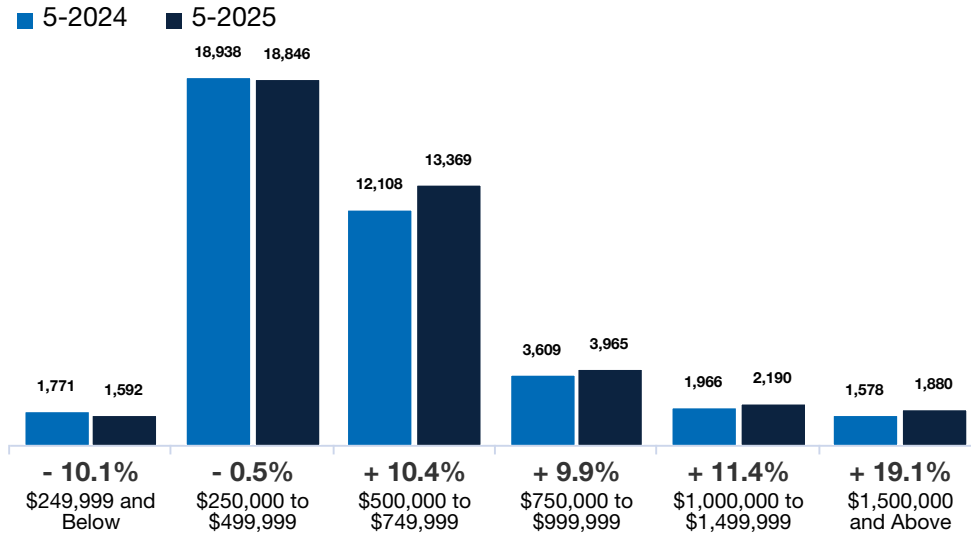
This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



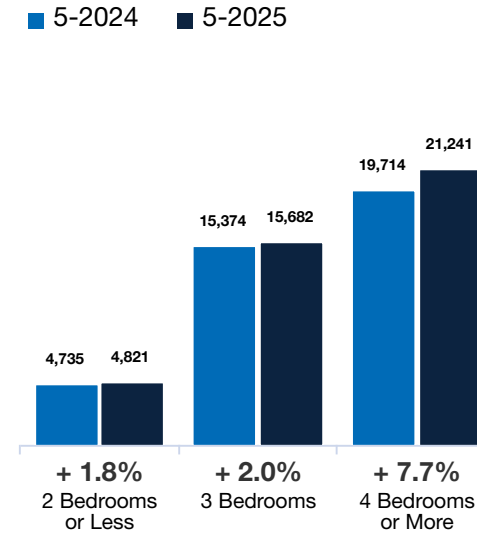
Closed Sales

A count of the actual sales that closed in a given month. **Based on a rolling 12-month total.**

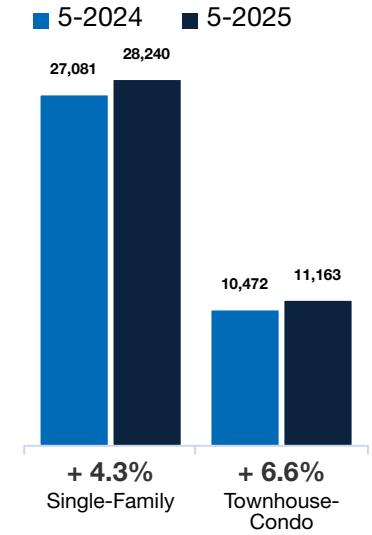
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	5-2024	5-2025	Change
\$249,999 and Below	1,771	1,592	- 10.1%
\$250,000 to \$499,999	18,938	18,846	- 0.5%
\$500,000 to \$749,999	12,108	13,369	+ 10.4%
\$750,000 to \$999,999	3,609	3,965	+ 9.9%
\$1,000,000 to \$1,499,999	1,966	2,190	+ 11.4%
\$1,500,000 and Above	1,578	1,880	+ 19.1%

All Price Ranges	39,970	41,842	+ 4.7%
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By Bedroom Count	5-2024	5-2025	Change
2 Bedrooms or Less	4,735	4,821	+ 1.8%
3 Bedrooms	15,374	15,682	+ 2.0%
4 Bedrooms or More	19,714	21,241	+ 7.7%

All Bedroom Counts	39,970	41,842	+ 4.7%
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Single-Family

5-2024	5-2025	Change
1,321	1,155	- 12.6%
9,842	9,450	- 4.0%
10,182	11,137	+ 9.4%
3,046	3,364	+ 10.4%
1,511	1,729	+ 14.4%
1,179	1,405	+ 19.2%

27,081	28,240	+ 4.3%
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5-2024	5-2025	Change
1,867	1,846	- 1.1%
8,134	8,184	+ 0.6%
17,059	18,189	+ 6.6%

27,081	28,240	+ 4.3%
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Townhouse-Condo

5-2024	5-2025	Change
412	409	- 0.7%
8,144	8,522	+ 4.6%
1,078	1,314	+ 21.9%
269	285	+ 5.9%
277	270	- 2.5%
292	363	+ 24.3%

10,472	11,163	+ 6.6%
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5-2024	5-2025	Change
2,630	2,746	+ 4.4%
6,288	6,505	+ 3.5%
1,431	1,842	+ 28.7%

10,472	11,163	+ 6.6%
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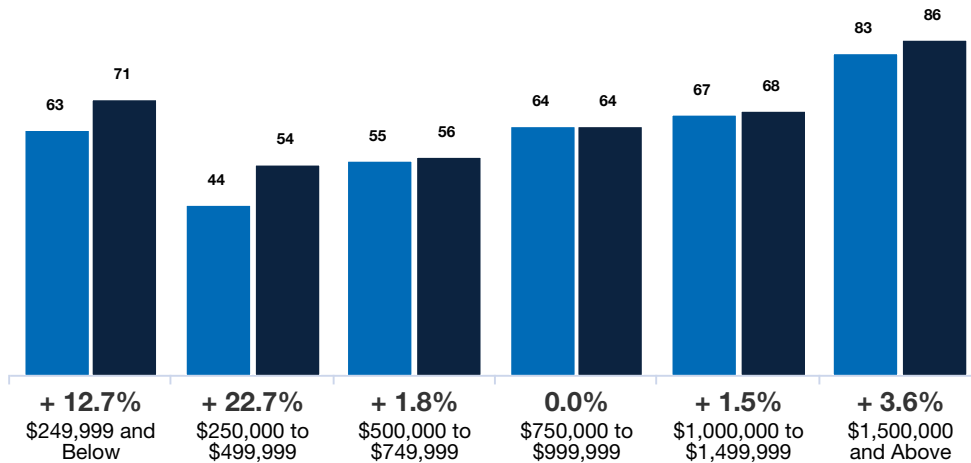
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

Days On Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**

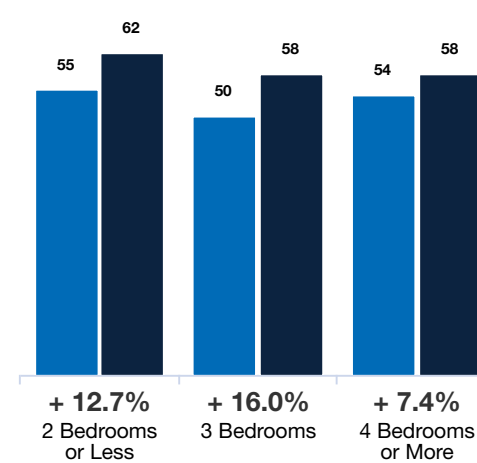
By Price Range

■ 5-2024 ■ 5-2025



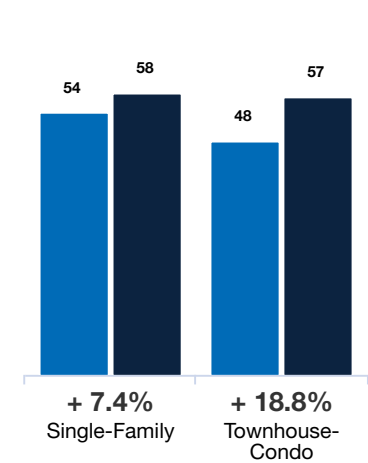
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties

By Price Range

	5-2024	5-2025	Change
\$249,999 and Below	63	71	+ 12.7%
\$250,000 to \$499,999	44	54	+ 22.7%
\$500,000 to \$749,999	55	56	+ 1.8%
\$750,000 to \$999,999	64	64	0.0%
\$1,000,000 to \$1,499,999	67	68	+ 1.5%
\$1,500,000 and Above	83	86	+ 3.6%

All Price Ranges

53 58 + 9.4%

By Bedroom Count

	5-2024	5-2025	Change
2 Bedrooms or Less	55	62	+ 12.7%
3 Bedrooms	50	58	+ 16.0%
4 Bedrooms or More	54	58	+ 7.4%

All Bedroom Counts

53 58 + 9.4%

Single-Family

	5-2024	5-2025	Change
	65	74	+ 13.8%
	43	52	+ 20.9%
	54	55	+ 1.9%
	62	62	0.0%
	65	67	+ 3.1%
	84	93	+ 10.7%

54 58 + 7.4%

Townhouse-Condo

	5-2024	5-2025	Change
	55	63	+ 14.5%
	44	55	+ 25.0%
	52	62	+ 19.2%
	66	75	+ 13.6%
	67	72	+ 7.5%
	86	61	- 29.1%

48 57 + 18.8%

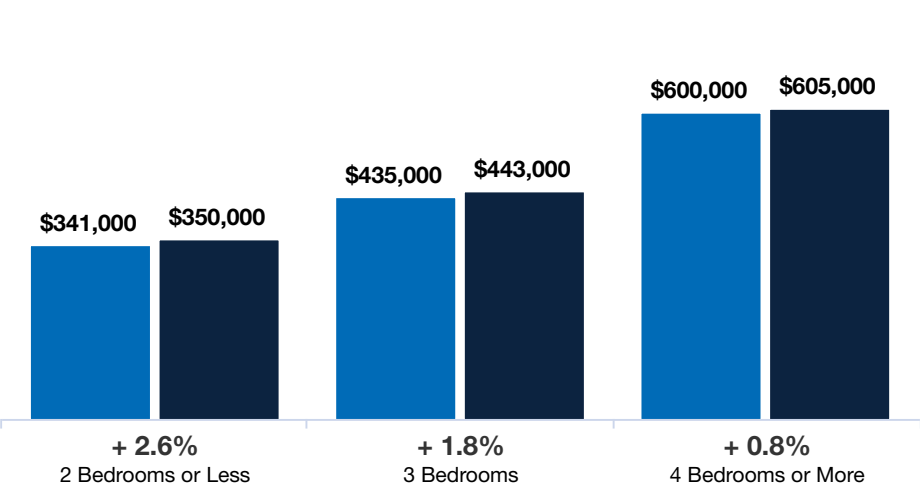
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Median Sales Price

Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

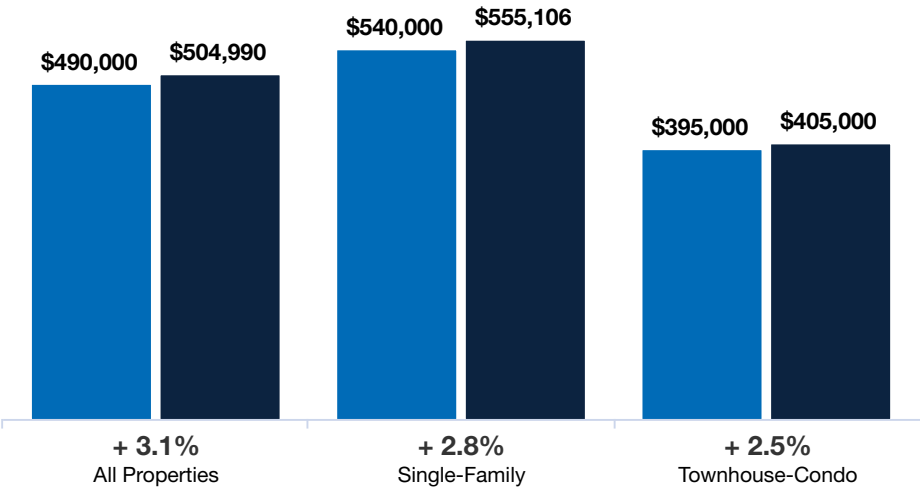
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



By Bedroom Count	All Properties			Single-Family			Townhouse-Condo		
	5-2024	5-2025	Change	5-2024	5-2025	Change	5-2024	5-2025	Change
2 Bedrooms or Less	\$341,000	\$350,000	+ 2.6%	\$342,000	\$359,500	+ 5.1%	\$338,000	\$345,000	+ 2.1%
3 Bedrooms	\$435,000	\$443,000	+ 1.8%	\$474,500	\$480,000	+ 1.2%	\$394,990	\$400,000	+ 1.3%
4 Bedrooms or More	\$600,000	\$605,000	+ 0.8%	\$606,750	\$616,900	+ 1.7%	\$470,000	\$465,000	- 1.1%
All Bedroom Counts	\$490,000	\$504,990	+ 3.1%	\$540,000	\$555,106	+ 2.8%	\$395,000	\$405,000	+ 2.5%

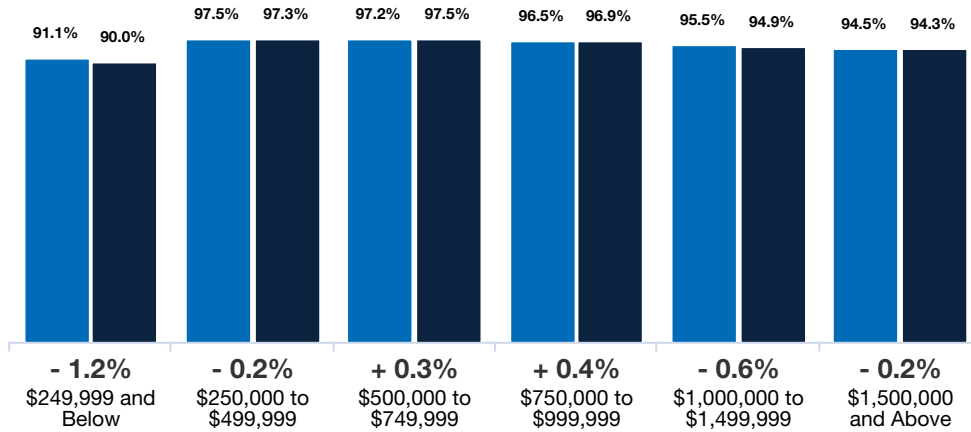
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Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions. **Based on a rolling 12-month average.**

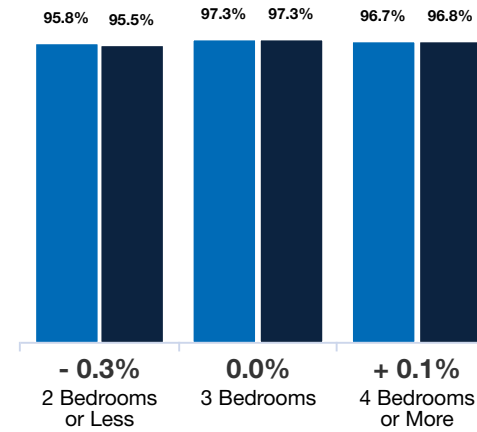
By Price Range

■ 5-2024 ■ 5-2025



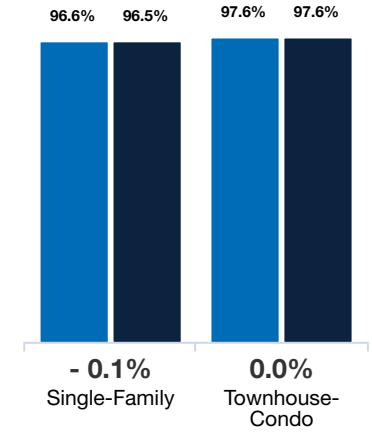
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties

By Price Range

	5-2024	5-2025	Change
\$249,999 and Below	91.1%	90.0%	- 1.2%
\$250,000 to \$499,999	97.5%	97.3%	- 0.2%
\$500,000 to \$749,999	97.2%	97.5%	+ 0.3%
\$750,000 to \$999,999	96.5%	96.9%	+ 0.4%
\$1,000,000 to \$1,499,999	95.5%	94.9%	- 0.6%
\$1,500,000 and Above	94.5%	94.3%	- 0.2%

All Price Ranges

96.8% 96.8% 0.0%

By Bedroom Count

	5-2024	5-2025	Change
2 Bedrooms or Less	95.8%	95.5%	- 0.3%
3 Bedrooms	97.3%	97.3%	0.0%
4 Bedrooms or More	96.7%	96.8%	+ 0.1%

All Bedroom Counts

96.8% 96.8% 0.0%

Single-Family

	5-2024	5-2025	Change
2 Bedrooms or Less	90.0%	88.7%	- 1.4%
3 Bedrooms	97.3%	96.9%	- 0.4%
4 Bedrooms or More	97.2%	97.6%	+ 0.4%
All Price Ranges	96.6%	97.0%	+ 0.4%
All Bedroom Counts	95.4%	94.7%	- 0.7%
All Property Types	94.2%	93.6%	- 0.6%

All Price Ranges

96.6% 96.5% - 0.1%

All Bedroom Counts

96.6% 96.5% - 0.1%

	5-2024	5-2025	Change
2 Bedrooms or Less	94.6%	94.1%	- 0.5%
3 Bedrooms	96.9%	96.8%	- 0.1%
4 Bedrooms or More	96.7%	96.7%	0.0%

All Bedroom Counts

96.6% 96.5% - 0.1%

Townhouse-Condo

	5-2024	5-2025	Change
2 Bedrooms or Less	94.9%	93.6%	- 1.4%
3 Bedrooms	97.9%	98.0%	+ 0.1%
4 Bedrooms or More	97.7%	97.5%	- 0.2%
All Price Ranges	96.1%	96.2%	+ 0.1%
All Bedroom Counts	96.2%	96.4%	+ 0.2%
All Property Types	95.5%	97.2%	+ 1.8%

All Price Ranges

97.6% 97.6% 0.0%

All Bedroom Counts

97.6% 97.6% 0.0%

	5-2024	5-2025	Change
2 Bedrooms or Less	96.8%	96.4%	- 0.4%
3 Bedrooms	97.9%	98.1%	+ 0.2%
4 Bedrooms or More	97.9%	98.0%	+ 0.1%

All Bedroom Counts

97.6% 97.6% 0.0%

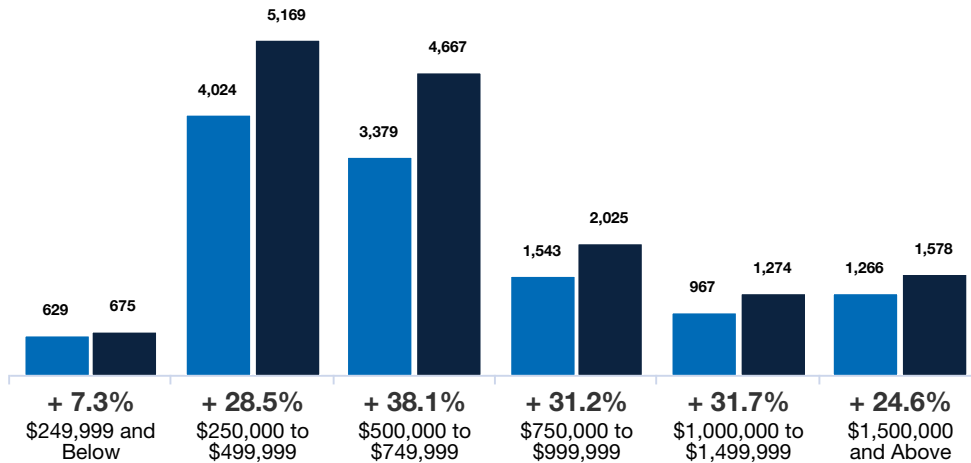
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Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month. **Based on one month of activity.**

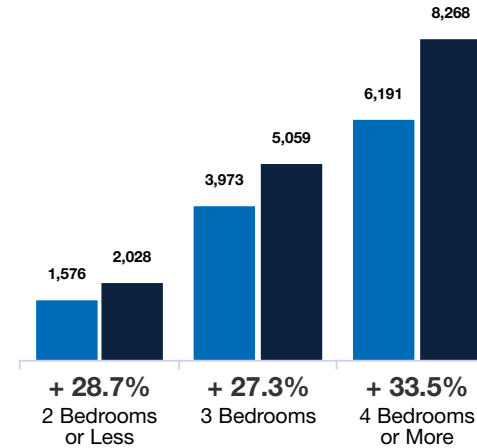
By Price Range

■ 5-2024 ■ 5-2025



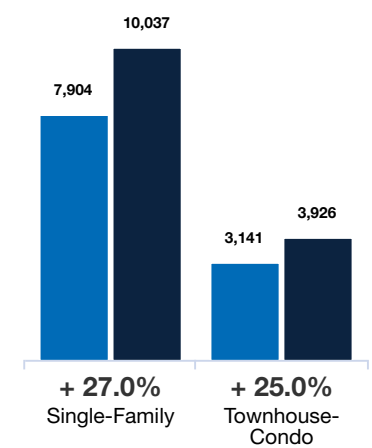
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties

By Price Range

	5-2024	5-2025	Change
\$249,999 and Below	629	675	+ 7.3%
\$250,000 to \$499,999	4,024	5,169	+ 28.5%
\$500,000 to \$749,999	3,379	4,667	+ 38.1%
\$750,000 to \$999,999	1,543	2,025	+ 31.2%
\$1,000,000 to \$1,499,999	967	1,274	+ 31.7%
\$1,500,000 and Above	1,266	1,578	+ 24.6%

All Price Ranges

11,808 15,388 + 30.3%

By Bedroom Count

	5-2024	5-2025	Change
2 Bedrooms or Less	1,576	2,028	+ 28.7%
3 Bedrooms	3,973	5,059	+ 27.3%
4 Bedrooms or More	6,191	8,268	+ 33.5%

All Bedroom Counts

11,808 15,388 + 30.3%

Single-Family

	5-2024	5-2025	Change
2 Bedrooms or Less	477	501	+ 5.0%
3 Bedrooms	1,816	2,278	+ 25.4%
4 Bedrooms or More	2,597	3,509	+ 35.1%
Single-Family Total	1,229	1,594	+ 29.7%
Townhouse-Condo	158	180	+ 13.9%
Single-Family Total	759	951	+ 25.3%
Townhouse-Condo	128	143	+ 11.7%
Single-Family Total	1,026	1,204	+ 17.3%

7,904 10,037 + 27.0%

Townhouse-Condo

	5-2024	5-2025	Change
2 Bedrooms or Less	130	156	+ 20.0%
3 Bedrooms	2,041	2,617	+ 28.2%
4 Bedrooms or More	546	631	+ 15.6%
Townhouse-Condo Total	158	180	+ 13.9%
Single-Family	128	143	+ 11.7%
Townhouse-Condo Total	138	199	+ 44.2%

3,141 3,926 + 25.0%

	5-2024	5-2025	Change
2 Bedrooms or Less	554	666	+ 20.2%
3 Bedrooms	2,111	2,658	+ 25.9%
4 Bedrooms or More	5,225	6,707	+ 28.4%
Single-Family Total	967	1,269	+ 31.2%
Townhouse-Condo	1,613	1,950	+ 20.9%
Single-Family Total	515	684	+ 32.8%

7,904 10,037 + 27.0%

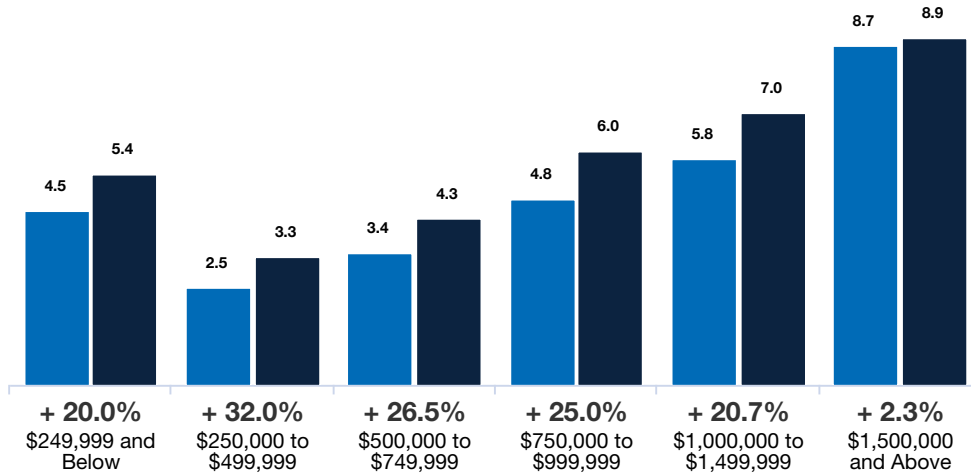
Figures on this page are based upon a snapshot of active listings at the end of the month.

Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**

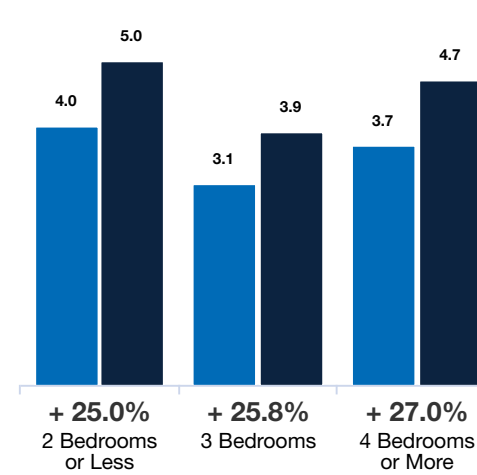
By Price Range

■ 5-2024 ■ 5-2025



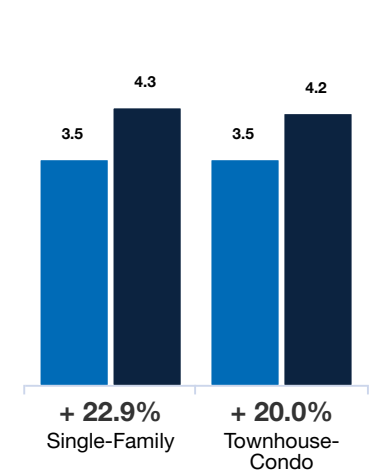
By Bedroom Count

■ 5-2024 ■ 5-2025



By Property Type

■ 5-2024 ■ 5-2025



All Properties

By Price Range

	5-2024	5-2025	Change
\$249,999 and Below	4.5	5.4	+ 20.0%
\$250,000 to \$499,999	2.5	3.3	+ 32.0%
\$500,000 to \$749,999	3.4	4.3	+ 26.5%
\$750,000 to \$999,999	4.8	6.0	+ 25.0%
\$1,000,000 to \$1,499,999	5.8	7.0	+ 20.7%
\$1,500,000 and Above	8.7	8.9	+ 2.3%

All Price Ranges

3.5 4.4 + 25.7%

By Bedroom Count

	5-2024	5-2025	Change
2 Bedrooms or Less	4.0	5.0	+ 25.0%
3 Bedrooms	3.1	3.9	+ 25.8%
4 Bedrooms or More	3.7	4.7	+ 27.0%

All Bedroom Counts

3.5 4.4 + 25.7%

Single-Family

	5-2024	5-2025	Change
2 Bedrooms or Less	4.6	5.6	+ 21.7%
3 Bedrooms	2.2	2.9	+ 31.8%
4 Bedrooms or More	3.1	3.9	+ 25.8%
Single-Family	4.6	5.6	+ 21.7%
3 Bedrooms	6.1	6.8	+ 11.5%
4 Bedrooms or More	9.7	9.6	- 1.0%

All Price Ranges

3.5 4.3 + 22.9%

Townhouse-Condo

	5-2024	5-2025	Change
2 Bedrooms or Less	4.0	4.8	+ 20.0%
3 Bedrooms	3.0	3.7	+ 23.3%
4 Bedrooms or More	5.8	5.6	- 3.4%
Townhouse-Condo	6.7	8.0	+ 19.4%
Single-Family	5.0	6.0	+ 20.0%
4 Bedrooms or More	4.5	5.1	+ 13.3%

All Price Ranges

3.5 4.2 + 20.0%

Figures on this page are based upon a snapshot of active listings at the end of the month.