

Monthly Indicators

June 2025

U.S. existing-home sales edged up 0.8% month-over-month to a seasonally adjusted annual rate of 4.03 million units, exceeding economists' expectations, although sales were down 0.7% year-over-year, according to the National Association of REALTORS® (NAR). On a monthly basis, sales increased in the Midwest, Northeast, and South but decreased in the West.

New Listings in the state of Utah increased 2.1 percent to 5,763. Pending Sales decreased 6.3 percent to 3,373. Inventory increased 25.7 percent to 16,033.

Median Sales Price increased 2.0 percent from \$505,000 to \$515,000. Days on Market increased 17.4 percent to 54. Months Supply of Inventory increased 21.1 percent to 4.6.

Heading into June, there were 1.54 million units for sale across the country, a 6.2% increase from the previous month and a 20.3% improvement over the same period last year, representing a 4.6-month supply at the current sales pace, according to NAR. Despite the additional supply, home prices have continued to rise nationwide, albeit at a slower pace than during the pandemic, climbing 1.3% year-over-year to \$422,800 as of last measure.

Monthly Snapshot

+ 2.7%	+ 2.0%	+ 25.7%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale

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. Percent changes are calculated using rounded figures.

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Market Overview

Key market metrics for the current month and year-to-date figures.

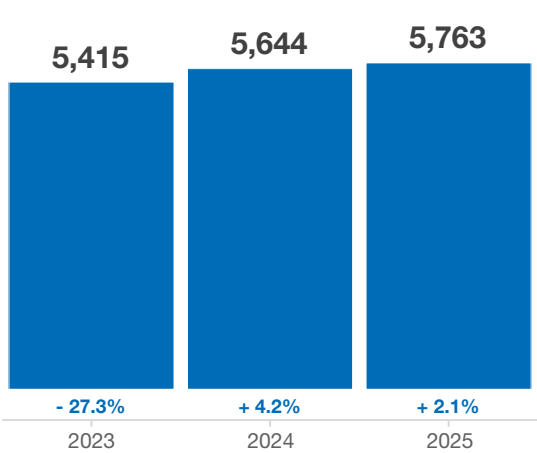


Key Metrics	Historical Sparkbars	6-2024	6-2025	% Change	YTD 2024	YTD 2025	% Change
New Listings		5,644	5,763	+ 2.1%	31,116	34,609	+ 11.2%
Pending Sales		3,601	3,373	- 6.3%	22,310	21,991	- 1.4%
Closed Sales		3,712	3,812	+ 2.7%	20,581	20,659	+ 0.4%
Days on Market Until Sale		46	54	+ 17.4%	56	62	+ 10.7%
Median Sales Price		\$505,000	\$515,000	+ 2.0%	\$499,900	\$505,000	+ 1.0%
Average Sales Price		\$639,682	\$671,095	+ 4.9%	\$632,658	\$667,295	+ 5.5%
Percent of Original List Price Received		97.7%	97.1%	- 0.6%	97.3%	97.0%	- 0.3%
Housing Affordability Index		74	73	- 1.4%	74	74	0.0%
Inventory of Homes for Sale		12,758	16,033	+ 25.7%	—	—	—
Months Supply of Inventory		3.8	4.6	+ 21.1%	—	—	—

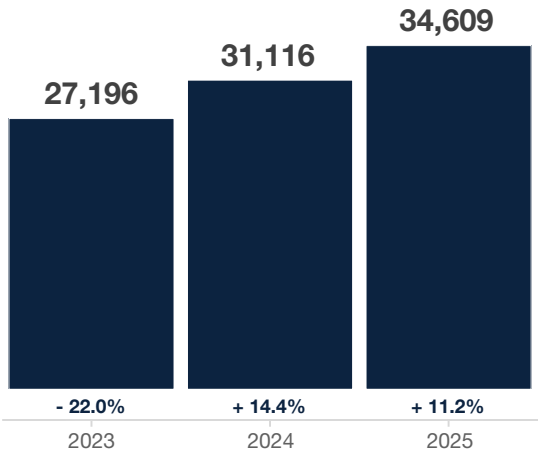
New Listings

A count of the properties that have been newly listed on the market in a given month.

June

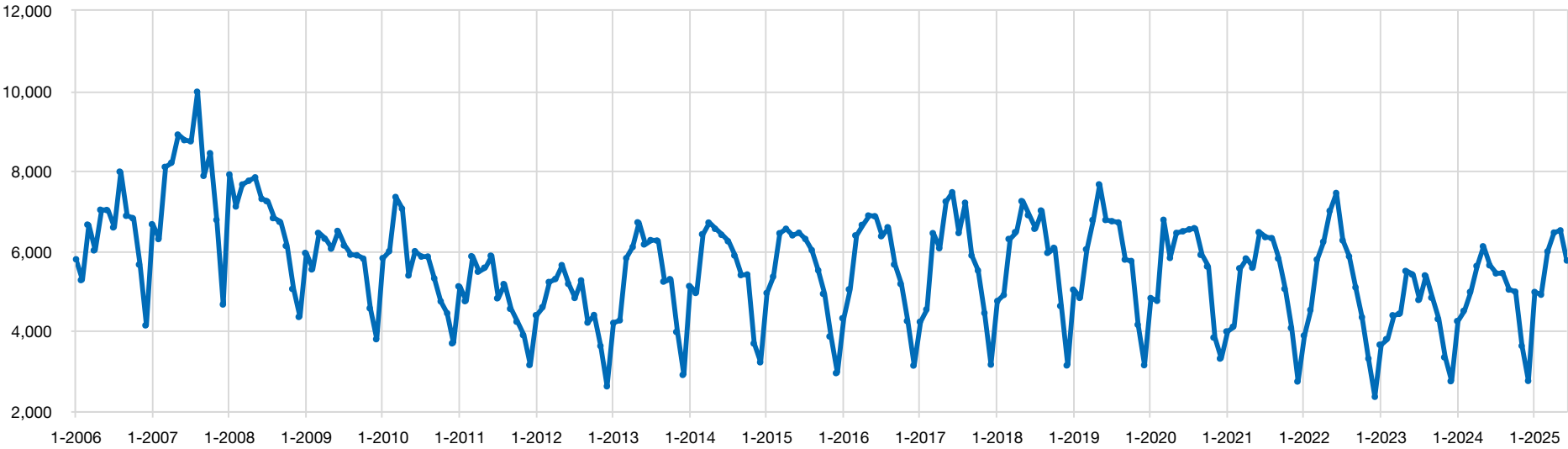


Year to Date



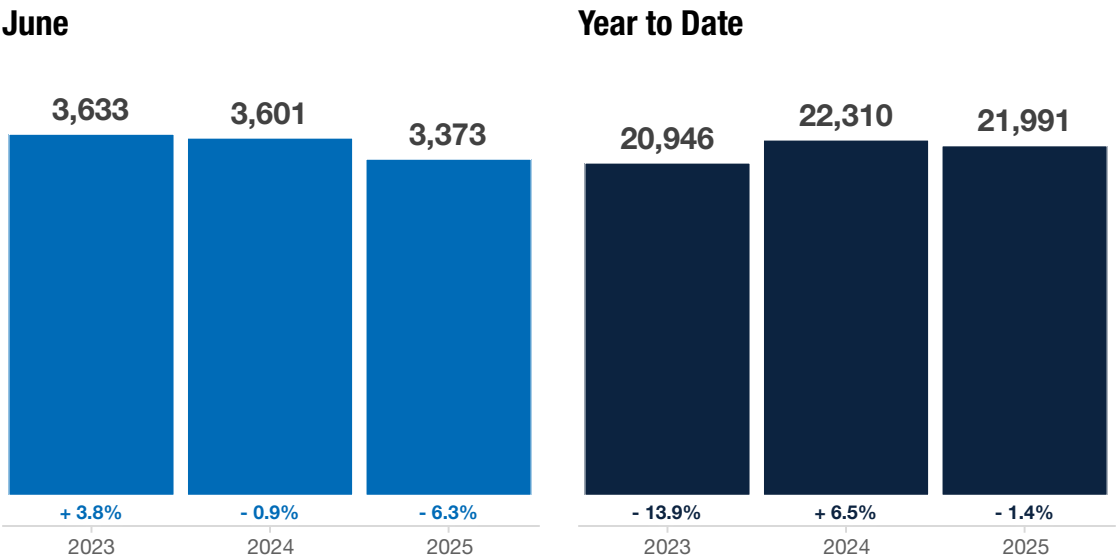
New Listings		Prior Year	Year-Over-Year Change
July 2024	5,441	4,779	+ 13.9%
August 2024	5,447	5,389	+ 1.1%
September 2024	5,038	4,834	+ 4.2%
October 2024	4,983	4,301	+ 15.9%
November 2024	3,631	3,345	+ 8.6%
December 2024	2,756	2,749	+ 0.3%
January 2025	4,975	4,249	+ 17.1%
February 2025	4,909	4,504	+ 9.0%
March 2025	5,989	4,978	+ 20.3%
April 2025	6,459	5,625	+ 14.8%
May 2025	6,514	6,116	+ 6.5%
June 2025	5,763	5,644	+ 2.1%
12-Month Avg	5,159	4,709	+ 9.6%

Historical New Listings by Month



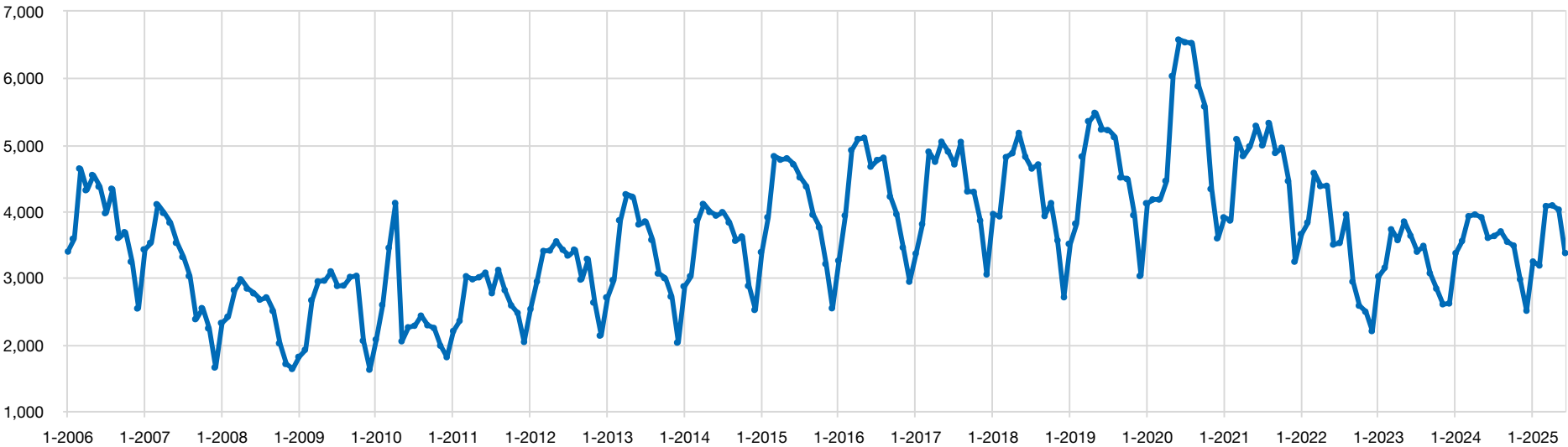
Pending Sales

A count of the properties on which offers have been accepted in a given month.



Pending Sales		Prior Year	Year-Over-Year Change
July 2024	3,629	3,393	+ 7.0%
August 2024	3,697	3,479	+ 6.3%
September 2024	3,542	3,069	+ 15.4%
October 2024	3,484	2,838	+ 22.8%
November 2024	2,977	2,603	+ 14.4%
December 2024	2,506	2,615	- 4.2%
January 2025	3,244	3,371	- 3.8%
February 2025	3,185	3,553	- 10.4%
March 2025	4,077	3,925	+ 3.9%
April 2025	4,088	3,951	+ 3.5%
May 2025	4,024	3,909	+ 2.9%
June 2025	3,373	3,601	- 6.3%
12-Month Avg	3,486	3,359	+ 3.8%

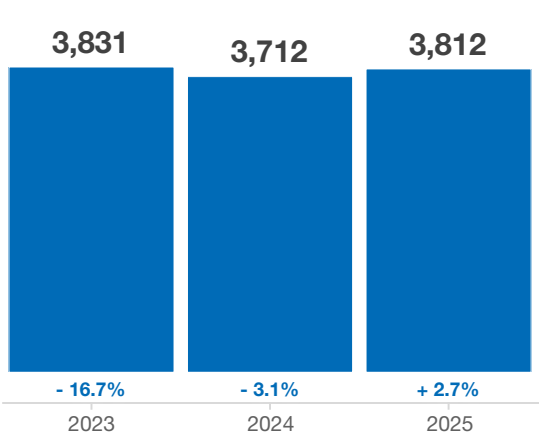
Historical Pending Sales by Month



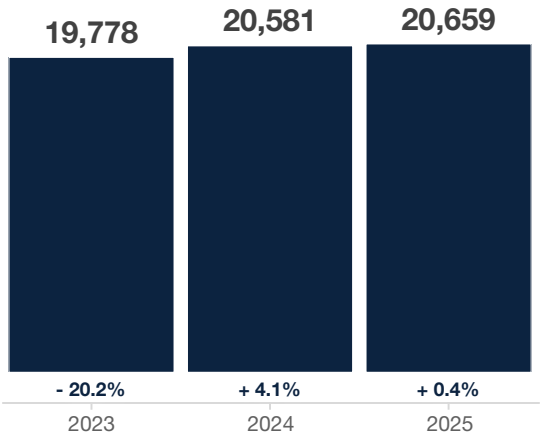
Closed Sales

A count of the actual sales that closed in a given month.

June

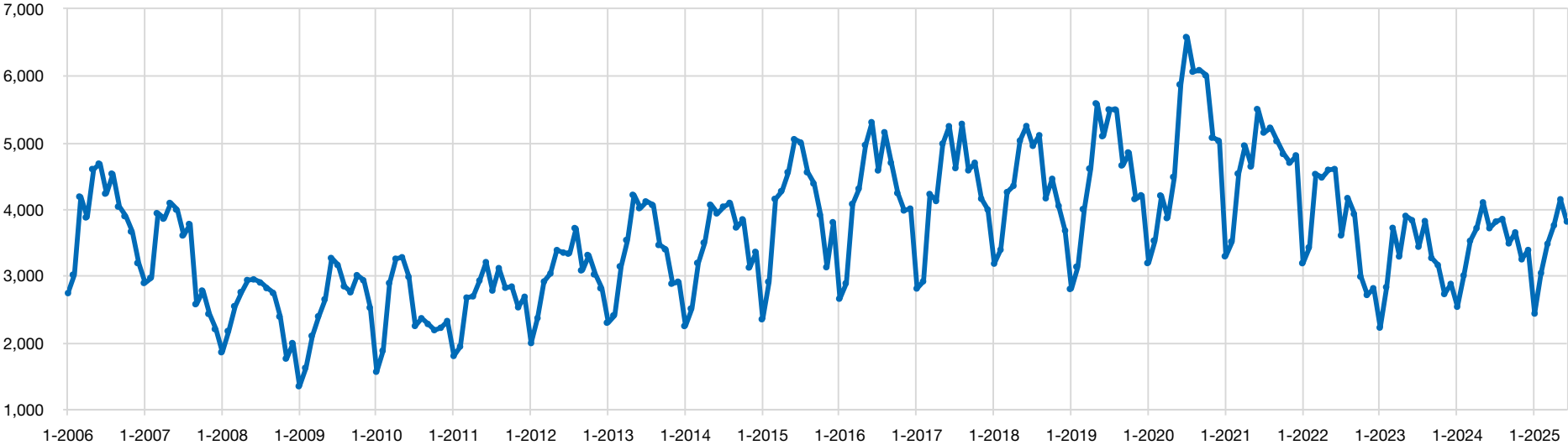


Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
July 2024	3,811	3,434	+ 11.0%
August 2024	3,849	3,818	+ 0.8%
September 2024	3,484	3,265	+ 6.7%
October 2024	3,648	3,159	+ 15.5%
November 2024	3,245	2,724	+ 19.1%
December 2024	3,384	2,875	+ 17.7%
January 2025	2,431	2,533	- 4.0%
February 2025	3,039	3,003	+ 1.2%
March 2025	3,477	3,522	- 1.3%
April 2025	3,755	3,712	+ 1.2%
May 2025	4,145	4,099	+ 1.1%
June 2025	3,812	3,712	+ 2.7%
12-Month Avg	3,507	3,321	+ 5.6%

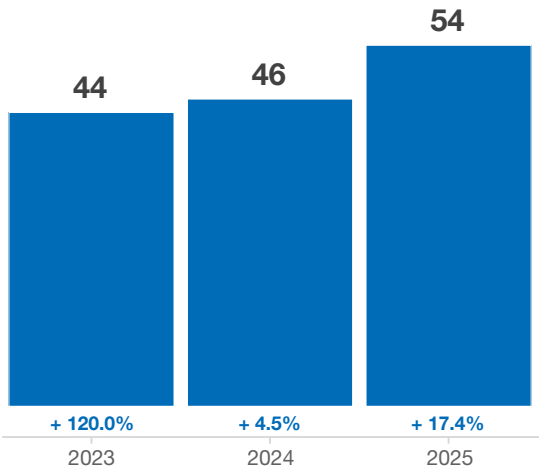
Historical Closed Sales by Month



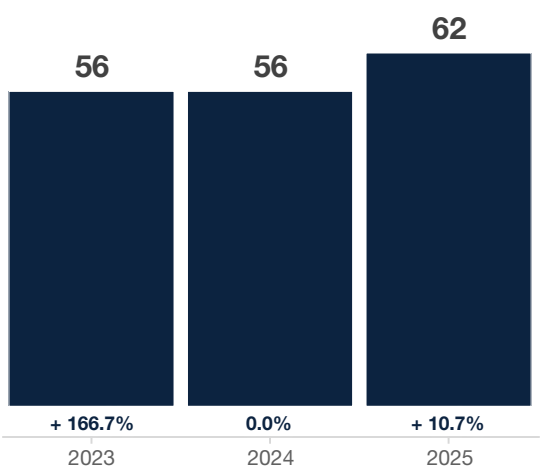
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

June



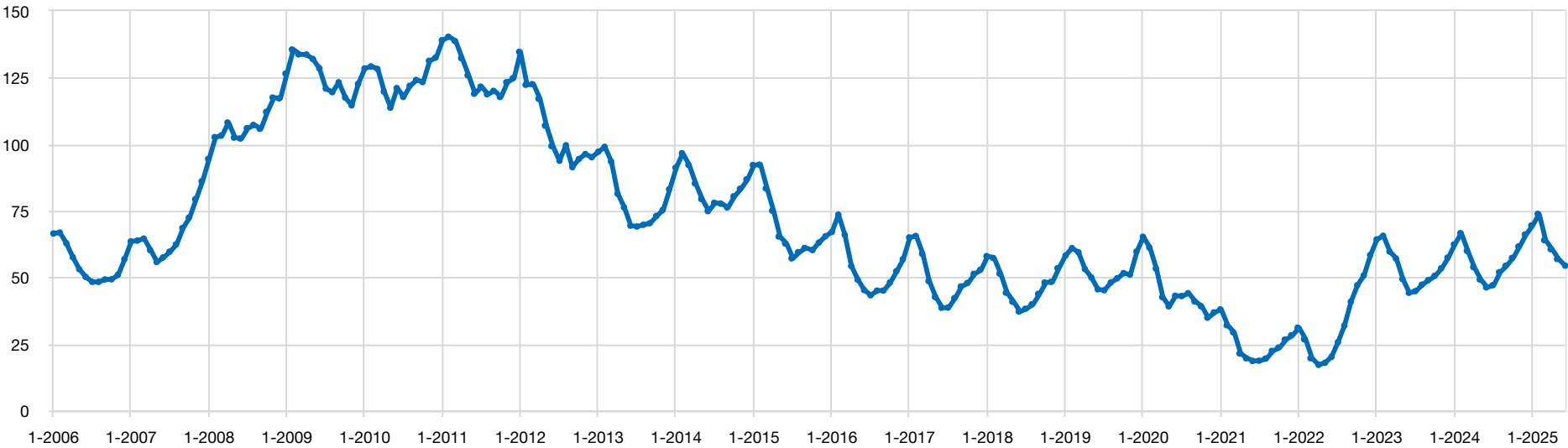
Year to Date



	Days on Market	Prior Year	Year-Over-Year Change
July 2024	47	45	+ 4.4%
August 2024	52	47	+ 10.6%
September 2024	54	49	+ 10.2%
October 2024	57	51	+ 11.8%
November 2024	62	53	+ 17.0%
December 2024	66	57	+ 15.8%
January 2025	69	62	+ 11.3%
February 2025	74	67	+ 10.4%
March 2025	64	60	+ 6.7%
April 2025	61	54	+ 13.0%
May 2025	57	49	+ 16.3%
June 2025	54	46	+ 17.4%
12-Month Avg*	59	53	+ 11.8%

* Days on Market for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

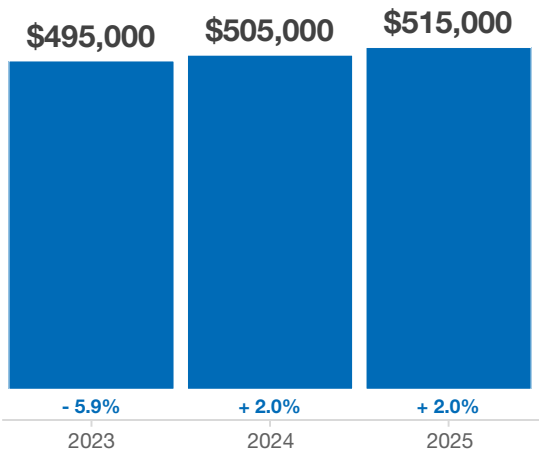
Historical Days on Market Until Sale by Month



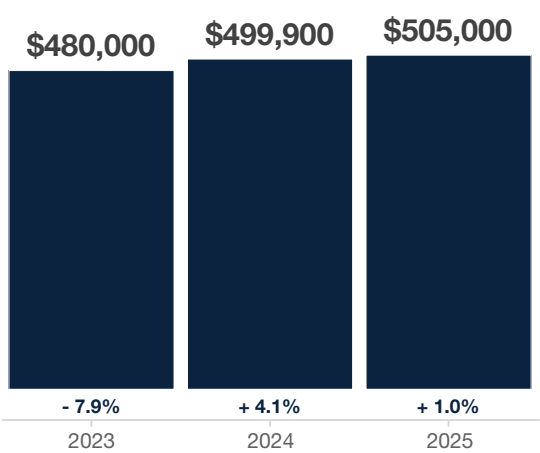
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

June



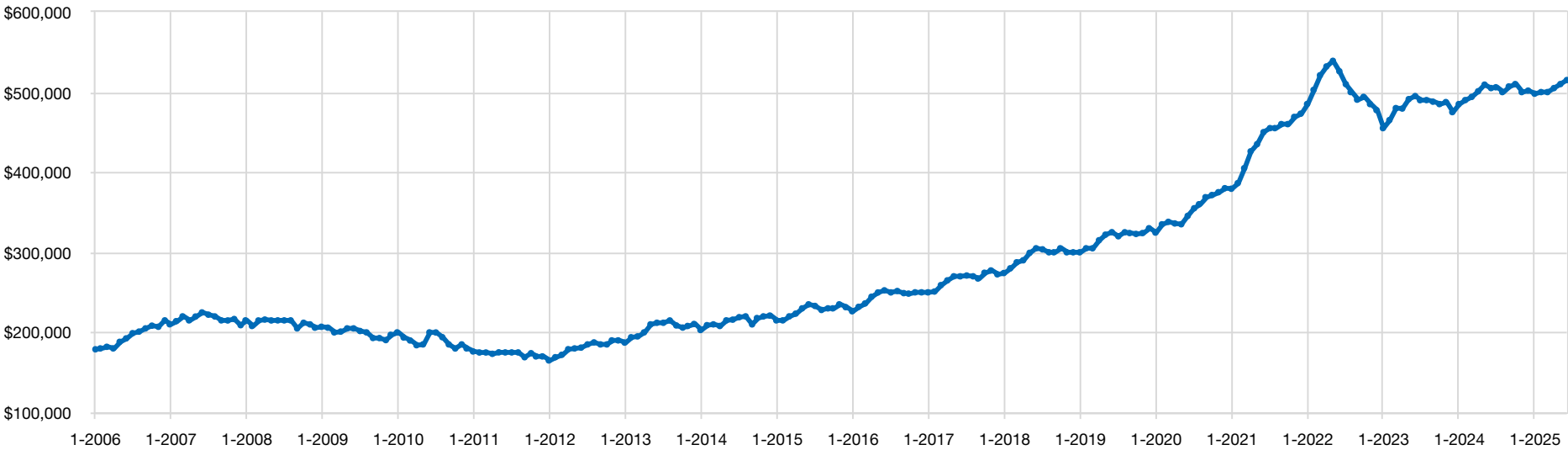
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
July 2024	\$506,000	\$489,900	+ 3.3%
August 2024	\$500,000	\$490,000	+ 2.0%
September 2024	\$507,000	\$488,000	+ 3.9%
October 2024	\$510,000	\$485,000	+ 5.2%
November 2024	\$500,000	\$487,500	+ 2.6%
December 2024	\$501,815	\$475,000	+ 5.6%
January 2025	\$498,000	\$485,000	+ 2.7%
February 2025	\$499,990	\$490,000	+ 2.0%
March 2025	\$500,000	\$494,000	+ 1.2%
April 2025	\$505,000	\$501,000	+ 0.8%
May 2025	\$510,000	\$509,280	+ 0.1%
June 2025	\$515,000	\$505,000	+ 2.0%
12-Month Avg*	\$505,000	\$493,000	+ 2.4%

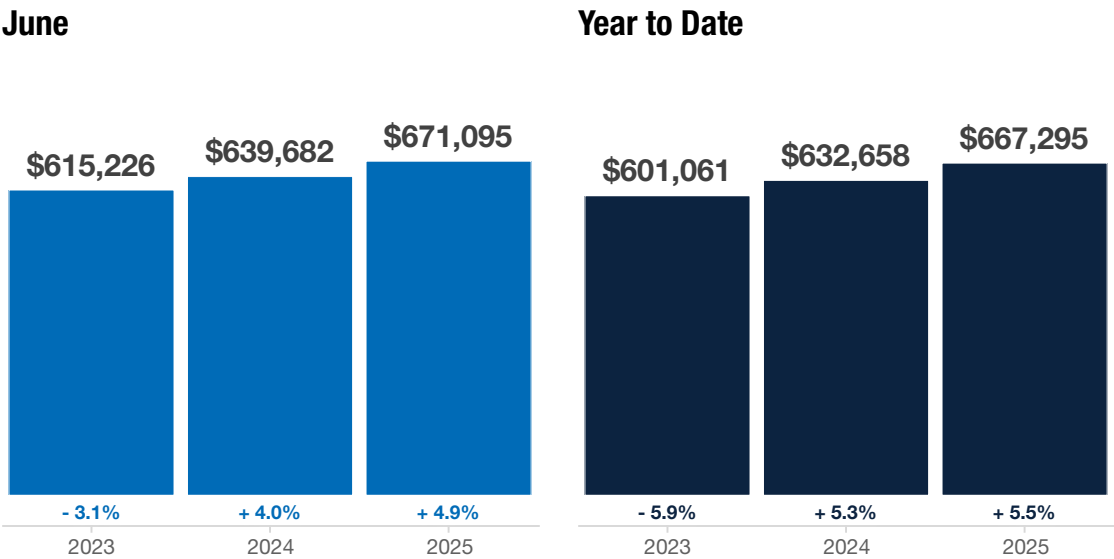
* Median Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Median Sales Price by Month



Average Sales Price

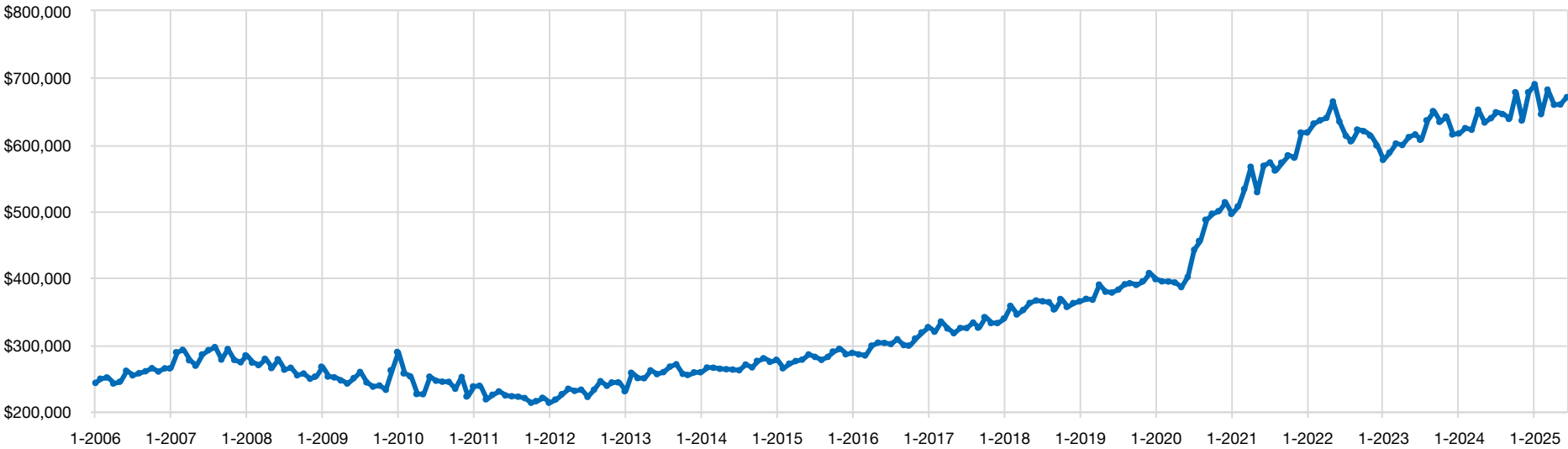
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



Avg. Sales Price	Prior Year	Year-Over-Year Change
July 2024	\$648,403	\$607,234 + 6.8%
August 2024	\$645,755	\$636,369 + 1.5%
September 2024	\$638,528	\$650,178 - 1.8%
October 2024	\$678,444	\$634,039 + 7.0%
November 2024	\$636,127	\$642,068 - 0.9%
December 2024	\$678,435	\$615,230 + 10.3%
January 2025	\$690,523	\$616,708 + 12.0%
February 2025	\$645,672	\$624,695 + 3.4%
March 2025	\$682,400	\$622,283 + 9.7%
April 2025	\$659,781	\$652,288 + 1.1%
May 2025	\$660,172	\$633,112 + 4.3%
June 2025	\$671,095	\$639,682 + 4.9%
12-Month Avg*	\$660,689	\$631,752 + 4.6%

* Avg. Sales Price for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Average Sales Price by Month

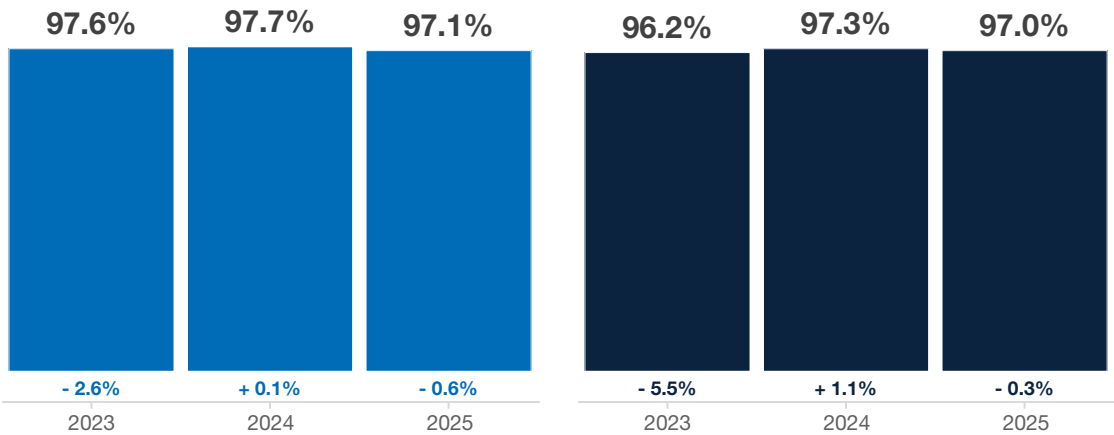


Percent of Original List Price Received

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.

June

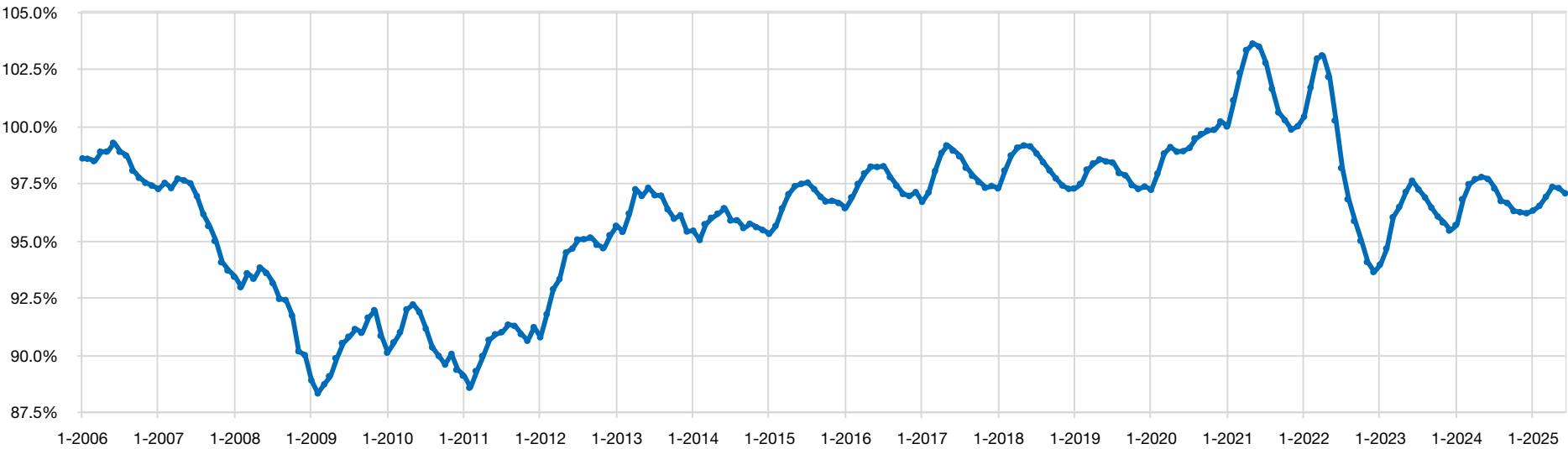
Year to Date



Percent of Original List Price Received		Prior Year	Year-Over-Year Change
July 2024	97.3%	97.2%	+ 0.1%
August 2024	96.7%	96.9%	- 0.2%
September 2024	96.6%	96.4%	+ 0.2%
October 2024	96.3%	96.0%	+ 0.3%
November 2024	96.2%	95.8%	+ 0.4%
December 2024	96.2%	95.4%	+ 0.8%
January 2025	96.3%	95.7%	+ 0.6%
February 2025	96.5%	96.8%	- 0.3%
March 2025	96.9%	97.5%	- 0.6%
April 2025	97.3%	97.7%	- 0.4%
May 2025	97.3%	97.8%	- 0.5%
June 2025	97.1%	97.7%	- 0.6%
12-Month Avg*	96.8%	96.8%	- 0.1%

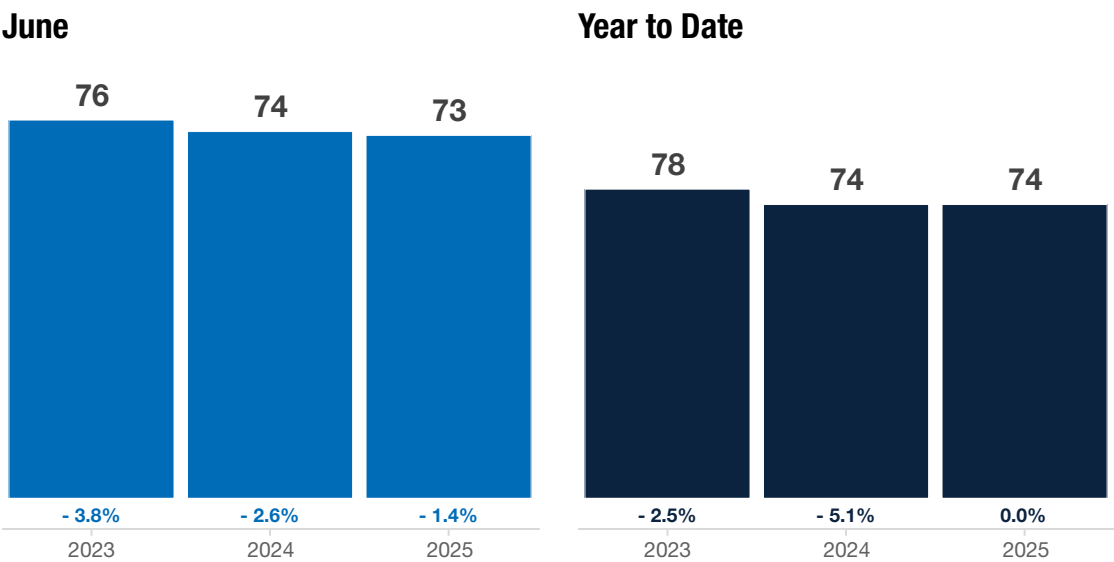
* Percent of Original List Price Received for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month



Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.



	Affordability Index	Prior Year	Year-Over-Year Change
July 2024	74	76	- 2.6%
August 2024	78	74	+ 5.4%
September 2024	78	73	+ 6.8%
October 2024	75	71	+ 5.6%
November 2024	75	74	+ 1.4%
December 2024	74	80	- 7.5%
January 2025	74	78	- 5.1%
February 2025	75	75	0.0%
March 2025	76	76	0.0%
April 2025	74	72	+ 2.8%
May 2025	73	72	+ 1.4%
June 2025	73	74	- 1.4%
12-Month Avg	75	75	0.0%

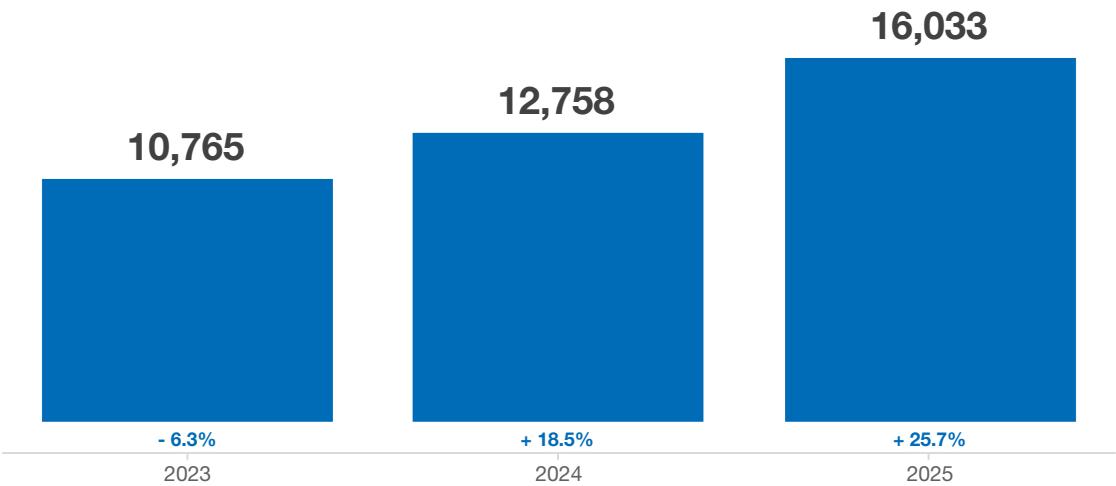
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

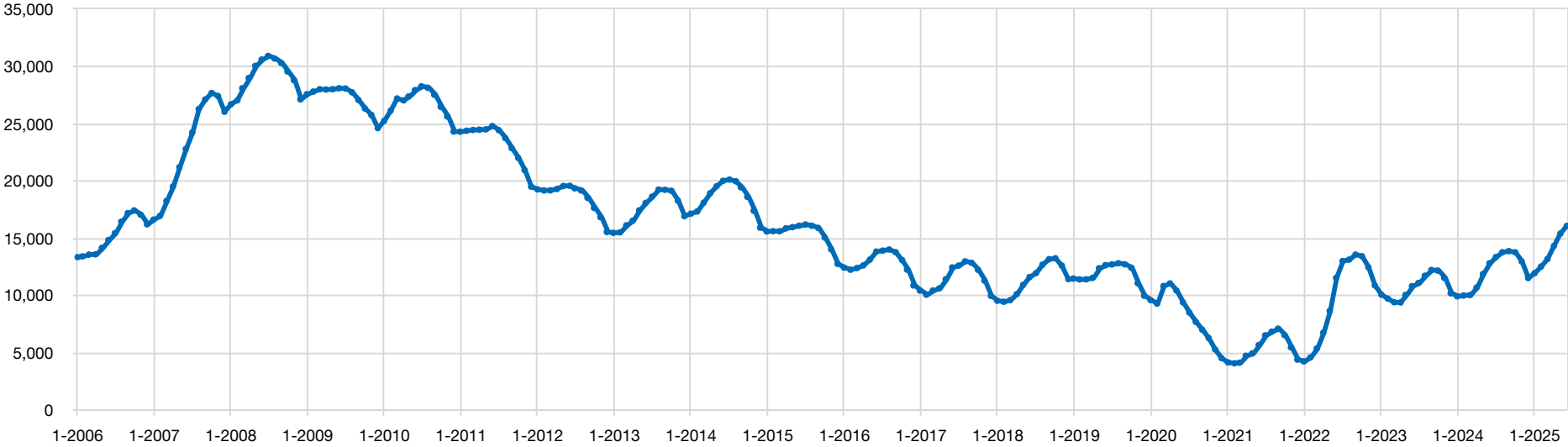
The number of properties available for sale in active status at the end of a given month.

June



Homes for Sale	Prior Year	Year-Over-Year Change
July 2024	13,304	11,039 + 20.5%
August 2024	13,730	11,674 + 17.6%
September 2024	13,824	12,173 + 13.6%
October 2024	13,723	12,124 + 13.2%
November 2024	12,921	11,486 + 12.5%
December 2024	11,472	10,140 + 13.1%
January 2025	11,893	9,872 + 20.5%
February 2025	12,471	9,944 + 25.4%
March 2025	13,134	9,980 + 31.6%
April 2025	14,278	10,633 + 34.3%
May 2025	15,360	11,814 + 30.0%
June 2025	16,033	12,758 + 25.7%
12-Month Avg	13,512	11,136 + 21.3%

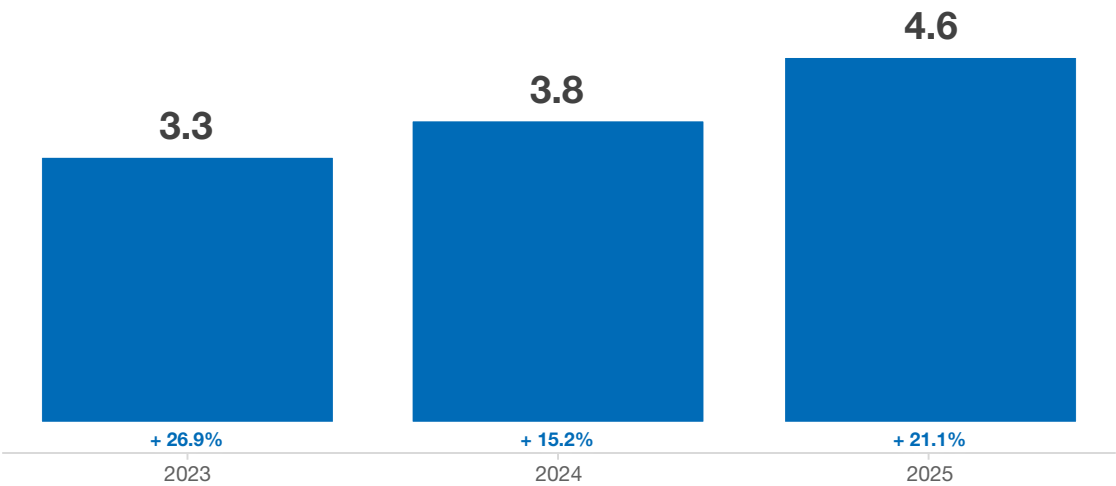
Historical Inventory of Homes for Sale by Month



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.

June



Months Supply		Prior Year	Year-Over-Year Change
July 2024	3.9	3.4	+ 14.7%
August 2024	4.0	3.7	+ 8.1%
September 2024	4.0	3.8	+ 5.3%
October 2024	3.9	3.8	+ 2.6%
November 2024	3.7	3.6	+ 2.8%
December 2024	3.3	3.1	+ 6.5%
January 2025	3.4	3.0	+ 13.3%
February 2025	3.6	3.0	+ 20.0%
March 2025	3.8	3.0	+ 26.7%
April 2025	4.1	3.2	+ 28.1%
May 2025	4.4	3.5	+ 25.7%
June 2025	4.6	3.8	+ 21.1%
12-Month Avg*	3.9	3.4	+ 14.1%

* Months Supply for all properties from July 2024 through June 2025. This is not the average of the individual figures above.

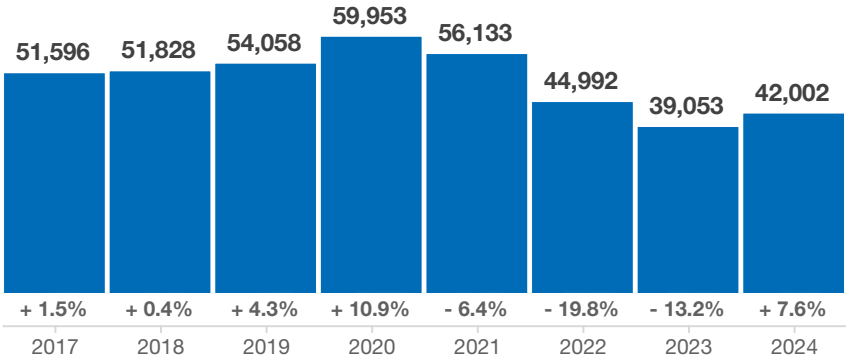
Historical Months Supply of Inventory by Month



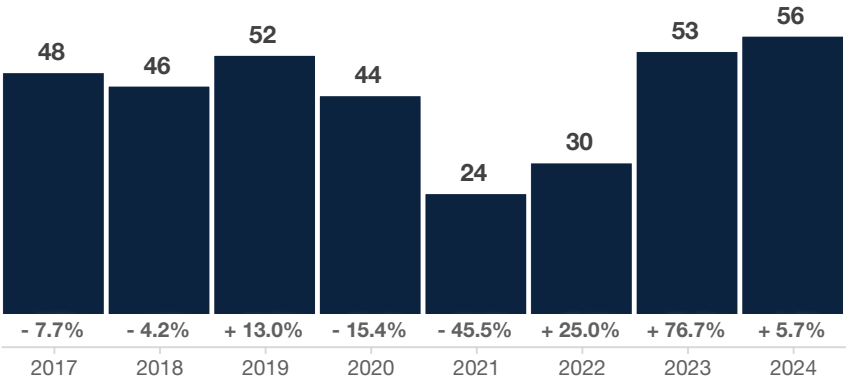
Annual Review

Historical look at key market metrics for the overall region.

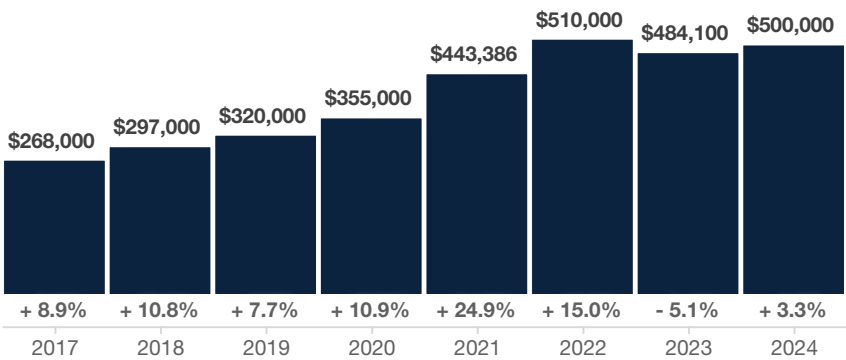
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received

