

Local Market Update for June 2025

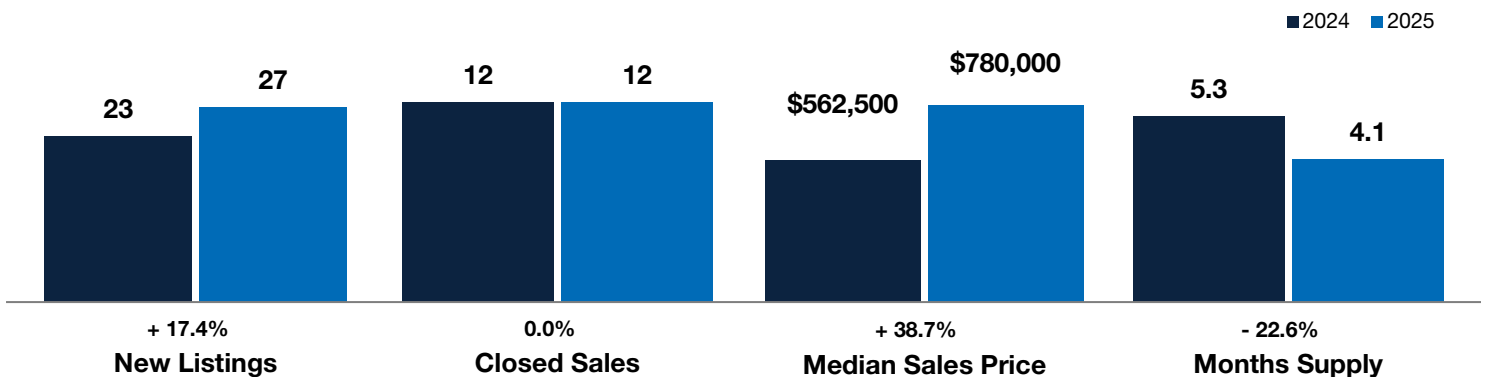
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

Morgan County

| Key Metrics | June | | | Year to Date | | |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 6-2024 | Thru 6-2025 | Percent Change |
| New Listings | 23 | 27 | + 17.4% | 121 | 120 | - 0.8% |
| Pending Sales | 6 | 14 | + 133.3% | 66 | 74 | + 12.1% |
| Closed Sales | 12 | 12 | 0.0% | 70 | 68 | - 2.9% |
| Median Sales Price* | \$562,500 | \$780,000 | + 38.7% | \$659,500 | \$685,000 | + 3.9% |
| Average Sales Price* | \$659,961 | \$767,097 | + 16.2% | \$734,633 | \$764,760 | + 4.1% |
| Percent of Original List Price Received* | 100.5% | 96.7% | - 3.8% | 97.7% | 96.2% | - 1.5% |
| Days on Market Until Sale | 23 | 52 | + 126.1% | 44 | 52 | + 18.2% |
| Inventory of Homes for Sale | 59 | 52 | - 11.9% | -- | -- | -- |
| Months Supply of Inventory | 5.3 | 4.1 | - 22.6% | -- | -- | -- |

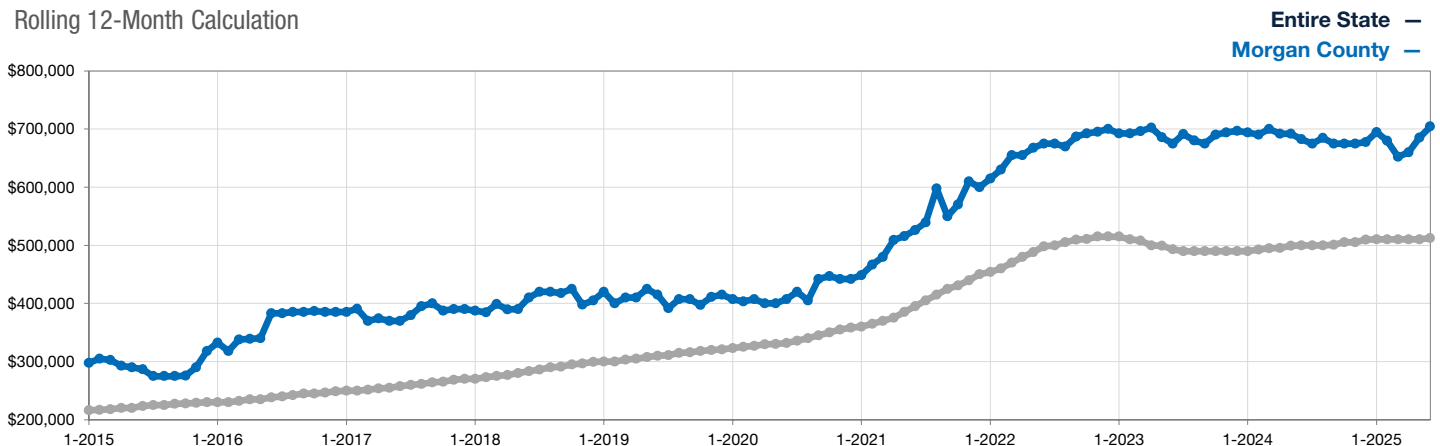
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

June



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.