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

UTAH ASSOCIATION OF REALTORS®

September 2026

Pending home sales fell 4.7% from a year earlier, with contract signings down in all four regions, according to the National Association of REALTORS®. Contract signings edged up 0.3% from the previous month. They are running roughly 30% below where they were in the years leading up to the pandemic, according to NAR Chief Economist Lawrence Yun. The 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac. For the 12-month period spanning October 2025 through September 2026, Closed Sales in the Utah Association of REALTORS® region remained flat overall. The price range with the largest closed sales gain was the $1,000,000 to $1,499,999 range, where sales improved 8.6 percent.

The overall Median Sales Price increased 1.4 percent to $526,000. The property type with the largest gain was the Single-Family segment, where prices increased 1.2 percent to $577,000. The price range that tended to sell the quickest was the $250,000 to $499,999 range at 64 days. The price range that tended to sell the slowest was the $249,999 and Below range at 87 days.

Market-wide, inventory levels increased 3.6 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale increased 15.4 percent. That amounts to 4.6 months of inventory for Single-Family and 5.3 months of inventory for Townhouse-Condo.

Quick Facts

+ 8.6%	+ 4.6%	+ 3.6%
Price Range with Strongest Sales: **$1,000,000 to $1,499,999**	Bedroom Count with Strongest Sales: **4 Bedrooms or More**	Property Type With Strongest Sales: **Single-Family**

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.

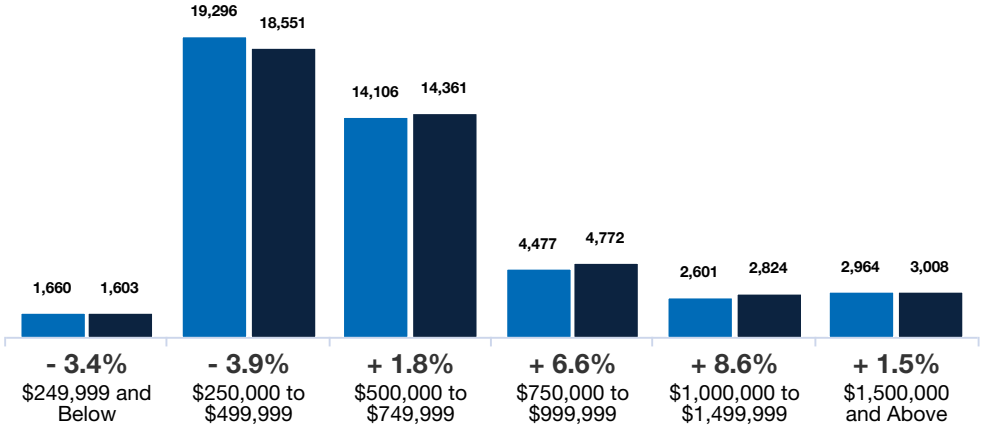
Current as of October 10, 2026. All data from UtahRealEstate.com, the Iron County MLS, the Washington County MLS and the Park City MLS. Report © 2026 ShowingTime Plus, LLC.

Closed Sales

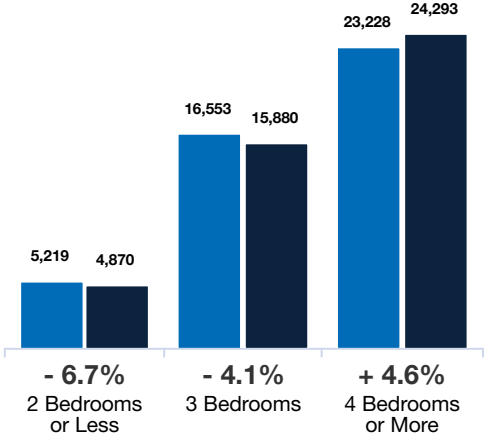
A count of the actual sales that closed in a given month. **Based on a rolling 12-month total.**

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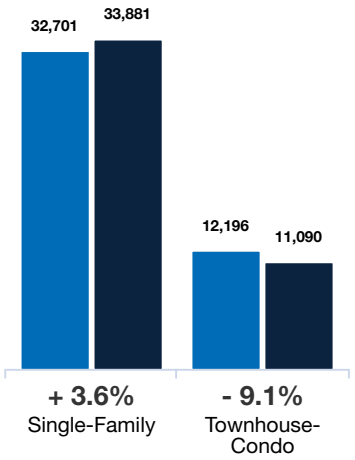
By Price Range



By Bedroom Count



By Property Type



By Price Range	All Properties			Single-Family			Townhouse-Condo		
	9-2025	9-2026	Change	9-2025	9-2026	Change	9-2025	9-2026	Change
$249,999 and Below	1,660	1,603	- 3.4%	1,193	1,083	- 9.2%	443	506	+ 14.2%
$250,000 to $499,999	19,296	18,551	- 3.9%	10,480	10,531	+ 0.5%	8,759	7,985	- 8.8%
$500,000 to $749,999	14,106	14,361	+ 1.8%	12,503	12,999	+ 4.0%	1,549	1,327	- 14.3%
$750,000 to $999,999	4,477	4,772	+ 6.6%	4,049	4,420	+ 9.2%	401	336	- 16.2%
$1,000,000 to $1,499,999	2,601	2,824	+ 8.6%	2,174	2,392	+ 10.0%	405	423	+ 4.4%
$1,500,000 and Above	2,964	3,008	+ 1.5%	2,302	2,456	+ 6.7%	639	513	- 19.7%
All Price Ranges	**45,104**	**45,119**	**+ 0.0%**	**32,701**	**33,881**	**+ 3.6%**	**12,196**	**11,090**	**- 9.1%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	5,219	4,870	- 6.7%	2,161	2,125	- 1.7%	3,002	2,681	- 10.7%
3 Bedrooms	16,553	15,880	- 4.1%	9,537	9,497	- 0.4%	6,951	6,354	- 8.6%
4 Bedrooms or More	23,228	24,293	+ 4.6%	20,989	22,237	+ 5.9%	2,166	2,007	- 7.3%
All Bedroom Counts	**45,104**	**45,119**	**+ 0.0%**	**32,701**	**33,881**	**+ 3.6%**	**12,196**	**11,090**	**- 9.1%**

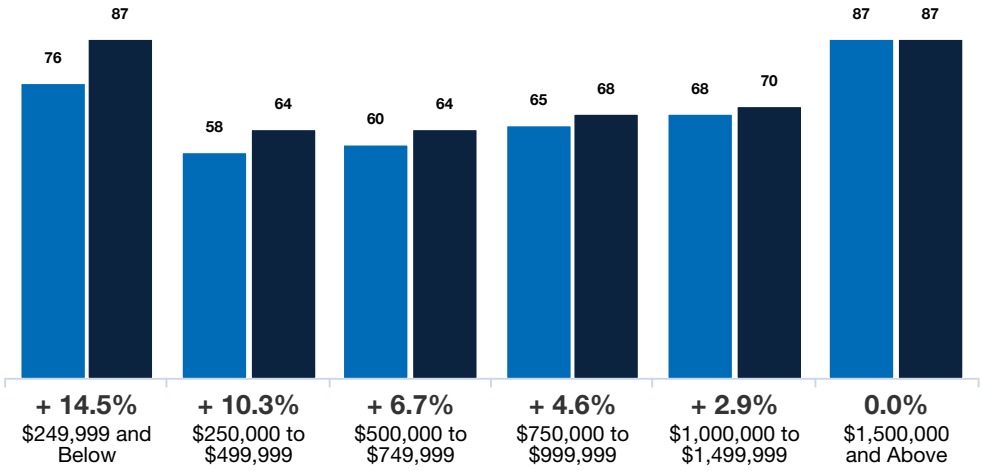
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

Days On Market Until Sale

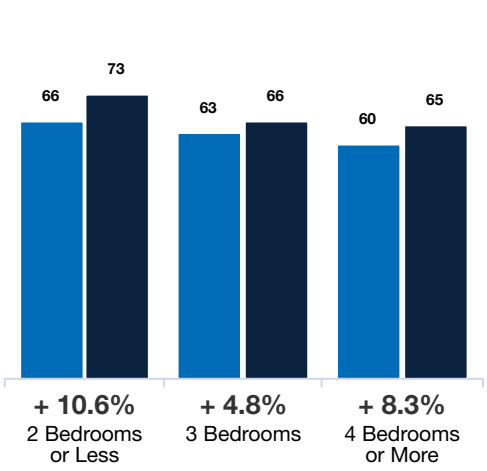
Average number of days between when a property is listed and when an offer is accepted. **Based on a rolling 12-month average.**

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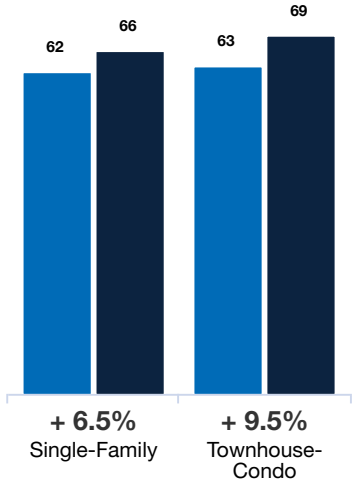
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family			Townhouse-Condo		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$249,999 and Below	76	87	+ 14.5%	77	87	+ 13.0%	71	87	+ 22.5%
$250,000 to $499,999	58	64	+ 10.3%	55	60	+ 9.1%	61	68	+ 11.5%
$500,000 to $749,999	60	64	+ 6.7%	60	64	+ 6.7%	64	60	- 6.3%
$750,000 to $999,999	65	68	+ 4.6%	64	67	+ 4.7%	82	82	0.0%
$1,000,000 to $1,499,999	68	70	+ 2.9%	68	68	0.0%	73	81	+ 11.0%
$1,500,000 and Above	87	87	0.0%	91	86	- 5.5%	64	83	+ 29.7%
All Price Ranges	**62**	**67**	**+ 8.1%**	**62**	**66**	**+ 6.5%**	**63**	**69**	**+ 9.5%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	66	73	+ 10.6%	63	65	+ 3.2%	68	79	+ 16.2%
3 Bedrooms	63	66	+ 4.8%	62	66	+ 6.5%	63	66	+ 4.8%
4 Bedrooms or More	60	65	+ 8.3%	61	65	+ 6.6%	53	64	+ 20.8%
All Bedroom Counts	**62**	**67**	**+ 8.1%**	**62**	**66**	**+ 6.5%**	**63**	**69**	**+ 9.5%**

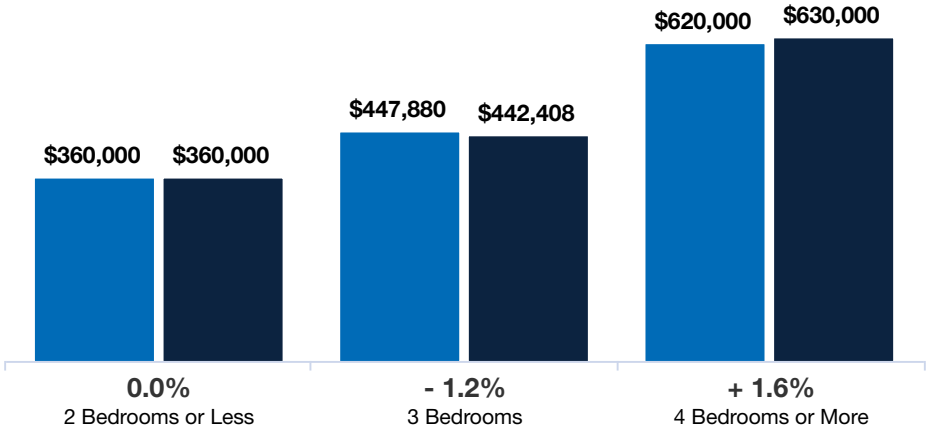
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Median Sales Price

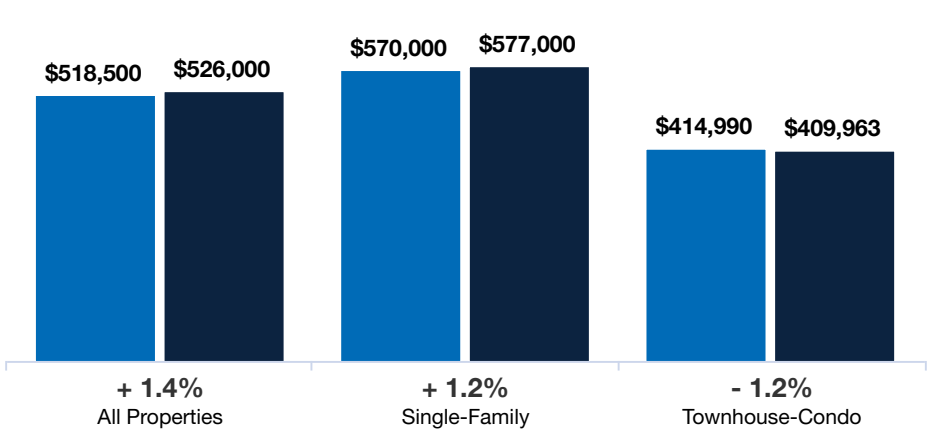
Median price point for all closed sales, not accounting for seller concessions. **Based on a rolling 12-month median.**

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By Bedroom Count



By Property Type



	All Properties			Single-Family			Townhouse-Condo		
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	$360,000	$360,000	0.0%	$365,000	$372,745	+ 2.1%	$360,000	$347,200	- 3.6%
3 Bedrooms	$447,880	$442,408	- 1.2%	$487,328	$485,000	- 0.5%	$405,000	$399,999	- 1.2%
4 Bedrooms or More	$620,000	$630,000	+ 1.6%	$635,000	$645,000	+ 1.6%	$479,990	$485,000	+ 1.0%
All Bedroom Counts	**$518,500**	**$526,000**	**+ 1.4%**	**$570,000**	**$577,000**	**+ 1.2%**	**$414,990**	**$409,963**	**- 1.2%**

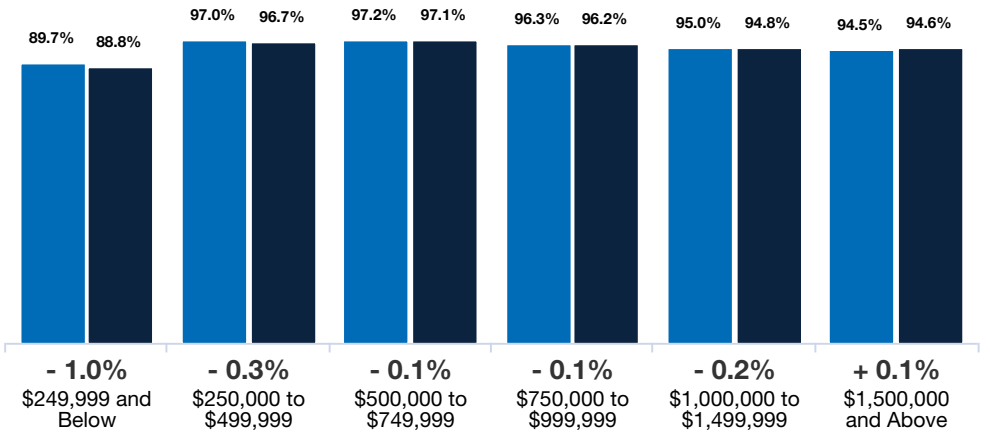
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Percent of Original List Price Received

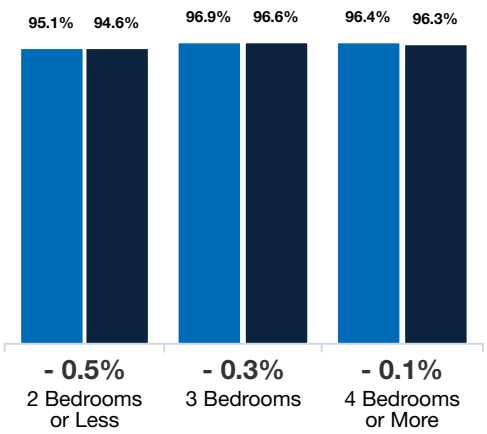
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions. **Based on a rolling 12-month average.**

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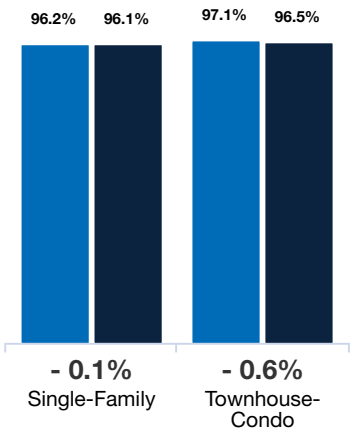
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family			Townhouse-Condo		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$249,999 and Below	89.7%	88.8%	- 1.0%	88.1%	86.8%	- 1.5%	93.5%	92.9%	- 0.6%
$250,000 to $499,999	97.0%	96.7%	- 0.3%	96.7%	96.6%	- 0.1%	97.4%	96.9%	- 0.5%
$500,000 to $749,999	97.2%	97.1%	- 0.1%	97.2%	97.1%	- 0.1%	97.1%	96.9%	- 0.2%
$750,000 to $999,999	96.3%	96.2%	- 0.1%	96.4%	96.3%	- 0.1%	95.8%	94.5%	- 1.4%
$1,000,000 to $1,499,999	95.0%	94.8%	- 0.2%	94.7%	94.7%	0.0%	96.4%	95.1%	- 1.3%
$1,500,000 and Above	94.5%	94.6%	+ 0.1%	93.7%	94.3%	+ 0.6%	97.6%	96.0%	- 1.6%
All Price Ranges	**96.4%**	**96.2%**	**- 0.2%**	**96.2%**	**96.1%**	**- 0.1%**	**97.1%**	**96.5%**	**- 0.6%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	95.1%	94.6%	- 0.5%	93.9%	94.0%	+ 0.1%	96.0%	95.1%	- 0.9%
3 Bedrooms	96.9%	96.6%	- 0.3%	96.5%	96.3%	- 0.2%	97.6%	97.0%	- 0.6%
4 Bedrooms or More	96.4%	96.3%	- 0.1%	96.3%	96.3%	0.0%	97.5%	96.9%	- 0.6%
All Bedroom Counts	**96.4%**	**96.2%**	**- 0.2%**	**96.2%**	**96.1%**	**- 0.1%**	**97.1%**	**96.5%**	**- 0.6%**

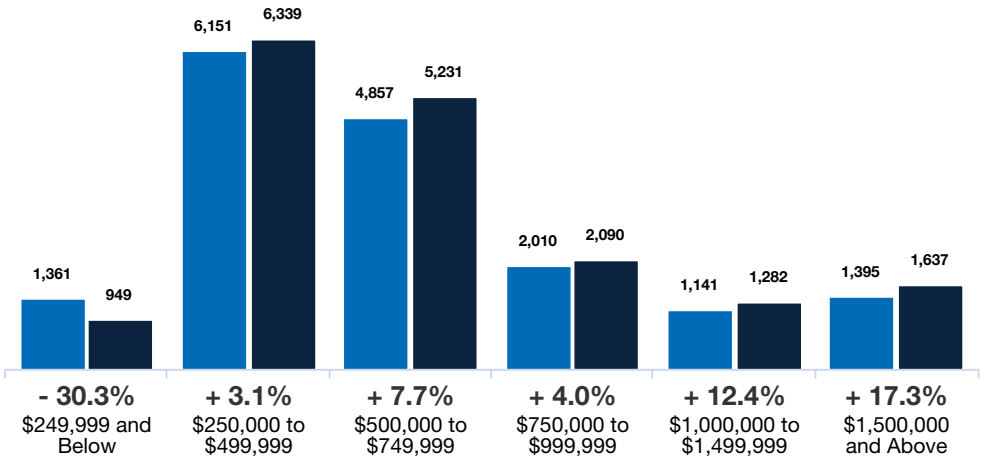
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Inventory of Homes for Sale

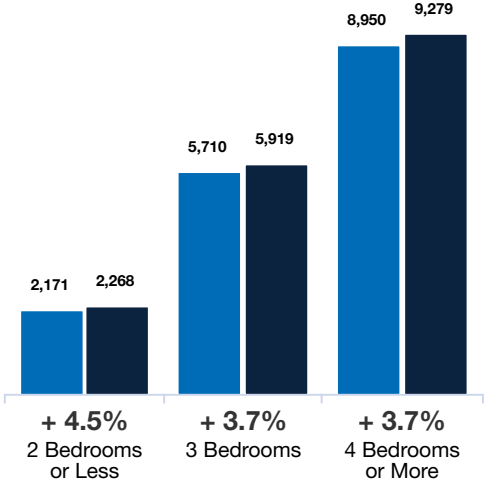
The number of properties available for sale in active status at the end of a given month. **Based on one month of activity.**

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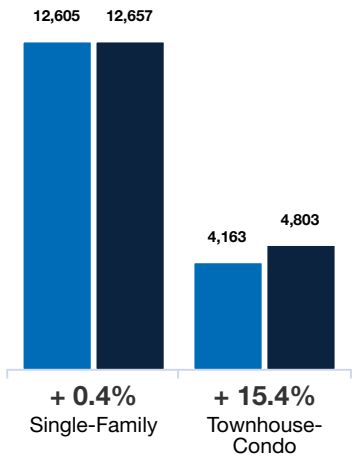
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family			Townhouse-Condo		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$249,999 and Below	1,361	949	- 30.3%	978	629	- 35.7%	325	308	- 5.2%
$250,000 to $499,999	6,151	6,339	+ 3.1%	3,276	3,122	- 4.7%	2,833	3,190	+ 12.6%
$500,000 to $749,999	4,857	5,231	+ 7.7%	4,274	4,457	+ 4.3%	567	763	+ 34.6%
$750,000 to $999,999	2,010	2,090	+ 4.0%	1,826	1,880	+ 3.0%	177	202	+ 14.1%
$1,000,000 to $1,499,999	1,141	1,282	+ 12.4%	1,014	1,142	+ 12.6%	115	136	+ 18.3%
$1,500,000 and Above	1,395	1,637	+ 17.3%	1,237	1,427	+ 15.4%	146	204	+ 39.7%
All Price Ranges	**16,915**	**17,528**	**+ 3.6%**	**12,605**	**12,657**	**+ 0.4%**	**4,163**	**4,803**	**+ 15.4%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	2,171	2,268	+ 4.5%	810	795	- 1.9%	1,315	1,444	+ 9.8%
3 Bedrooms	5,710	5,919	+ 3.7%	3,559	3,380	- 5.0%	2,115	2,521	+ 19.2%
4 Bedrooms or More	8,950	9,279	+ 3.7%	8,223	8,476	+ 3.1%	674	784	+ 16.3%
All Bedroom Counts	**16,915**	**17,528**	**+ 3.6%**	**12,605**	**12,657**	**+ 0.4%**	**4,163**	**4,803**	**+ 15.4%**

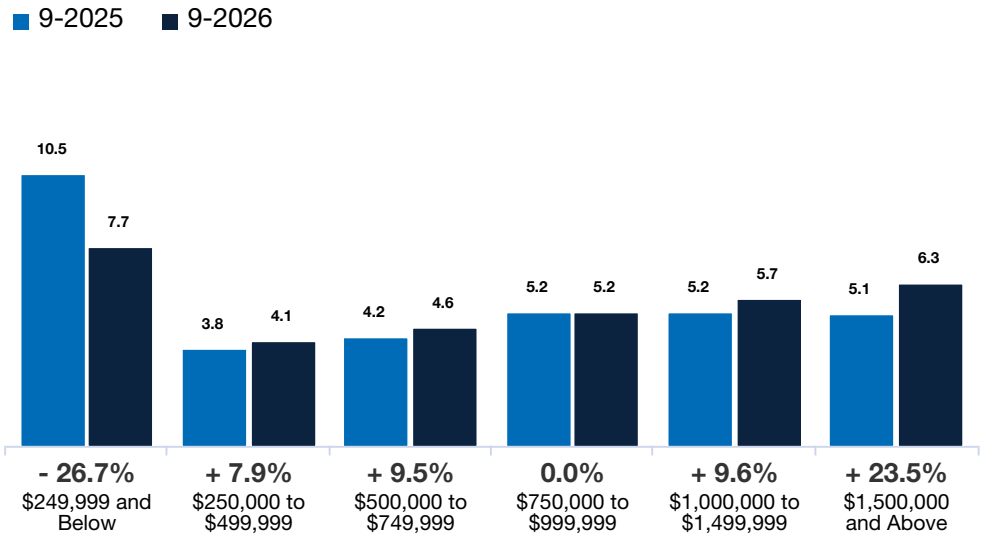
Figures on this page are based upon a snapshot of active listings at the end of the month.

Months Supply of Inventory

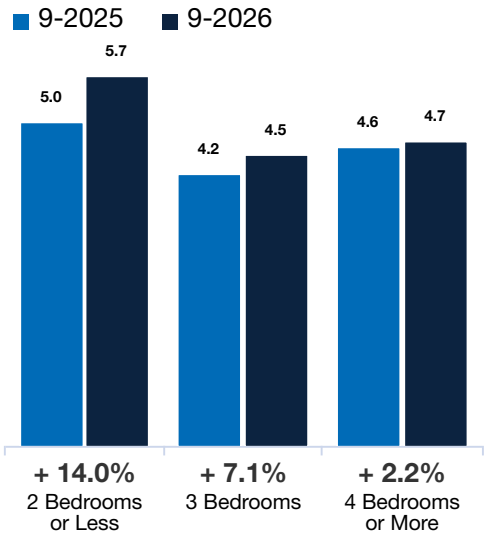
The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months. **Based on one month of activity.**

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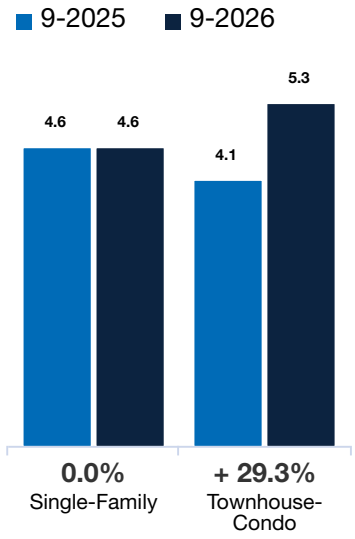
By Price Range



By Bedroom Count



By Property Type



	All Properties			Single-Family			Townhouse-Condo		
By Price Range	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
$249,999 and Below	10.5	7.7	- 26.7%	10.7	7.5	- 29.9%	9.1	8.1	- 11.0%
$250,000 to $499,999	3.8	4.1	+ 7.9%	3.7	3.6	- 2.7%	4.0	4.9	+ 22.5%
$500,000 to $749,999	4.2	4.6	+ 9.5%	4.2	4.3	+ 2.4%	4.4	6.9	+ 56.8%
$750,000 to $999,999	5.2	5.2	0.0%	5.2	5.1	- 1.9%	5.5	7.2	+ 30.9%
$1,000,000 to $1,499,999	5.2	5.7	+ 9.6%	5.6	6.0	+ 7.1%	3.4	4.3	+ 26.5%
$1,500,000 and Above	5.1	6.3	+ 23.5%	6.1	6.9	+ 13.1%	2.2	4.1	+ 86.4%
All Price Ranges	**4.5**	**4.7**	**+ 4.4%**	**4.6**	**4.6**	**0.0%**	**4.1**	**5.3**	**+ 29.3%**
By Bedroom Count	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**	**9-2025**	**9-2026**	**Change**
2 Bedrooms or Less	5.0	5.7	+ 14.0%	4.5	4.6	+ 2.2%	5.2	6.6	+ 26.9%
3 Bedrooms	4.2	4.5	+ 7.1%	4.5	4.3	- 4.4%	3.7	4.8	+ 29.7%
4 Bedrooms or More	4.6	4.7	+ 2.2%	4.7	4.7	0.0%	3.7	4.8	+ 29.7%
All Bedroom Counts	**4.5**	**4.7**	**+ 4.4%**	**4.6**	**4.6**	**0.0%**	**4.1**	**5.3**	**+ 29.3%**

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