

# 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



## April 2026

Nationally, pending home sales rose 1.5% month-over-month, exceeding economists' expectations and marking the second consecutive monthly increase, according to the National Association of REALTORS®. Contract signings advanced in the South and Northeast but declined in the Midwest and West. Year-over-year, pending home sales were higher in the South but lower in the Northeast, Midwest, and West. For the 12-month period spanning May 2025 through April 2026, Closed Sales in the Utah Association of REALTORS® region improved 4.2 percent overall. The price range with the largest closed sales gain was the \$1,500,000 and Above range, where sales went up 16.6 percent.

The overall Median Sales Price rose 2.2 percent to \$515,000. The property type with the largest gain was the Single-Family segment, where prices improved 2.4 percent to \$568,380. The price range that tended to sell the quickest was the \$250,000 to \$499,999 range at 62 days. The price range that tended to sell the slowest was the \$1,500,000 and Above range at 84 days.

Market-wide, inventory levels was up 1.5 percent. The property type with the largest gain was the Townhouse-Condo segment, where the number of properties for sale improved 12.1 percent. That amounts to 4.0 months of inventory for Single-Family and 5.1 months of inventory for Townhouse-Condo.

## Quick Facts

+ 16.6%	+ 10.2%	+ 9.6%
Price Range with Strongest Sales: <b>\$1,500,000 and Above</b>	Bedroom Count with Strongest Sales: <b>4 Bedrooms or More</b>	Property Type With Strongest Sales: <b>Single-Family</b>
Closed Sales		<b>2</b>
Days On Market Until Sale		<b>3</b>
Median Sales Price		<b>4</b>
Percent of Original List Price Received		<b>5</b>
Inventory of Homes for Sale		<b>6</b>
Months Supply of Inventory		<b>7</b>

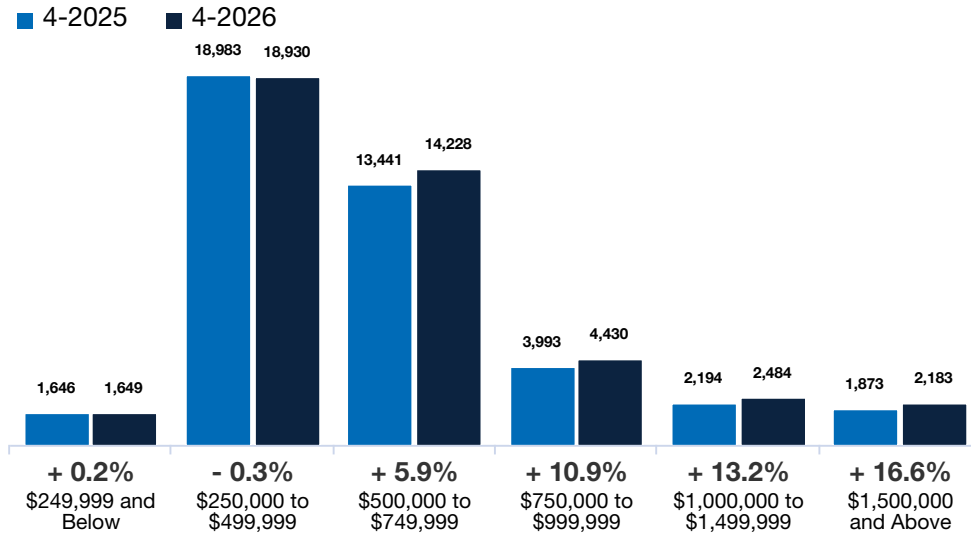
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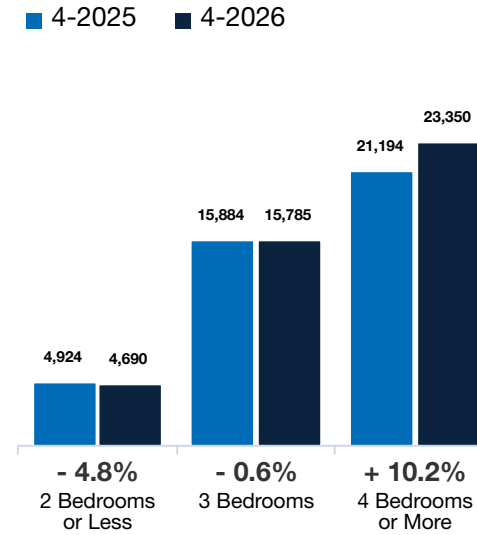
# Closed Sales

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

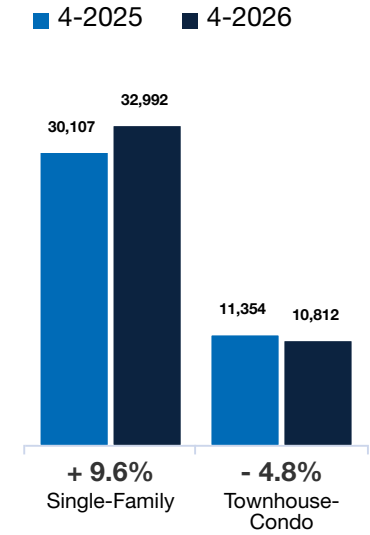
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2025	4-2026	Change
\$249,999 and Below	1,646	1,649	+ 0.2%
\$250,000 to \$499,999	18,983	18,930	- 0.3%
\$500,000 to \$749,999	13,441	14,228	+ 5.9%
\$750,000 to \$999,999	3,993	4,430	+ 10.9%
\$1,000,000 to \$1,499,999	2,194	2,484	+ 13.2%
\$1,500,000 and Above	1,873	2,183	+ 16.6%

### Single-Family

By Price Range	4-2025	4-2026	Change
\$249,999 and Below	1,195	1,140	- 4.6%
\$250,000 to \$499,999	10,138	10,663	+ 5.2%
\$500,000 to \$749,999	11,861	12,945	+ 9.1%
\$750,000 to \$999,999	3,579	4,184	+ 16.9%
\$1,000,000 to \$1,499,999	1,860	2,233	+ 20.1%
\$1,500,000 and Above	1,474	1,827	+ 23.9%

### Townhouse-Condo

By Price Range	4-2025	4-2026	Change
\$249,999 and Below	429	485	+ 13.1%
\$250,000 to \$499,999	8,650	8,243	- 4.7%
\$500,000 to \$749,999	1,339	1,266	- 5.5%
\$750,000 to \$999,999	292	233	- 20.2%
\$1,000,000 to \$1,499,999	280	244	- 12.9%
\$1,500,000 and Above	364	341	- 6.3%

All Price Ranges	4-2025	4-2026	Change
	42,130	43,904	+ 4.2%

All Bedroom Counts	4-2025	4-2026	Change
	30,107	32,992	+ 9.6%

All Property Types	4-2025	4-2026	Change
	11,354	10,812	- 4.8%

### By Bedroom Count

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	4,924	4,690	- 4.8%
3 Bedrooms	15,884	15,785	- 0.6%
4 Bedrooms or More	21,194	23,350	+ 10.2%

### By Bedroom Count

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	2,013	2,091	+ 3.9%
3 Bedrooms	9,026	9,485	+ 5.1%
4 Bedrooms or More	19,045	21,405	+ 12.4%

### By Bedroom Count

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	2,821	2,554	- 9.5%
3 Bedrooms	6,613	6,279	- 5.1%
4 Bedrooms or More	1,823	1,924	+ 5.5%

All Bedroom Counts	4-2025	4-2026	Change
	42,130	43,904	+ 4.2%

All Bedroom Counts	4-2025	4-2026	Change
	30,107	32,992	+ 9.6%

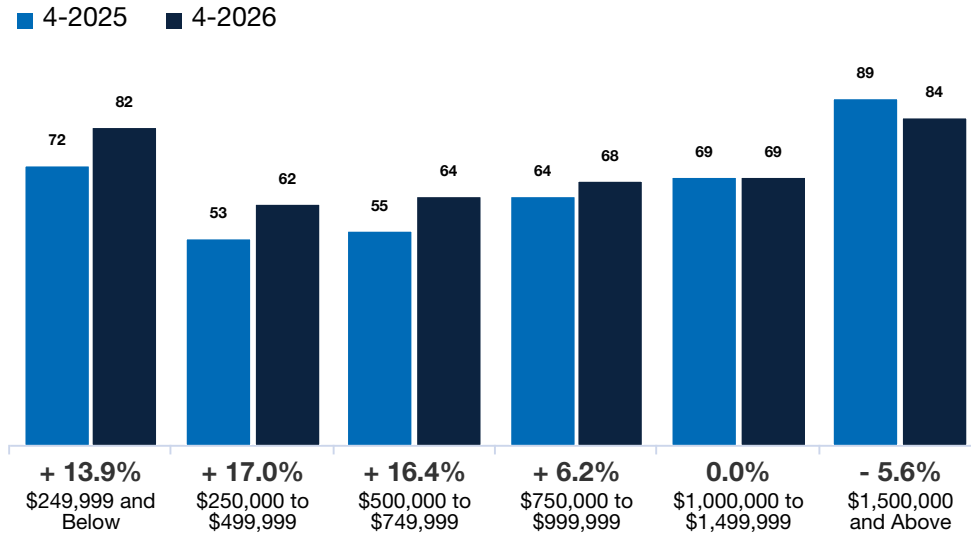
All Property Types	4-2025	4-2026	Change
	11,354	10,812	- 4.8%

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

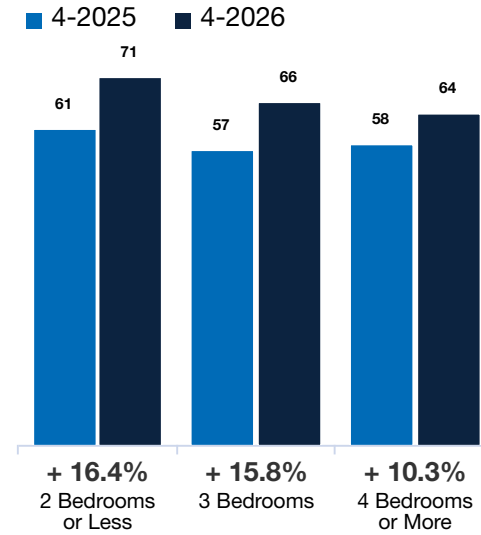
# Days On Market Until Sale

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

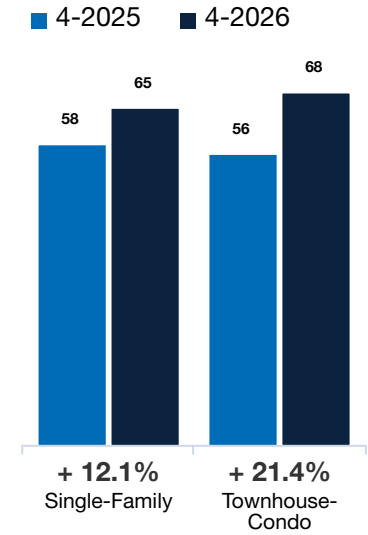
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2025	4-2026	Change
\$249,999 and Below	72	82	+ 13.9%
\$250,000 to \$499,999	53	62	+ 17.0%
\$500,000 to \$749,999	55	64	+ 16.4%
\$750,000 to \$999,999	64	68	+ 6.2%
\$1,000,000 to \$1,499,999	69	69	0.0%
\$1,500,000 and Above	89	84	- 5.6%

### Single-Family

By Price Range	4-2025	4-2026	Change
\$249,999 and Below	75	80	+ 6.7%
\$250,000 to \$499,999	52	60	+ 15.4%
\$500,000 to \$749,999	55	64	+ 16.4%
\$750,000 to \$999,999	63	67	+ 6.3%
\$1,000,000 to \$1,499,999	68	68	0.0%
\$1,500,000 and Above	95	85	- 10.5%

### Townhouse-Condo

By Price Range	4-2025	4-2026	Change
\$249,999 and Below	62	87	+ 40.3%
\$250,000 to \$499,999	54	65	+ 20.4%
\$500,000 to \$749,999	60	64	+ 6.7%
\$750,000 to \$999,999	77	90	+ 16.9%
\$1,000,000 to \$1,499,999	70	82	+ 17.1%
\$1,500,000 and Above	68	82	+ 20.6%

All Price Ranges	58	66	+ 13.8%
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All Price Ranges	58	65	+ 12.1%
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All Price Ranges	56	68	+ 21.4%
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By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	61	71	+ 16.4%
3 Bedrooms	57	66	+ 15.8%
4 Bedrooms or More	58	64	+ 10.3%

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	60	64	+ 6.7%
3 Bedrooms	58	66	+ 13.8%
4 Bedrooms or More	58	65	+ 12.1%

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	62	77	+ 24.2%
3 Bedrooms	56	66	+ 17.9%
4 Bedrooms or More	49	61	+ 24.5%

All Bedroom Counts	58	66	+ 13.8%
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All Bedroom Counts	58	65	+ 12.1%
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All Bedroom Counts	56	68	+ 21.4%
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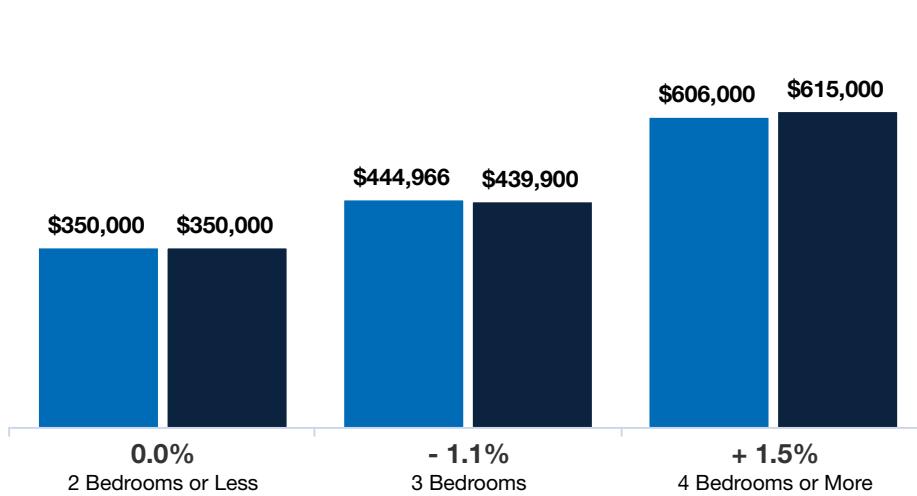
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# Median Sales Price

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

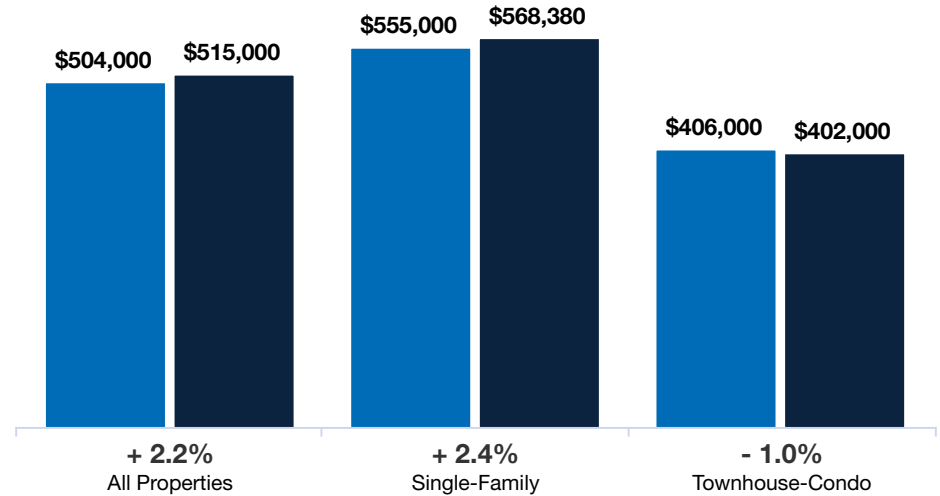
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



### All Properties

#### By Bedroom Count

	4-2025	4-2026	Change
2 Bedrooms or Less	\$350,000	\$350,000	0.0%
3 Bedrooms	\$444,966	\$439,900	- 1.1%
4 Bedrooms or More	\$606,000	\$615,000	+ 1.5%
<b>All Bedroom Counts</b>	<b>\$504,000</b>	<b>\$515,000</b>	<b>+ 2.2%</b>

### Single-Family

	4-2025	4-2026	Change
	\$360,000	\$362,000	+ 0.6%
	\$482,788	\$482,000	- 0.2%
	\$620,000	\$630,000	+ 1.6%
<b>All Single-Family</b>	<b>\$555,000</b>	<b>\$568,380</b>	<b>+ 2.4%</b>

### Townhouse-Condo

	4-2025	4-2026	Change
	\$345,000	\$339,200	- 1.7%
	\$404,000	\$399,000	- 1.2%
	\$465,000	\$471,730	+ 1.4%
<b>All Townhouse-Condo</b>	<b>\$406,000</b>	<b>\$402,000</b>	<b>- 1.0%</b>

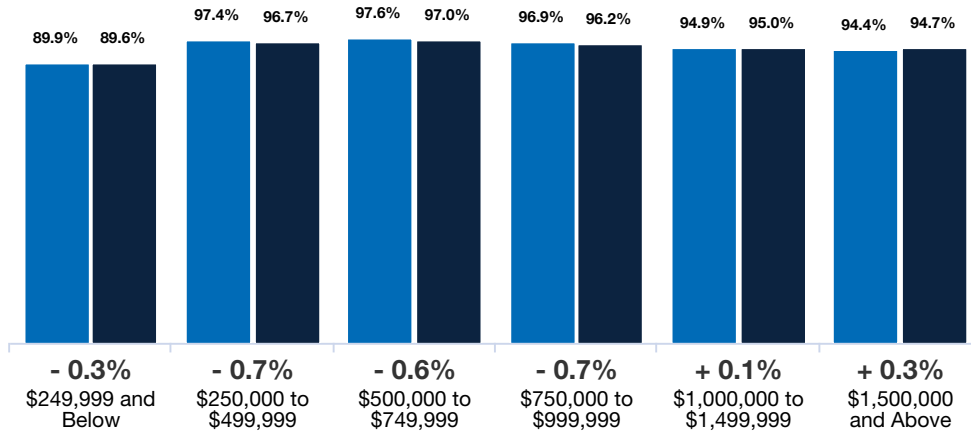
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# Percent of Original List Price Received

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.**

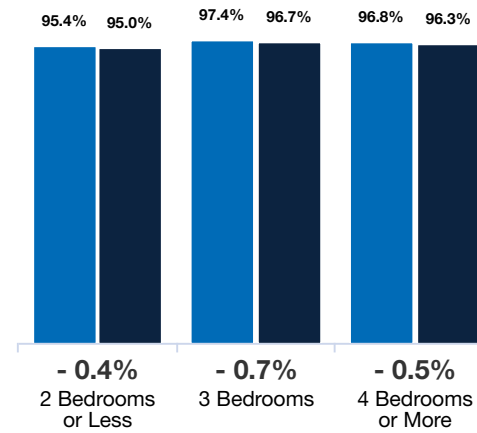
## By Price Range

■ 4-2025 ■ 4-2026



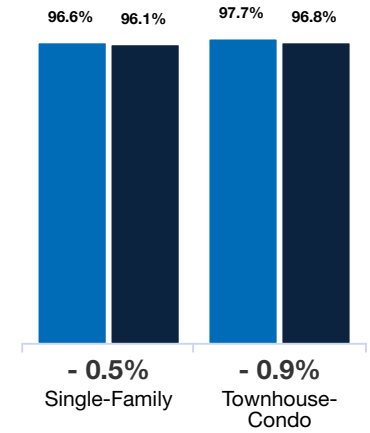
## By Bedroom Count

■ 4-2025 ■ 4-2026



## By Property Type

■ 4-2025 ■ 4-2026



### All Properties

By Price Range	4-2025	4-2026	Change
\$249,999 and Below	89.9%	89.6%	- 0.3%
\$250,000 to \$499,999	97.4%	96.7%	- 0.7%
\$500,000 to \$749,999	97.6%	97.0%	- 0.6%
\$750,000 to \$999,999	96.9%	96.2%	- 0.7%
\$1,000,000 to \$1,499,999	94.9%	95.0%	+ 0.1%
\$1,500,000 and Above	94.4%	94.7%	+ 0.3%

<b>All Price Ranges</b>	<b>96.9%</b>	<b>96.3%</b>	<b>- 0.6%</b>
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### Single-Family

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	95.4%	95.0%	- 0.4%
3 Bedrooms	97.4%	96.7%	- 0.7%
4 Bedrooms or More	96.8%	96.3%	- 0.5%

<b>All Bedroom Counts</b>	<b>96.9%</b>	<b>96.3%</b>	<b>- 0.6%</b>
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### Townhouse-Condo

By Price Range	4-2025	4-2026	Change
\$249,999 and Below	88.5%	88.0%	- 0.6%
\$250,000 to \$499,999	96.9%	96.5%	- 0.4%
\$500,000 to \$749,999	97.6%	96.9%	- 0.7%
\$750,000 to \$999,999	97.0%	96.3%	- 0.7%
\$1,000,000 to \$1,499,999	94.6%	95.0%	+ 0.4%
\$1,500,000 and Above	93.7%	94.4%	+ 0.7%

<b>All Price Ranges</b>	<b>96.6%</b>	<b>96.1%</b>	<b>- 0.5%</b>
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By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	95.4%	95.0%	- 0.4%
3 Bedrooms	97.4%	96.7%	- 0.7%
4 Bedrooms or More	96.8%	96.3%	- 0.5%

<b>All Bedroom Counts</b>	<b>96.9%</b>	<b>96.3%</b>	<b>- 0.6%</b>
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By Price Range	4-2025	4-2026	Change
\$249,999 and Below	93.7%	93.3%	- 0.4%
\$250,000 to \$499,999	98.0%	97.0%	- 1.0%
\$500,000 to \$749,999	97.6%	97.2%	- 0.4%
\$750,000 to \$999,999	96.5%	94.6%	- 2.0%
\$1,000,000 to \$1,499,999	96.6%	95.4%	- 1.2%
\$1,500,000 and Above	97.0%	96.4%	- 0.6%

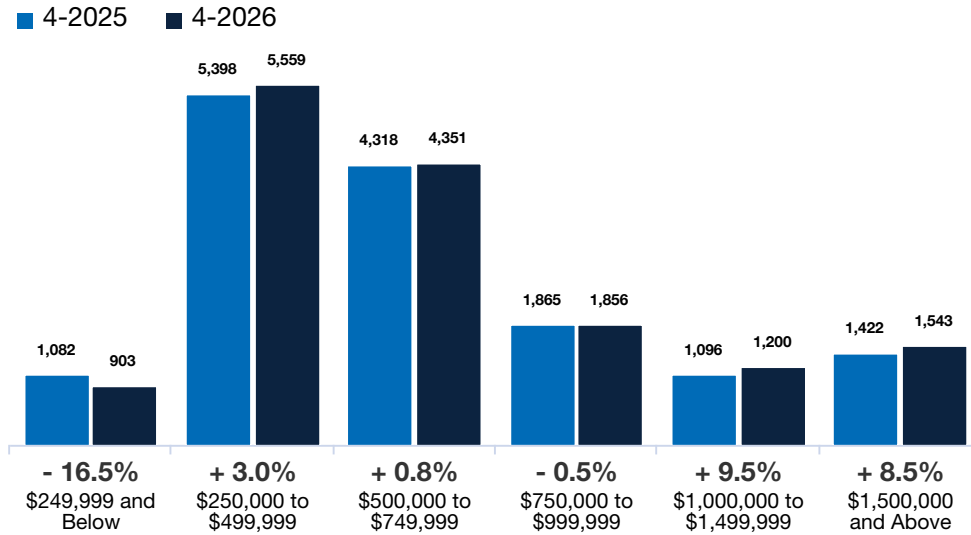
<b>All Price Ranges</b>	<b>97.7%</b>	<b>96.8%</b>	<b>- 0.9%</b>
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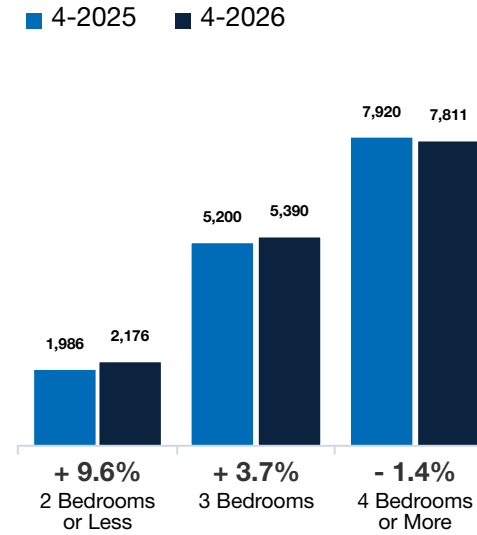
# Inventory of Homes for Sale

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

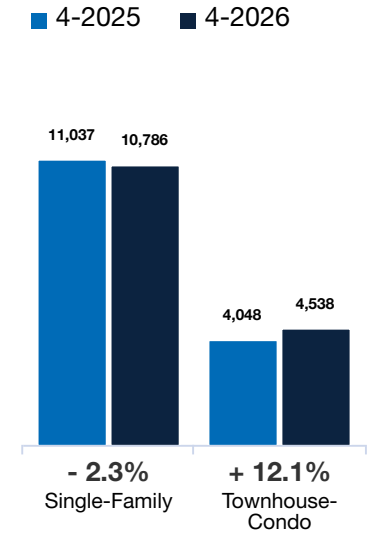
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2025	4-2026	Change
\$249,999 and Below	1,082	903	- 16.5%
\$250,000 to \$499,999	5,398	5,559	+ 3.0%
\$500,000 to \$749,999	4,318	4,351	+ 0.8%
\$750,000 to \$999,999	1,865	1,856	- 0.5%
\$1,000,000 to \$1,499,999	1,096	1,200	+ 9.5%
\$1,500,000 and Above	1,422	1,543	+ 8.5%

### Single-Family

4-2025	4-2026	Change
797	643	- 19.3%
2,692	2,506	- 6.9%
3,695	3,648	- 1.3%
1,691	1,647	- 2.6%
950	1,041	+ 9.6%
1,212	1,301	+ 7.3%

### Townhouse-Condo

4-2025	4-2026	Change
244	248	+ 1.6%
2,689	3,027	+ 12.6%
610	690	+ 13.1%
167	195	+ 16.8%
139	150	+ 7.9%
199	228	+ 14.6%

All Price Ranges	4-2025	4-2026	Change
	15,181	15,412	+ 1.5%

4-2025	4-2026	Change
11,037	10,786	- 2.3%
4,048	4,538	+ 12.1%

### By Bedroom Count

4-2025	4-2026	Change
1,986	2,176	+ 9.6%
5,200	5,390	+ 3.7%
7,920	7,811	- 1.4%

### By Bedroom Count

4-2025	4-2026	Change
734	746	+ 1.6%
3,114	2,996	- 3.8%
7,182	7,036	- 2.0%

All Bedroom Counts	4-2025	4-2026	Change
	15,181	15,412	+ 1.5%

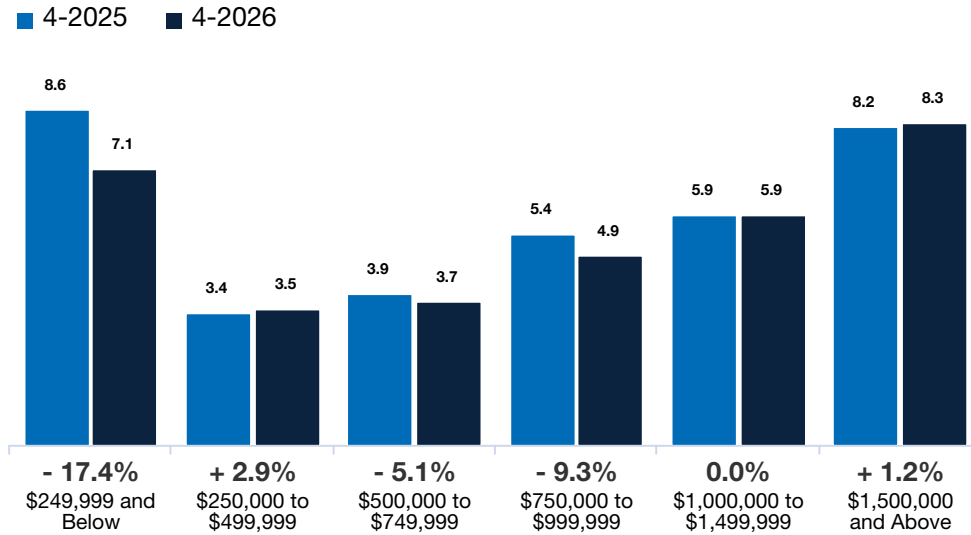
4-2025	4-2026	Change
11,037	10,786	- 2.3%
4,048	4,538	+ 12.1%

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

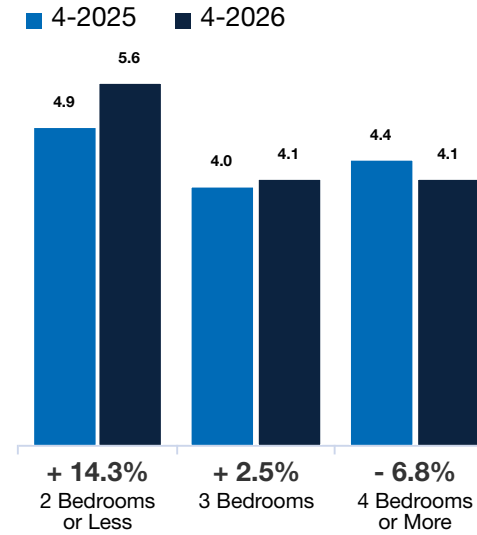
# Months Supply of Inventory

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.**

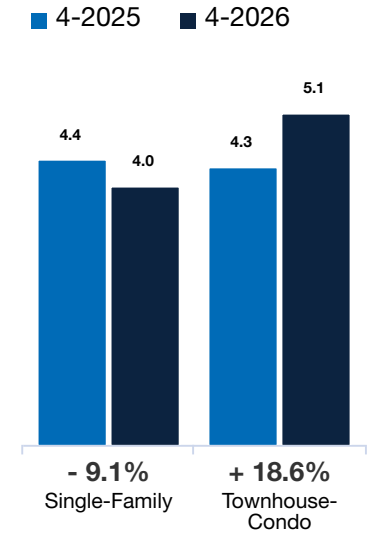
## By Price Range



## By Bedroom Count



## By Property Type



### All Properties

By Price Range	4-2025	4-2026	Change
\$249,999 and Below	8.6	7.1	- 17.4%
\$250,000 to \$499,999	3.4	3.5	+ 2.9%
\$500,000 to \$749,999	3.9	3.7	- 5.1%
\$750,000 to \$999,999	5.4	4.9	- 9.3%
\$1,000,000 to \$1,499,999	5.9	5.9	0.0%
\$1,500,000 and Above	8.2	8.3	+ 1.2%

### Single-Family

By Price Range	4-2025	4-2026	Change
\$249,999 and Below	8.7	7.3	- 16.1%
\$250,000 to \$499,999	3.1	2.8	- 9.7%
\$500,000 to \$749,999	3.8	3.4	- 10.5%
\$750,000 to \$999,999	5.4	4.6	- 14.8%
\$1,000,000 to \$1,499,999	6.0	5.7	- 5.0%
\$1,500,000 and Above	9.0	8.6	- 4.4%

### Townhouse-Condo

By Price Range	4-2025	4-2026	Change
\$249,999 and Below	7.5	6.5	- 13.3%
\$250,000 to \$499,999	3.8	4.5	+ 18.4%
\$500,000 to \$749,999	5.3	6.5	+ 22.6%
\$750,000 to \$999,999	7.2	9.3	+ 29.2%
\$1,000,000 to \$1,499,999	5.9	7.1	+ 20.3%
\$1,500,000 and Above	5.6	7.0	+ 25.0%

All Price Ranges	4-2025	4-2026	Change
	4.3	4.2	- 2.3%

All Price Ranges	4-2025	4-2026	Change
	4.4	4.0	- 9.1%

All Price Ranges	4-2025	4-2026	Change
	4.3	5.1	+ 18.6%

### By Bedroom Count

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	4.9	5.6	+ 14.3%
3 Bedrooms	4.0	4.1	+ 2.5%
4 Bedrooms or More	4.4	4.1	- 6.8%

### By Bedroom Count

By Bedroom Count	4-2025	4-2026	Change
2 Bedrooms or Less	4.4	4.2	- 4.5%
3 Bedrooms	4.2	3.8	- 9.5%
4 Bedrooms or More	4.4	4.0	- 9.1%

### By Property Type

By Property Type	4-2025	4-2026	Change
Single-Family	5.2	6.6	+ 26.9%
Townhouse-Condo	3.8	4.6	+ 21.1%

All Bedroom Counts	4-2025	4-2026	Change
	4.3	4.2	- 2.3%

All Bedroom Counts	4-2025	4-2026	Change
	4.4	4.0	- 9.1%

All Bedroom Counts	4-2025	4-2026	Change
	4.3	5.1	+ 18.6%

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