

Local Market Update for August 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

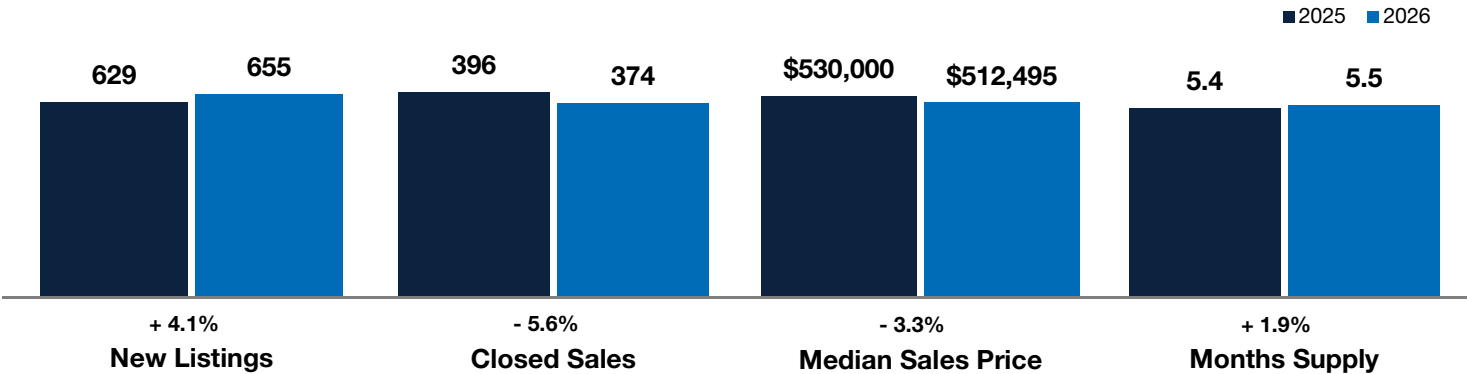


Washington County

Key Metrics	August			Year to Date		
	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	629	655	+ 4.1%	5,340	5,390	+ 0.9%
Pending Sales	370	373	+ 0.8%	3,245	3,340	+ 2.9%
Closed Sales	396	374	- 5.6%	3,138	3,226	+ 2.8%
Median Sales Price*	\$530,000	\$512,495	- 3.3%	\$525,000	\$525,000	0.0%
Average Sales Price*	\$656,251	\$649,253	- 1.1%	\$637,571	\$648,777	+ 1.8%
Percent of Original List Price Received*	95.3%	96.1%	+ 0.8%	95.9%	95.8%	- 0.1%
Days on Market Until Sale	70	71	+ 1.4%	67	72	+ 7.5%
Inventory of Homes for Sale	2,015	2,153	+ 6.8%	--	--	--
Months Supply of Inventory	5.4	5.5	+ 1.9%	--	--	--

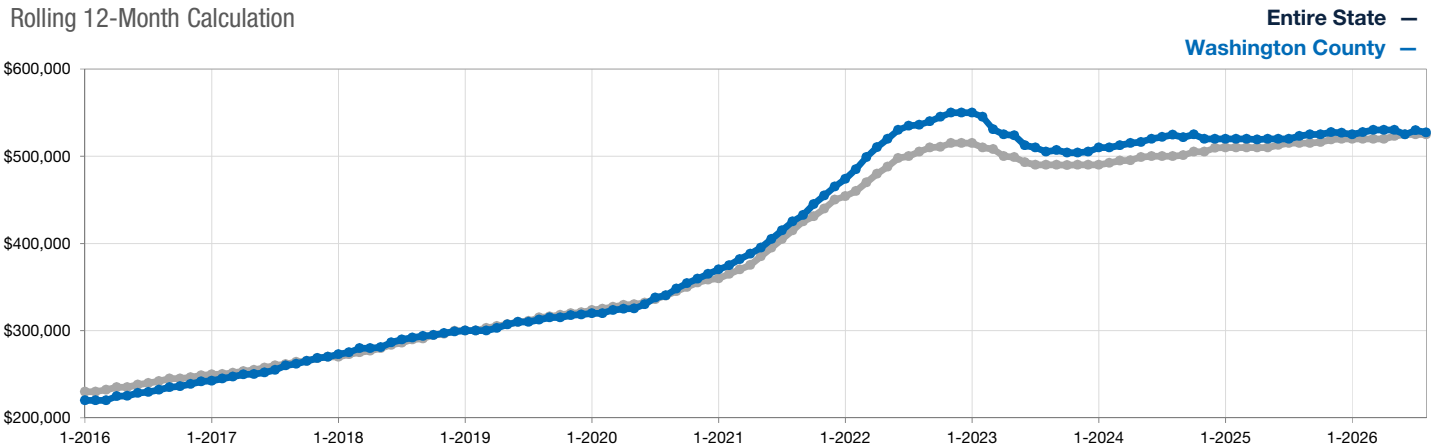
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August



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.