

Monthly Indicators

August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

New Listings in the state of Utah decreased 0.1 percent to 5,400. Pending Sales decreased 21.6 percent to 3,223. Inventory increased 2.4 percent to 17,274.

Median Sales Price decreased 0.4 percent from \$527,250 to \$525,000. Days on Market increased 3.2 percent to 65. Months Supply of Inventory increased 2.2 percent to 4.6.

Nationally, the median existing-home sales price climbed to \$431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Monthly Snapshot

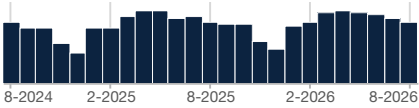
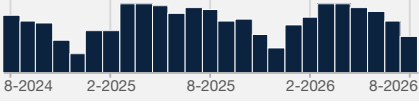
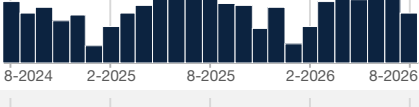
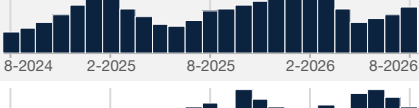
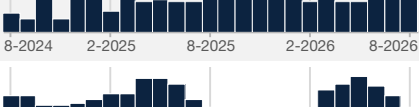
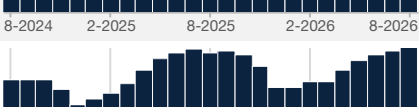
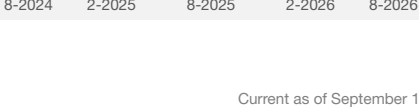
- 13.5%	- 0.4%	+ 2.4%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale

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

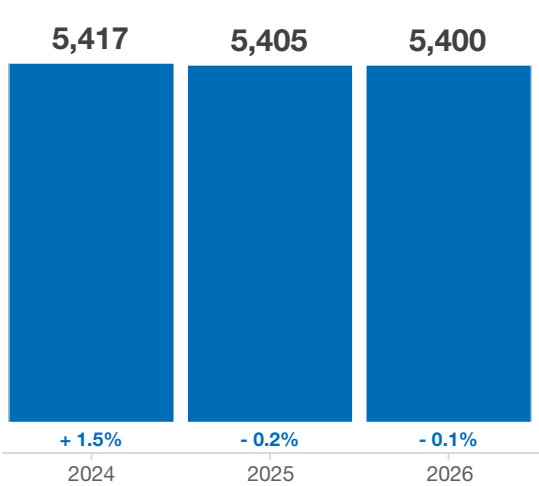
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		5,405	5,400	- 0.1%	46,113	47,053	+ 2.0%
Pending Sales		4,109	3,223	- 21.6%	31,905	31,251	- 2.0%
Closed Sales		4,219	3,651	- 13.5%	30,274	30,486	+ 0.7%
Days on Market Until Sale		63	65	+ 3.2%	62	66	+ 6.5%
Median Sales Price		\$527,250	\$525,000	- 0.4%	\$519,000	\$525,000	+ 1.2%
Average Sales Price		\$743,422	\$772,339	+ 3.9%	\$732,549	\$738,740	+ 0.8%
Percent of Original List Price Received		95.8%	95.9%	+ 0.1%	96.6%	96.4%	- 0.2%
Housing Affordability Index		76	76	0.0%	78	76	- 2.6%
Inventory of Homes for Sale		16,861	17,274	+ 2.4%	—	—	—
Months Supply of Inventory		4.5	4.6	+ 2.2%	—	—	—

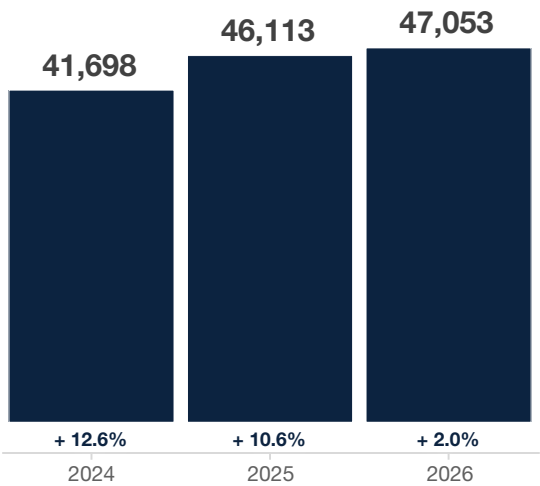
New Listings

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

August

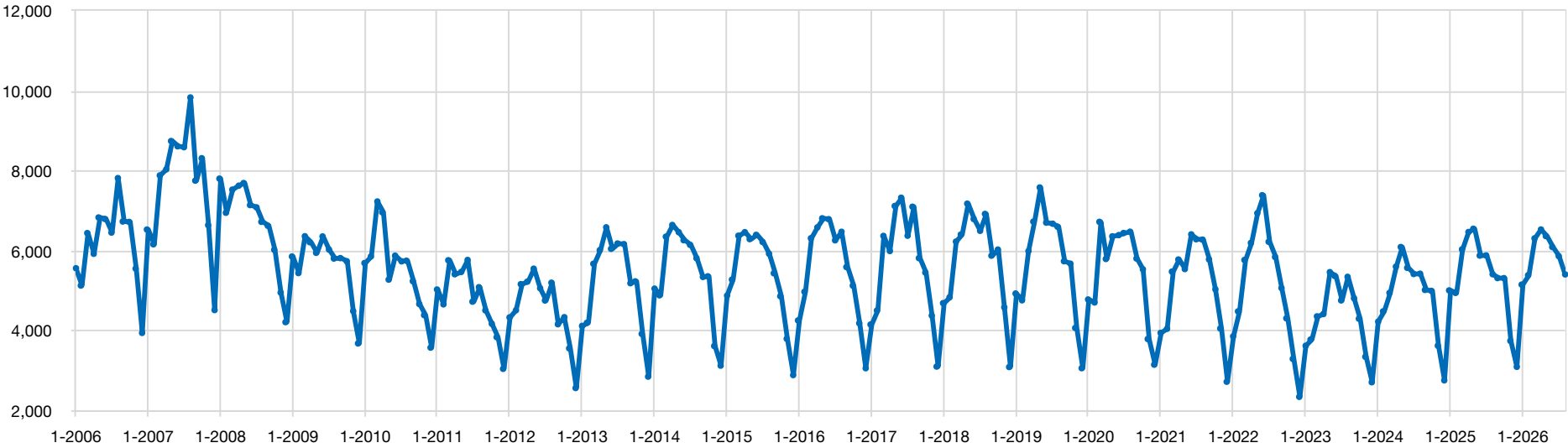


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
September 2025	5,308	5,011	+ 5.9%
October 2025	5,306	4,987	+ 6.4%
November 2025	3,736	3,615	+ 3.3%
December 2025	3,086	2,748	+ 12.3%
January 2026	5,144	4,999	+ 2.9%
February 2026	5,380	4,936	+ 9.0%
March 2026	6,302	6,026	+ 4.6%
April 2026	6,524	6,460	+ 1.0%
May 2026	6,359	6,542	- 2.8%
June 2026	6,086	5,871	+ 3.7%
July 2026	5,858	5,874	- 0.3%
August 2026	5,400	5,405	- 0.1%
12-Month Avg	5,374	5,206	+ 3.2%

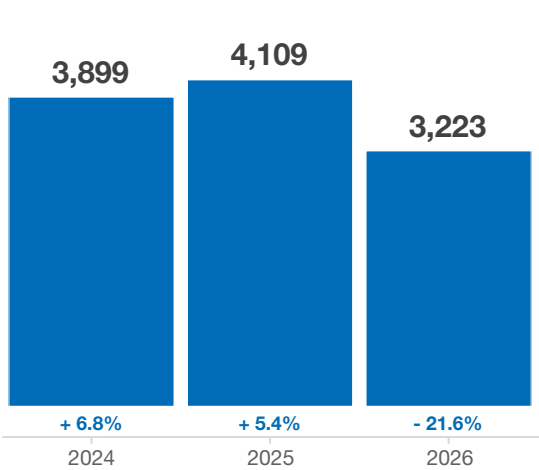
Historical New Listings by Month



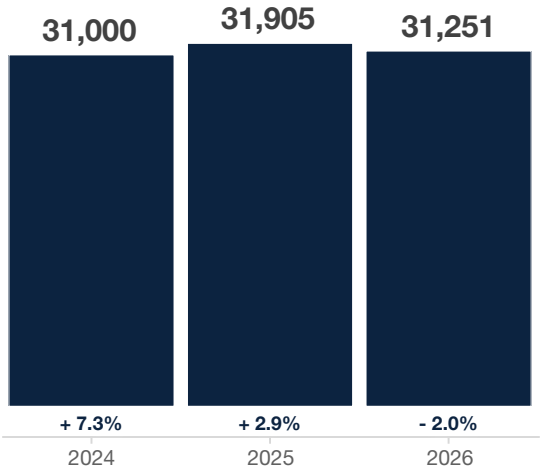
Pending Sales

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

August

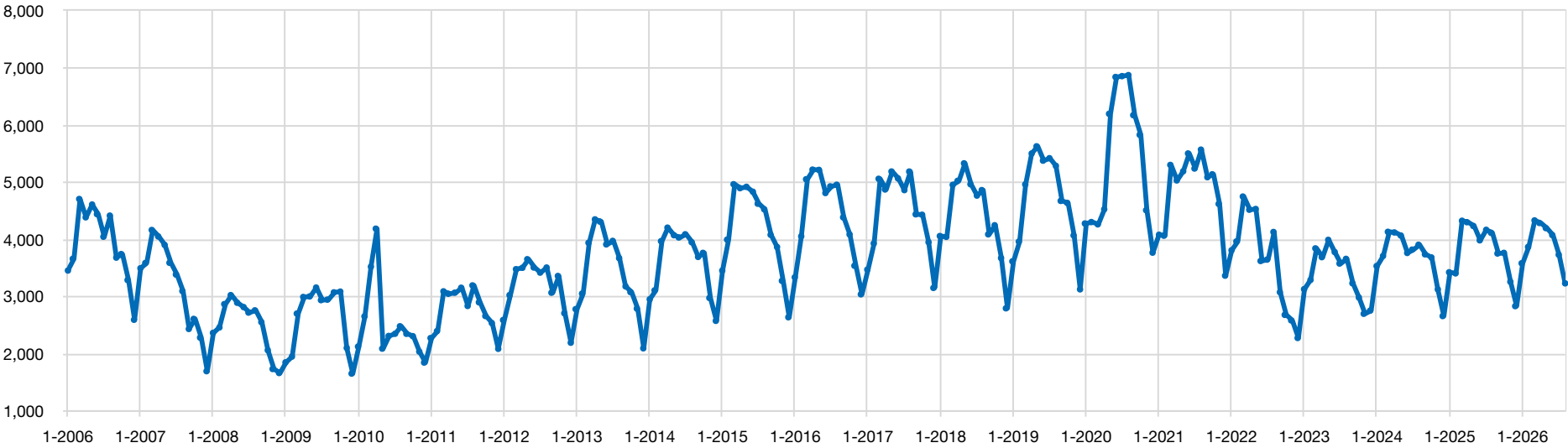


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
September 2025	3,746	3,732	+ 0.4%
October 2025	3,757	3,677	+ 2.2%
November 2025	3,251	3,117	+ 4.3%
December 2025	2,824	2,650	+ 6.6%
January 2026	3,575	3,417	+ 4.6%
February 2026	3,861	3,398	+ 13.6%
March 2026	4,326	4,320	+ 0.1%
April 2026	4,281	4,295	- 0.3%
May 2026	4,191	4,228	- 0.9%
June 2026	4,069	3,977	+ 2.3%
July 2026	3,725	4,161	- 10.5%
August 2026	3,223	4,109	- 21.6%
12-Month Avg	3,736	3,757	- 0.6%

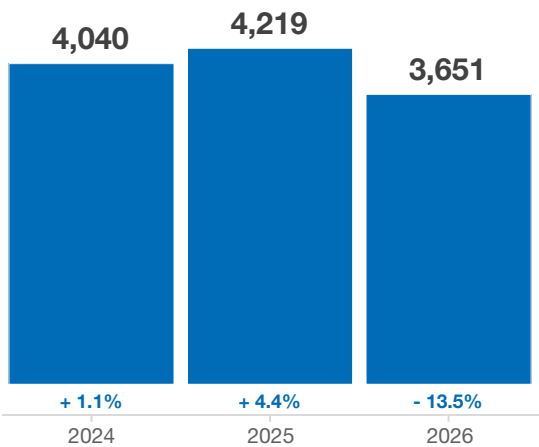
Historical Pending Sales by Month



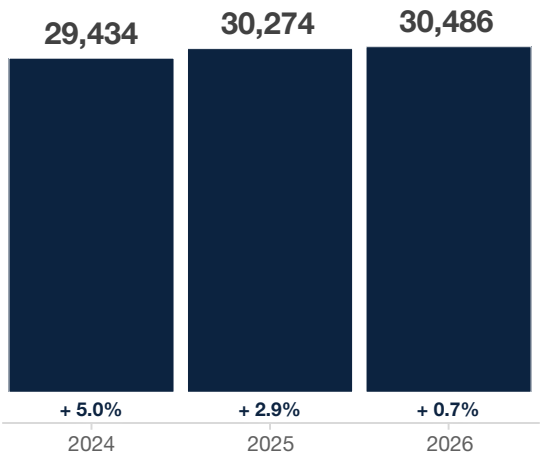
Closed Sales

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

August

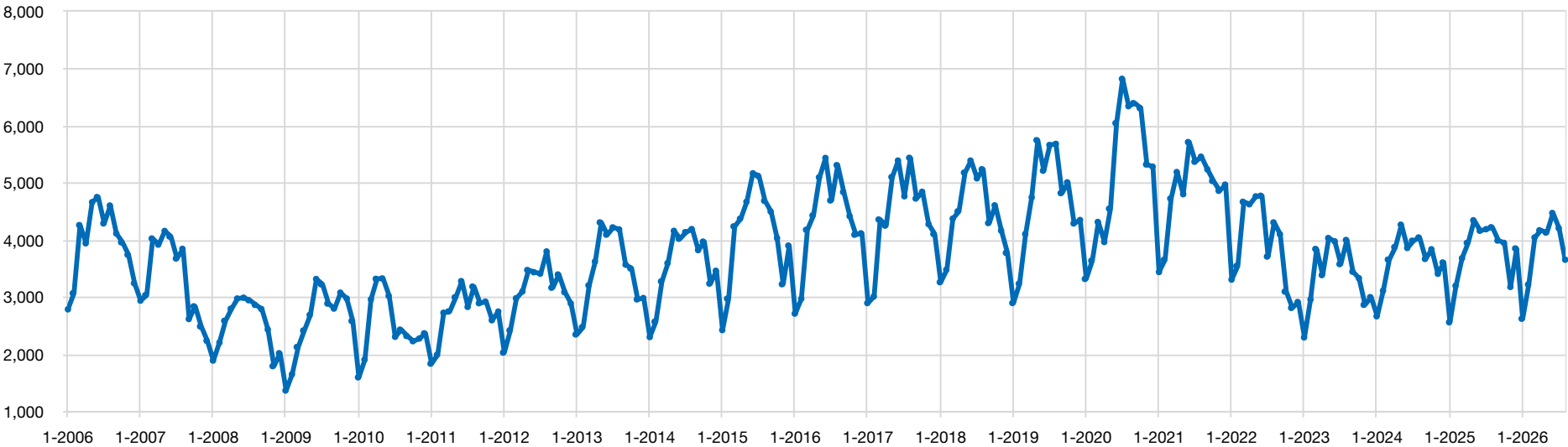


Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
September 2025	3,987	3,664	+ 8.8%
October 2025	3,945	3,833	+ 2.9%
November 2025	3,173	3,404	- 6.8%
December 2025	3,848	3,601	+ 6.9%
January 2026	2,616	2,554	+ 2.4%
February 2026	3,215	3,194	+ 0.7%
March 2026	4,040	3,677	+ 9.9%
April 2026	4,166	3,945	+ 5.6%
May 2026	4,126	4,341	- 5.0%
June 2026	4,469	4,158	+ 7.5%
July 2026	4,203	4,186	+ 0.4%
August 2026	3,651	4,219	- 13.5%
12-Month Avg	3,787	3,731	+ 1.5%

Historical Closed Sales by Month

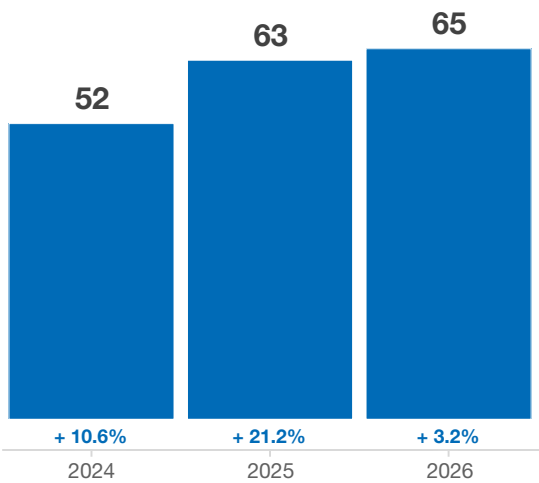


Days on Market Until Sale

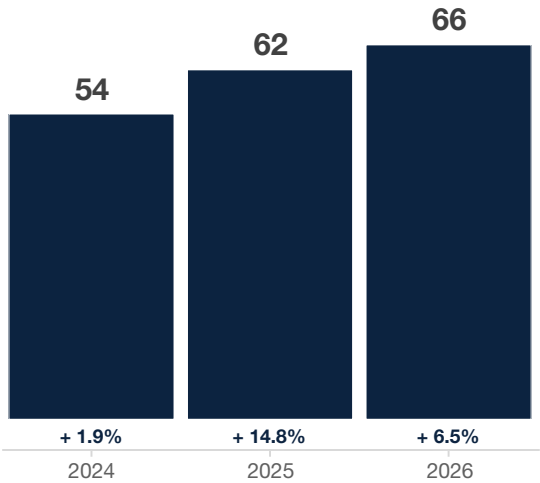
Average number of days between when a property is listed and when an offer is accepted in a given month.



August



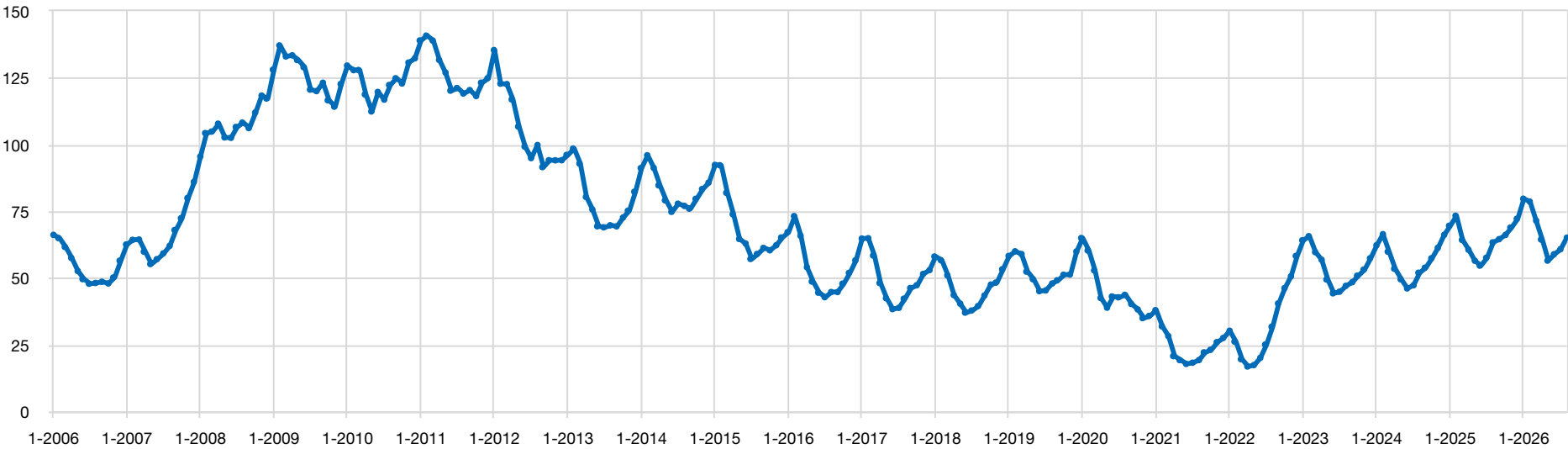
Year to Date



Days on Market		Prior Year	Year-Over-Year Change
September 2025	65	54	+ 20.4%
October 2025	66	57	+ 15.8%
November 2025	69	61	+ 13.1%
December 2025	72	66	+ 9.1%
January 2026	80	70	+ 14.3%
February 2026	79	73	+ 8.2%
March 2026	71	64	+ 10.9%
April 2026	64	61	+ 4.9%
May 2026	57	56	+ 1.8%
June 2026	59	55	+ 7.3%
July 2026	61	58	+ 5.2%
August 2026	65	63	+ 3.2%
12-Month Avg*	67	61	+ 9.0%

* Days on Market for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

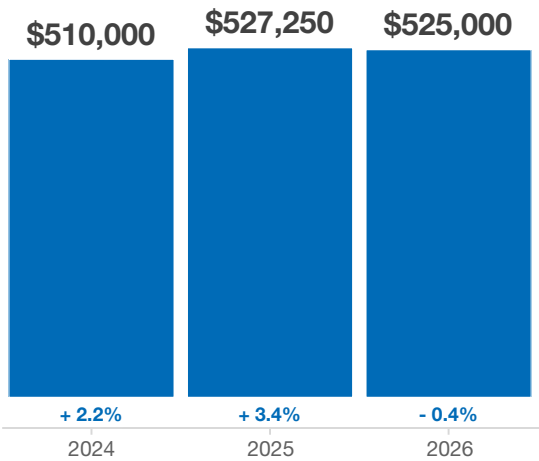


Median Sales Price

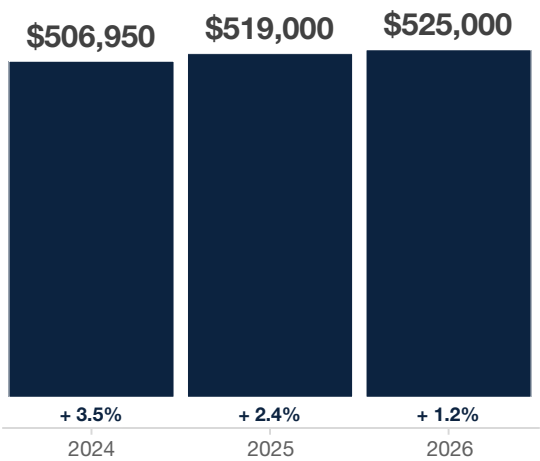
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.



August



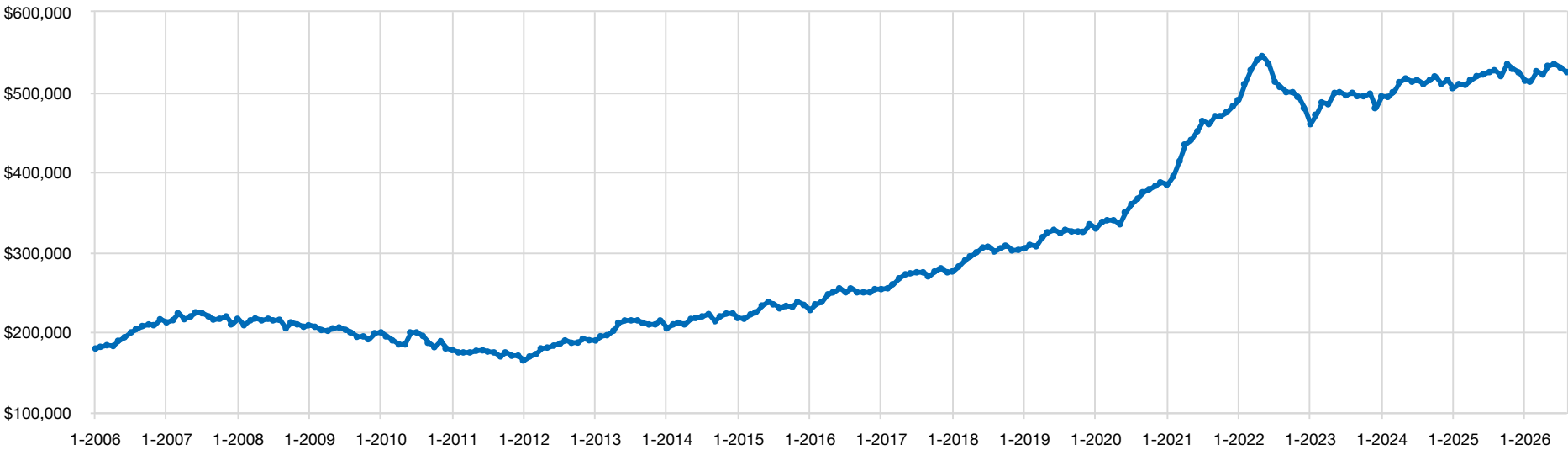
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
September 2025	\$520,000	\$515,000	+ 1.0%
October 2025	\$535,000	\$519,600	+ 3.0%
November 2025	\$529,000	\$510,000	+ 3.7%
December 2025	\$524,579	\$515,000	+ 1.9%
January 2026	\$514,250	\$505,000	+ 1.8%
February 2026	\$512,995	\$510,000	+ 0.6%
March 2026	\$526,075	\$509,000	+ 3.4%
April 2026	\$521,950	\$515,000	+ 1.3%
May 2026	\$532,750	\$519,900	+ 2.5%
June 2026	\$534,990	\$522,000	+ 2.5%
July 2026	\$530,500	\$525,000	+ 1.0%
August 2026	\$525,000	\$527,250	- 0.4%
12-Month Avg*	\$525,000	\$517,495	+ 1.5%

* Median Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

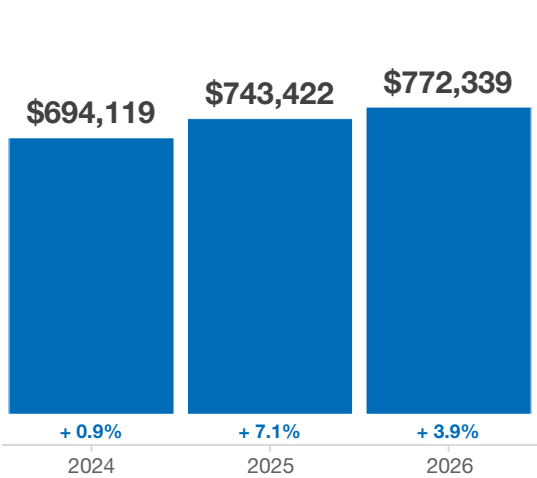


Average Sales Price

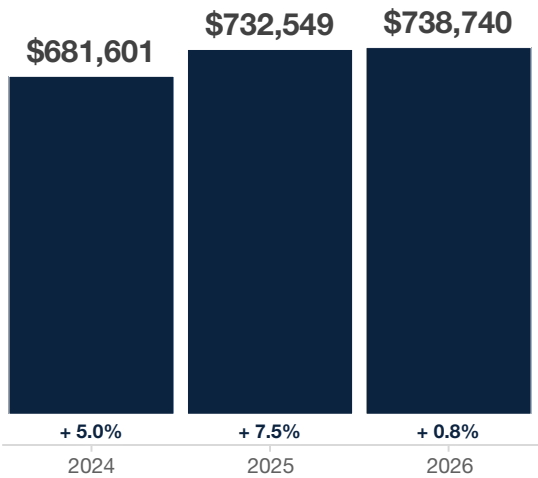
Average sales price for all closed sales, not accounting for seller concessions, in a given month.



August



Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
September 2025	\$784,060	\$677,881	+ 15.7%
October 2025	\$796,690	\$746,001	+ 6.8%
November 2025	\$783,213	\$680,217	+ 15.1%
December 2025	\$745,865	\$756,637	- 1.4%
January 2026	\$737,500	\$778,699	- 5.3%
February 2026	\$718,651	\$696,135	+ 3.2%
March 2026	\$756,524	\$774,960	- 2.4%
April 2026	\$719,083	\$719,588	- 0.1%
May 2026	\$717,842	\$722,854	- 0.7%
June 2026	\$752,936	\$719,775	+ 4.6%
July 2026	\$733,526	\$718,946	+ 2.0%
August 2026	\$772,339	\$743,422	+ 3.9%
12-Month Avg*	\$751,459	\$727,184	+ 3.3%

* Avg. Sales Price for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

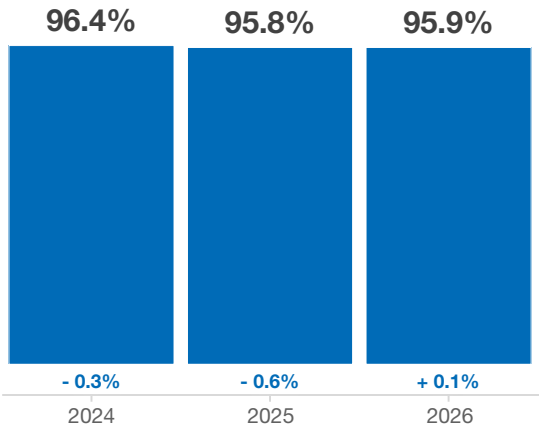
Historical Average Sales Price by Month



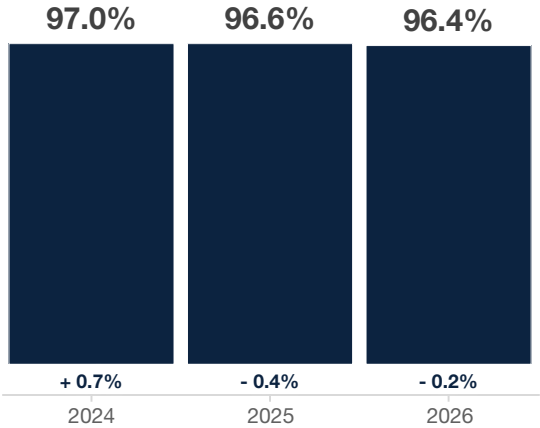
Percent of Original List Price Received

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.

August



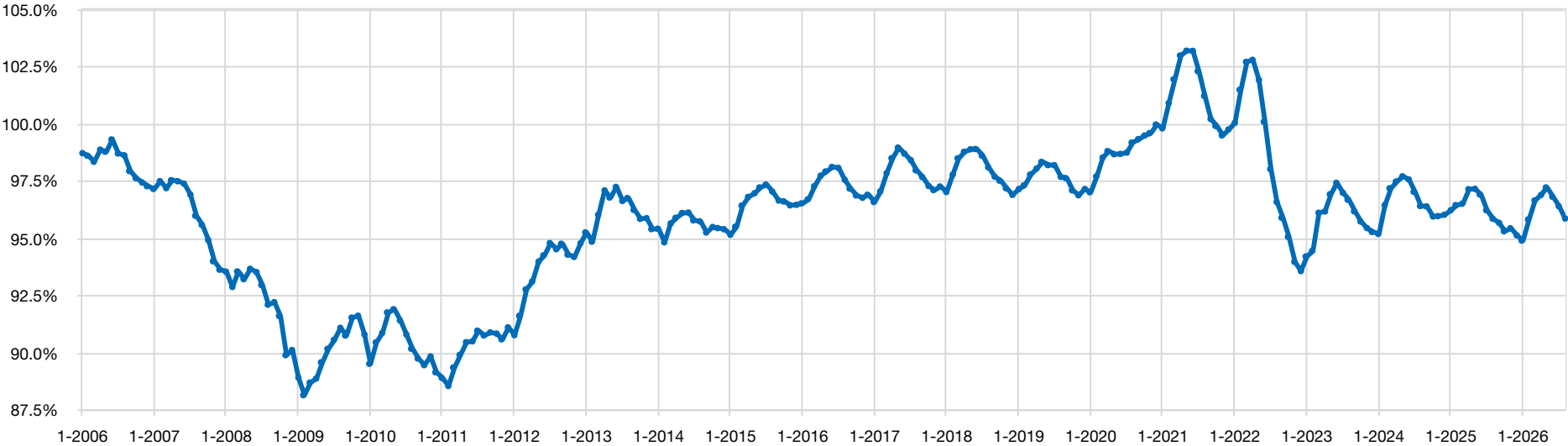
Year to Date



Percent of Original List Price Received		Prior Year	Year-Over-Year Change
September 2025	95.7%	96.4%	- 0.7%
October 2025	95.3%	95.9%	- 0.6%
November 2025	95.4%	96.0%	- 0.6%
December 2025	95.1%	96.0%	- 0.9%
January 2026	94.9%	96.2%	- 1.4%
February 2026	95.8%	96.4%	- 0.6%
March 2026	96.6%	96.5%	+ 0.1%
April 2026	96.9%	97.1%	- 0.2%
May 2026	97.2%	97.2%	0.0%
June 2026	96.8%	96.9%	- 0.1%
July 2026	96.4%	96.2%	+ 0.2%
August 2026	95.9%	95.8%	+ 0.1%
12-Month Avg*	96.0%	96.4%	- 0.4%

* Percent of Original List Price Received for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month

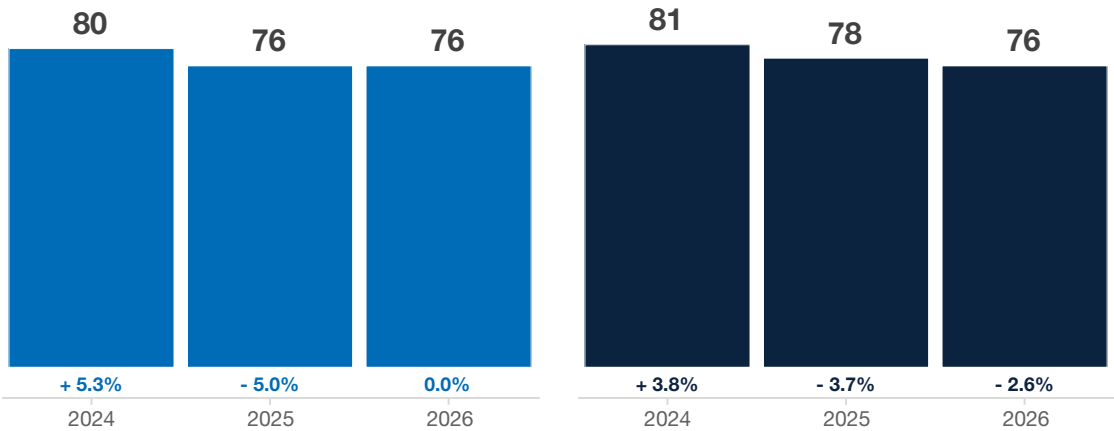


Housing Affordability Index

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.

August

Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
September 2025	79	82	- 3.7%
October 2025	78	78	0.0%
November 2025	78	77	+ 1.3%
December 2025	79	76	+ 3.9%
January 2026	82	77	+ 6.5%
February 2026	83	78	+ 6.4%
March 2026	78	79	- 1.3%
April 2026	79	77	+ 2.6%
May 2026	76	75	+ 1.3%
June 2026	76	76	0.0%
July 2026	75	76	- 1.3%
August 2026	76	76	0.0%
12-Month Avg	78	77	+ 1.3%

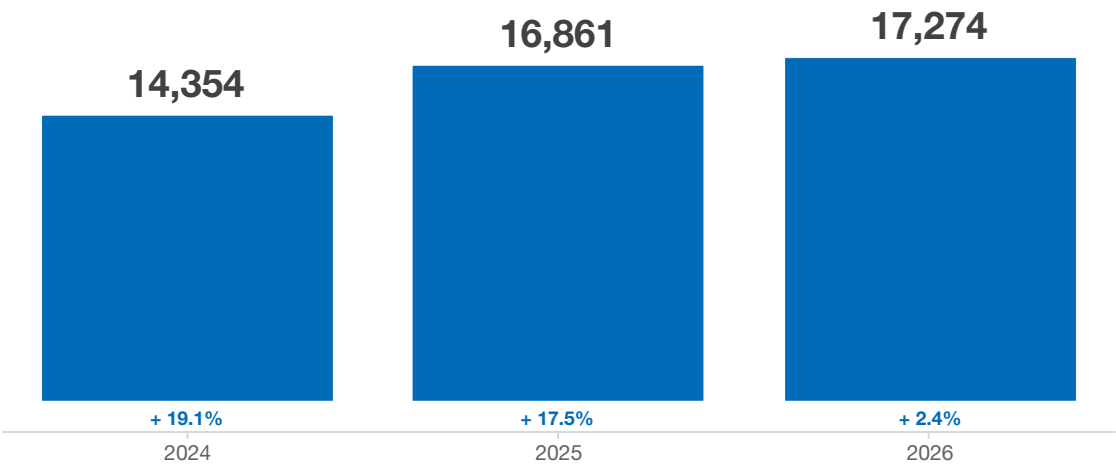
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

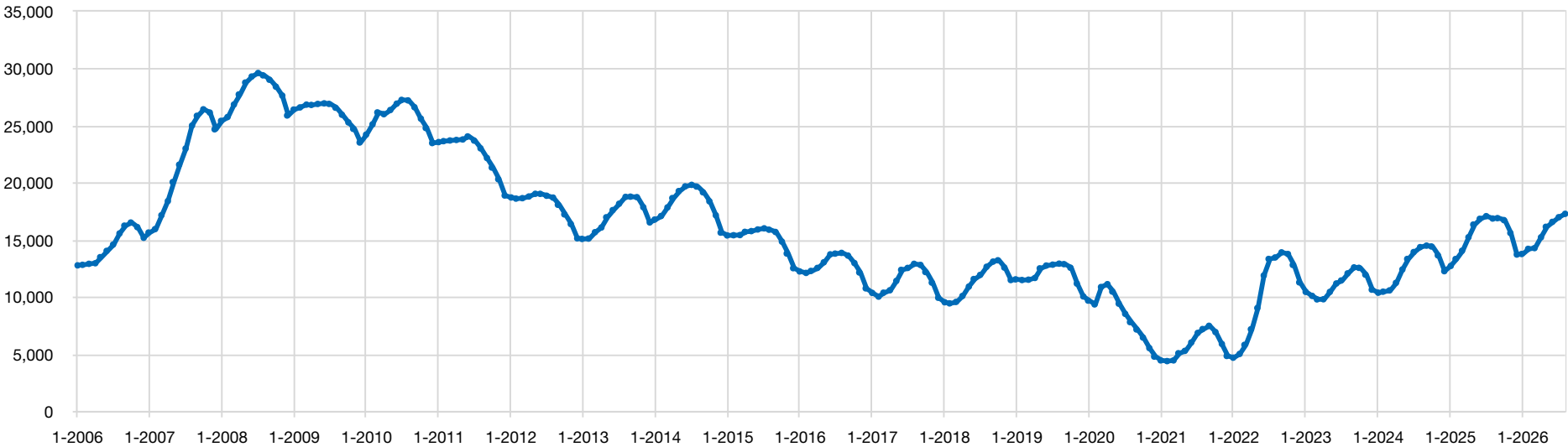
The number of properties available for sale in active status at the end of a given month.

August



	Homes for Sale	Prior Year	Year-Over-Year Change
September 2025	16,897	14,485	+ 16.7%
October 2025	16,721	14,412	+ 16.0%
November 2025	15,593	13,633	+ 14.4%
December 2025	13,706	12,247	+ 11.9%
January 2026	13,753	12,705	+ 8.2%
February 2026	14,202	13,314	+ 6.7%
March 2026	14,270	14,036	+ 1.7%
April 2026	15,214	15,221	- 0.0%
May 2026	16,135	16,333	- 1.2%
June 2026	16,566	16,836	- 1.6%
July 2026	16,976	17,068	- 0.5%
August 2026	17,274	16,861	+ 2.4%
12-Month Avg	15,609	14,763	+ 5.7%

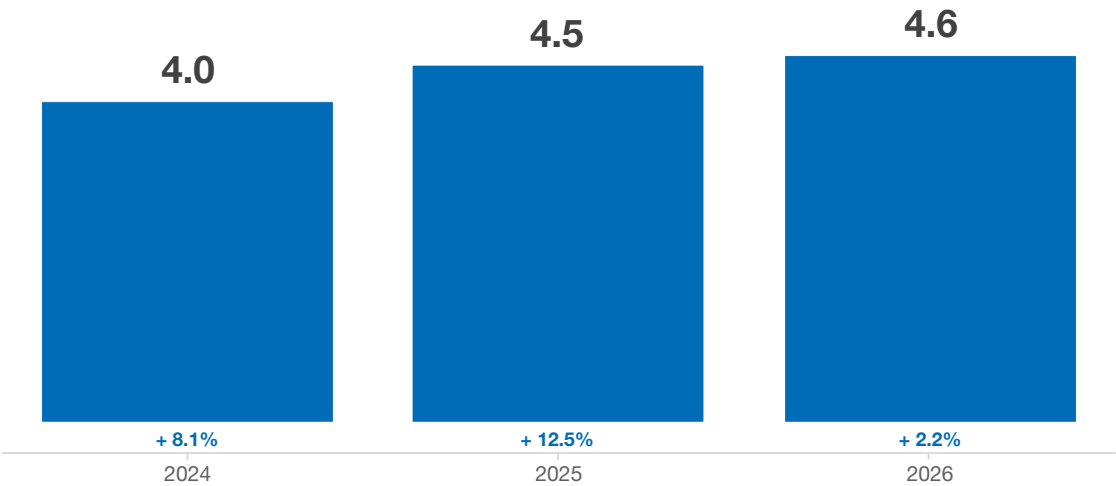
Historical Inventory of Homes for Sale by Month



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.

August



Months Supply		Prior Year	Year-Over-Year Change
September 2025	4.5	4.0	+ 12.5%
October 2025	4.4	3.9	+ 12.8%
November 2025	4.1	3.7	+ 10.8%
December 2025	3.6	3.3	+ 9.1%
January 2026	3.6	3.5	+ 2.9%
February 2026	3.7	3.7	0.0%
March 2026	3.7	3.8	- 2.6%
April 2026	4.0	4.1	- 2.4%
May 2026	4.2	4.4	- 4.5%
June 2026	4.3	4.5	- 4.4%
July 2026	4.5	4.6	- 2.2%
August 2026	4.6	4.5	+ 2.2%
12-Month Avg*	4.1	4.0	+ 2.4%

* Months Supply for all properties from September 2025 through August 2026. This is not the average of the individual figures above.

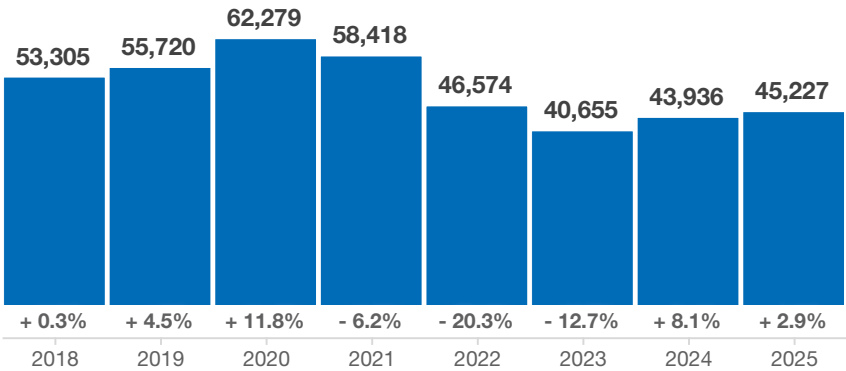
Historical Months Supply of Inventory by Month



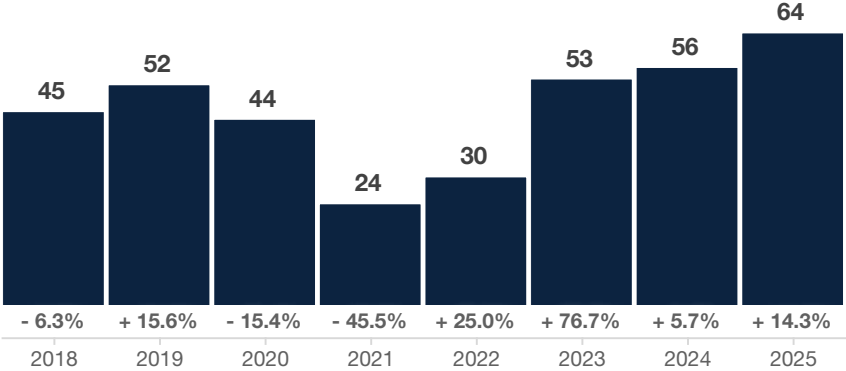
Annual Review

Historical look at key market metrics for the overall region.

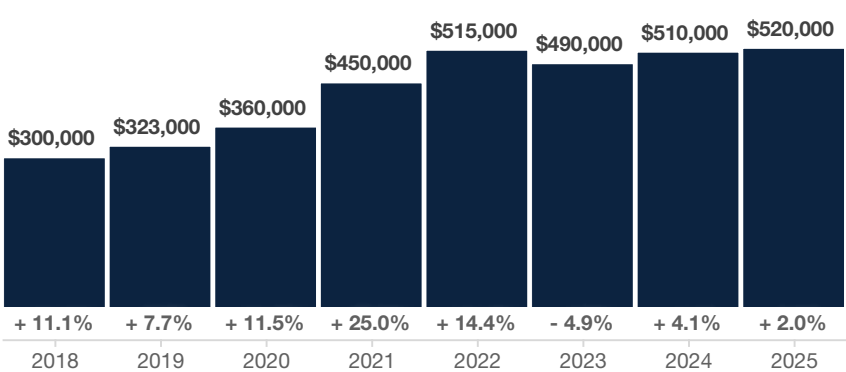
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received

