Monthly Indicators

UTAH ASSOCIATION OF REALTORS®

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

New Listings in the state of Utah decreased 15.0 percent to 4,516. Pending Sales decreased 33.7 percent to 2,492. Inventory increased 2.4 percent to 17,158.

Median Sales Price decreased 2.6 percent from $535,000 to $521,000. Days on Market increased 10.6 percent to 73. Months Supply of Inventory increased 6.8 percent to 4.7.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Monthly Snapshot

- 20.6%	- 2.6%	+ 2.4%
One-Year Change in **Closed Sales**	One-Year Change in **Median Sales Price**	One-Year Change in **Homes for Sale**

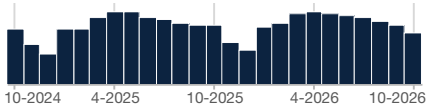
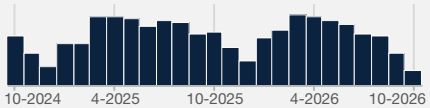
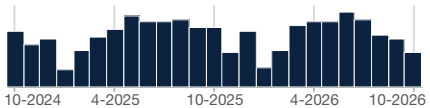
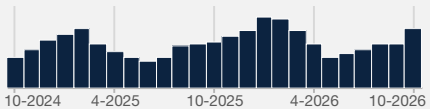
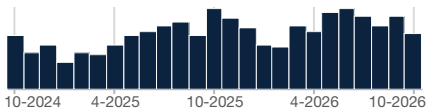
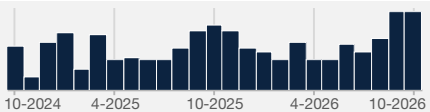
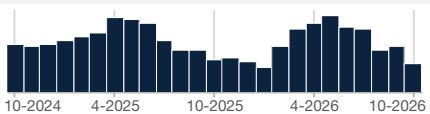
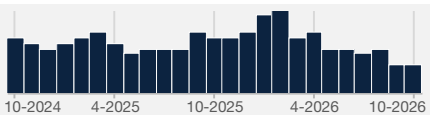
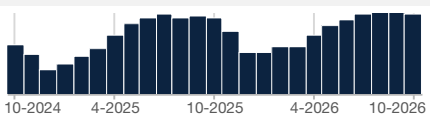
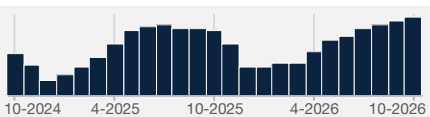
This research report is provided by the Utah Association of REALTORS® and includes data from UtahRealEstate.com, Iron County MLS, Washington County MLS and Park City MLS. Percent changes are calculated using rounded figures.

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Market Overview

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

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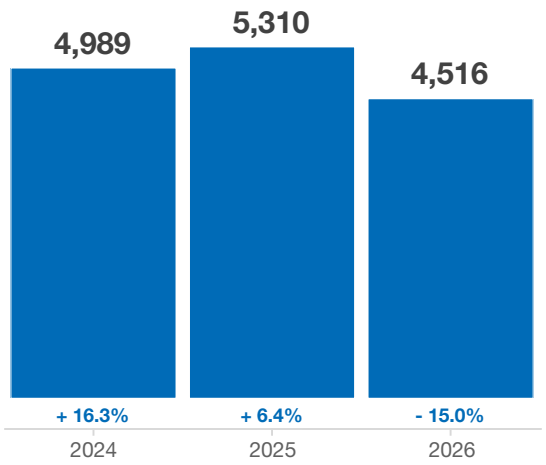
Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		5,310	**4,516**	- 15.0%	56,745	**57,103**	+ 0.6%
Pending Sales		3,756	**2,492**	- 33.7%	39,409	**37,326**	- 5.3%
Closed Sales		3,947	**3,134**	- 20.6%	38,215	**37,428**	- 2.1%
Days on Market Until Sale		66	**73**	+ 10.6%	62	**66**	+ 6.5%
Median Sales Price		$535,000	**$521,000**	- 2.6%	$520,000	**$525,000**	+ 1.0%
Average Sales Price		$796,632	**$825,387**	+ 3.6%	$744,511	**$753,791**	+ 1.2%
Percent of Original List Price Received		95.4%	**95.3%**	- 0.1%	96.5%	**96.4%**	- 0.1%
Housing Affordability Index		78	**73**	- 6.4%	80	**72**	- 10.0%
Inventory of Homes for Sale		16,749	**17,158**	+ 2.4%	—	**—**	—
Months Supply of Inventory		4.4	**4.7**	+ 6.8%	—	**—**	—

New Listings

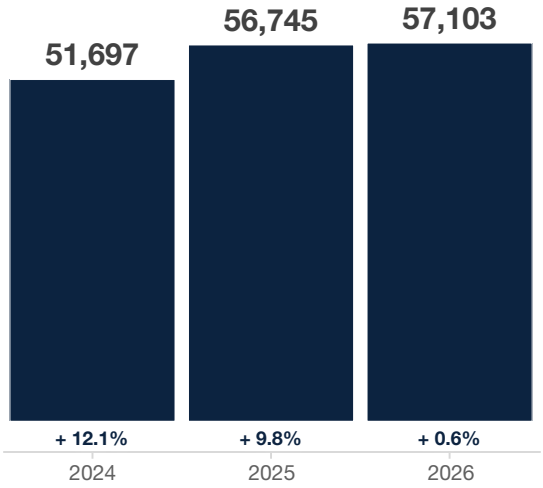
A count of the properties that have been newly listed on the market in a given month.

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October

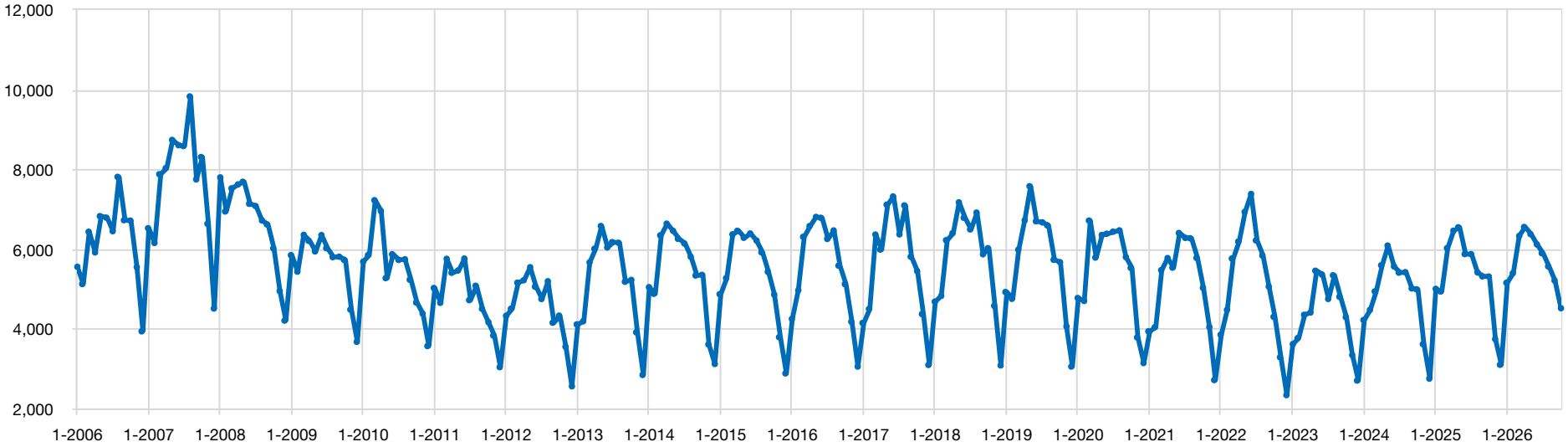


Year to Date



New Listings		Prior Year	Year-Over-Year Change
November 2025	3,741	3,614	+ 3.5%
December 2025	3,096	2,749	+ 12.6%
January 2026	5,153	5,000	+ 3.1%
February 2026	5,393	4,935	+ 9.3%
March 2026	6,329	6,023	+ 5.1%
April 2026	6,553	6,459	+ 1.5%
May 2026	6,374	6,545	- 2.6%
June 2026	6,116	5,873	+ 4.1%
July 2026	5,895	5,872	+ 0.4%
August 2026	5,565	5,413	+ 2.8%
September 2026	5,209	5,315	- 2.0%
October 2026	**4,516**	**5,310**	**- 15.0%**
12-Month Avg	5,328	5,259	+ 1.3%

Historical New Listings by Month

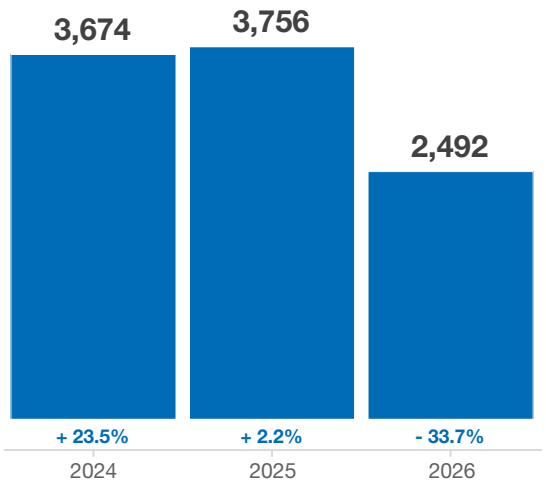


Pending Sales

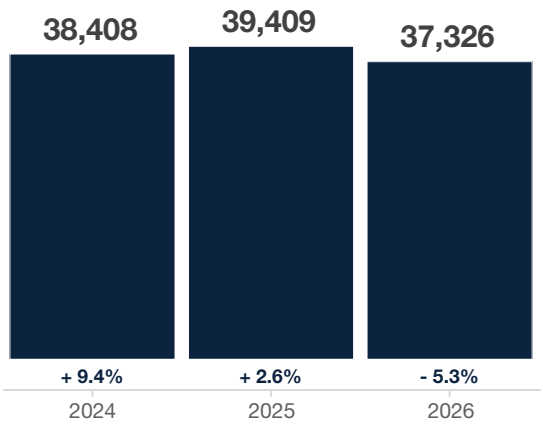
A count of the properties on which offers have been accepted in a given month.

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October

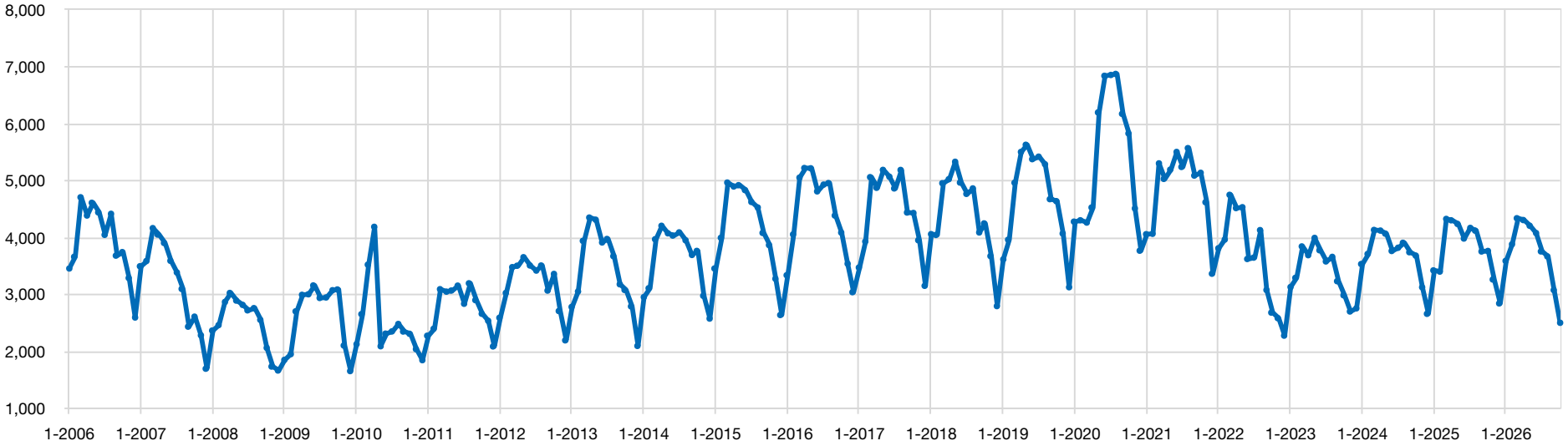


Year to Date



Pending Sales		Prior Year	Year-Over-Year Change
November 2025	3,254	3,117	+ 4.4%
December 2025	2,833	2,650	+ 6.9%
January 2026	3,581	3,414	+ 4.9%
February 2026	3,874	3,393	+ 14.2%
March 2026	4,332	4,320	+ 0.3%
April 2026	4,300	4,296	+ 0.1%
May 2026	4,200	4,232	- 0.8%
June 2026	4,071	3,975	+ 2.4%
July 2026	3,748	4,162	- 9.9%
August 2026	3,660	4,114	- 11.0%
September 2026	3,068	3,747	- 18.1%
October 2026	**2,492**	**3,756**	**- 33.7%**
12-Month Avg	3,618	3,765	- 3.9%

Historical Pending Sales by Month

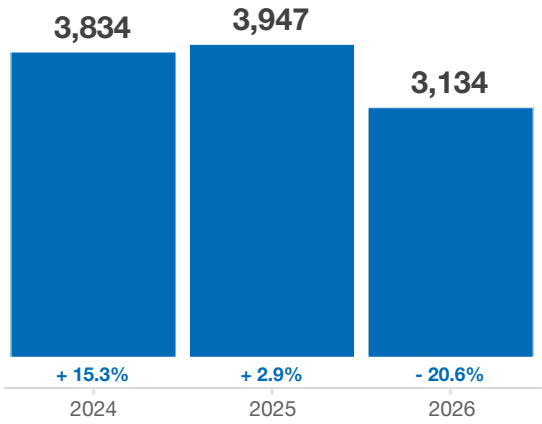


Closed Sales

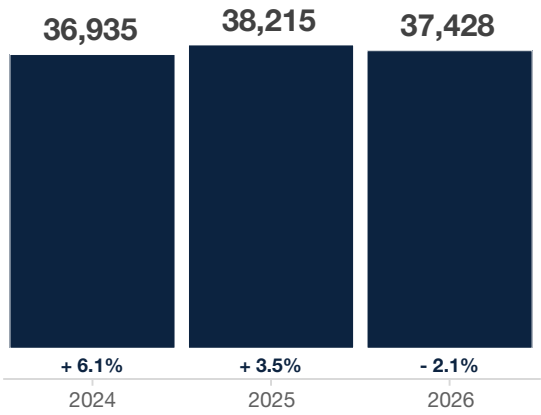
A count of the actual sales that closed in a given month.

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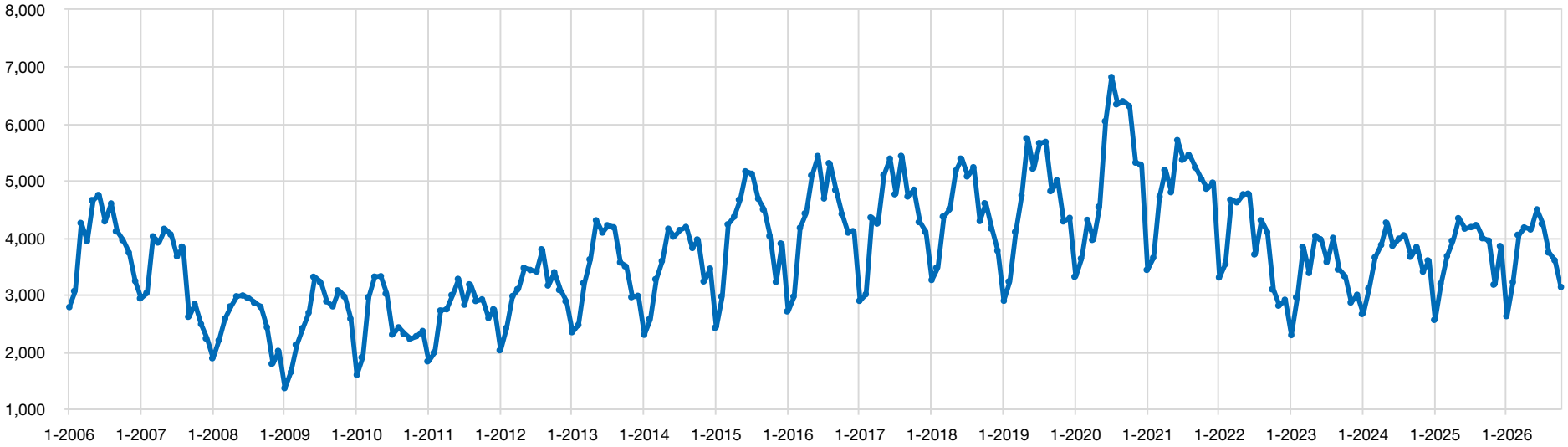


Year to Date



Closed Sales		Prior Year	Year-Over-Year Change
November 2025	3,175	3,404	- 6.7%
December 2025	3,852	3,599	+ 7.0%
January 2026	2,622	2,556	+ 2.6%
February 2026	3,218	3,194	+ 0.8%
March 2026	4,049	3,677	+ 10.1%
April 2026	4,178	3,945	+ 5.9%
May 2026	4,144	4,341	- 4.5%
June 2026	4,496	4,159	+ 8.1%
July 2026	4,243	4,186	+ 1.4%
August 2026	3,741	4,220	- 11.4%
September 2026	3,603	3,990	- 9.7%
October 2026	**3,134**	**3,947**	**- 20.6%**
12-Month Avg	3,705	3,768	- 1.7%

Historical Closed Sales by Month

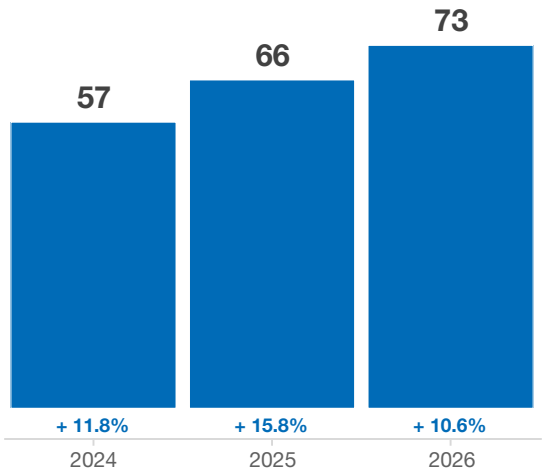


Days on Market Until Sale

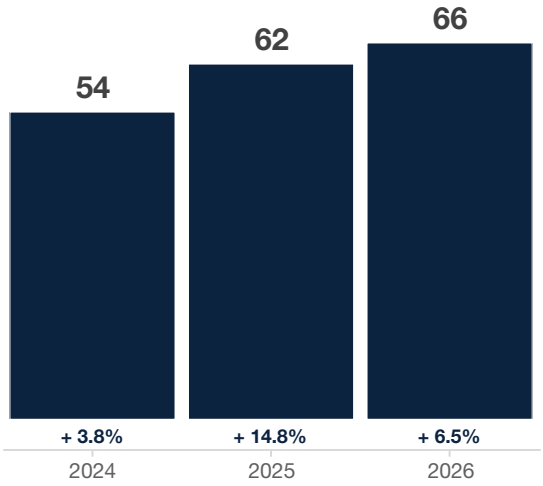
Average number of days between when a property is listed and when an offer is accepted in a given month.

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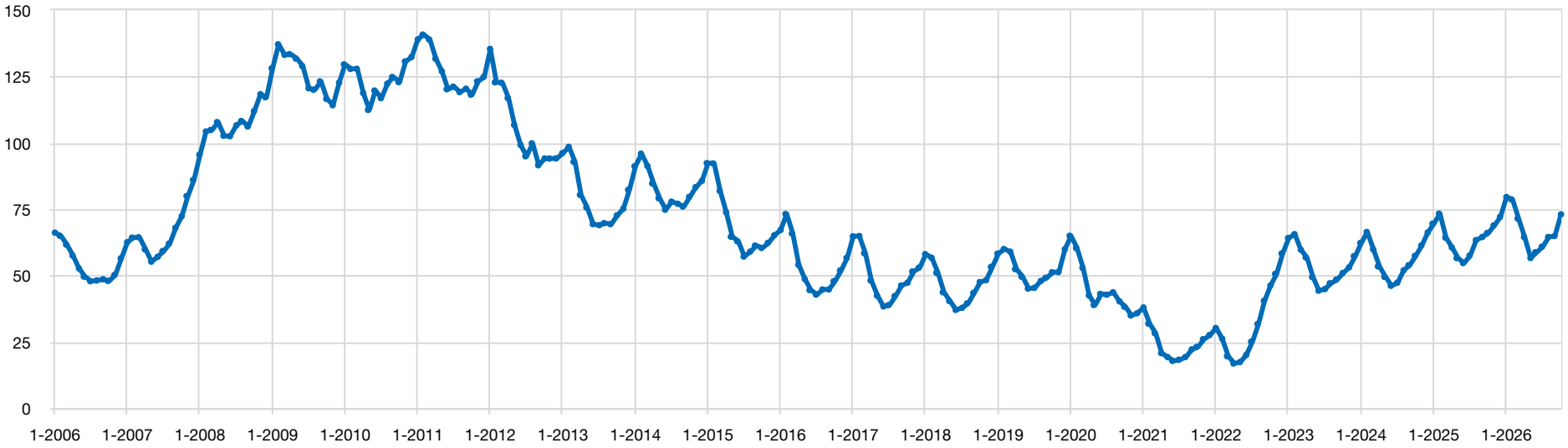
Year to Date



Days on Market		Prior Year	Year-Over-Year Change
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	65	61	+ 6.6%
May 2026	57	57	0.0%
June 2026	59	55	+ 7.3%
July 2026	61	58	+ 5.2%
August 2026	65	63	+ 3.2%
September 2026	65	65	0.0%
October 2026	**73**	**66**	**+ 10.6%**
12-Month Avg*	67	63	+ 6.9%

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

Historical Days on Market Until Sale by Month

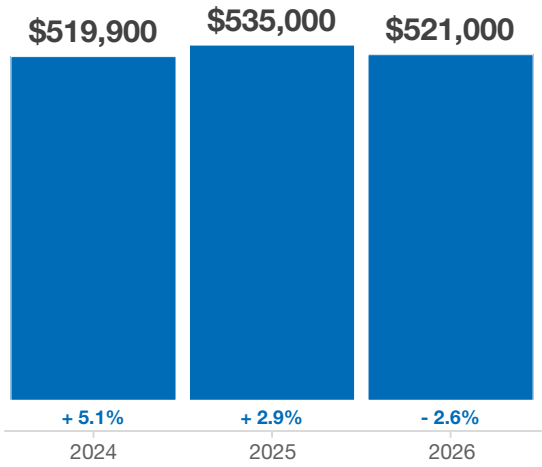


Median Sales Price

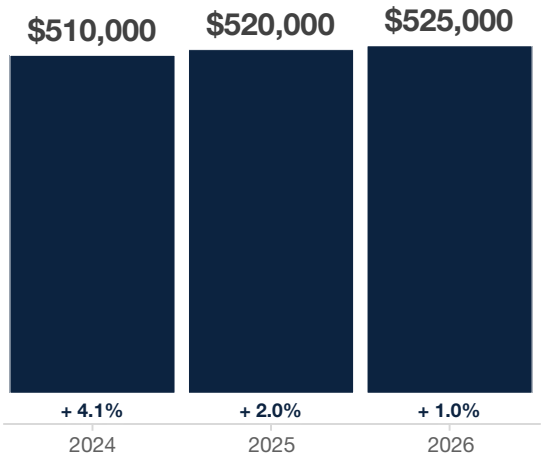
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

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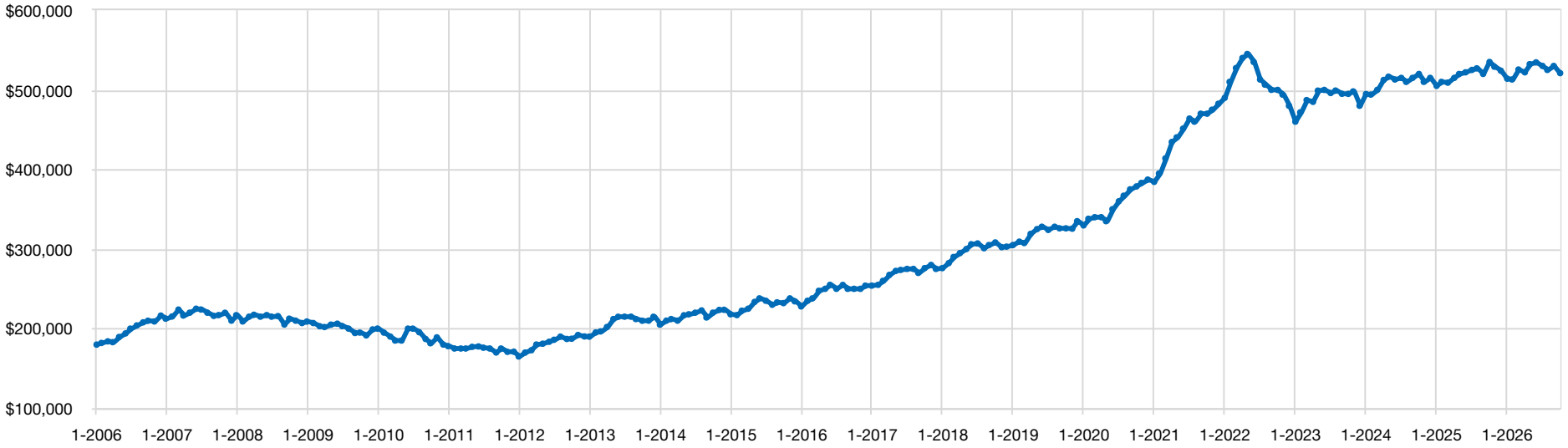
Year to Date



Median Sales Price		Prior Year	Year-Over-Year Change
November 2025	$529,000	$510,000	+ 3.7%
December 2025	$524,034	$515,000	+ 1.8%
January 2026	$514,000	$505,000	+ 1.8%
February 2026	$513,000	$510,000	+ 0.6%
March 2026	$525,500	$509,000	+ 3.2%
April 2026	$522,000	$515,000	+ 1.4%
May 2026	$532,250	$519,900	+ 2.4%
June 2026	$534,490	$522,000	+ 2.4%
July 2026	$530,000	$525,000	+ 1.0%
August 2026	$525,000	$527,000	- 0.4%
September 2026	$530,000	$520,000	+ 1.9%
October 2026	**$521,000**	**$535,000**	**- 2.6%**
12-Month Avg*	$525,000	$519,990	+ 1.0%

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

Historical Median Sales Price by Month

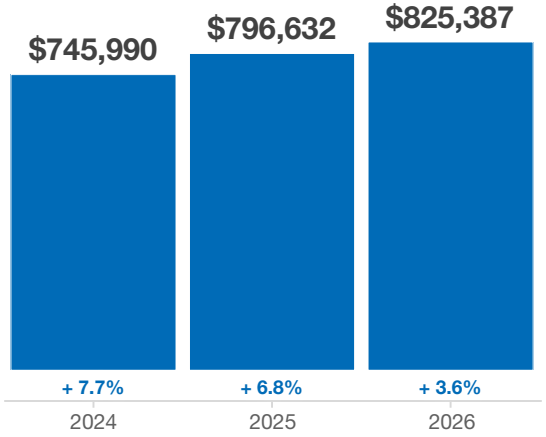


Average Sales Price

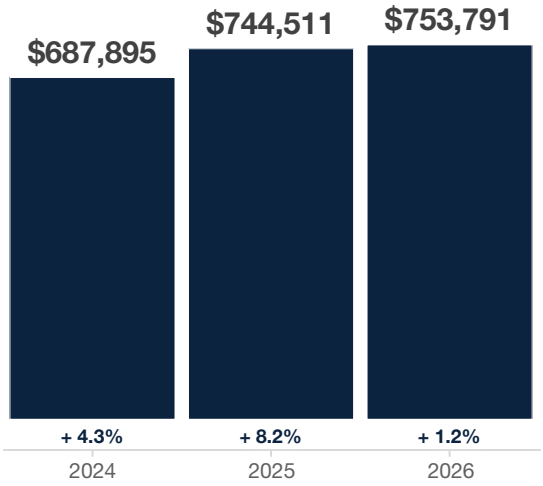
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

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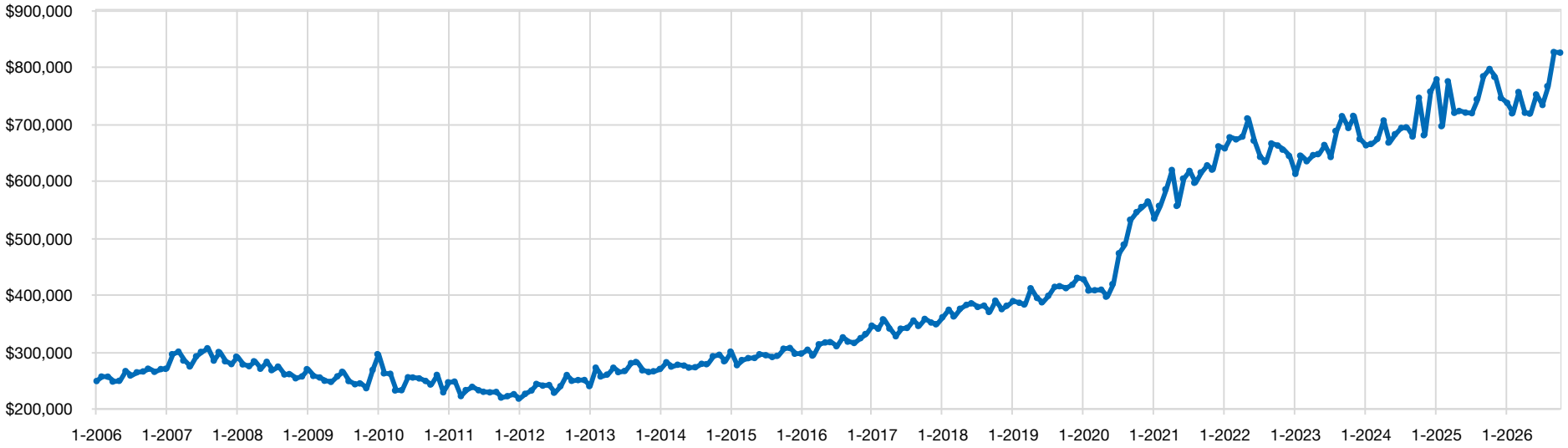
Year to Date



Avg. Sales Price		Prior Year	Year-Over-Year Change
November 2025	$782,896	$680,219	+ 15.1%
December 2025	$745,692	$756,835	- 1.5%
January 2026	$736,932	$778,403	- 5.3%
February 2026	$718,717	$696,135	+ 3.2%
March 2026	$756,151	$774,958	- 2.4%
April 2026	$719,731	$719,588	+ 0.0%
May 2026	$718,136	$722,854	- 0.7%
June 2026	$751,851	$719,912	+ 4.4%
July 2026	$733,399	$718,946	+ 2.0%
August 2026	$766,448	$743,322	+ 3.1%
September 2026	$826,443	$783,858	+ 5.4%
October 2026	**$825,387**	**$796,632**	**+ 3.6%**
12-Month Avg*	$755,169	$740,655	+ 2.0%

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

Historical Average Sales Price by Month

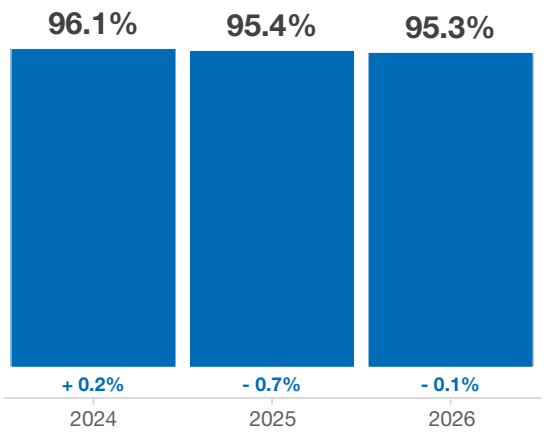


Percent of Original List Price Received

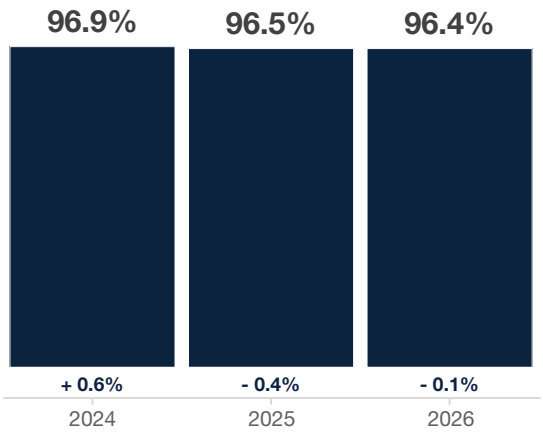
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

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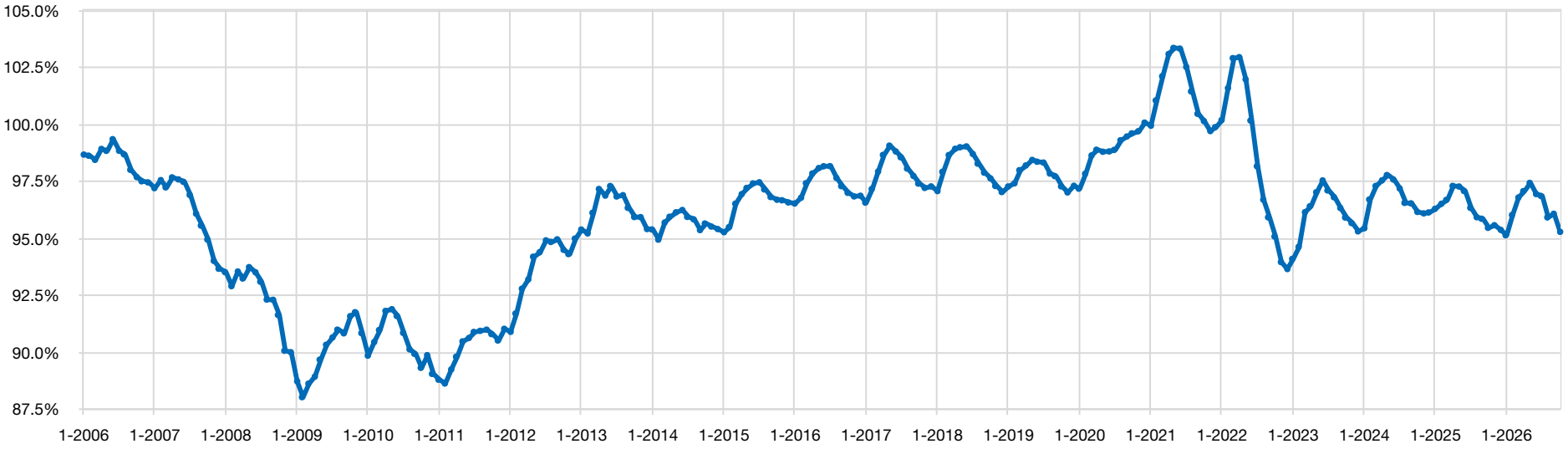
Year to Date



Percent of Original List Price Received		Prior Year	Year-Over-Year Change
November 2025	95.6%	96.1%	- 0.5%
December 2025	95.3%	96.1%	- 0.8%
January 2026	95.1%	96.3%	- 1.2%
February 2026	96.0%	96.5%	- 0.5%
March 2026	96.8%	96.7%	+ 0.1%
April 2026	97.0%	97.3%	- 0.3%
May 2026	97.4%	97.3%	+ 0.1%
June 2026	96.9%	97.1%	- 0.2%
July 2026	96.8%	96.3%	+ 0.5%
August 2026	95.9%	95.9%	0.0%
September 2026	96.1%	95.8%	+ 0.3%
October 2026	**95.3%**	**95.4%**	**- 0.1%**
12-Month Avg*	96.2%	96.4%	- 0.2%

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

Historical Percent of Original List Price Received by Month

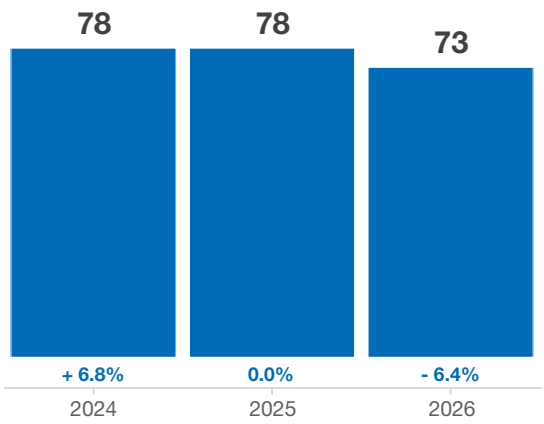


Housing Affordability Index

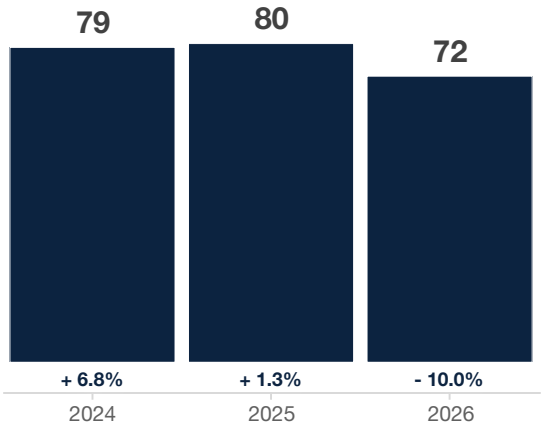
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

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October



Year to Date



Affordability Index		Prior Year	Year-Over-Year Change
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%
September 2026	73	79	- 7.6%
October 2026	**73**	**78**	**- 6.4%**
12-Month Avg	77	77	0.0%

Historical Housing Affordability Index by Month

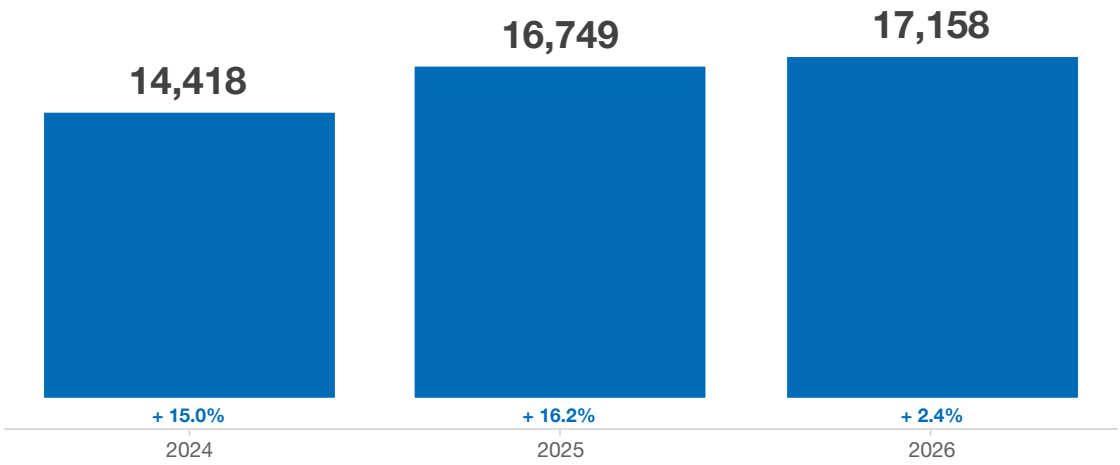


Inventory of Homes for Sale

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

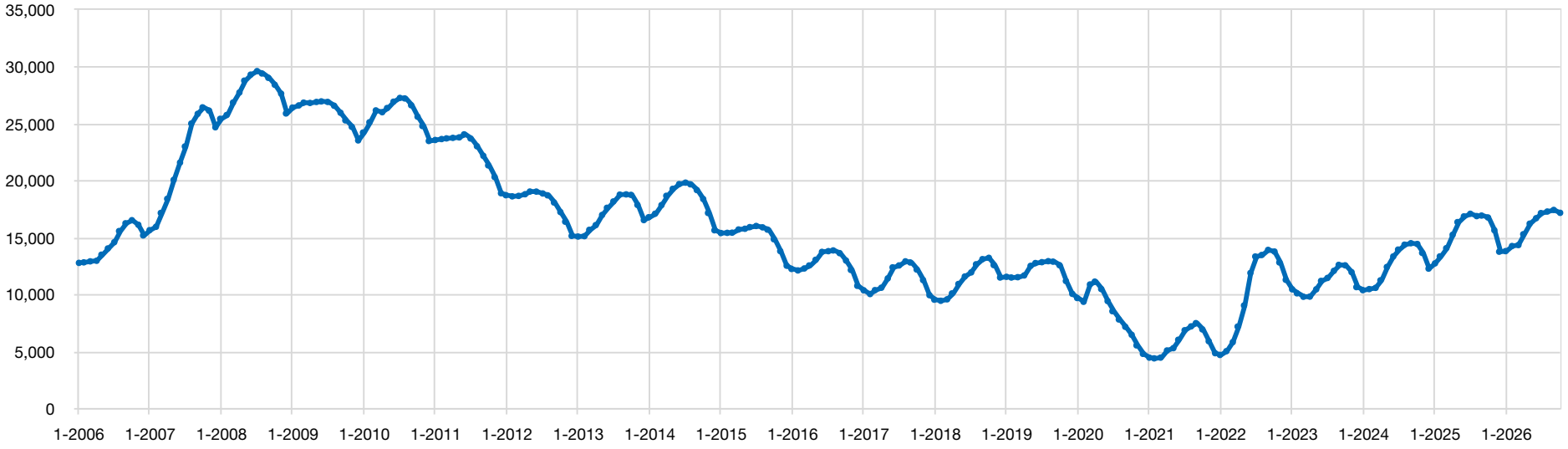
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October



Homes for Sale		Prior Year	Year-Over-Year Change
November 2025	15,626	13,638	+ 14.6%
December 2025	13,741	12,253	+ 12.1%
January 2026	13,791	12,714	+ 8.5%
February 2026	14,238	13,326	+ 6.8%
March 2026	14,325	14,047	+ 2.0%
April 2026	15,274	15,228	+ 0.3%
May 2026	16,205	16,341	- 0.8%
June 2026	16,682	16,844	- 1.0%
July 2026	17,134	17,073	+ 0.4%
August 2026	17,272	16,869	+ 2.4%
September 2026	17,412	16,917	+ 2.9%
October 2026	**17,158**	**16,749**	**+ 2.4%**
12-Month Avg	15,738	15,167	+ 3.8%

Historical Inventory of Homes for Sale by Month

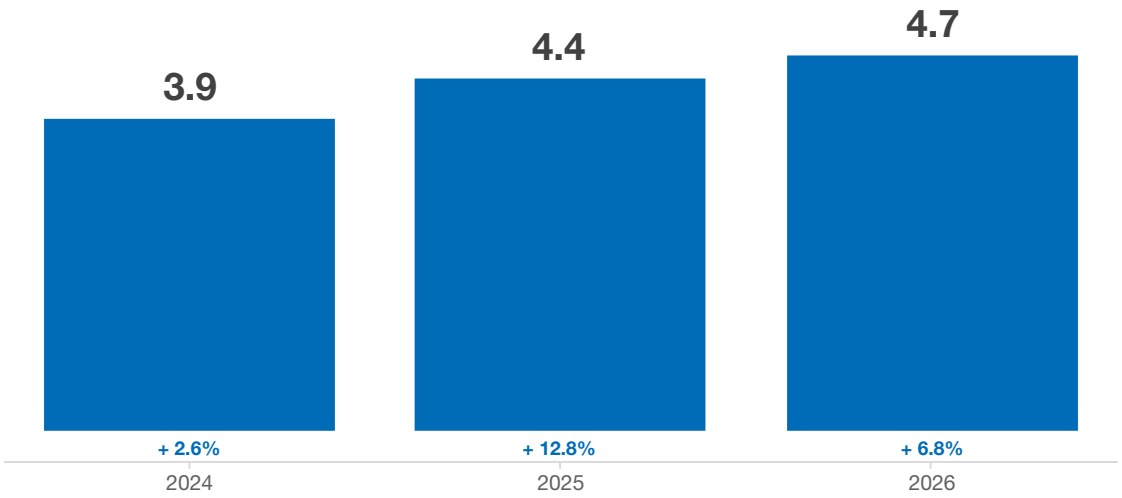


Months Supply of Inventory

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.

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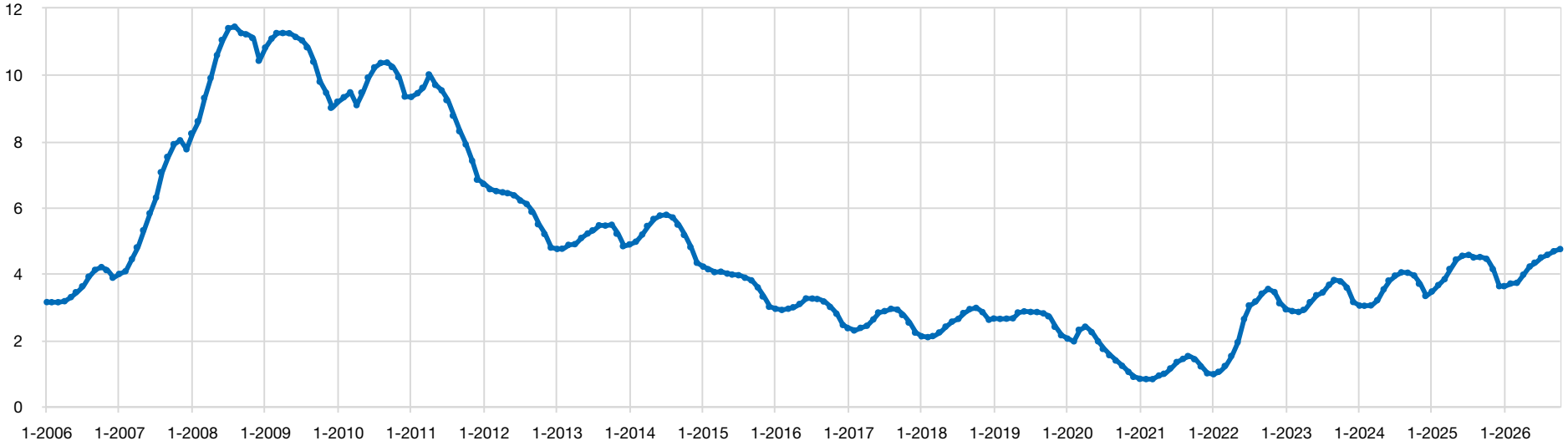
October



Months Supply		Prior Year	Year-Over-Year Change
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%
September 2026	4.7	4.5	+ 4.4%
October 2026	**4.7**	**4.4**	**+ 6.8%**
12-Month Avg*	4.2	4.1	+ 1.5%

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

Historical Months Supply of Inventory by Month

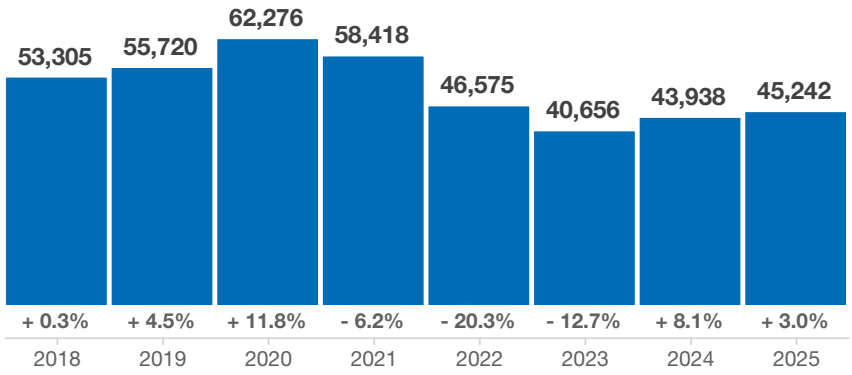


Annual Review

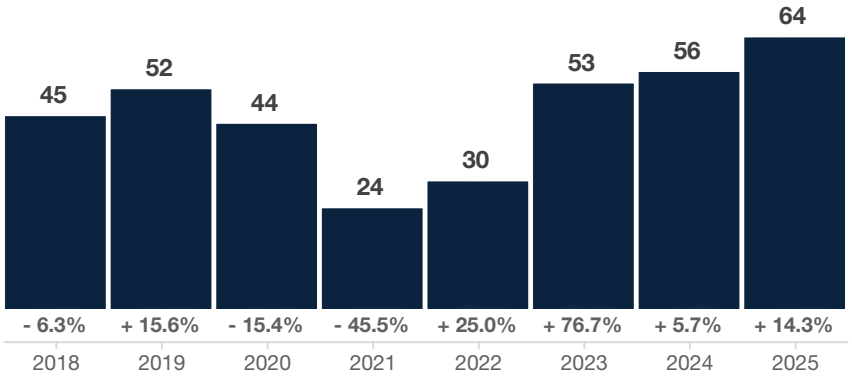
Historical look at key market metrics for the overall region.

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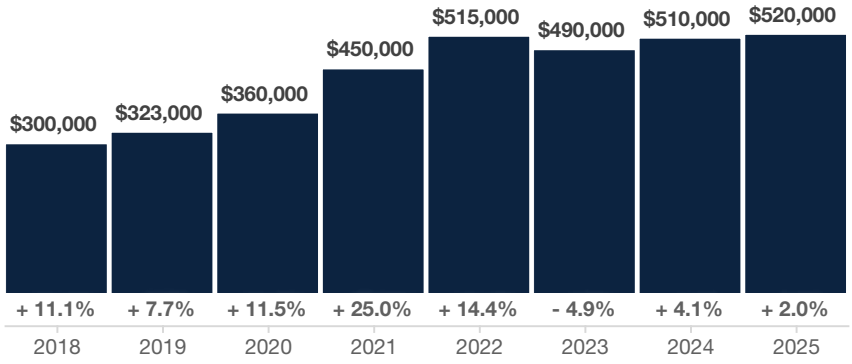
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received

