

# Monthly Indicators

## March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

New Listings in the state of Utah increased 0.8 percent to 6,120. Pending Sales decreased 9.7 percent to 3,729. Inventory increased 2.1 percent to 14,282.

Median Sales Price increased 3.8 percent from \$500,000 to \$518,900. Days on Market increased 12.5 percent to 72. Months Supply of Inventory decreased 2.5 percent to 3.9.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

## Monthly Snapshot

<b>+ 7.0%</b>	<b>+ 3.8%</b>	<b>+ 2.1%</b>
One-Year Change in <b>Closed Sales</b>	One-Year Change in <b>Median Sales Price</b>	One-Year Change in <b>Homes for Sale</b>

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.

Market Overview	<b>2</b>
New Listings	<b>3</b>
Pending Sales	<b>4</b>
Closed Sales	<b>5</b>
Days on Market Until Sale	<b>6</b>
Median Sales Price	<b>7</b>
Average Sales Price	<b>8</b>
Percent of Original List Price Received	<b>9</b>
Housing Affordability Index	<b>10</b>
Inventory of Homes for Sale	<b>11</b>
Months Supply of Inventory	<b>12</b>
Annual Review	<b>13</b>

# Market Overview

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

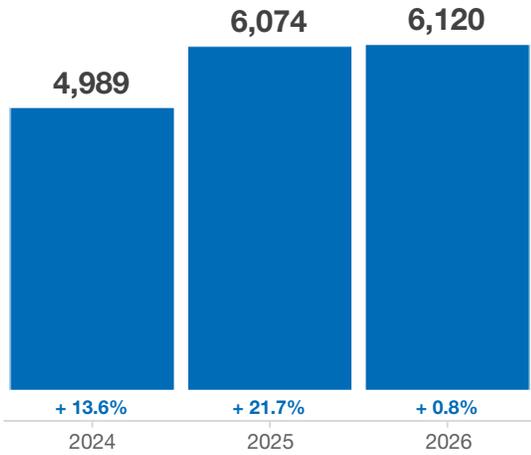


Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		6,074	<b>6,120</b>	+ 0.8%	16,084	<b>16,555</b>	+ 2.9%
<b>Pending Sales</b>		4,129	<b>3,729</b>	- 9.7%	10,649	<b>10,828</b>	+ 1.7%
<b>Closed Sales</b>		3,518	<b>3,763</b>	+ 7.0%	9,031	<b>9,341</b>	+ 3.4%
<b>Days on Market Until Sale</b>		64	<b>72</b>	+ 12.5%	69	<b>76</b>	+ 10.1%
<b>Median Sales Price</b>		\$500,000	<b>\$518,900</b>	+ 3.8%	\$499,999	<b>\$510,000</b>	+ 2.0%
<b>Average Sales Price</b>		\$685,547	<b>\$690,589</b>	+ 0.7%	\$673,237	<b>\$675,995</b>	+ 0.4%
<b>Percent of Original List Price Received</b>		96.9%	<b>96.9%</b>	0.0%	96.6%	<b>96.2%</b>	- 0.4%
<b>Housing Affordability Index</b>		80	<b>79</b>	- 1.3%	80	<b>80</b>	0.0%
<b>Inventory of Homes for Sale</b>		13,987	<b>14,282</b>	+ 2.1%	—	—	—
<b>Months Supply of Inventory</b>		4.0	<b>3.9</b>	- 2.5%	—	—	—

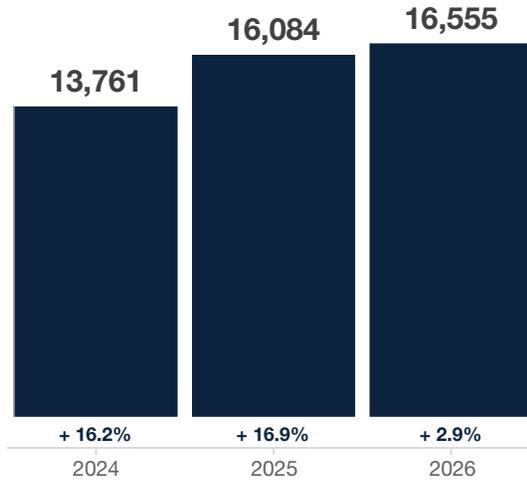
# New Listings

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

## March

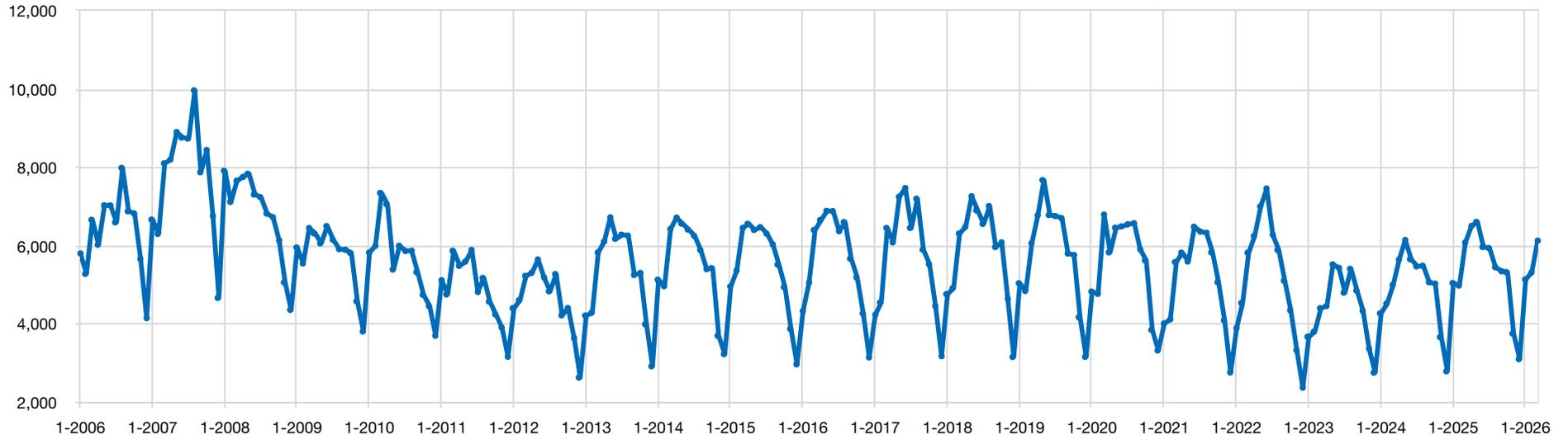


## Year to Date



	New Listings	Prior Year	Year-Over-Year Change
April 2025	6,497	5,637	+ 15.3%
May 2025	6,599	6,137	+ 7.5%
June 2025	5,959	5,645	+ 5.6%
July 2025	5,929	5,463	+ 8.5%
August 2025	5,443	5,479	- 0.7%
September 2025	5,339	5,058	+ 5.6%
October 2025	5,315	5,020	+ 5.9%
November 2025	3,744	3,653	+ 2.5%
December 2025	3,092	2,780	+ 11.2%
January 2026	5,129	5,037	+ 1.8%
February 2026	5,306	4,973	+ 6.7%
<b>March 2026</b>	<b>6,120</b>	<b>6,074</b>	<b>+ 0.8%</b>
12-Month Avg	5,373	5,080	+ 5.8%

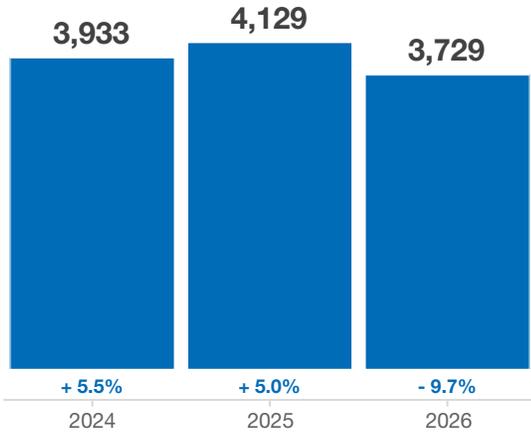
## Historical New Listings by Month



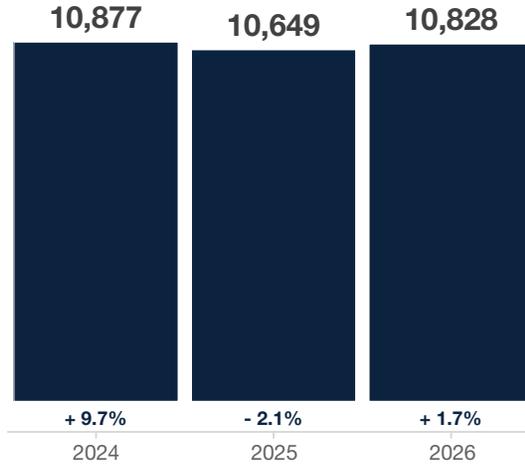
# Pending Sales

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

## March

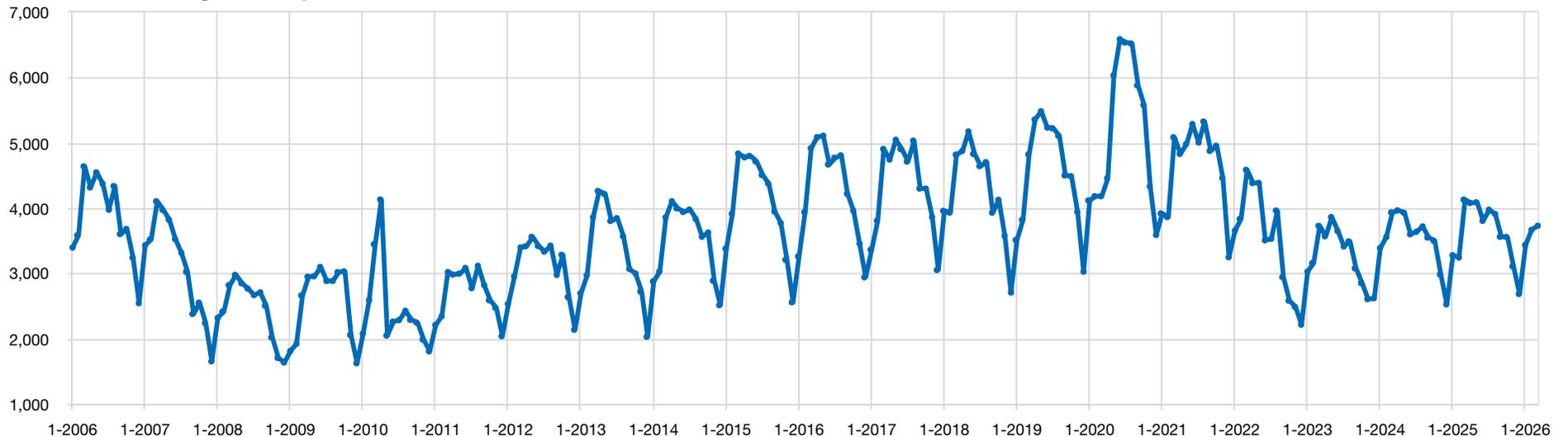


## Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
April 2025	4,078	3,964	+ 2.9%
May 2025	4,088	3,929	+ 4.0%
June 2025	3,805	3,599	+ 5.7%
July 2025	3,974	3,637	+ 9.3%
August 2025	3,908	3,719	+ 5.1%
September 2025	3,560	3,549	+ 0.3%
October 2025	3,557	3,499	+ 1.7%
November 2025	3,107	2,982	+ 4.2%
December 2025	2,683	2,524	+ 6.3%
January 2026	3,433	3,278	+ 4.7%
February 2026	3,666	3,242	+ 13.1%
<b>March 2026</b>	<b>3,729</b>	<b>4,129</b>	<b>- 9.7%</b>
12-Month Avg	3,632	3,504	+ 3.7%

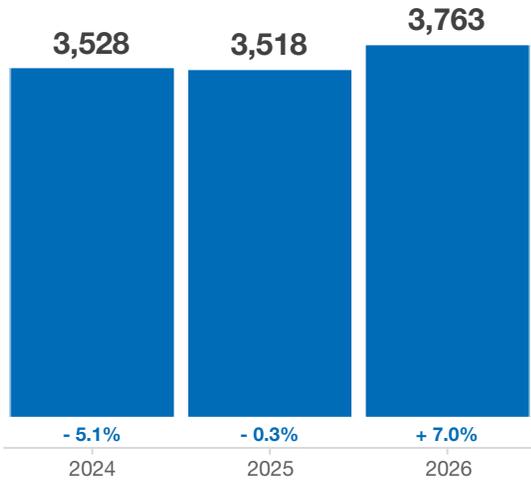
## Historical Pending Sales by Month



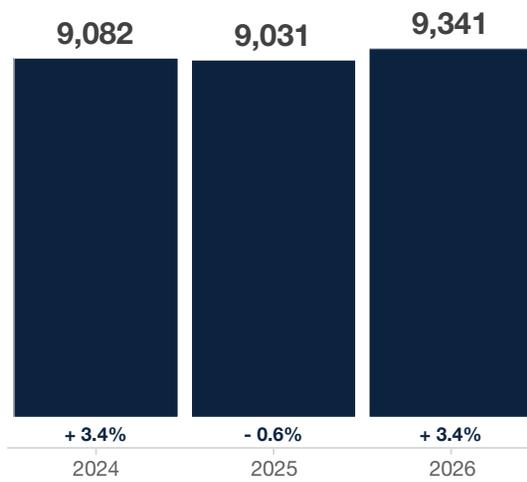
# Closed Sales

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

## March

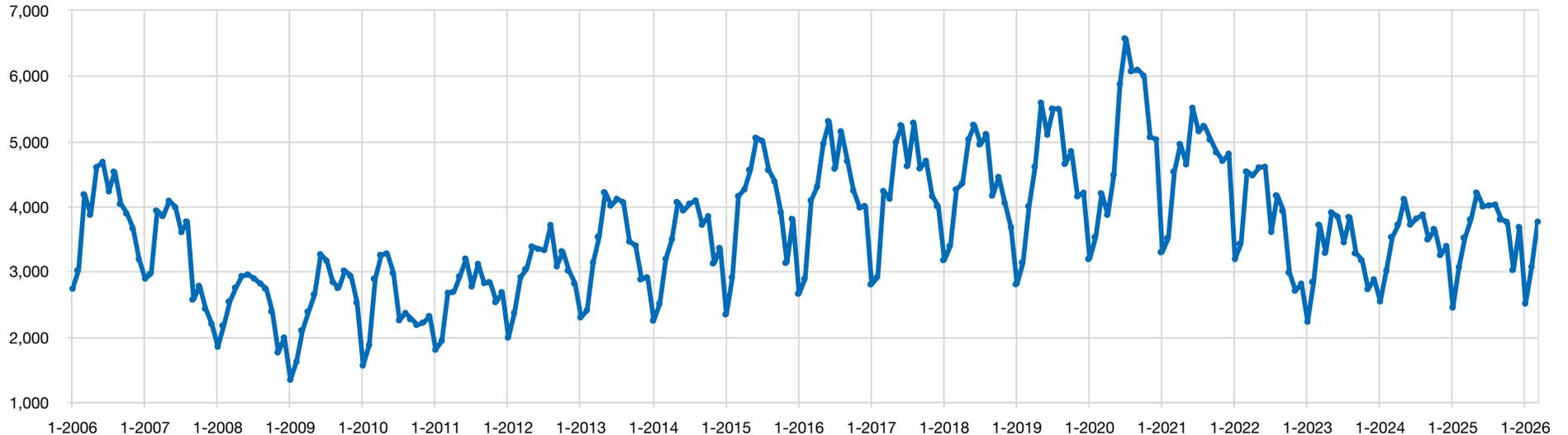


## Year to Date



Closed Sales	Prior Year	Year-Over-Year Change
April 2025	3,798	3,716 + 2.2%
May 2025	4,210	4,111 + 2.4%
June 2025	3,998	3,720 + 7.5%
July 2025	4,013	3,812 + 5.3%
August 2025	4,025	3,871 + 4.0%
September 2025	3,798	3,493 + 8.7%
October 2025	3,762	3,651 + 3.0%
November 2025	3,023	3,253 - 7.1%
December 2025	3,682	3,390 + 8.6%
January 2026	2,507	2,446 + 2.5%
February 2026	3,071	3,067 + 0.1%
<b>March 2026</b>	<b>3,763</b>	<b>3,518 + 7.0%</b>
12-Month Avg	3,638	3,504 + 3.8%

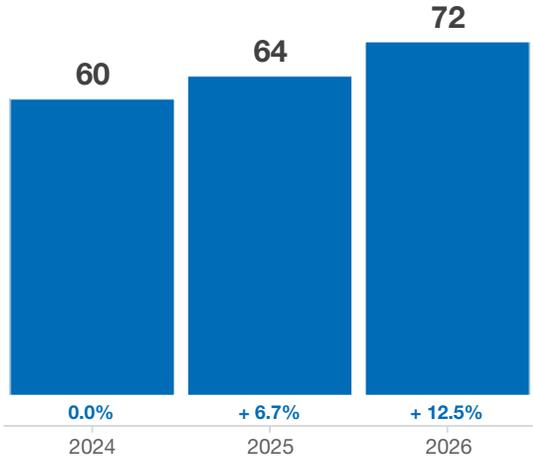
## Historical Closed Sales by Month



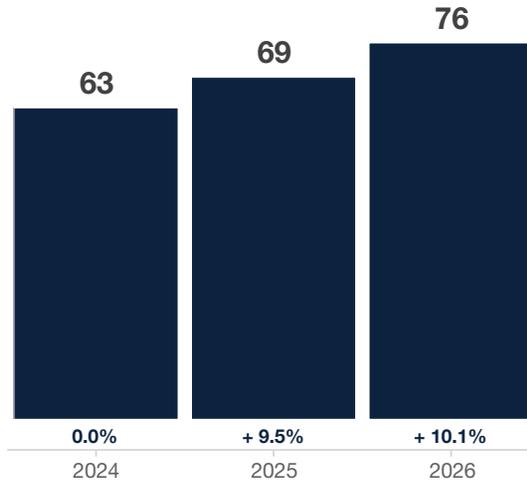
# Days on Market Until Sale

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

## March



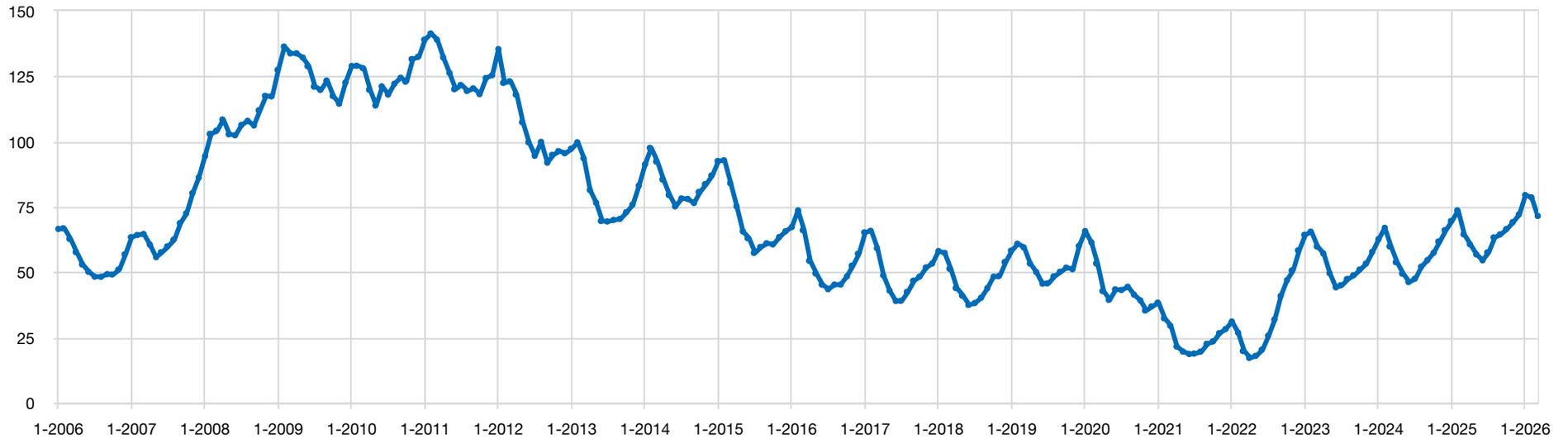
## Year to Date



	Days on Market	Prior Year	Year-Over-Year Change
April 2025	61	54	+ 13.0%
May 2025	57	49	+ 16.3%
June 2025	55	46	+ 19.6%
July 2025	58	47	+ 23.4%
August 2025	63	52	+ 21.2%
September 2025	64	55	+ 16.4%
October 2025	67	57	+ 17.5%
November 2025	69	62	+ 11.3%
December 2025	72	66	+ 9.1%
January 2026	80	70	+ 14.3%
February 2026	79	74	+ 6.8%
<b>March 2026</b>	<b>72</b>	<b>64</b>	<b>+ 12.5%</b>
12-Month Avg*	65	57	+ 14.2%

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

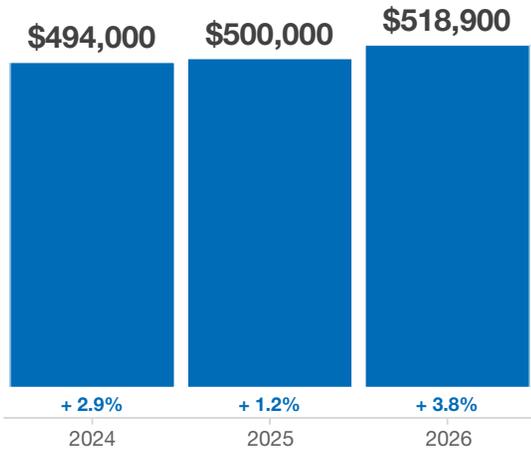
## Historical Days on Market Until Sale by Month



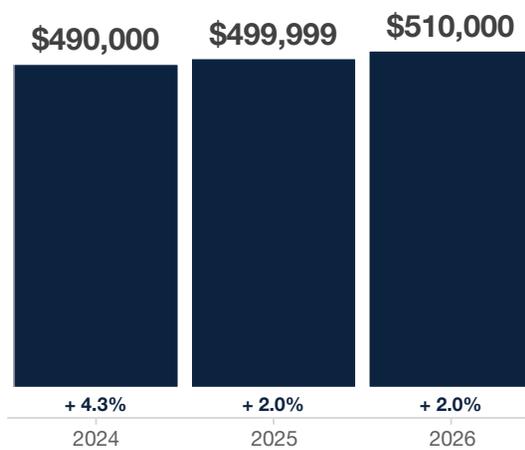
# Median Sales Price

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

## March



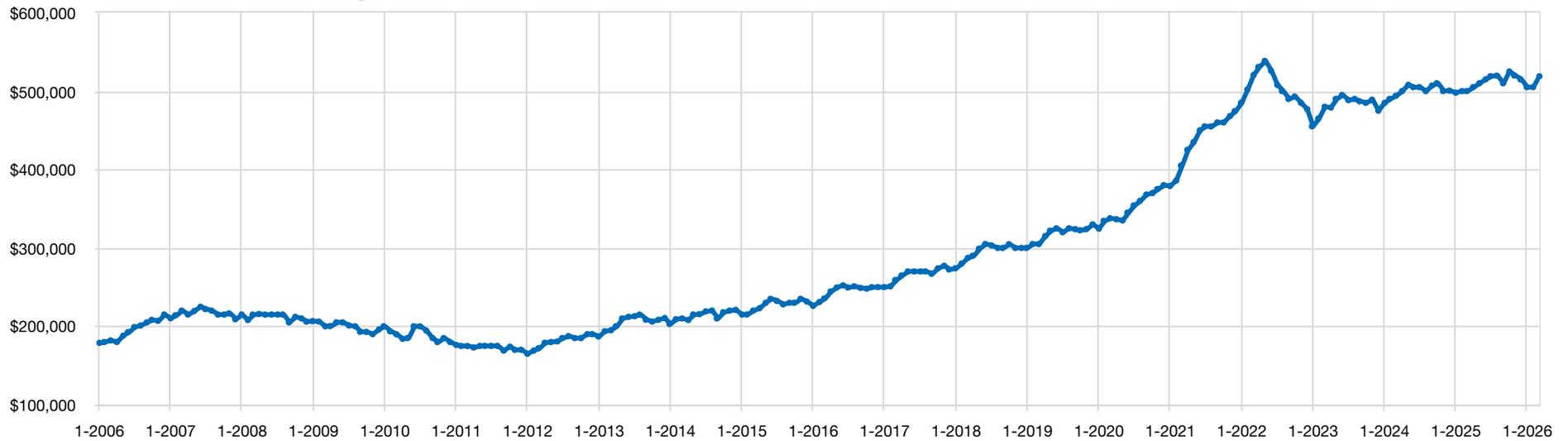
## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
April 2025	\$505,000	\$500,000	+ 1.0%
May 2025	\$510,000	\$508,000	+ 0.4%
June 2025	\$515,000	\$504,990	+ 2.0%
July 2025	\$519,000	\$505,000	+ 2.8%
August 2025	\$519,753	\$500,000	+ 4.0%
September 2025	\$510,000	\$507,000	+ 0.6%
October 2025	\$525,000	\$510,000	+ 2.9%
November 2025	\$519,990	\$500,000	+ 4.0%
December 2025	\$515,000	\$500,588	+ 2.9%
January 2026	\$505,000	\$498,000	+ 1.4%
February 2026	\$505,000	\$500,000	+ 1.0%
<b>March 2026</b>	<b>\$518,900</b>	<b>\$500,000</b>	<b>+ 3.8%</b>
12-Month Avg*	\$515,000	\$503,000	+ 2.4%

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

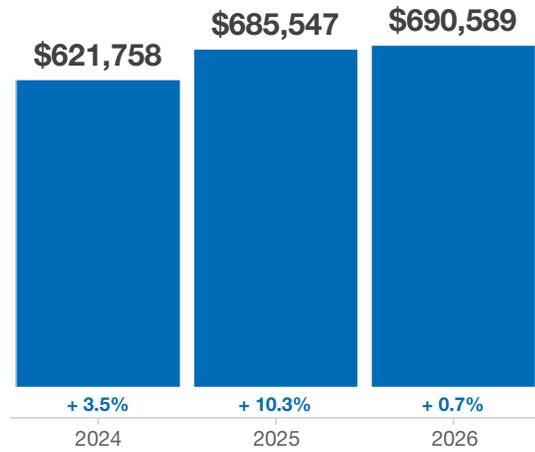
## Historical Median Sales Price by Month



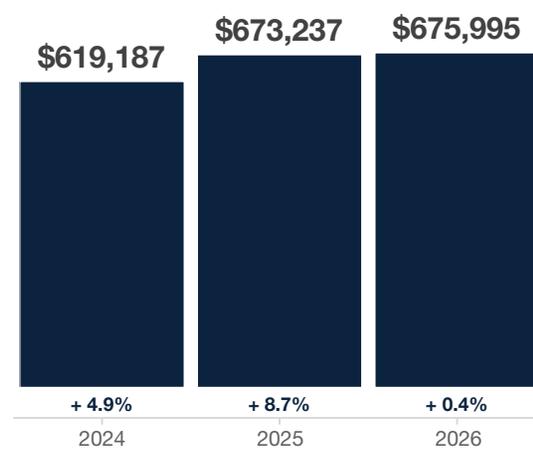
# Average Sales Price

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

## March



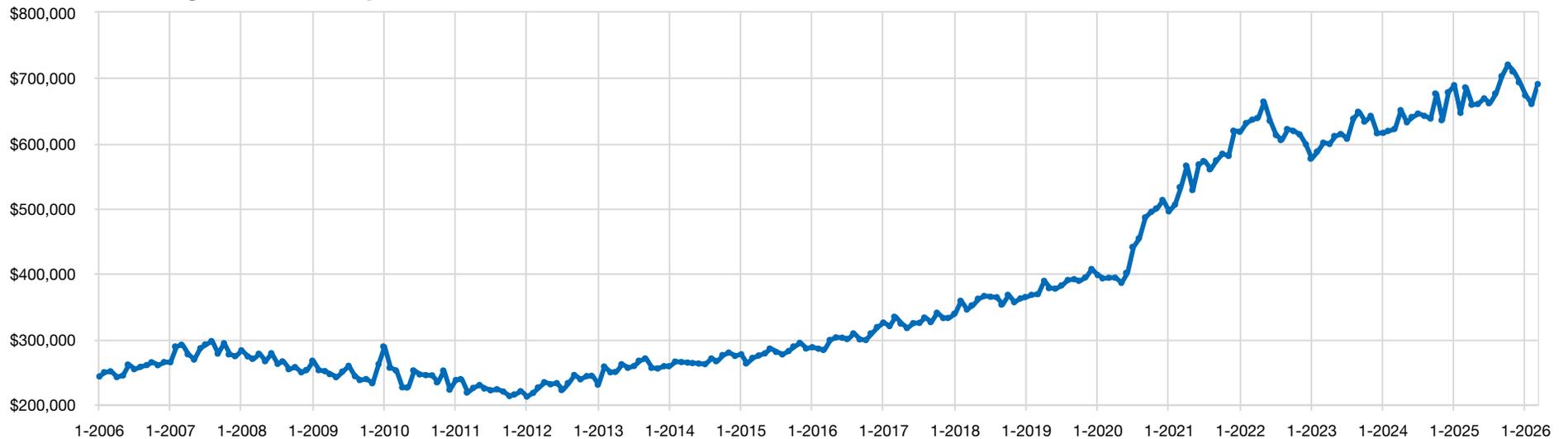
## Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
April 2025	\$659,025	\$650,647	+ 1.3%
May 2025	\$660,163	\$632,111	+ 4.4%
June 2025	\$668,790	\$640,144	+ 4.5%
July 2025	\$661,320	\$645,419	+ 2.5%
August 2025	\$676,179	\$641,922	+ 5.3%
September 2025	\$702,751	\$637,865	+ 10.2%
October 2025	\$720,450	\$676,163	+ 6.5%
November 2025	\$710,001	\$635,320	+ 11.8%
December 2025	\$693,471	\$678,013	+ 2.3%
January 2026	\$673,410	\$688,926	- 2.3%
February 2026	\$660,223	\$646,602	+ 2.1%
<b>March 2026</b>	<b>\$690,589</b>	<b>\$685,547</b>	<b>+ 0.7%</b>
12-Month Avg*	\$680,986	\$653,649	+ 4.2%

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

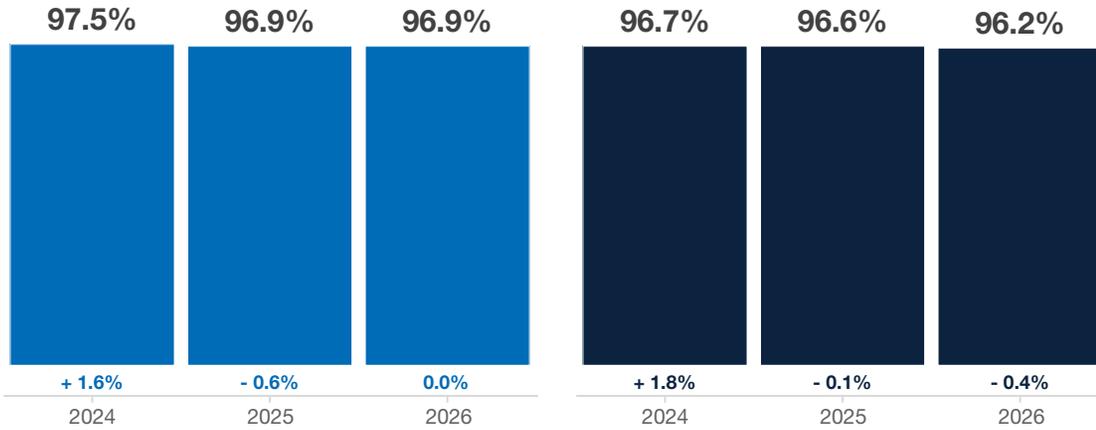
## Historical Average Sales Price by Month



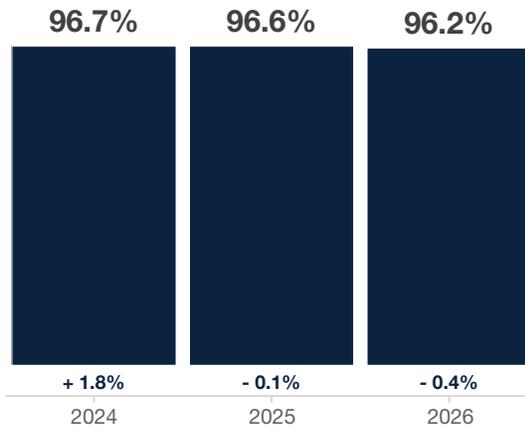
# Percent of Original List Price Received

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.

## March



## Year to Date



Month	Percent of Original List Price Received	Prior Year	Year-Over-Year Change
April 2025	97.4%	97.7%	- 0.3%
May 2025	97.3%	97.8%	- 0.5%
June 2025	97.1%	97.7%	- 0.6%
July 2025	96.4%	97.3%	- 0.9%
August 2025	96.0%	96.7%	- 0.7%
September 2025	95.9%	96.7%	- 0.8%
October 2025	95.7%	96.3%	- 0.6%
November 2025	95.6%	96.2%	- 0.6%
December 2025	95.3%	96.2%	- 0.9%
January 2026	95.2%	96.3%	- 1.1%
February 2026	96.1%	96.5%	- 0.4%
<b>March 2026</b>	<b>96.9%</b>	<b>96.9%</b>	<b>0.0%</b>
12-Month Avg*	96.3%	96.9%	- 0.6%

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

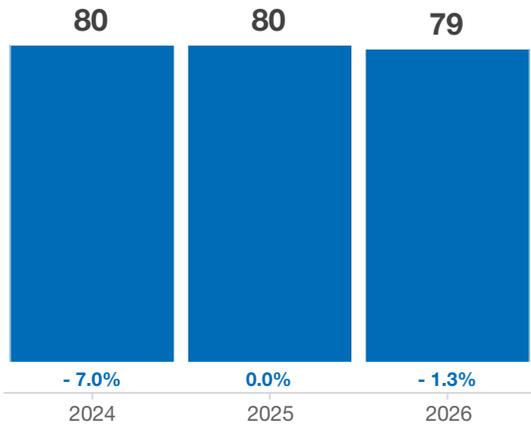
## Historical Percent of Original List Price Received by Month



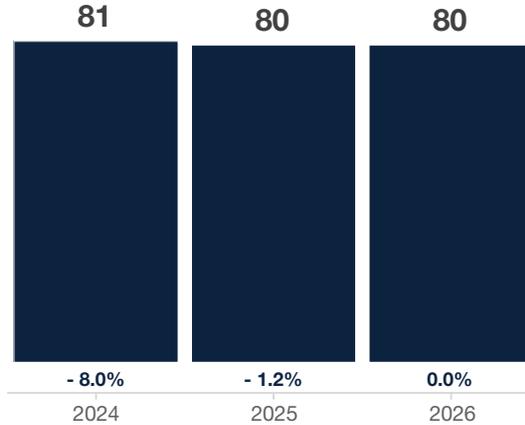
# Housing Affordability Index

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.

## March



## Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
April 2025	78	77	+ 1.3%
May 2025	77	76	+ 1.3%
June 2025	77	78	- 1.3%
July 2025	76	78	- 2.6%
August 2025	78	82	- 4.9%
September 2025	81	83	- 2.4%
October 2025	79	79	0.0%
November 2025	80	79	+ 1.3%
December 2025	81	79	+ 2.5%
January 2026	83	78	+ 6.4%
February 2026	84	79	+ 6.3%
<b>March 2026</b>	<b>79</b>	<b>80</b>	<b>- 1.3%</b>
12-Month Avg	79	79	0.0%

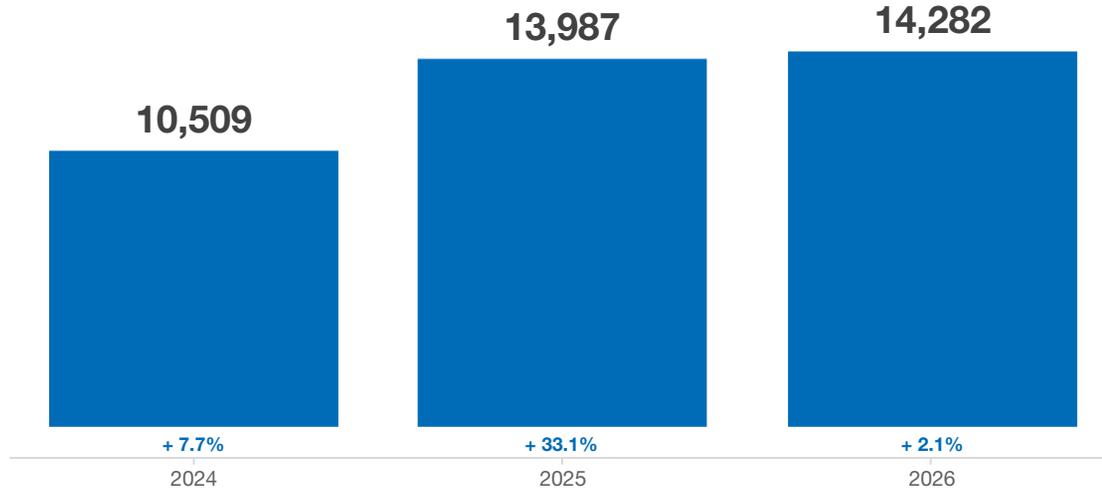
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

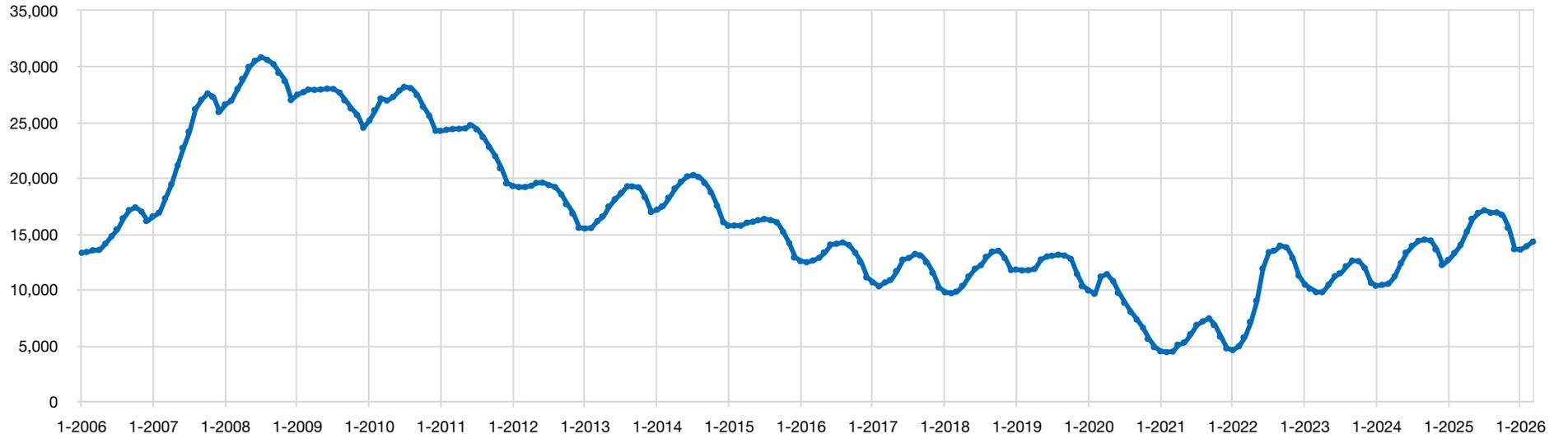
The number of properties available for sale in active status at the end of a given month.

## March



	Homes for Sale	Prior Year	Year-Over-Year Change
April 2025	15,187	11,168	+ 36.0%
May 2025	16,331	12,350	+ 32.2%
June 2025	16,860	13,299	+ 26.8%
July 2025	17,094	13,911	+ 22.9%
August 2025	16,879	14,353	+ 17.6%
September 2025	16,905	14,468	+ 16.8%
October 2025	16,696	14,388	+ 16.0%
November 2025	15,536	13,601	+ 14.2%
December 2025	13,614	12,194	+ 11.6%
January 2026	13,575	12,644	+ 7.4%
February 2026	13,876	13,271	+ 4.6%
<b>March 2026</b>	<b>14,282</b>	<b>13,987</b>	<b>+ 2.1%</b>
12-Month Avg	15,570	13,303	+ 17.0%

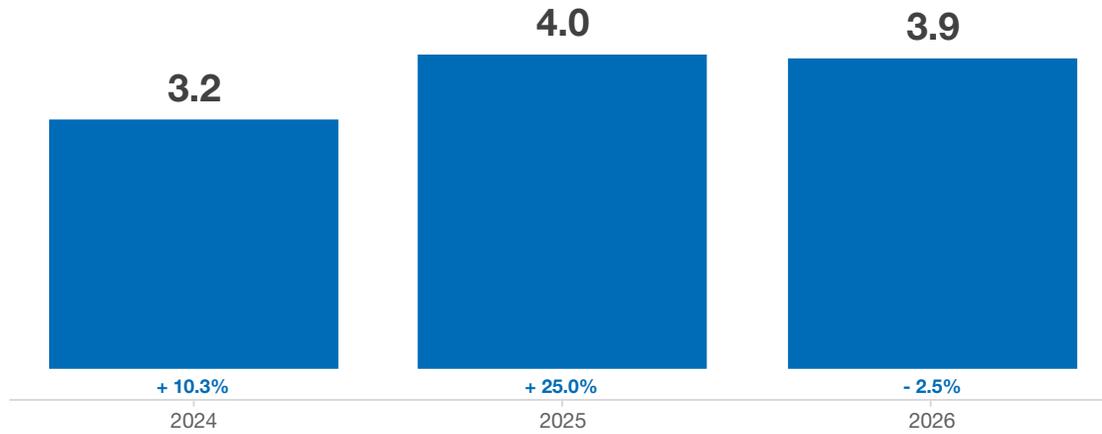
## Historical Inventory of Homes for Sale by Month



# 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.

## March



Months Supply	Prior Year	Year-Over-Year Change	
April 2025	4.3	3.3	+ 30.3%
May 2025	4.6	3.7	+ 24.3%
June 2025	4.8	3.9	+ 23.1%
July 2025	4.8	4.1	+ 17.1%
August 2025	4.7	4.2	+ 11.9%
September 2025	4.7	4.2	+ 11.9%
October 2025	4.6	4.1	+ 12.2%
November 2025	4.3	3.9	+ 10.3%
December 2025	3.8	3.5	+ 8.6%
January 2026	3.7	3.6	+ 2.8%
February 2026	3.8	3.8	0.0%
<b>March 2026</b>	<b>3.9</b>	<b>4.0</b>	<b>- 2.5%</b>
12-Month Avg*	4.3	3.9	+ 12.6%

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

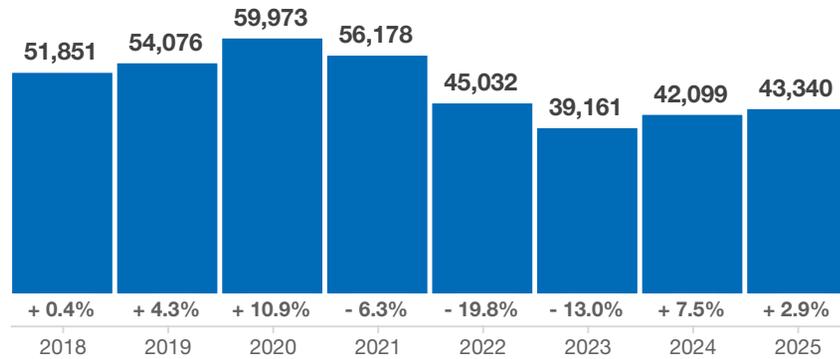
## Historical Months Supply of Inventory by Month



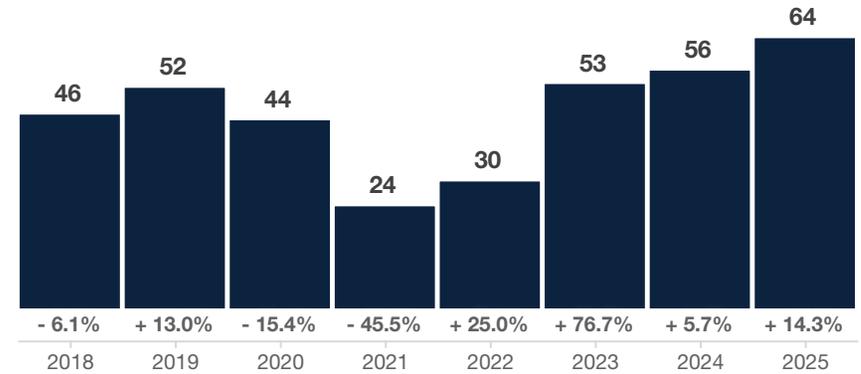
# Annual Review

Historical look at key market metrics for the overall region.

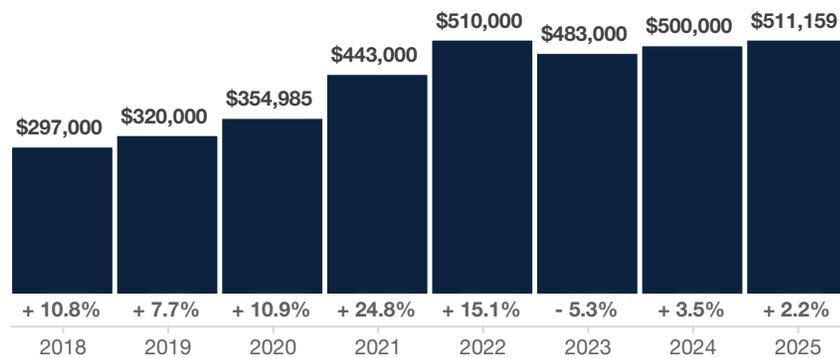
## Closed Sales



## Days on Market Until Sale



## Median Sales Price



## Percent of Original List Price Received

