

# Monthly Indicators

## May 2026

U.S. existing-home sales edged up 0.2% from the previous month to a seasonally adjusted annual rate of 4.02 million, according to the National Association of REALTORS® (NAR). Sales remained unchanged year-over-year. Regionally, existing-home sales rose in the Midwest and South, were flat in the Northeast, and declined in the West. Year-over-year, sales increased in the South, held steady in the West, and fell in the Northeast and Midwest.

New Listings in the state of Utah decreased 6.0 percent to 6,202. Pending Sales decreased 11.2 percent to 3,631. Inventory decreased 0.1 percent to 16,302.

Median Sales Price increased 3.5 percent from \$510,000 to \$528,000. Days on Market decreased 1.8 percent to 56. Months Supply of Inventory decreased 2.2 percent to 4.5.

National inventory climbed 5.8% month-over-month and 1.4% year-over-year, with approximately 1.47 million properties listed for sale heading into May, NAR reported. At the current sales pace, that represents a 4.4-month supply, reflecting a modest improvement in inventory conditions compared to a year earlier. Homes spent a median of 32 days on the market, down from 41 days the previous month, while the median existing-home price increased to \$417,700, up 0.9% from a year ago.

## Monthly Snapshot

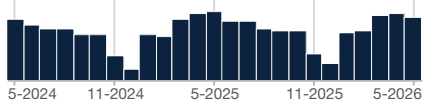
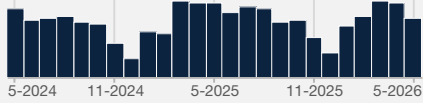
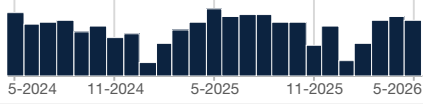
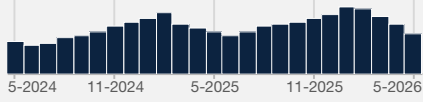
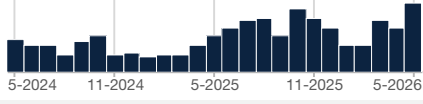
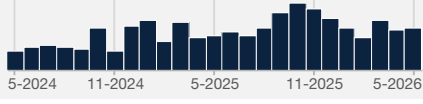
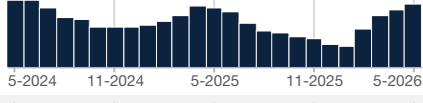
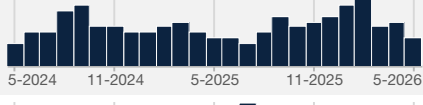
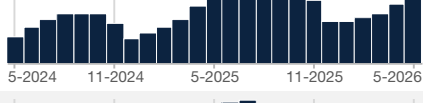
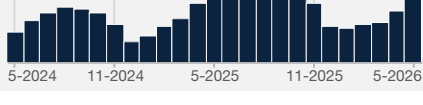
<b>- 8.1%</b>	<b>+ 3.5%</b>	<b>- 0.1%</b>
One-Year Change in <b>Closed Sales</b>	One-Year Change in <b>Median Sales Price</b>	One-Year Change in <b>Homes for Sale</b>

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.

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# Market Overview

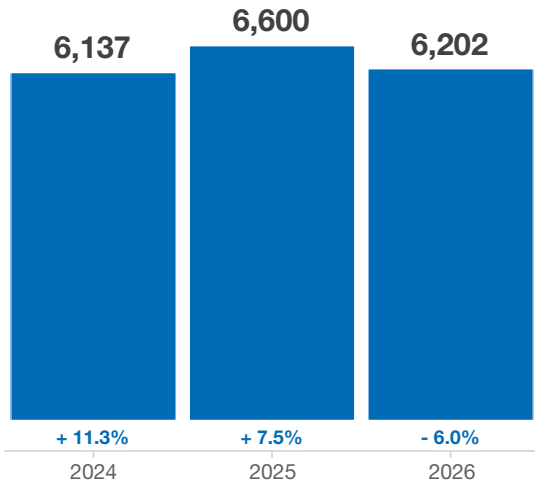
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars	5-2025	5-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		6,600	<b>6,202</b>	- 6.0%	29,179	<b>29,544</b>	+ 1.3%
<b>Pending Sales</b>		4,090	<b>3,631</b>	- 11.2%	18,821	<b>18,971</b>	+ 0.8%
<b>Closed Sales</b>		4,211	<b>3,868</b>	- 8.1%	17,041	<b>17,345</b>	+ 1.8%
<b>Days on Market Until Sale</b>		57	<b>56</b>	- 1.8%	64	<b>69</b>	+ 7.8%
<b>Median Sales Price</b>		\$510,000	<b>\$528,000</b>	+ 3.5%	\$503,161	<b>\$515,000</b>	+ 2.4%
<b>Average Sales Price</b>		\$660,129	<b>\$675,265</b>	+ 2.3%	\$667,472	<b>\$673,598</b>	+ 0.9%
<b>Percent of Original List Price Received</b>		97.3%	<b>97.5%</b>	+ 0.2%	97.0%	<b>96.7%</b>	- 0.3%
<b>Housing Affordability Index</b>		77	<b>77</b>	0.0%	78	<b>78</b>	0.0%
<b>Inventory of Homes for Sale</b>		16,320	<b>16,302</b>	- 0.1%	—	—	—
<b>Months Supply of Inventory</b>		4.6	<b>4.5</b>	- 2.2%	—	—	—

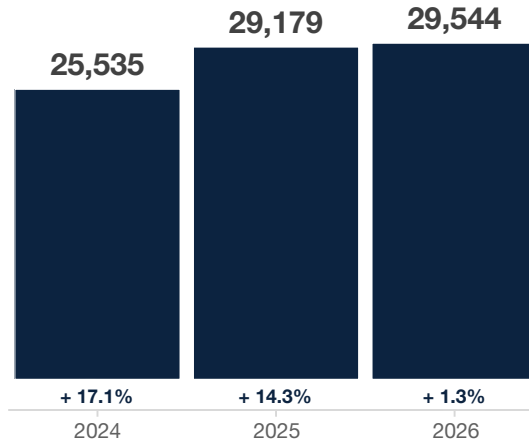
# New Listings

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

## May

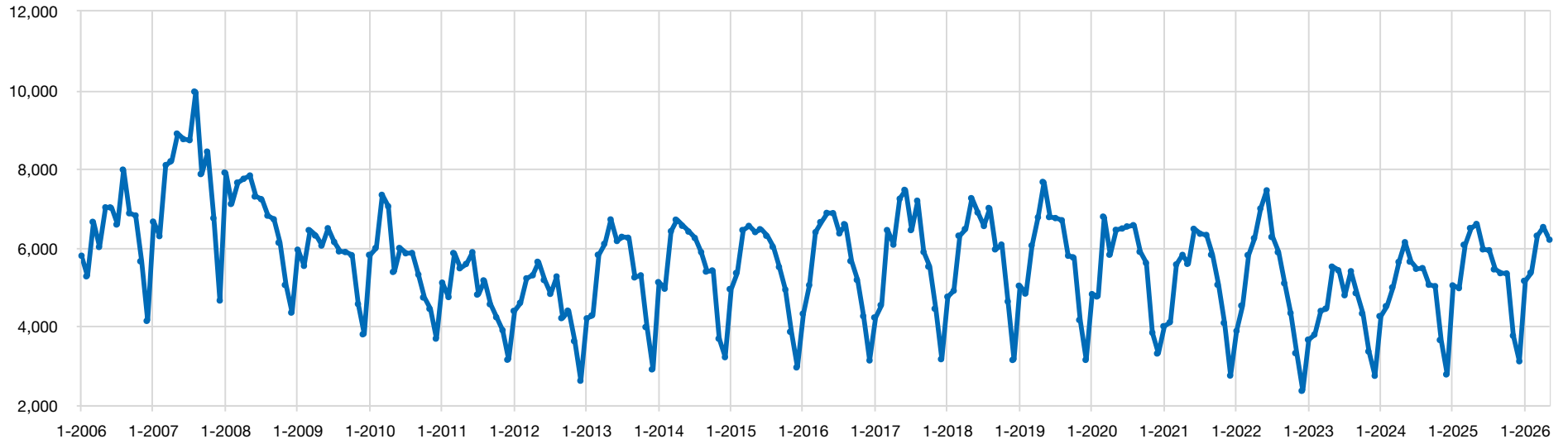


## Year to Date



	New Listings	Prior Year	Year-Over-Year Change
June 2025	5,956	5,645	+ 5.5%
July 2025	5,933	5,462	+ 8.6%
August 2025	5,448	5,479	- 0.6%
September 2025	5,352	5,058	+ 5.8%
October 2025	5,343	5,020	+ 6.4%
November 2025	3,763	3,653	+ 3.0%
December 2025	3,114	2,780	+ 12.0%
January 2026	5,156	5,039	+ 2.3%
February 2026	5,362	4,972	+ 7.8%
March 2026	6,302	6,072	+ 3.8%
April 2026	6,522	6,496	+ 0.4%
<b>May 2026</b>	<b>6,202</b>	<b>6,600</b>	<b>- 6.0%</b>
12-Month Avg	5,371	5,190	+ 3.5%

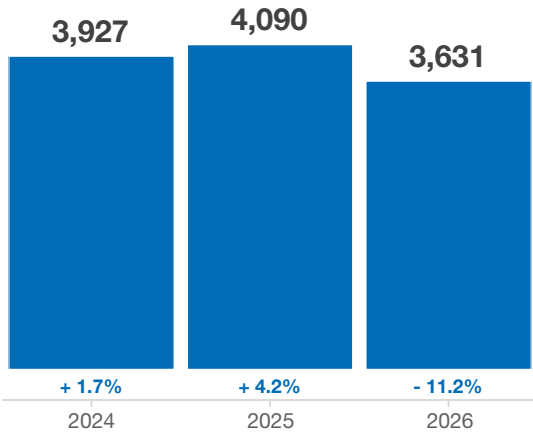
## Historical New Listings by Month



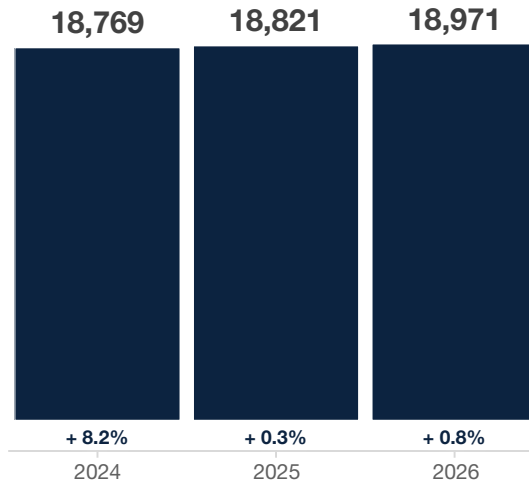
# Pending Sales

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

## May

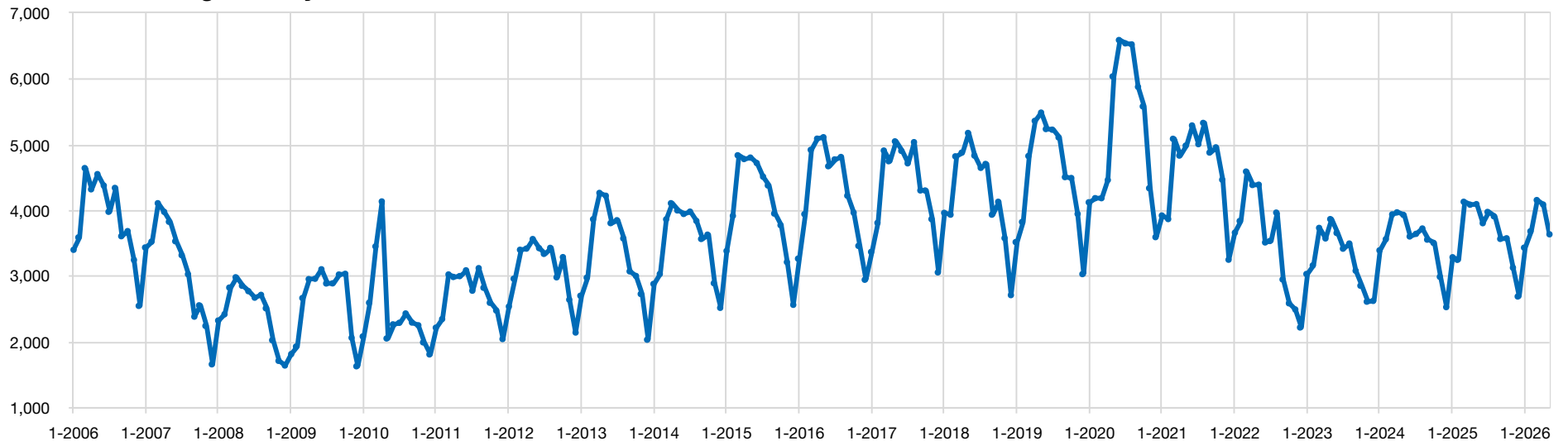


## Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
June 2025	3,800	3,598	+ 5.6%
July 2025	3,971	3,638	+ 9.2%
August 2025	3,905	3,719	+ 5.0%
September 2025	3,561	3,550	+ 0.3%
October 2025	3,570	3,500	+ 2.0%
November 2025	3,122	2,983	+ 4.7%
December 2025	2,684	2,522	+ 6.4%
January 2026	3,427	3,281	+ 4.4%
February 2026	3,677	3,242	+ 13.4%
March 2026	4,152	4,126	+ 0.6%
April 2026	4,084	4,082	+ 0.0%
<b>May 2026</b>	<b>3,631</b>	<b>4,090</b>	<b>- 11.2%</b>
12-Month Avg	3,632	3,528	+ 2.9%

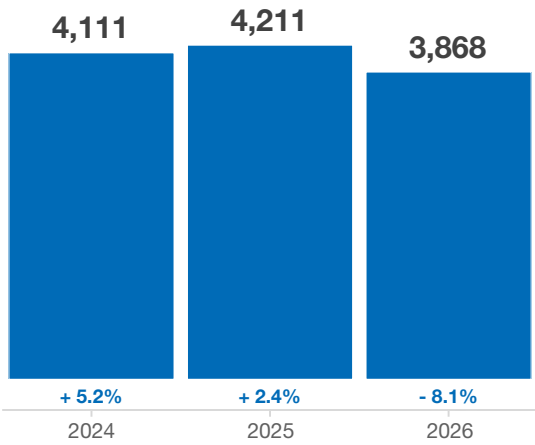
## Historical Pending Sales by Month



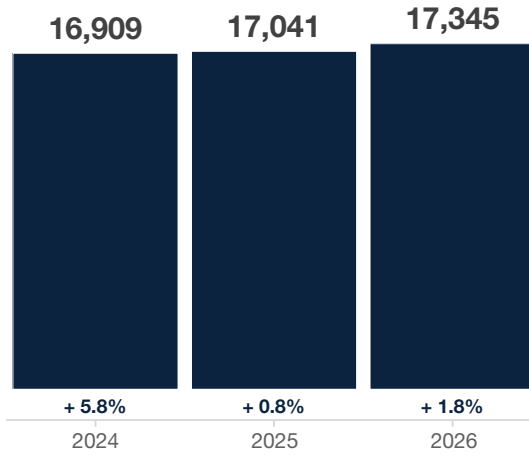
# Closed Sales

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

## May

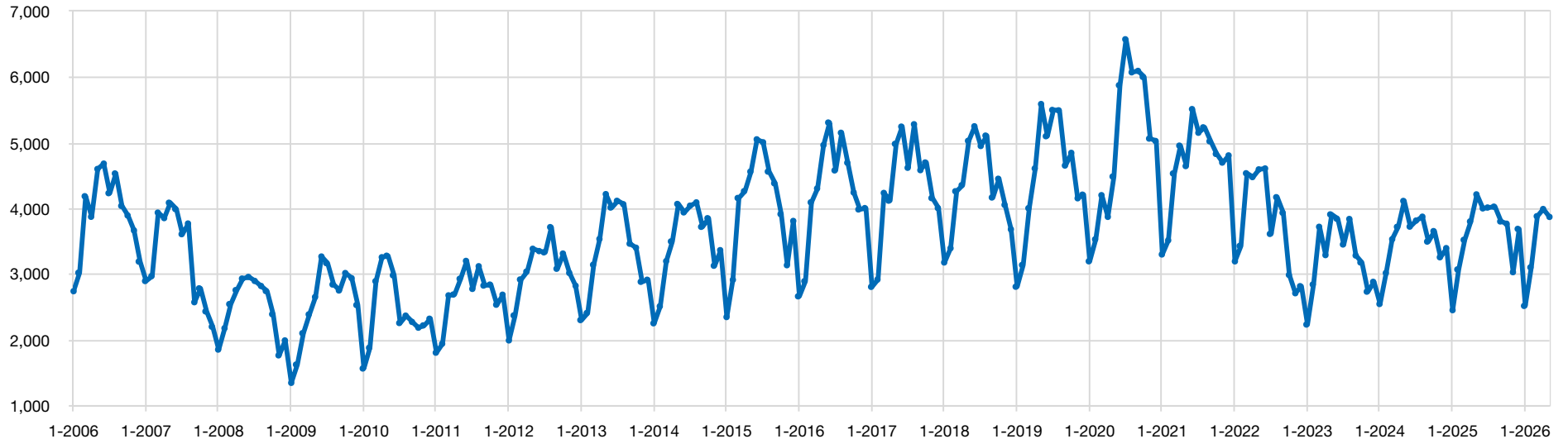


## Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
June 2025	3,998	3,720	+ 7.5%
July 2025	4,011	3,812	+ 5.2%
August 2025	4,024	3,871	+ 4.0%
September 2025	3,799	3,492	+ 8.8%
October 2025	3,764	3,651	+ 3.1%
November 2025	3,026	3,253	- 7.0%
December 2025	3,685	3,392	+ 8.6%
January 2026	2,512	2,447	+ 2.7%
February 2026	3,099	3,067	+ 1.0%
March 2026	3,878	3,518	+ 10.2%
April 2026	3,988	3,798	+ 5.0%
<b>May 2026</b>	<b>3,868</b>	<b>4,211</b>	<b>- 8.1%</b>
12-Month Avg	3,638	3,519	+ 3.4%

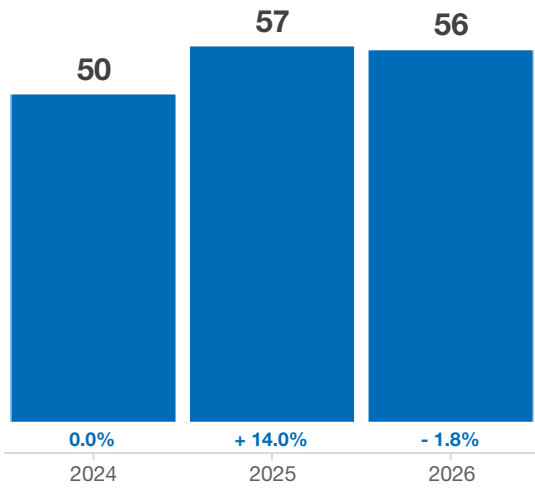
## Historical Closed Sales by Month



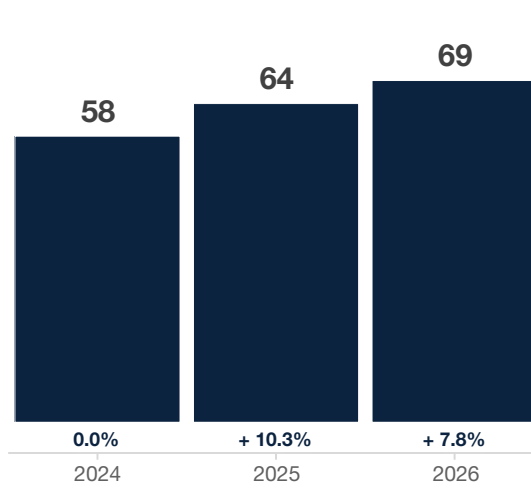
# Days on Market Until Sale

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

## May



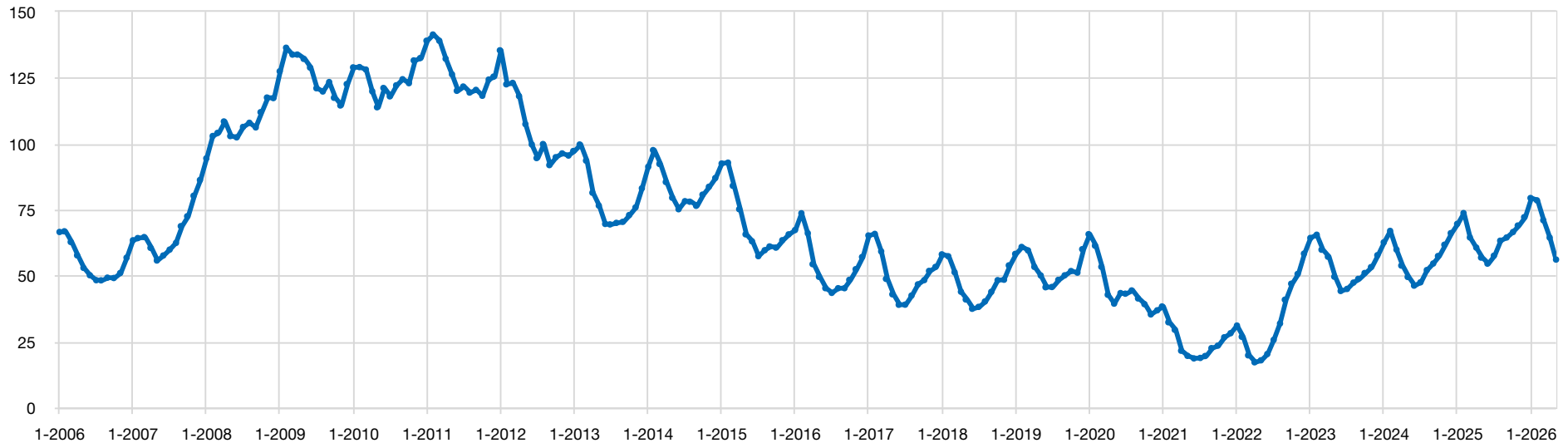
## Year to Date



Month	Days on Market	Prior Year	Year-Over-Year Change
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	79	70	+ 12.9%
February 2026	79	74	+ 6.8%
March 2026	71	64	+ 10.9%
April 2026	64	61	+ 4.9%
<b>May 2026</b>	<b>56</b>	<b>57</b>	<b>- 1.8%</b>
12-Month Avg*	66	59	+ 12.1%

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

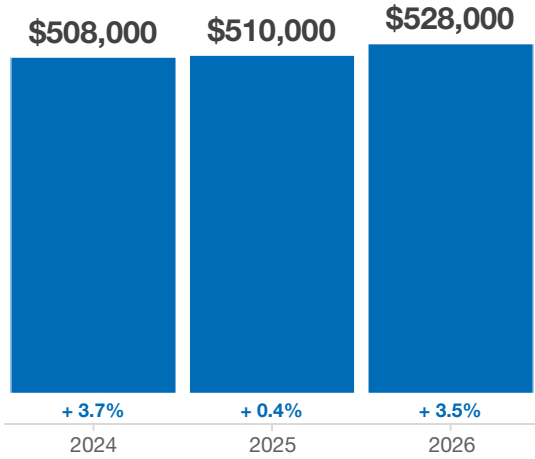
## Historical Days on Market Until Sale by Month



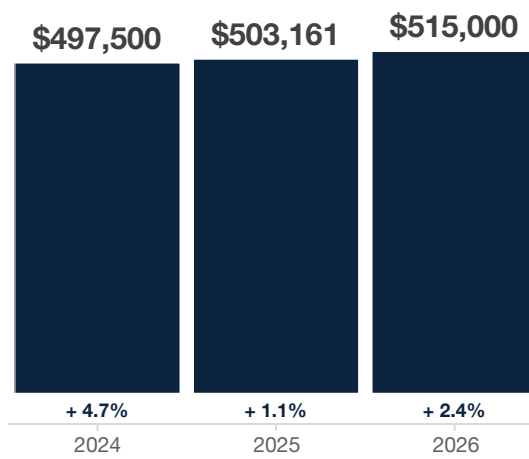
# Median Sales Price

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

## May



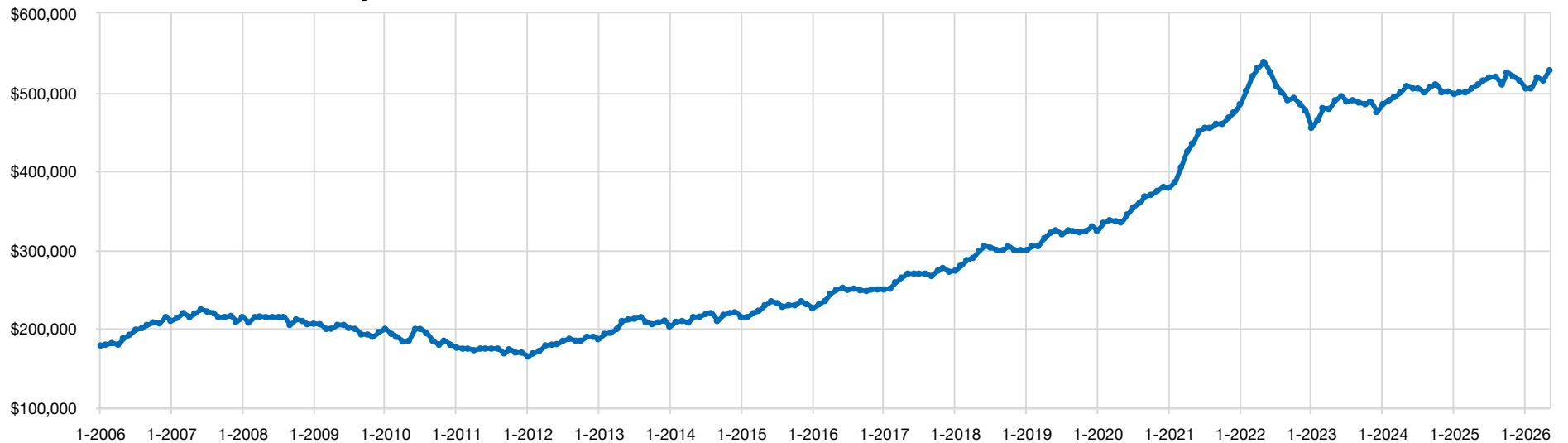
## Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
June 2025	\$515,000	\$504,990	+ 2.0%
July 2025	\$519,000	\$505,000	+ 2.8%
August 2025	\$519,750	\$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	\$501,000	+ 2.8%
January 2026	\$505,000	\$498,000	+ 1.4%
February 2026	\$505,000	\$500,000	+ 1.0%
March 2026	\$519,021	\$500,000	+ 3.8%
April 2026	\$515,000	\$505,000	+ 2.0%
<b>May 2026</b>	<b>\$528,000</b>	<b>\$510,000</b>	<b>+ 3.5%</b>
12-Month Avg*	\$515,000	\$504,957	+ 2.0%

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

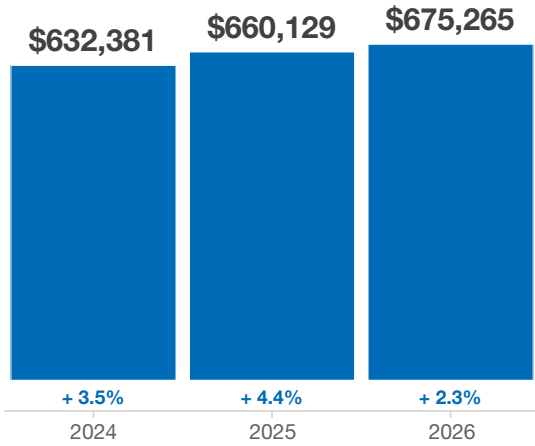
## Historical Median Sales Price by Month



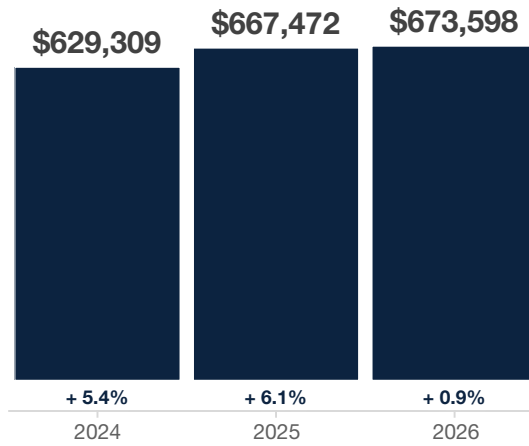
# Average Sales Price

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

## May



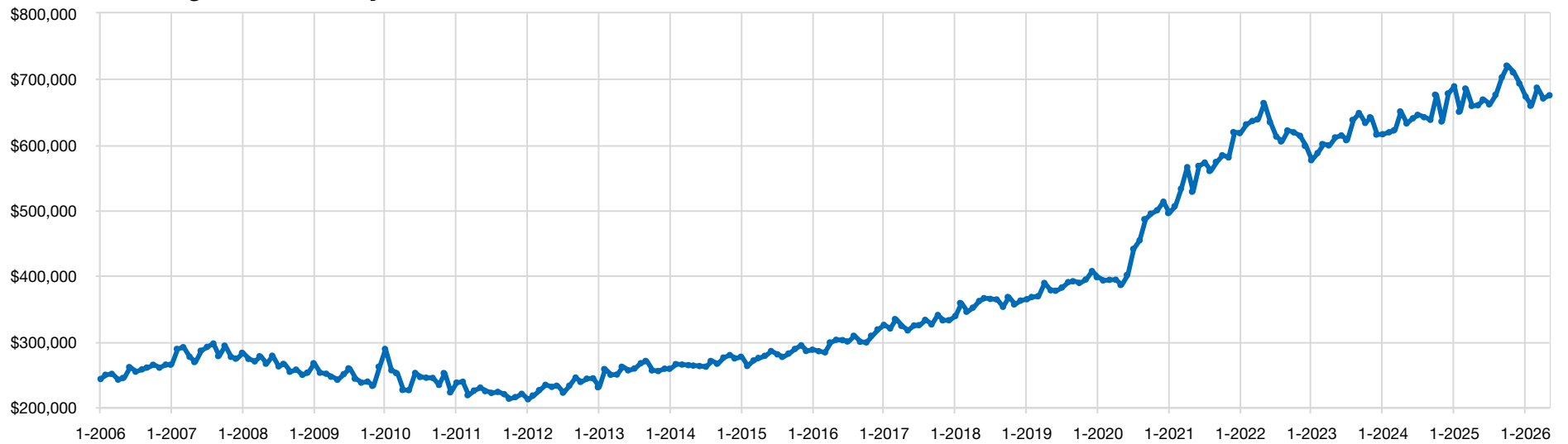
## Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
June 2025	\$668,790	\$640,144	+ 4.5%
July 2025	\$661,464	\$645,419	+ 2.5%
August 2025	\$676,139	\$641,899	+ 5.3%
September 2025	\$702,695	\$637,868	+ 10.2%
October 2025	\$720,458	\$676,163	+ 6.6%
November 2025	\$710,308	\$635,320	+ 11.8%
December 2025	\$693,281	\$677,987	+ 2.3%
January 2026	\$673,226	\$688,834	- 2.3%
February 2026	\$659,293	\$650,259	+ 1.4%
March 2026	\$686,856	\$685,547	+ 0.2%
April 2026	\$670,436	\$659,025	+ 1.7%
<b>May 2026</b>	<b>\$675,265</b>	<b>\$660,129</b>	<b>+ 2.3%</b>
12-Month Avg*	\$683,055	\$657,398	+ 3.9%

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

## Historical Average Sales Price by Month

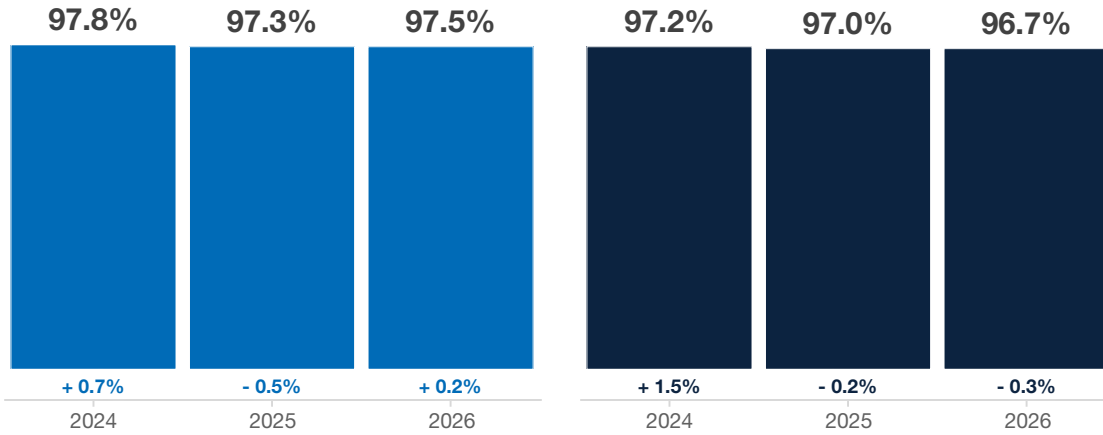


# Percent of Original List Price Received

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.

## May

## Year to Date



Percent of Original List Price Received	Prior Year	Year-Over-Year Change	
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%
March 2026	96.9%	96.9%	0.0%
April 2026	97.2%	97.4%	- 0.2%
<b>May 2026</b>	<b>97.5%</b>	<b>97.3%</b>	<b>+ 0.2%</b>
12-Month Avg*	96.3%	96.8%	- 0.5%

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

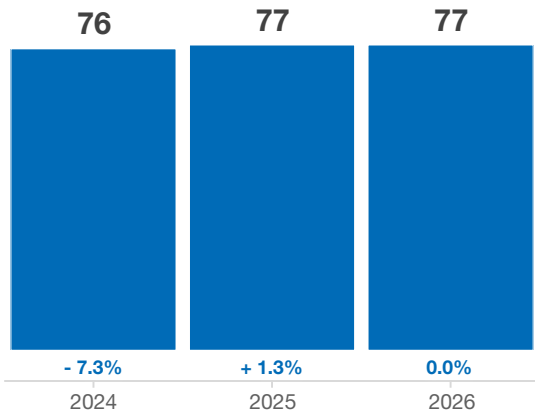
## Historical Percent of Original List Price Received by Month



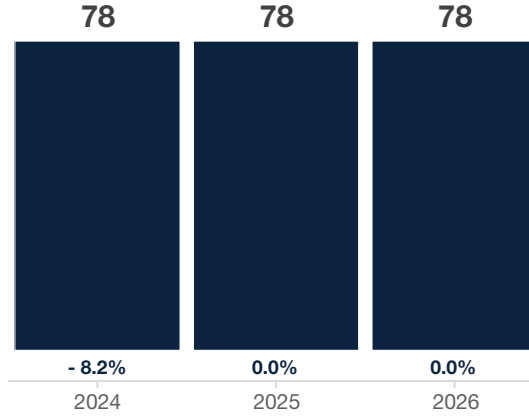
# Housing Affordability Index

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.

## May



## Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
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	78	+ 3.8%
January 2026	83	78	+ 6.4%
February 2026	84	79	+ 6.3%
March 2026	79	80	- 1.3%
April 2026	80	78	+ 2.6%
<b>May 2026</b>	<b>77</b>	<b>77</b>	<b>0.0%</b>
12-Month Avg	80	79	+ 1.3%

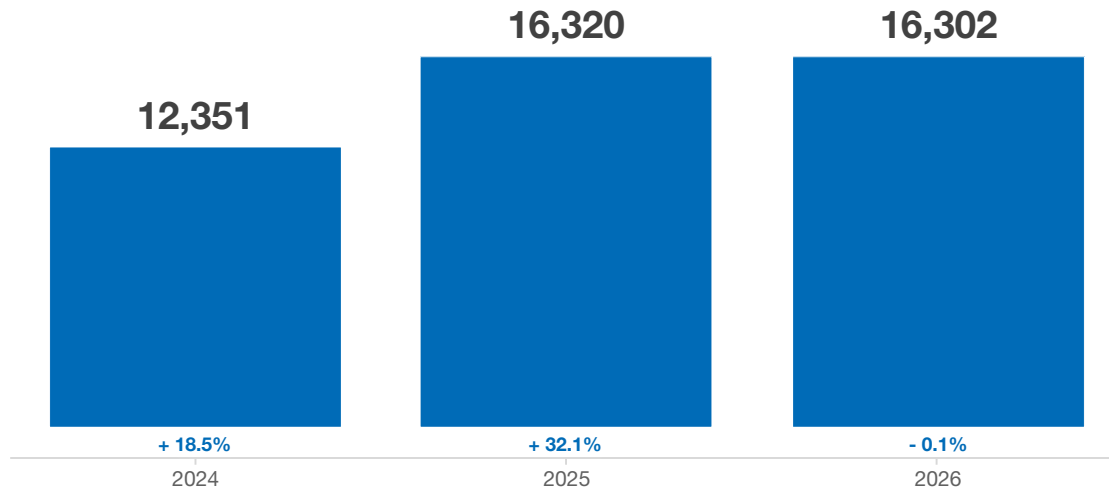
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

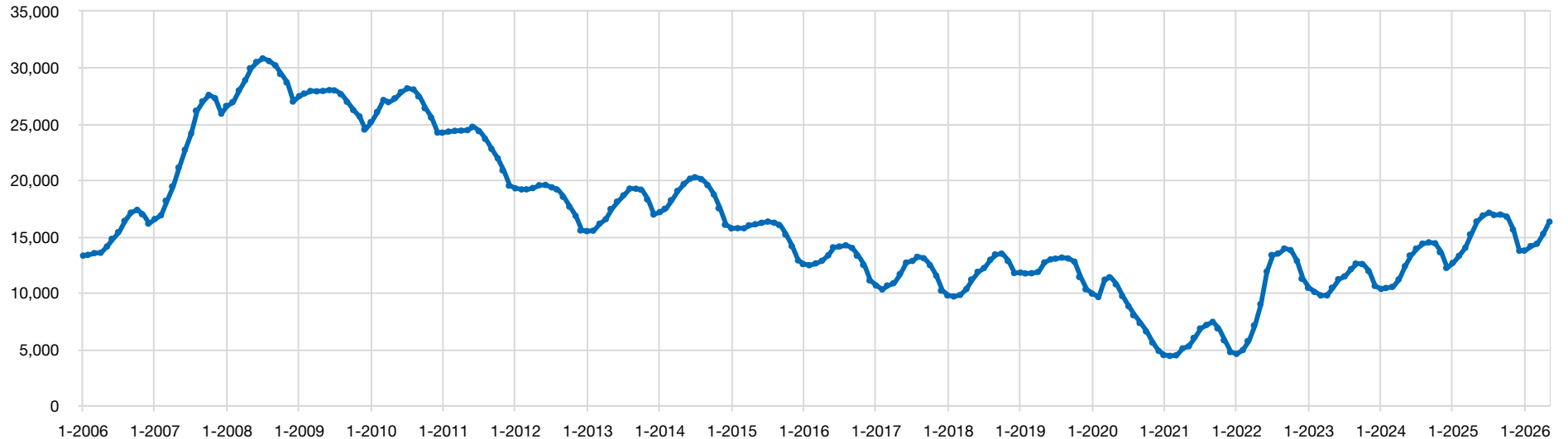
The number of properties available for sale in active status at the end of a given month.

## May



Homes for Sale	Prior Year	Year-Over-Year Change
June 2025	16,853	+ 26.7%
July 2025	17,099	+ 22.9%
August 2025	16,897	+ 17.7%
September 2025	16,936	+ 17.1%
October 2025	16,753	+ 16.5%
November 2025	15,609	+ 14.8%
December 2025	13,724	+ 12.6%
January 2026	13,735	+ 8.7%
February 2026	14,126	+ 6.5%
March 2026	14,343	+ 2.6%
April 2026	15,223	+ 0.3%
<b>May 2026</b>	<b>16,302</b>	<b>- 0.1%</b>
12-Month Avg	15,633	+ 11.9%

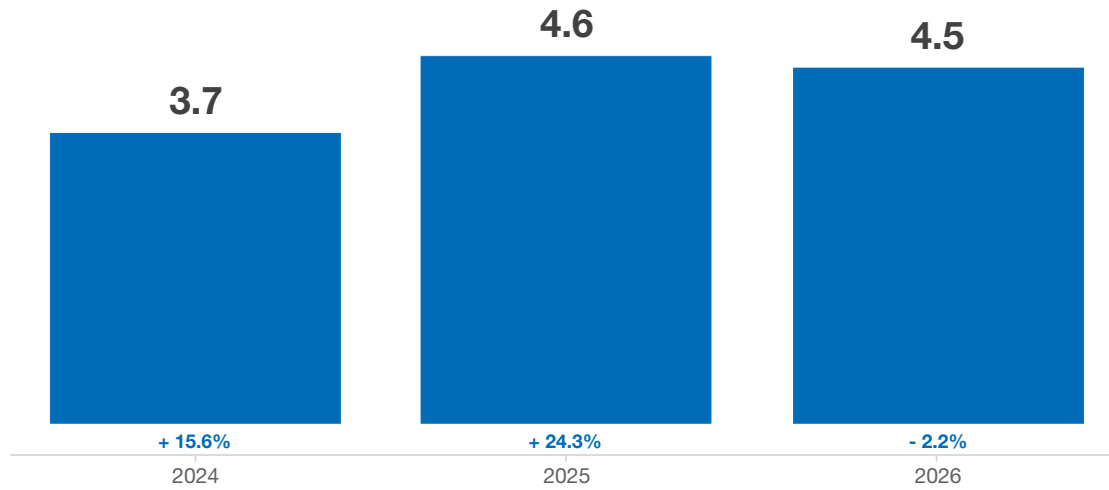
## Historical Inventory of Homes for Sale by Month



# 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.

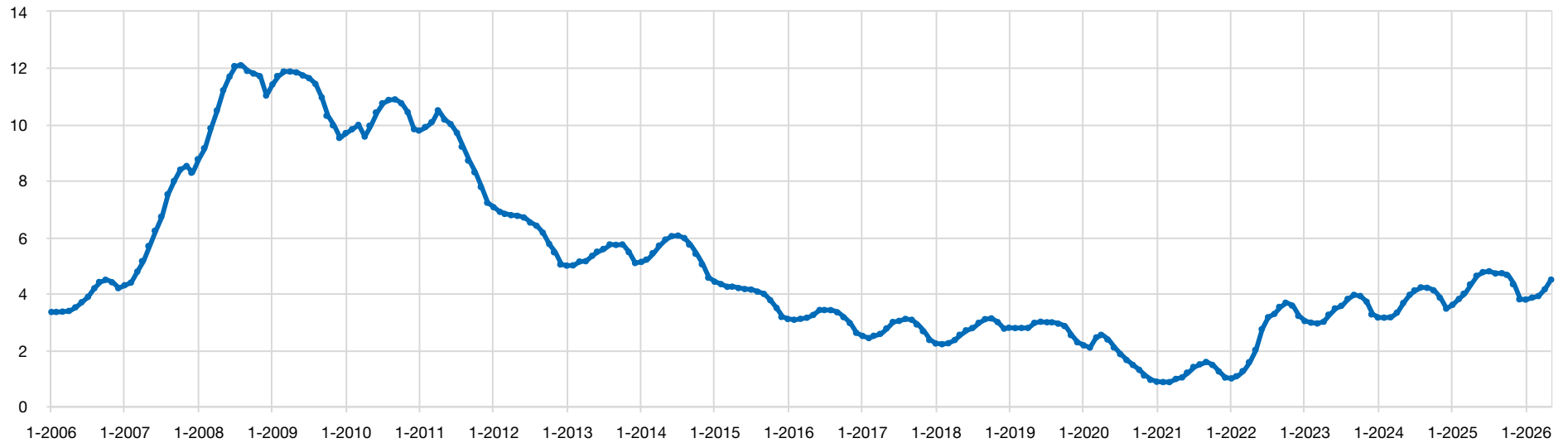
## May



Months Supply	Prior Year	Year-Over-Year Change	
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	4.7	4.1	+ 14.6%
November 2025	4.3	3.9	+ 10.3%
December 2025	3.8	3.5	+ 8.6%
January 2026	3.8	3.6	+ 5.6%
February 2026	3.9	3.8	+ 2.6%
March 2026	3.9	4.0	- 2.5%
April 2026	4.1	4.3	- 4.7%
<b>May 2026</b>	<b>4.5</b>	<b>4.6</b>	<b>- 2.2%</b>
12-Month Avg*	4.3	4.0	+ 7.7%

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

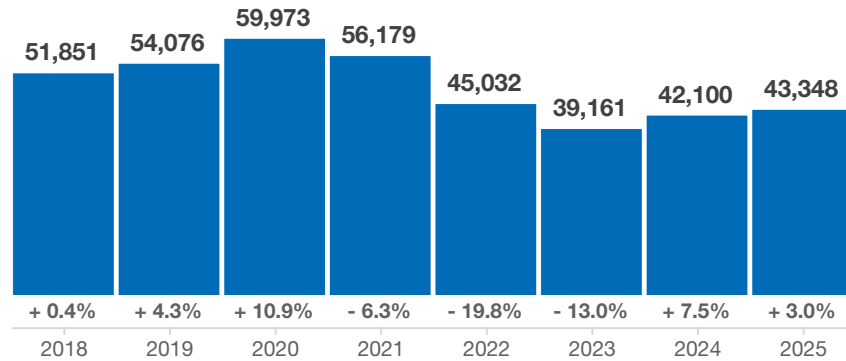
## Historical Months Supply of Inventory by Month



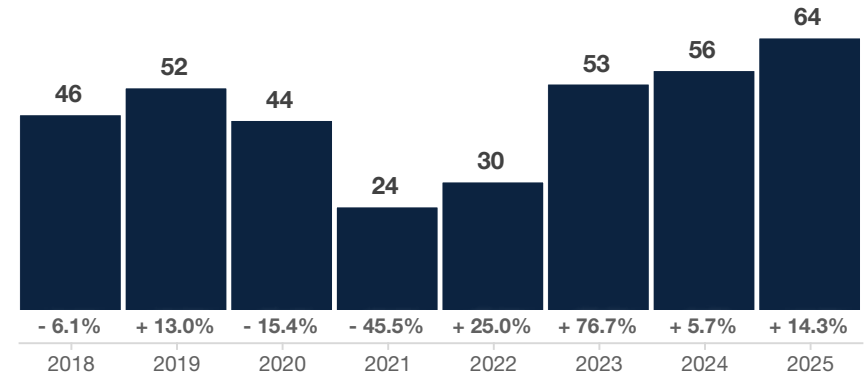
# Annual Review

Historical look at key market metrics for the overall region.

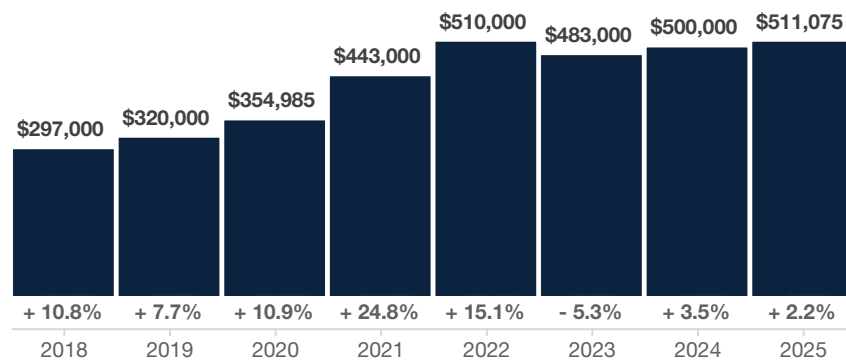
## Closed Sales



## Days on Market Until Sale



## Median Sales Price



## Percent of Original List Price Received

