

Monthly Indicators

April 2026

U.S. existing-home sales fell 3.6% month-over-month and 1.0% year-over-year to a seasonally adjusted annual rate of 3.98 million, according to the National Association of REALTORS® (NAR), as tight supply and ongoing affordability challenges constrained activity. Sales declined month-over-month in all four regions. Year-over-year, sales increased in the South and West but fell in the Midwest and Northeast.

New Listings in the state of Utah decreased 1.2 percent to 6,418. Pending Sales decreased 10.1 percent to 3,667. Inventory increased 1.5 percent to 15,412.

Median Sales Price increased 2.0 percent from \$505,000 to \$515,000. Days on Market increased 6.6 percent to 65. Months Supply of Inventory decreased 2.3 percent to 4.2.

Nationally, the median existing-home price rose 1.4% from a year earlier to \$408,800, marking the 33rd consecutive month of year-over-year price increases as limited inventory continued to put upward pressure on prices, NAR said. There were 1.36 million homes for sale heading into April, up 2.3% from a year earlier, representing a 4.1-month supply at the current sales pace.

Monthly Snapshot

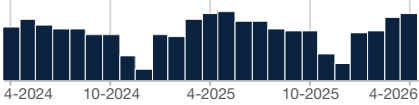
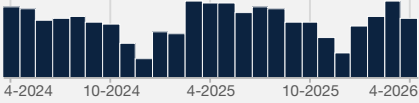
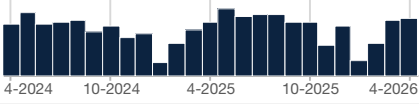
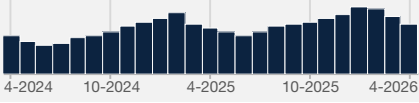

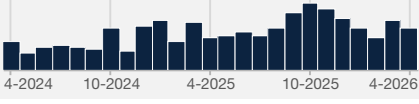
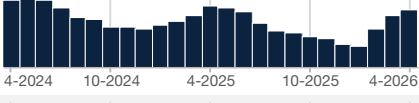
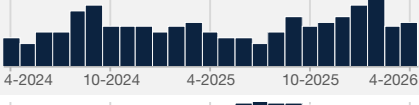
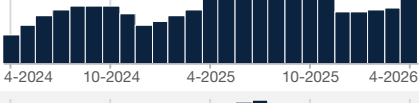
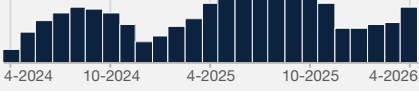
+ 3.2%	+ 2.0%	+ 1.5%
One-Year Change in Closed Sales	One-Year Change in Median Sales Price	One-Year Change in Homes for Sale

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

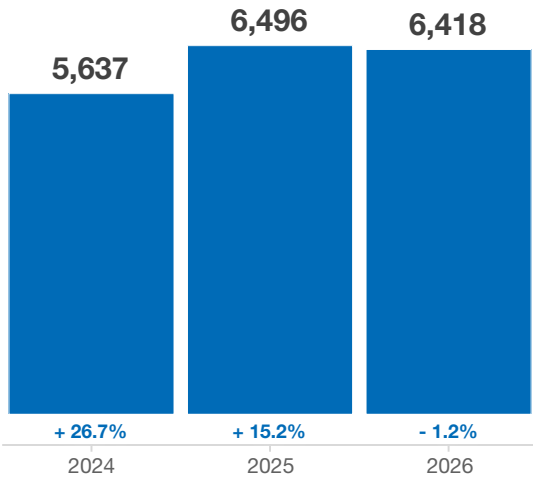
Key market metrics for the current month and year-to-date figures.

Key Metrics	Historical Sparkbars	4-2025	4-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		6,496	6,418	- 1.2%	22,578	23,176	+ 2.6%
Pending Sales		4,079	3,667	- 10.1%	14,727	14,873	+ 1.0%
Closed Sales		3,798	3,921	+ 3.2%	12,829	13,389	+ 4.4%
Days on Market Until Sale		61	65	+ 6.6%	67	72	+ 7.5%
Median Sales Price		\$505,000	\$515,000	+ 2.0%	\$500,000	\$512,000	+ 2.4%
Average Sales Price		\$659,025	\$673,357	+ 2.2%	\$669,899	\$674,056	+ 0.6%
Percent of Original List Price Received		97.4%	97.2%	- 0.2%	96.8%	96.5%	- 0.3%
Housing Affordability Index		78	80	+ 2.6%	79	81	+ 2.5%
Inventory of Homes for Sale		15,181	15,412	+ 1.5%	—	—	—
Months Supply of Inventory		4.3	4.2	- 2.3%	—	—	—

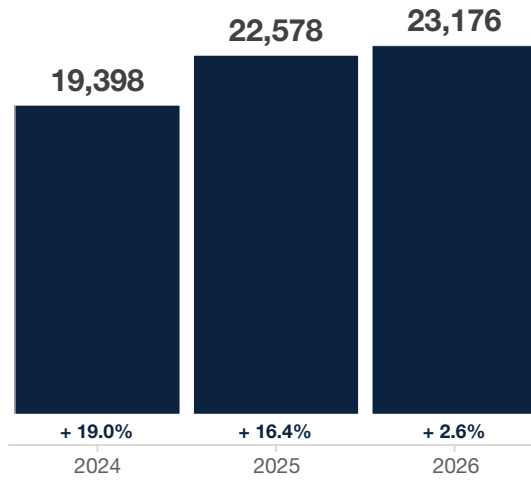
New Listings

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

April

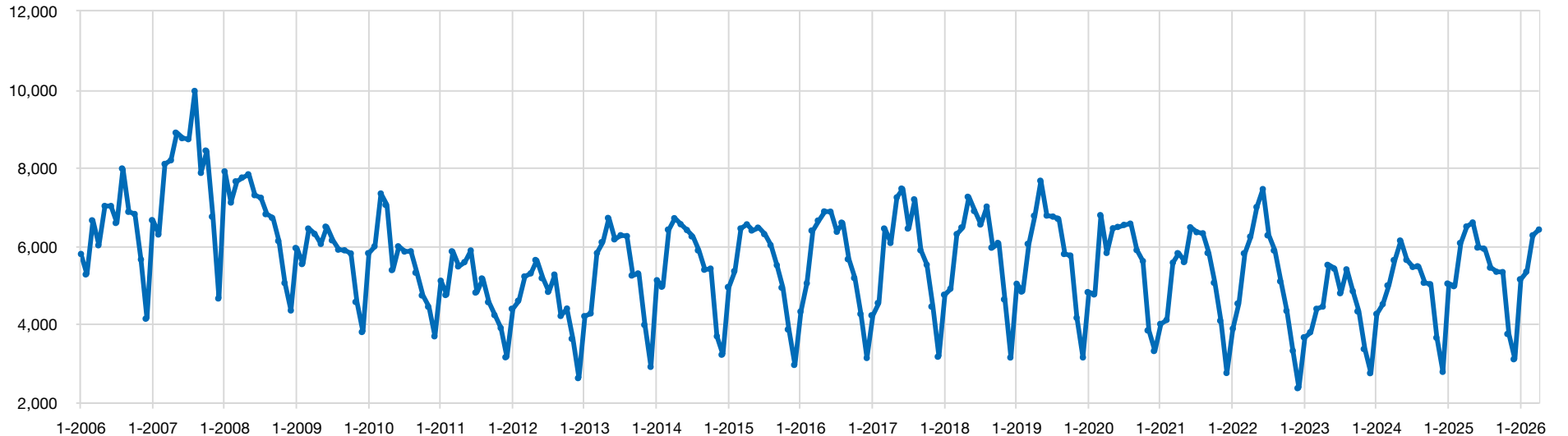


Year to Date



	New Listings	Prior Year	Year-Over-Year Change
May 2025	6,599	6,137	+ 7.5%
June 2025	5,959	5,644	+ 5.6%
July 2025	5,929	5,463	+ 8.5%
August 2025	5,445	5,479	- 0.6%
September 2025	5,340	5,058	+ 5.6%
October 2025	5,330	5,021	+ 6.2%
November 2025	3,748	3,653	+ 2.6%
December 2025	3,103	2,780	+ 11.6%
January 2026	5,146	5,037	+ 2.2%
February 2026	5,341	4,971	+ 7.4%
March 2026	6,271	6,074	+ 3.2%
April 2026	6,418	6,496	- 1.2%
12-Month Avg	5,386	5,151	+ 4.6%

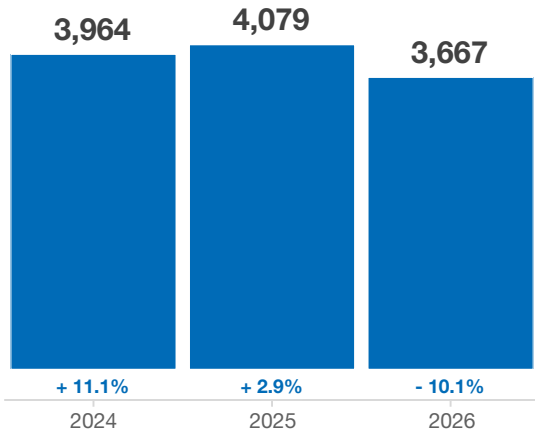
Historical New Listings by Month



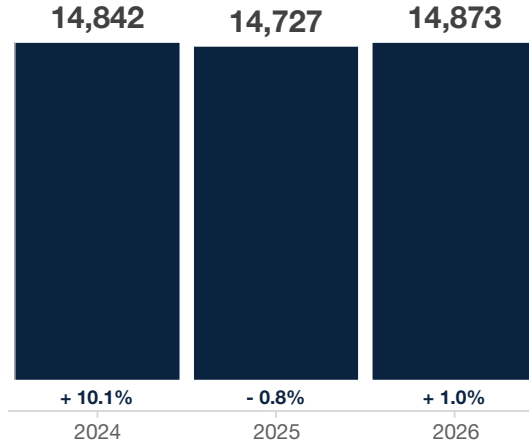
Pending Sales

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

April

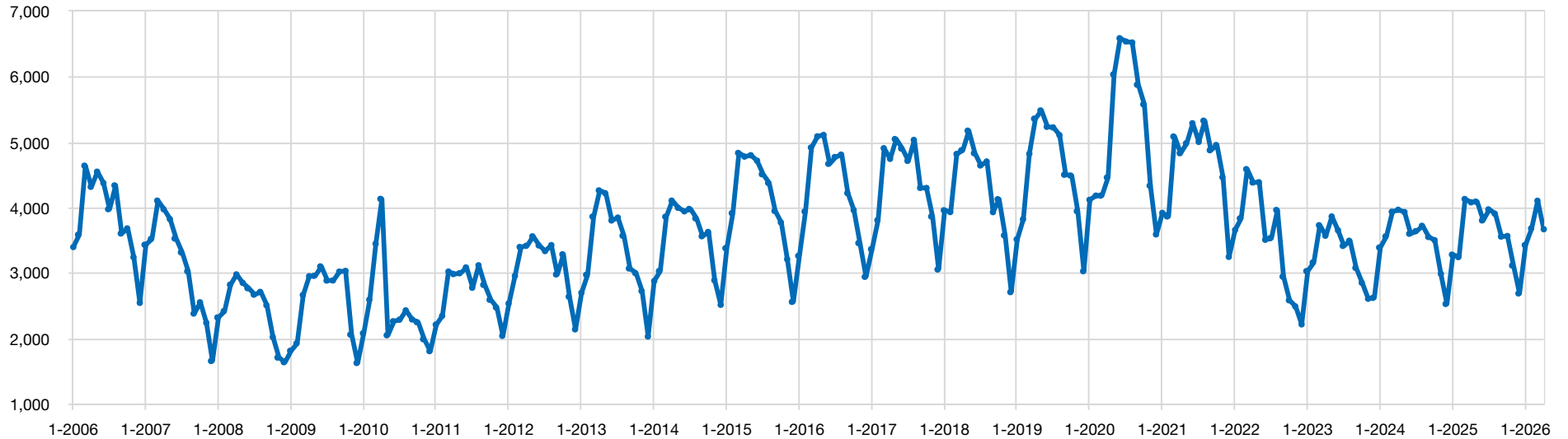


Year to Date



	Pending Sales	Prior Year	Year-Over-Year Change
May 2025	4,089	3,929	+ 4.1%
June 2025	3,802	3,598	+ 5.7%
July 2025	3,970	3,637	+ 9.2%
August 2025	3,905	3,719	+ 5.0%
September 2025	3,555	3,549	+ 0.2%
October 2025	3,563	3,500	+ 1.8%
November 2025	3,112	2,984	+ 4.3%
December 2025	2,685	2,524	+ 6.4%
January 2026	3,425	3,278	+ 4.5%
February 2026	3,679	3,241	+ 13.5%
March 2026	4,102	4,129	- 0.7%
April 2026	3,667	4,079	- 10.1%
12-Month Avg	3,630	3,514	+ 3.3%

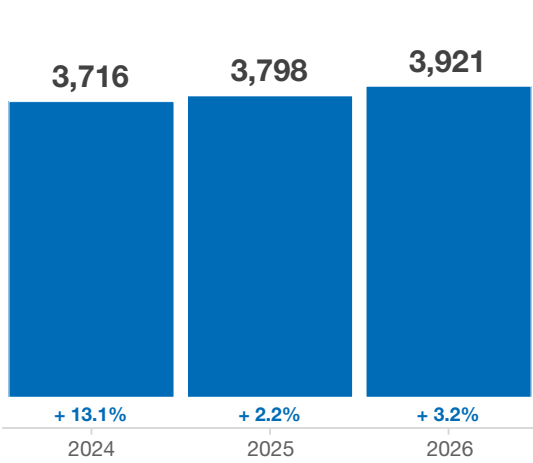
Historical Pending Sales by Month



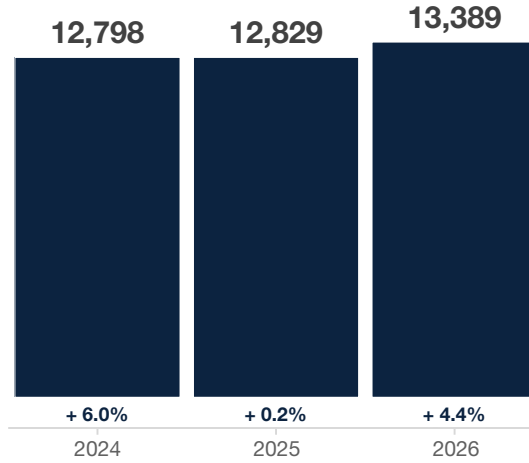
Closed Sales

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

April

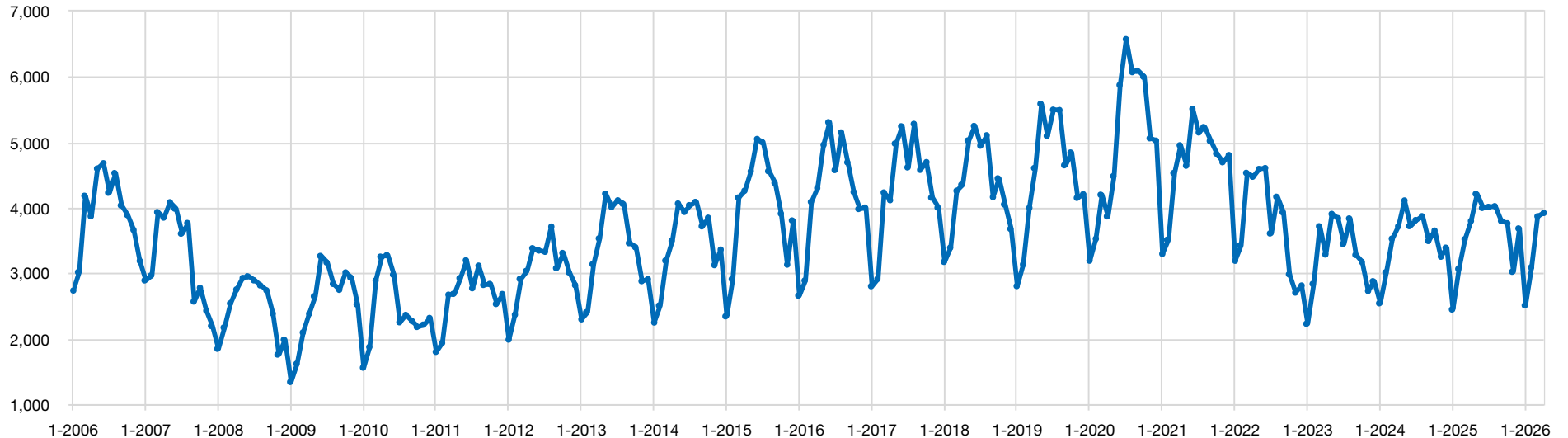


Year to Date



	Closed Sales	Prior Year	Year-Over-Year Change
May 2025	4,211	4,111	+ 2.4%
June 2025	3,998	3,720	+ 7.5%
July 2025	4,013	3,812	+ 5.3%
August 2025	4,024	3,871	+ 4.0%
September 2025	3,799	3,493	+ 8.8%
October 2025	3,763	3,651	+ 3.1%
November 2025	3,023	3,253	- 7.1%
December 2025	3,684	3,390	+ 8.7%
January 2026	2,509	2,446	+ 2.6%
February 2026	3,090	3,067	+ 0.7%
March 2026	3,869	3,518	+ 10.0%
April 2026	3,921	3,798	+ 3.2%
12-Month Avg	3,659	3,511	+ 4.2%

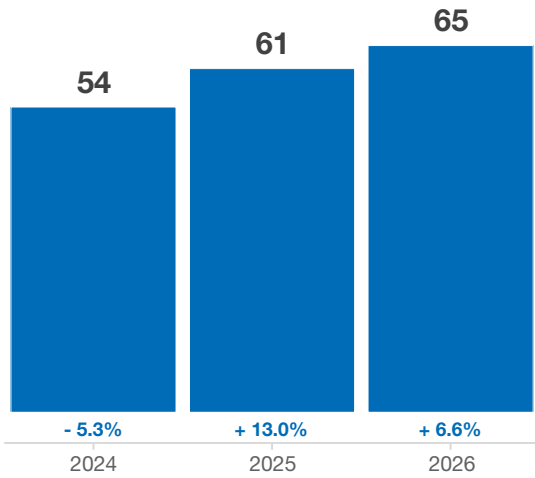
Historical Closed Sales by Month



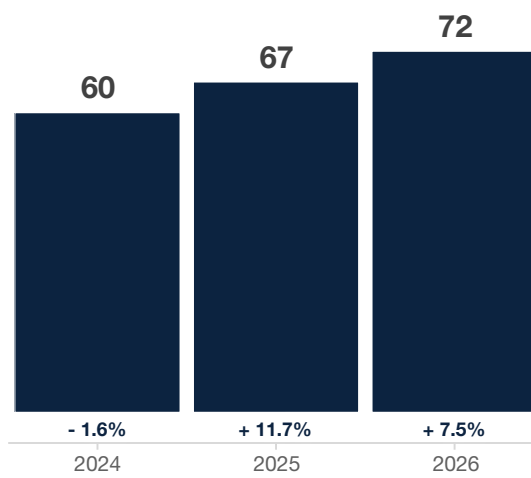
Days on Market Until Sale

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

April



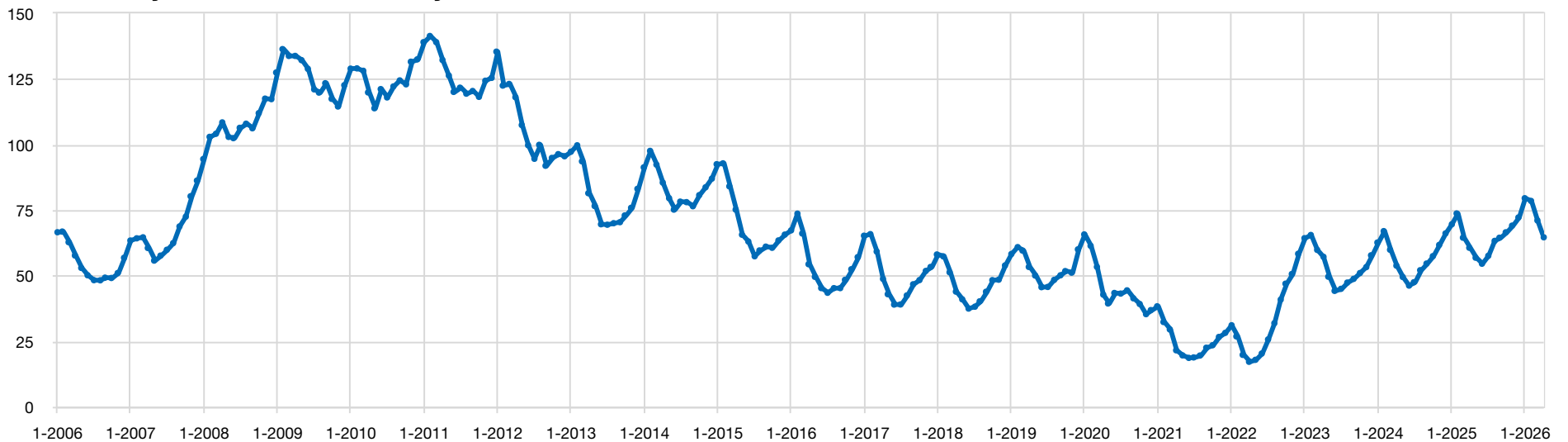
Year to Date



	Days on Market	Prior Year	Year-Over-Year Change
May 2025	57	50	+ 14.0%
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	78	74	+ 5.4%
March 2026	71	64	+ 10.9%
April 2026	65	61	+ 6.6%
12-Month Avg*	66	58	+ 13.5%

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

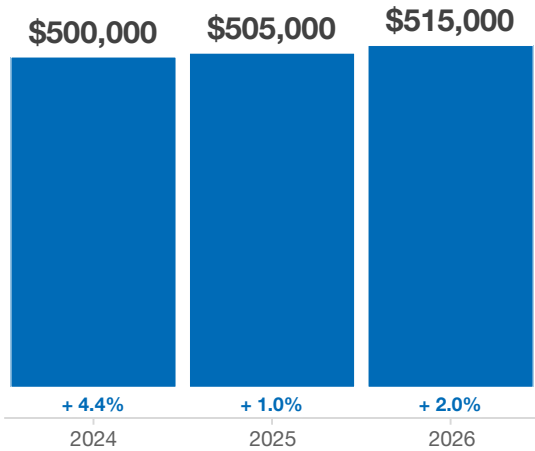
Historical Days on Market Until Sale by Month



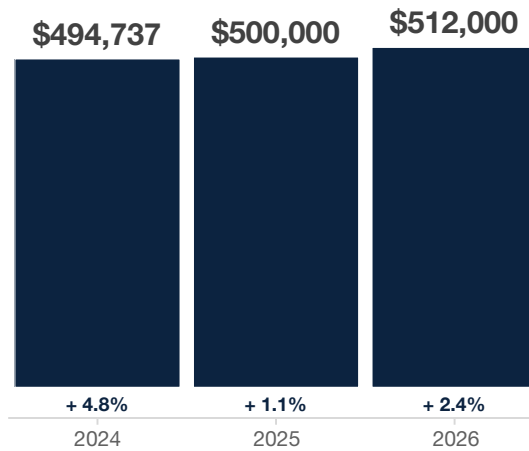
Median Sales Price

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

April



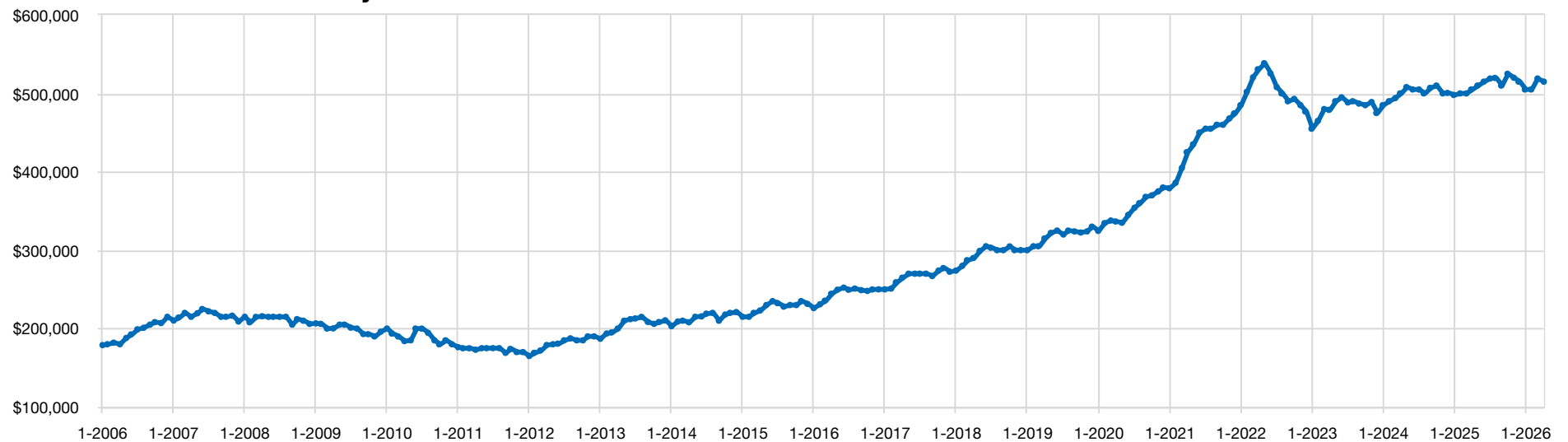
Year to Date



	Median Sales Price	Prior Year	Year-Over-Year Change
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	\$519,750	\$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	\$500,588	+ 2.9%
January 2026	\$505,000	\$498,000	+ 1.4%
February 2026	\$505,000	\$500,000	+ 1.0%
March 2026	\$519,000	\$500,000	+ 3.8%
April 2026	\$515,000	\$505,000	+ 2.0%
12-Month Avg*	\$515,000	\$504,000	+ 2.2%

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

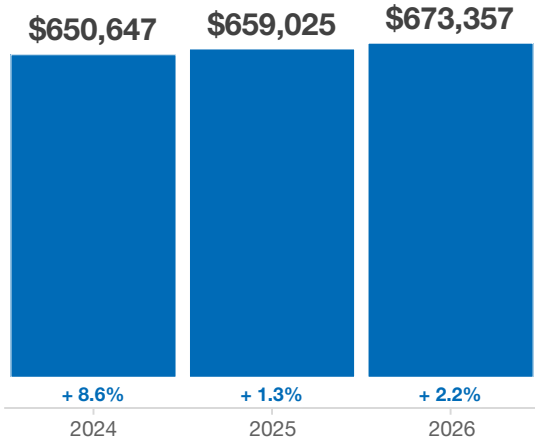
Historical Median Sales Price by Month



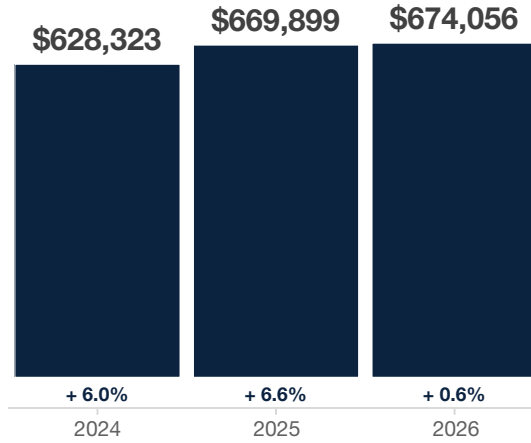
Average Sales Price

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

April



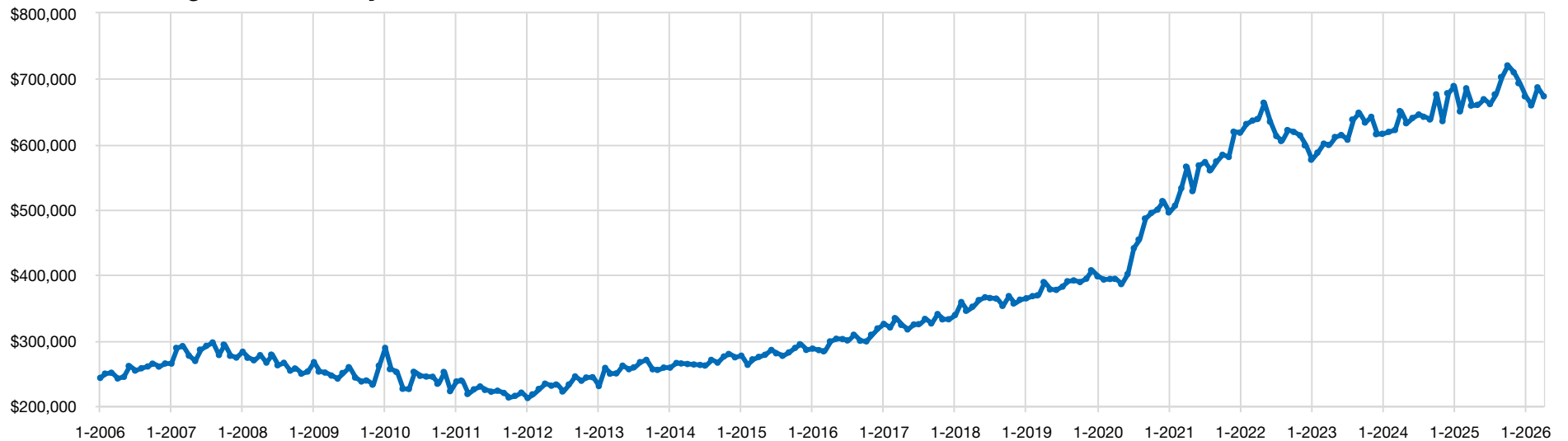
Year to Date



	Avg. Sales Price	Prior Year	Year-Over-Year Change
May 2025	\$660,129	\$632,111	+ 4.4%
June 2025	\$668,790	\$640,144	+ 4.5%
July 2025	\$661,320	\$645,419	+ 2.5%
August 2025	\$676,139	\$641,922	+ 5.3%
September 2025	\$702,695	\$637,865	+ 10.2%
October 2025	\$720,432	\$676,163	+ 6.5%
November 2025	\$709,938	\$635,320	+ 11.7%
December 2025	\$693,332	\$678,013	+ 2.3%
January 2026	\$673,251	\$688,926	- 2.3%
February 2026	\$659,414	\$650,259	+ 1.4%
March 2026	\$686,973	\$685,547	+ 0.2%
April 2026	\$673,357	\$659,025	+ 2.2%
12-Month Avg*	\$681,807	\$654,664	+ 4.1%

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

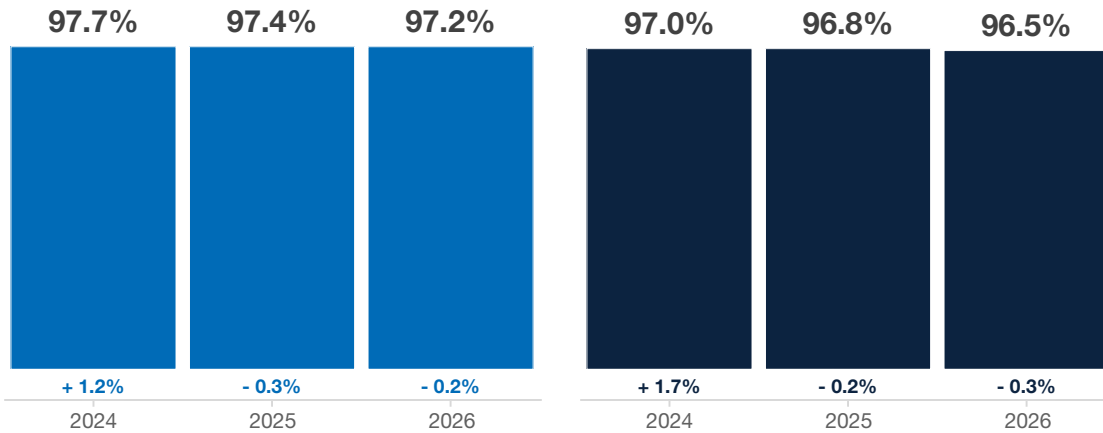
Historical Average Sales Price by Month



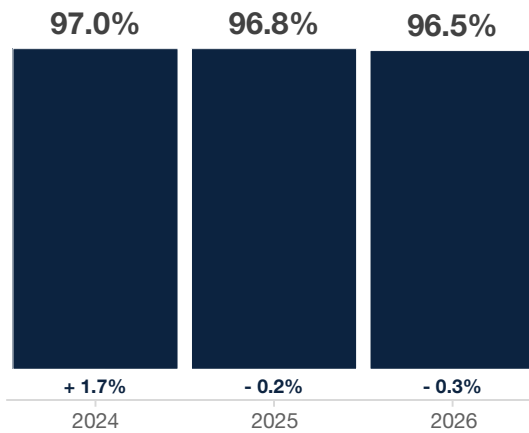
Percent of Original List Price Received

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.

April



Year to Date



Month	Percent of Original List Price Received	Prior Year	Year-Over-Year Change
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%
March 2026	96.9%	96.9%	0.0%
April 2026	97.2%	97.4%	- 0.2%
12-Month Avg*	96.3%	96.9%	- 0.6%

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

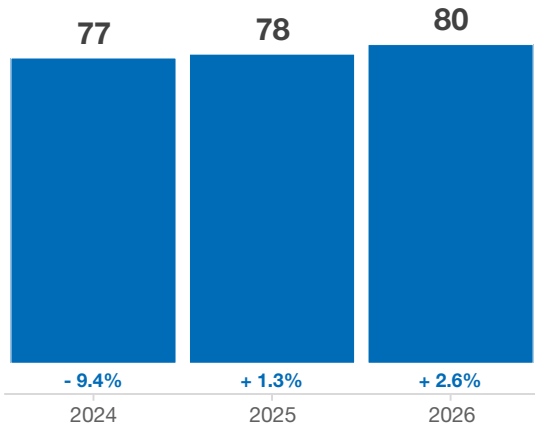
Historical Percent of Original List Price Received by Month



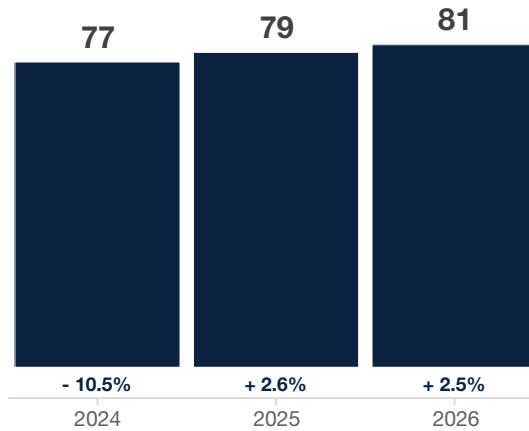
Housing Affordability Index

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.

April



Year to Date



	Affordability Index	Prior Year	Year-Over-Year Change
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%
March 2026	79	80	- 1.3%
April 2026	80	78	+ 2.6%
12-Month Avg	80	79	+ 1.3%

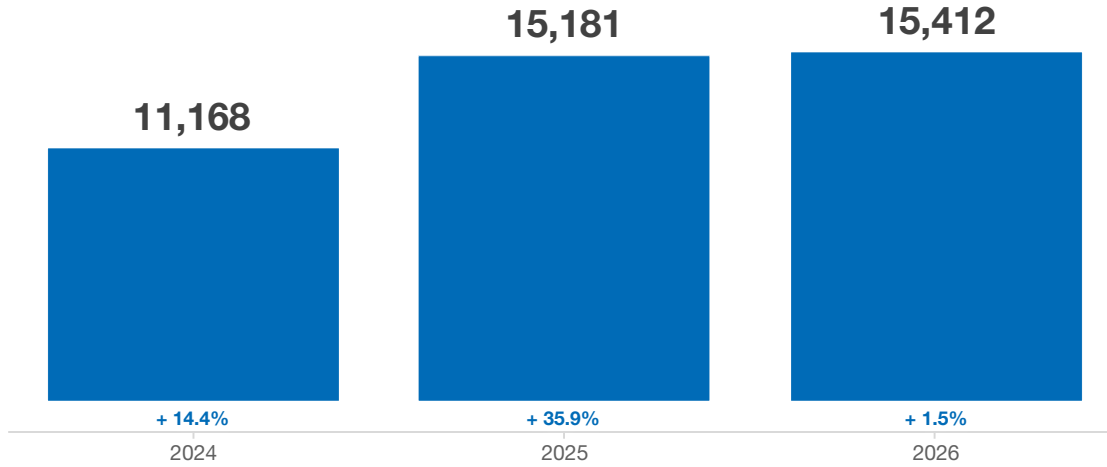
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

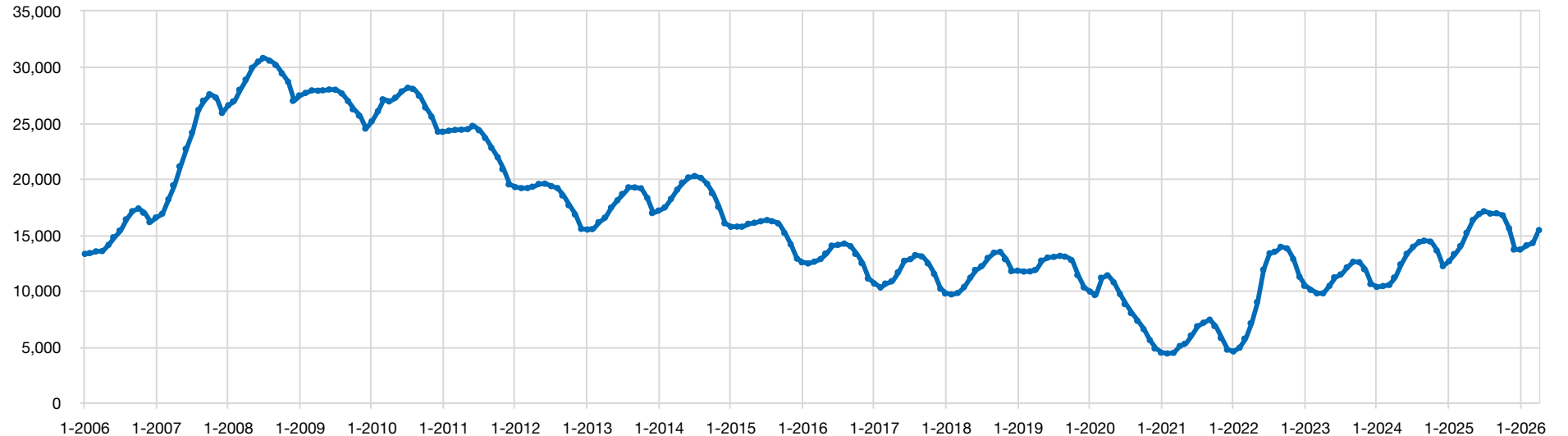
The number of properties available for sale in active status at the end of a given month.

April



Homes for Sale	Prior Year	Year-Over-Year Change
May 2025	12,350	+ 32.2%
June 2025	13,298	+ 26.8%
July 2025	13,910	+ 22.9%
August 2025	14,352	+ 17.7%
September 2025	14,468	+ 17.0%
October 2025	14,388	+ 16.3%
November 2025	13,599	+ 14.6%
December 2025	12,192	+ 12.2%
January 2026	12,640	+ 8.2%
February 2026	13,265	+ 5.9%
March 2026	13,982	+ 2.0%
April 2026	15,412	+ 1.5%
12-Month Avg	15,626	+ 14.6%

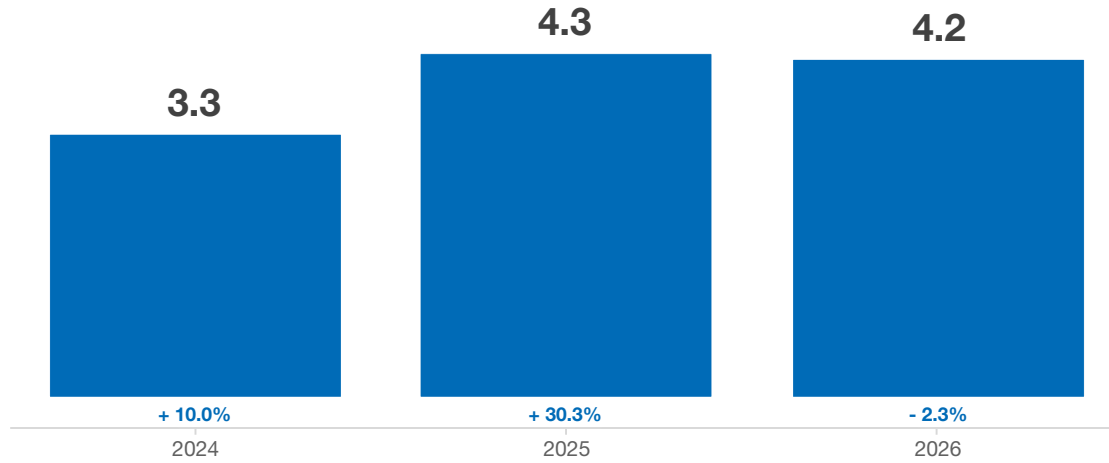
Historical Inventory of Homes for Sale by Month



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.

April



Months Supply	Prior Year	Year-Over-Year Change
May 2025	3.7	+ 24.3%
June 2025	3.9	+ 23.1%
July 2025	4.1	+ 17.1%
August 2025	4.2	+ 11.9%
September 2025	4.2	+ 11.9%
October 2025	4.1	+ 14.6%
November 2025	3.9	+ 10.3%
December 2025	3.5	+ 8.6%
January 2026	3.6	+ 5.6%
February 2026	3.8	0.0%
March 2026	4.0	- 2.5%
April 2026	4.3	- 2.3%
12-Month Avg*	3.9	+ 10.2%

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

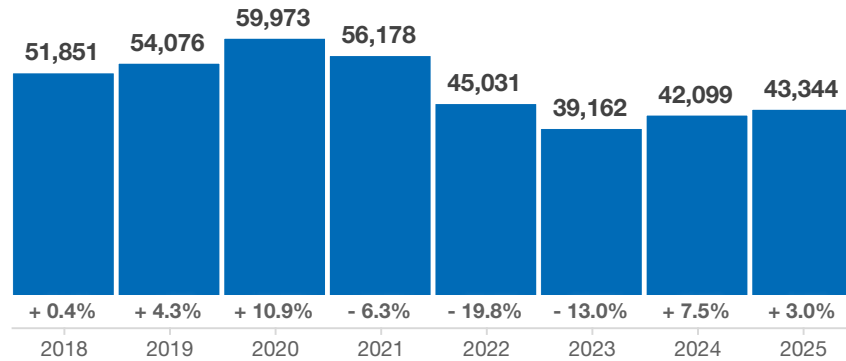
Historical Months Supply of Inventory by Month



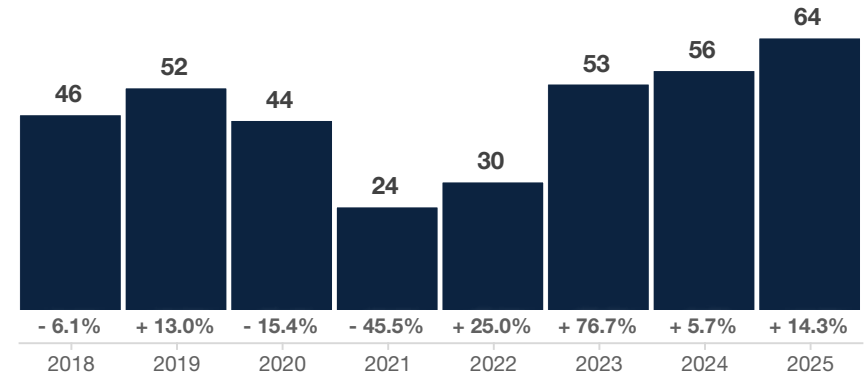
Annual Review

Historical look at key market metrics for the overall region.

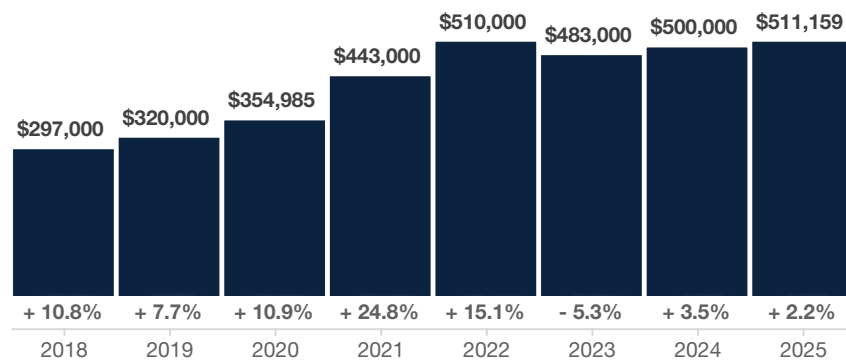
Closed Sales



Days on Market Until Sale



Median Sales Price



Percent of Original List Price Received

