

Housing Supply Overview

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



May 2019

For the 12-month period spanning June 2018 through May 2019, Closed Sales in the state of Utah were down 2.3 percent overall. The price range with the largest gain in sales was the \$500,001 to \$750,000 range, where they increased 20.5 percent.

The overall Median Sales Price was up 9.9 percent to \$305,000. The property type with the largest price gain was the Townhouse-Condo segment, where prices increased 11.2 percent to \$239,000. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 31 days; the price range that tended to sell the slowest was the \$750,001 and Above range at 99 days.

Market-wide, inventory levels remained flat. The property type that gained the most inventory was the Townhouse-Condo segment, where it increased 25.0 percent. That amounts to 3.1 months supply for Single-Family homes and 2.4 months supply for Townhouse-Condo.

Quick Facts

+ 20.5%

- 1.7%

+ 1.0%

Price Range With the Strongest Sales:	Bedroom Count With the Strongest Sales:	Property Type With the Strongest Sales:
\$500,001 to \$750,000	4 Bedrooms or More	Townhouse-Condo

Closed Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

This report is based on data provided by UtahRealEstate.com, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service and the Park City Multiple Listing Service.



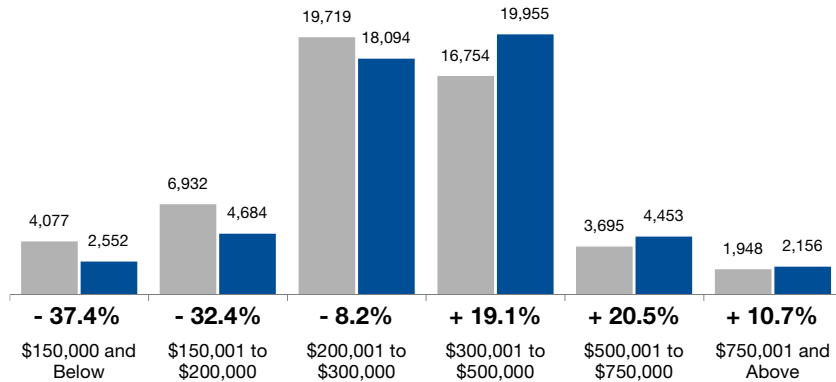
Closed Sales

A count of the actual sales that have closed.
Based on a rolling 12-month total.



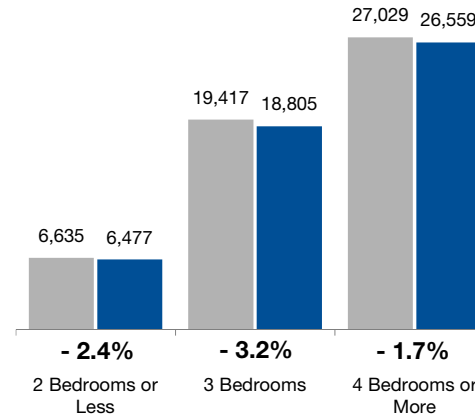
By Price Range

■ 5-2018 ■ 5-2019



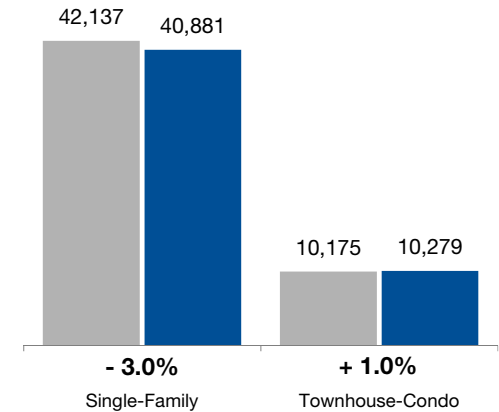
By Bedroom Count

■ 5-2018 ■ 5-2019



By Property Type

■ 5-2018 ■ 5-2019



All Properties

By Price Range

	5-2018	5-2019	Change
\$150,000 and Below	4,077	2,552	- 37.4%
\$150,001 to \$200,000	6,932	4,684	- 32.4%
\$200,001 to \$300,000	19,719	18,094	- 8.2%
\$300,001 to \$500,000	16,754	19,955	+ 19.1%
\$500,001 to \$750,000	3,695	4,453	+ 20.5%
\$750,001 and Above	1,948	2,156	+ 10.7%
All Price Ranges	53,125	51,894	- 2.3%

Single-Family

	5-2018	5-2019	Change
2 Bedrooms or Less	2,408	1,616	- 32.9%
3 Bedrooms	3,945	2,430	- 38.4%
4 Bedrooms or More	15,197	12,909	- 15.1%
	15,532	17,946	+ 15.5%
	3,384	4,096	+ 21.0%
	1,671	1,884	+ 12.7%
All Single-Family	42,137	40,881	- 3.0%

Townhouse-Condo

	5-2018	5-2019	Change
2 Bedrooms or Less	1,452	754	- 48.1%
3 Bedrooms	2,845	2,098	- 26.3%
4 Bedrooms or More	4,426	5,068	+ 14.5%
	1,080	1,887	+ 74.7%
	232	317	+ 36.6%
	140	155	+ 10.7%
All Townhouse-Condo	10,175	10,279	+ 1.0%

By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	6,635	6,477	- 2.4%
3 Bedrooms	19,417	18,805	- 3.2%
4 Bedrooms or More	27,029	26,559	- 1.7%
All Bedroom Counts	53,125	51,894	- 2.3%

	5-2018	5-2019	Change
2 Bedrooms or Less	2,873	2,819	- 1.9%
3 Bedrooms	13,280	12,634	- 4.9%
4 Bedrooms or More	25,982	25,427	- 2.1%
	1,000	1,090	+ 9.0%
All Single-Family	42,137	40,881	- 3.0%

Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

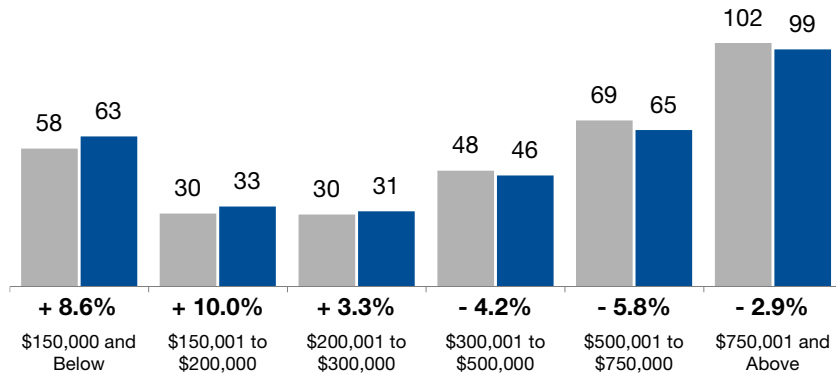
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.
Based on a rolling 12-month average.



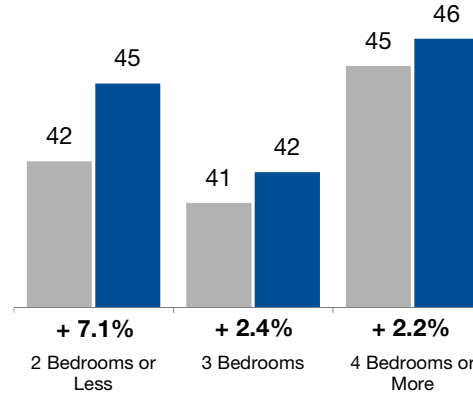
By Price Range

■ 5-2018 ■ 5-2019



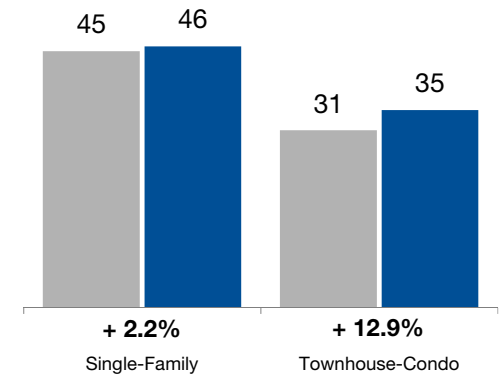
By Bedroom Count

■ 5-2018 ■ 5-2019



By Property Type

■ 5-2018 ■ 5-2019



All Properties

By Price Range

	5-2018	5-2019	Change
\$150,000 and Below	58	63	+ 8.6%
\$150,001 to \$200,000	30	33	+ 10.0%
\$200,001 to \$300,000	30	31	+ 3.3%
\$300,001 to \$500,000	48	46	- 4.2%
\$500,001 to \$750,000	69	65	- 5.8%
\$750,001 and Above	102	99	- 2.9%
All Price Ranges	43	45	+ 4.7%

Single-Family

	5-2018	5-2019	Change
2 Bedrooms or Less	72	73	+ 1.4%
3 Bedrooms	36	40	+ 11.1%
4 Bedrooms or More	30	32	+ 6.7%
Single-Family	48	46	- 4.2%
Townhouse-Condo	50	47	- 6.0%
Single-Family	61	79	+ 29.5%
Townhouse-Condo	118	112	- 5.1%
All Single-Family	45	46	+ 2.2%
All Townhouse-Condo	31	35	+ 12.9%

Townhouse-Condo

By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	42	45	+ 7.1%
3 Bedrooms	41	42	+ 2.4%
4 Bedrooms or More	45	46	+ 2.2%
All Bedroom Counts	43	45	+ 4.7%

	5-2018	5-2019	Change
2 Bedrooms or Less	50	51	+ 2.0%
3 Bedrooms	44	45	+ 2.3%
4 Bedrooms or More	45	46	+ 2.2%
All Single-Family	45	46	+ 2.2%
All Townhouse-Condo	31	35	+ 12.9%

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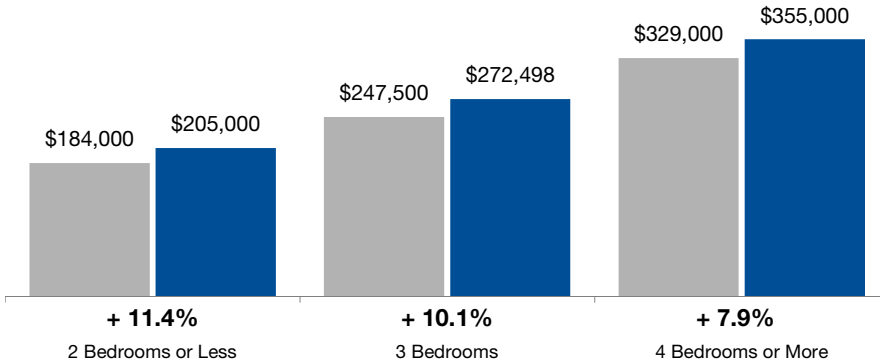
Median Sales Price

The number of properties available for sale in active status at the end of the most recent month.
Based on a rolling 12-month average.



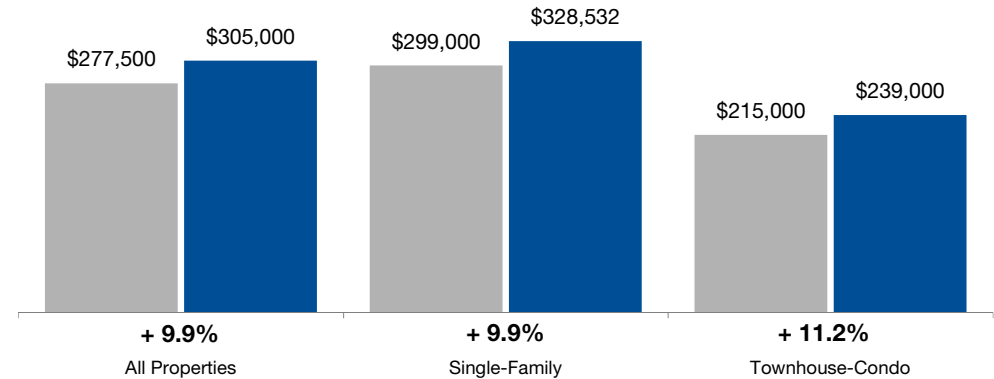
By Bedroom Count

■ 5-2018 ■ 5-2019



By Property Type

■ 5-2018 ■ 5-2019



All Properties

By Bedroom Count	5-2018	5-2019	Change
2 Bedrooms or Less	\$184,000	\$205,000	+ 11.4%
3 Bedrooms	\$247,500	\$272,498	+ 10.1%
4 Bedrooms or More	\$329,000	\$355,000	+ 7.9%
All Bedroom Counts	\$277,500	\$305,000	+ 9.9%

Single-Family

5-2018	5-2019	Change	5-2018	5-2019	Change
\$193,000	\$214,550	+ 11.2%	\$175,000	\$197,250	+ 12.7%
\$260,000	\$289,900	+ 11.5%	\$222,696	\$245,500	+ 10.2%
\$330,000	\$359,900	+ 9.1%	\$284,950	\$306,000	+ 7.4%
\$299,000	\$328,532	+ 9.9%	\$215,000	\$239,000	+ 11.2%

Townhouse-Condo

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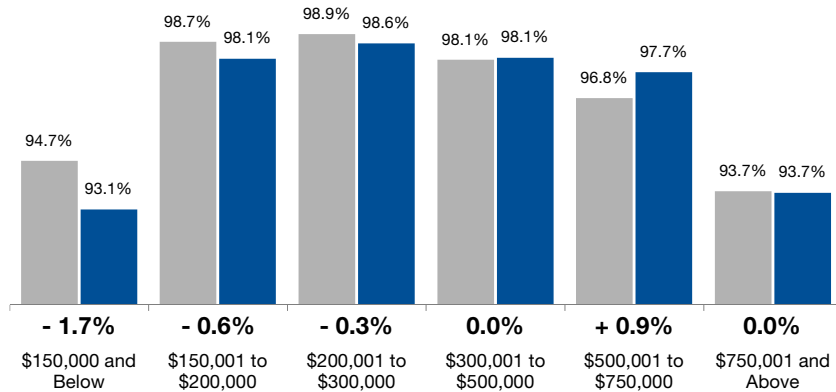
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.



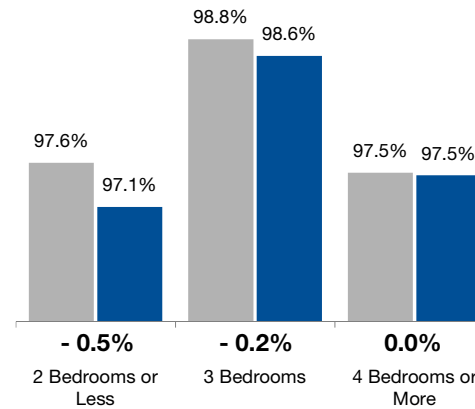
By Price Range

■ 5-2018 ■ 5-2019



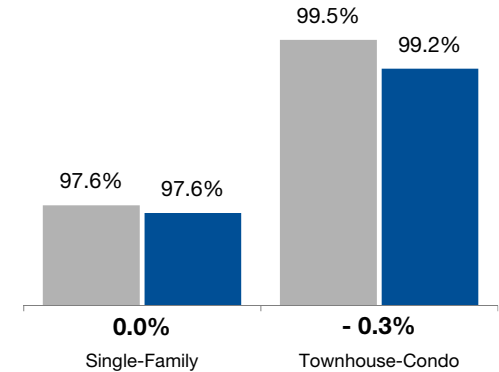
By Bedroom Count

■ 5-2018 ■ 5-2019



By Property Type

■ 5-2018 ■ 5-2019



All Properties

By Price Range

	5-2018	5-2019	Change
\$150,000 and Below	94.7%	93.1%	-1.7%
\$150,001 to \$200,000	98.7%	98.1%	-0.6%
\$200,001 to \$300,000	98.9%	98.6%	-0.3%
\$300,001 to \$500,000	98.1%	98.1%	0.0%
\$500,001 to \$750,000	96.8%	97.7%	+0.9%
\$750,001 and Above	93.7%	93.7%	0.0%
All Price Ranges	98.0%	97.8%	-0.2%

Single-Family

	5-2018	5-2019	Change
2 Bedrooms or Less	92.6%	90.8%	-1.9%
3 Bedrooms	97.9%	97.1%	-0.8%
4 Bedrooms or More	98.6%	98.3%	-0.3%
Single-Family	98.0%	98.0%	0.0%
Townhouse-Condo	96.8%	97.7%	+0.9%
All Single-Family	93.6%	93.7%	+0.1%
All Single-Family	97.6%	97.6%	0.0%

Townhouse-Condo

	5-2018	5-2019	Change
Single-Family	98.4%	98.0%	-0.4%
Townhouse-Condo	99.7%	99.3%	-0.4%
All Townhouse-Condo	100.2%	99.5%	-0.7%
Single-Family	98.8%	99.3%	+0.5%
Townhouse-Condo	97.4%	97.8%	+0.4%
All Townhouse-Condo	94.8%	94.3%	-0.5%
All Townhouse-Condo	99.5%	99.2%	-0.3%

By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	97.6%	97.1%	-0.5%
3 Bedrooms	98.8%	98.6%	-0.2%
4 Bedrooms or More	97.5%	97.5%	0.0%
All Bedroom Counts	98.0%	97.8%	-0.2%

	5-2018	5-2019	Change
2 Bedrooms or Less	96.6%	95.9%	-0.7%
3 Bedrooms	98.3%	98.2%	-0.1%
4 Bedrooms or More	97.4%	97.4%	0.0%
All Single-Family	97.6%	97.6%	0.0%
Single-Family	98.6%	98.5%	-0.1%
Townhouse-Condo	100.2%	99.6%	-0.6%
All Townhouse-Condo	98.7%	99.0%	+0.3%
All Townhouse-Condo	99.5%	99.2%	-0.3%

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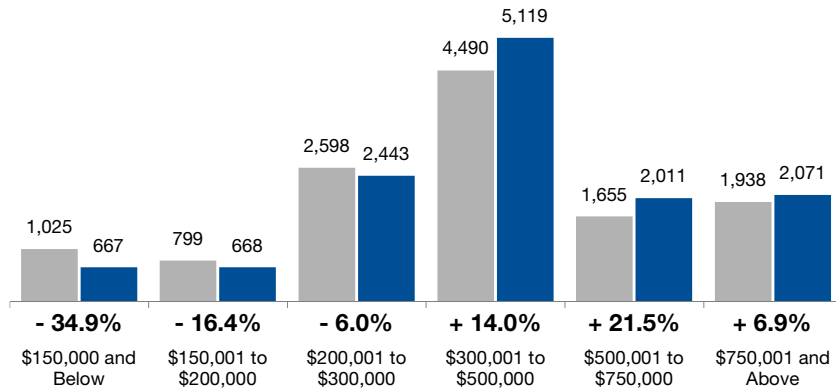
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month.
Based on one month of activity.



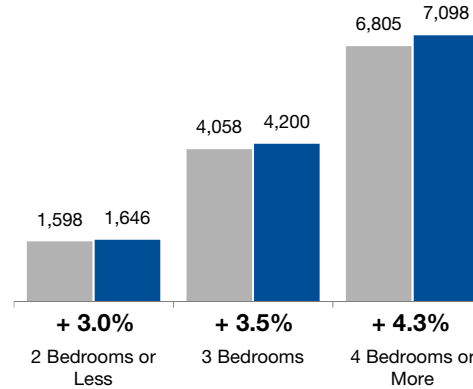
By Price Range

■ 5-2018 ■ 5-2019



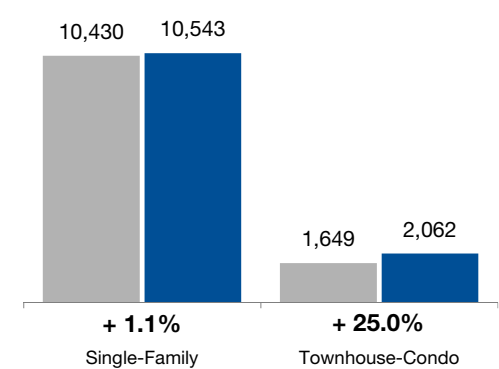
By Bedroom Count

■ 5-2018 ■ 5-2019



By Property Type

■ 5-2018 ■ 5-2019



All Properties

By Price Range

	5-2018	5-2019	Change
\$150,000 and Below	1,025	667	- 34.9%
\$150,001 to \$200,000	799	668	- 16.4%
\$200,001 to \$300,000	2,598	2,443	- 6.0%
\$300,001 to \$500,000	4,490	5,119	+ 14.0%
\$500,001 to \$750,000	1,655	2,011	+ 21.5%
\$750,001 and Above	1,938	2,071	+ 6.9%
All Price Ranges	12,505	12,979	+ 3.8%

Single-Family

	5-2018	5-2019	Change
2 Bedrooms or Less	741	468	- 36.8%
3 Bedrooms	566	465	- 17.8%
4 Bedrooms or More	1,942	1,620	- 16.6%
	4,071	4,434	+ 8.9%
	1,485	1,830	+ 23.2%
	1,625	1,726	+ 6.2%
All Single-Family	10,430	10,543	+ 1.1%

Townhouse-Condo

	5-2018	5-2019	Change
2 Bedrooms or Less	201	150	- 25.4%
3 Bedrooms	201	173	- 13.9%
4 Bedrooms or More	603	805	+ 33.5%
	359	580	+ 61.6%
	123	146	+ 18.7%
	162	208	+ 28.4%
All Townhouse-Condo	1,649	2,062	+ 25.0%

By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	1,598	1,646	+ 3.0%
3 Bedrooms	4,058	4,200	+ 3.5%
4 Bedrooms or More	6,805	7,098	+ 4.3%
All Bedroom Counts	12,505	12,979	+ 3.8%

	5-2018	5-2019	Change
2 Bedrooms or Less	843	783	- 7.1%
3 Bedrooms	3,067	3,020	- 1.5%
4 Bedrooms or More	6,518	6,740	+ 3.4%
All Single-Family	10,430	10,543	+ 1.1%

	5-2018	5-2019	Change
2 Bedrooms or Less	550	662	+ 20.4%
3 Bedrooms	866	1,084	+ 25.2%
4 Bedrooms or More	233	316	+ 35.6%
All Townhouse-Condo	1,649	2,062	+ 25.0%

Figures on this page are based upon a snapshot of active listings at the end of the month.

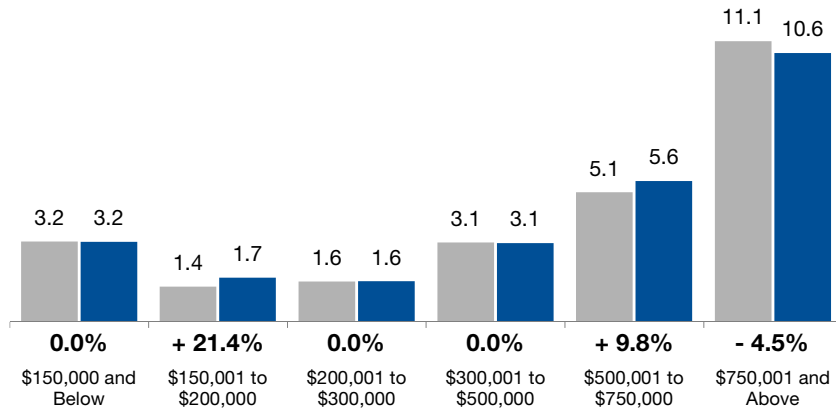
Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.



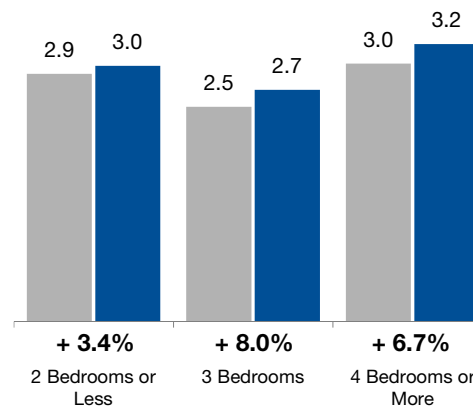
By Price Range

■ 5-2018 ■ 5-2019



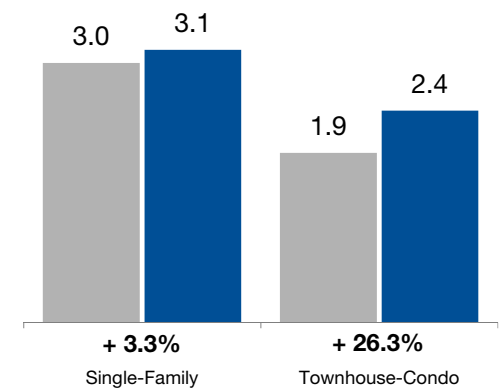
By Bedroom Count

■ 5-2018 ■ 5-2019



By Property Type

■ 5-2018 ■ 5-2019



All Properties

By Price Range

	5-2018	5-2019	Change
\$150,000 and Below	3.2	3.2	0.0%
\$150,001 to \$200,000	1.4	1.7	+ 21.4%
\$200,001 to \$300,000	1.6	1.6	0.0%
\$300,001 to \$500,000	3.1	3.1	0.0%
\$500,001 to \$750,000	5.1	5.6	+ 9.8%
\$750,001 and Above	11.1	10.6	- 4.5%
All Price Ranges	2.8	3.0	+ 7.1%

Single-Family

	5-2018	5-2019	Change
2 Bedrooms or Less	2.9	3.0	+ 3.4%
3 Bedrooms	2.5	2.7	+ 8.0%
4 Bedrooms or More	3.0	3.2	+ 6.7%
All Bedroom Counts	2.8	3.0	+ 7.1%

Townhouse-Condo

	5-2018	5-2019	Change
Single-Family	3.0	3.1	+ 3.3%
Townhouse-Condo	1.9	2.4	+ 26.3%

By Bedroom Count

	5-2018	5-2019	Change
2 Bedrooms or Less	2.9	3.0	+ 3.4%
3 Bedrooms	2.5	2.7	+ 8.0%
4 Bedrooms or More	3.0	3.2	+ 6.7%
All Bedroom Counts	2.8	3.0	+ 7.1%

	5-2018	5-2019	Change
Single-Family	3.0	3.1	+ 3.3%
Townhouse-Condo	1.9	2.4	+ 26.3%

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Single-Family	3.0	3.1	+ 3.3%
Townhouse-Condo	1.9	2.4	+ 26.3%

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