

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



December 2020

December is normally one of the slowest months of the year but strong buyer demand across most segments of the market continue to drive a healthy sales pace, while listing inventory continues to remain low overall. For the 12-month period spanning January 2020 through December 2020, Closed Sales in the state of Utah were up 10.3 percent overall. The price range with the largest gain in sales was the \$750,001 and Above range, where they increased 66.8 percent.

The overall Median Sales Price was up 10.8 percent to \$354,580. The property type with the largest price gain was the Single-Family segment, where prices increased 11.0 percent to \$382,500. The price range that tended to sell the quickest was the \$200,001 to \$300,000 range at 29 days; the price range that tended to sell the slowest was the \$750,001 and Above range at 87 days.

Market-wide, inventory levels were down 61.2 percent. The property type that lost the least inventory was the Townhouse-Condo segment, where it decreased 60.1 percent. That amounts to 0.9 months supply for Single-Family homes and 0.7 months supply for Townhouse-Condo.

Quick Facts

+ 66.8%

+ 11.6%

+ 18.5%

Price Range With the Strongest Sales:

\$750,001 and Above

Bedroom Count With the Strongest Sales:

2 Bedrooms or Less

Property Type With the Strongest Sales:

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.

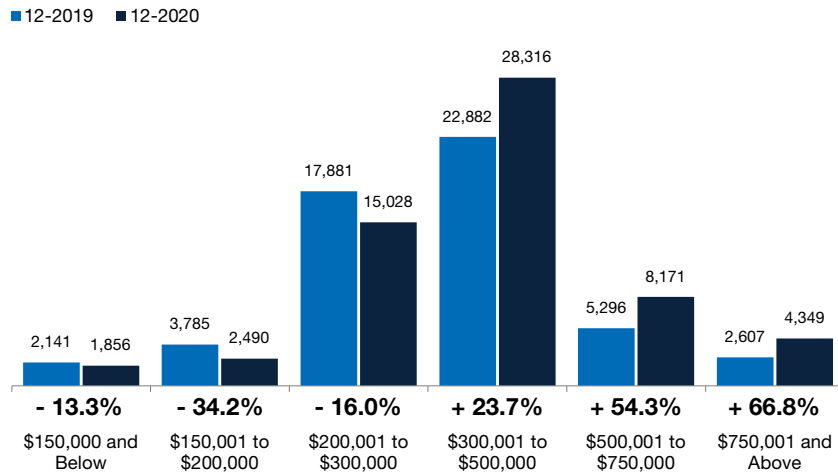


Closed Sales

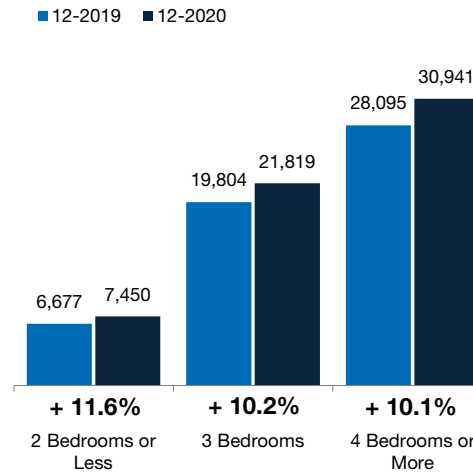
A count of the actual sales that have closed.
Based on a rolling 12-month total.



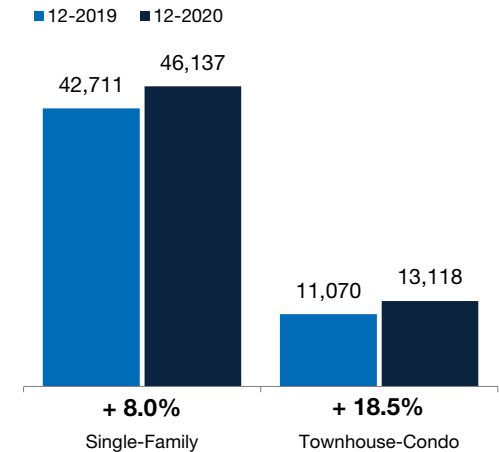
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	12-2019	12-2020	Change
\$150,000 and Below	2,141	1,856	- 13.3%
\$150,001 to \$200,000	3,785	2,490	- 34.2%
\$200,001 to \$300,000	17,881	15,028	- 16.0%
\$300,001 to \$500,000	22,882	28,316	+ 23.7%
\$500,001 to \$750,000	5,296	8,171	+ 54.3%
\$750,001 and Above	2,607	4,349	+ 66.8%
All Price Ranges	54,592	60,210	+ 10.3%

Single-Family

12-2019	12-2020	Change
1,384	1,342	- 3.0%
1,961	1,169	- 40.4%
12,012	8,491	- 29.3%
20,296	23,828	+ 17.4%
4,880	7,555	+ 54.8%
2,178	3,752	+ 72.3%
42,711	46,137	+ 8.0%

Townhouse-Condo

12-2019	12-2020	Change
611	383	- 37.3%
1,681	1,176	- 30.0%
5,727	6,343	+ 10.8%
2,439	4,279	+ 75.4%
358	532	+ 48.6%
254	405	+ 59.4%
11,070	13,118	+ 18.5%

By Bedroom Count

12-2019	12-2020	Change
6,677	7,450	+ 11.6%
19,804	21,819	+ 10.2%
28,095	30,941	+ 10.1%
54,592	60,210	+ 10.3%

12-2019	12-2020	Change
2,859	3,127	+ 9.4%
13,122	13,841	+ 5.5%
26,730	29,169	+ 9.1%
42,711	46,137	+ 8.0%

12-2019	12-2020	Change
3,370	3,787	+ 12.4%
6,401	7,630	+ 19.2%
1,298	1,701	+ 31.0%
11,070	13,118	+ 18.5%

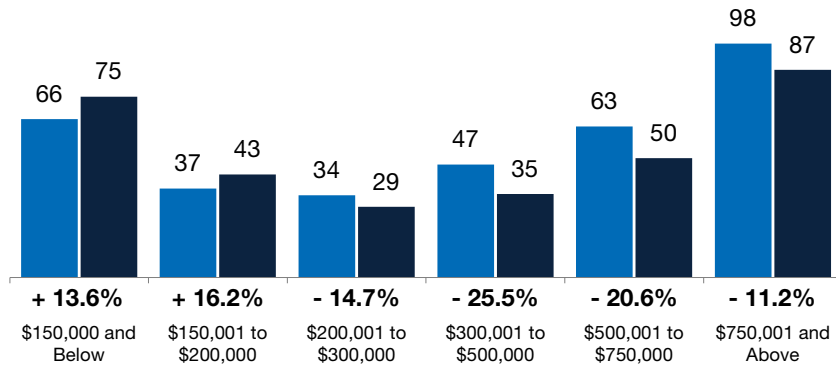
Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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.

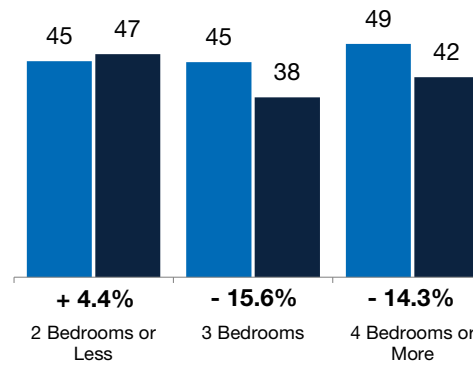
By Price Range

■ 12-2019 ■ 12-2020



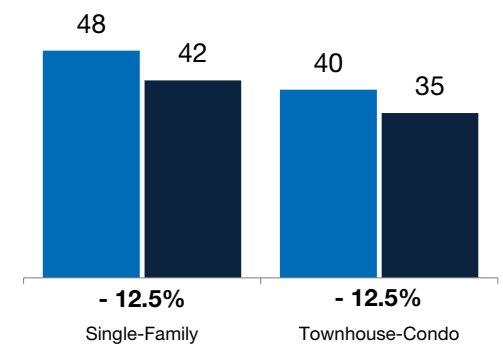
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$150,000 and Below	66	75	+ 13.6%
\$150,001 to \$200,000	37	43	+ 16.2%
\$200,001 to \$300,000	34	29	- 14.7%
\$300,001 to \$500,000	47	35	- 25.5%
\$500,001 to \$750,000	63	50	- 20.6%
\$750,001 and Above	98	87	- 11.2%
All Price Ranges	47	41	- 12.8%

Single-Family

	12-2019	12-2020	Change
75	81	+ 8.0%	
45	57	+ 26.7%	
34	31	- 8.8%	
47	34	- 27.7%	
62	48	- 22.6%	
97	85	- 12.4%	
All Price Ranges	48	42	- 12.5%

Townhouse-Condo

	12-2019	12-2020	Change
43	53	+ 23.3%	
27	30	+ 11.1%	
35	27	- 22.9%	
49	38	- 22.4%	
76	70	- 7.9%	
100	84	- 16.0%	
All Price Ranges	40	35	- 12.5%

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	45	47	+ 4.4%
3 Bedrooms	45	38	- 15.6%
4 Bedrooms or More	49	42	- 14.3%
All Bedroom Counts	47	41	- 12.8%

	12-2019	12-2020	Change
50	50	0.0%	
47	40	- 14.9%	
49	42	- 14.3%	
All Bedroom Counts	48	42	- 12.5%

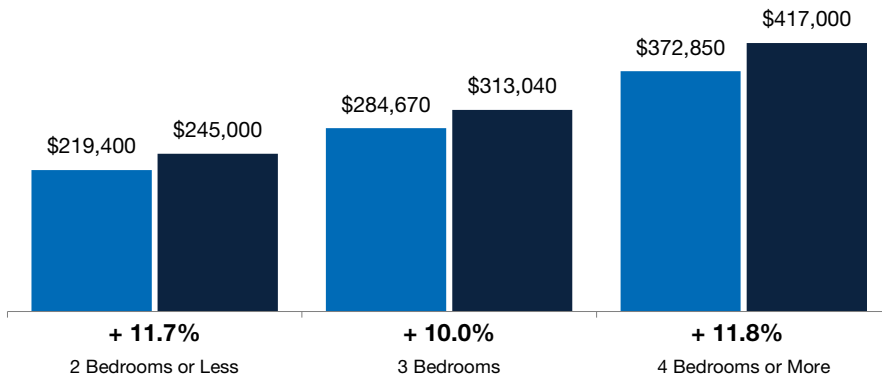
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Median Sales Price

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.

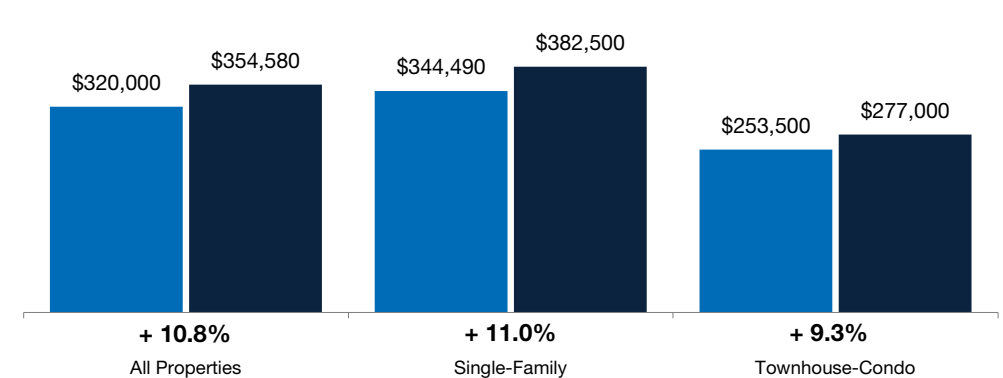
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Bedroom Count	12-2019	12-2020	Change
2 Bedrooms or Less	\$219,400	\$245,000	+ 11.7%
3 Bedrooms	\$284,670	\$313,040	+ 10.0%
4 Bedrooms or More	\$372,850	\$417,000	+ 11.8%
All Bedroom Counts	\$320,000	\$354,580	+ 10.8%

Single-Family

12-2019	12-2020	Change	12-2019	12-2020	Change
\$229,000	\$263,000	+ 14.8%	\$209,500	\$230,000	+ 9.8%
\$301,365	\$335,000	+ 11.2%	\$260,000	\$280,000	+ 7.7%
\$375,000	\$421,986	+ 12.5%	\$317,000	\$342,000	+ 7.9%
\$344,490	\$382,500	+ 11.0%	\$253,500	\$277,000	+ 9.3%

Townhouse-Condo

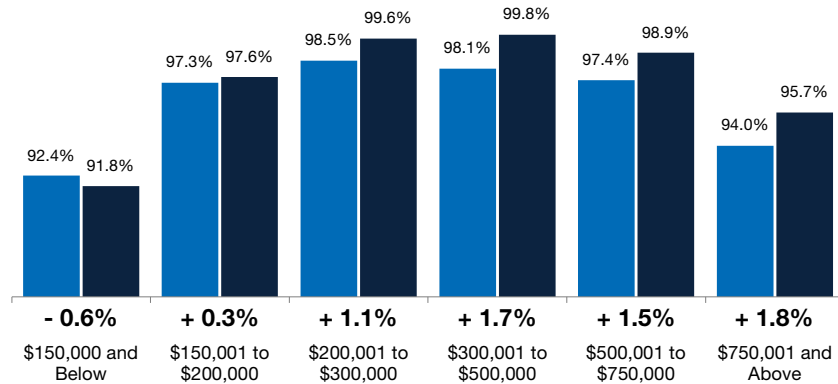
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Percent of Original List Price Received

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.

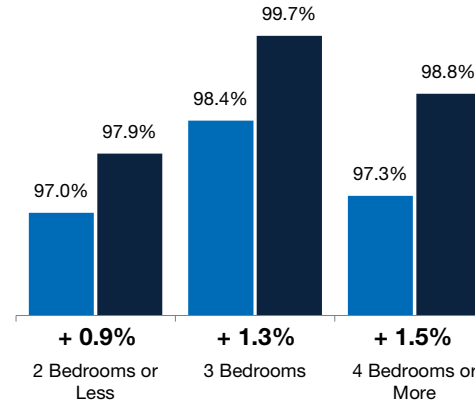
By Price Range

■ 12-2019 ■ 12-2020



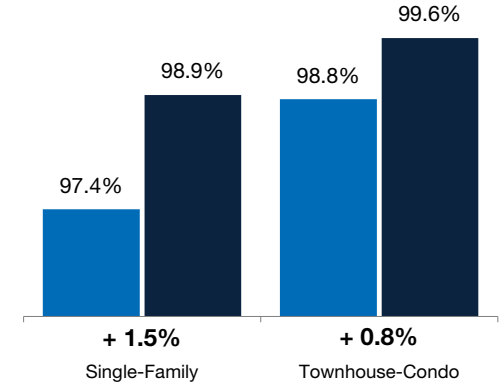
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range

	12-2019	12-2020	Change
\$150,000 and Below	92.4%	91.8%	- 0.6%
\$150,001 to \$200,000	97.3%	97.6%	+ 0.3%
\$200,001 to \$300,000	98.5%	99.6%	+ 1.1%
\$300,001 to \$500,000	98.1%	99.8%	+ 1.7%
\$500,001 to \$750,000	97.4%	98.9%	+ 1.5%
\$750,001 and Above	94.0%	95.7%	+ 1.8%
All Price Ranges	97.7%	99.0%	+ 1.3%

Single-Family

	12-2019	12-2020	Change
2 Bedrooms or Less	90.3%	90.4%	+ 0.1%
3 Bedrooms	96.1%	96.3%	+ 0.2%
4 Bedrooms or More	98.2%	99.4%	+ 1.2%
Single-Family	97.9%	99.8%	+ 1.9%
Townhouse-Condo	97.5%	99.0%	+ 1.5%
All Property Types	93.4%	95.5%	+ 2.2%
All Price Ranges	97.4%	98.9%	+ 1.5%

Townhouse-Condo

	12-2019	12-2020	Change
Single-Family	97.1%	95.7%	- 1.4%
Townhouse-Condo	98.6%	98.7%	+ 0.1%
All Property Types	99.1%	99.9%	+ 0.8%
Single-Family	99.2%	100.2%	+ 1.0%
Townhouse-Condo	97.1%	98.1%	+ 1.0%
All Property Types	96.5%	97.7%	+ 1.2%
All Price Ranges	98.8%	99.6%	+ 0.8%

By Bedroom Count

	12-2019	12-2020	Change
2 Bedrooms or Less	97.0%	97.9%	+ 0.9%
3 Bedrooms	98.4%	99.7%	+ 1.3%
4 Bedrooms or More	97.3%	98.8%	+ 1.5%
All Bedroom Counts	97.7%	99.0%	+ 1.3%

	12-2019	12-2020	Change
2 Bedrooms or Less	96.1%	97.2%	+ 1.1%
3 Bedrooms	98.0%	99.5%	+ 1.5%
4 Bedrooms or More	97.2%	98.8%	+ 1.6%
All Bedroom Counts	97.4%	98.9%	+ 1.5%

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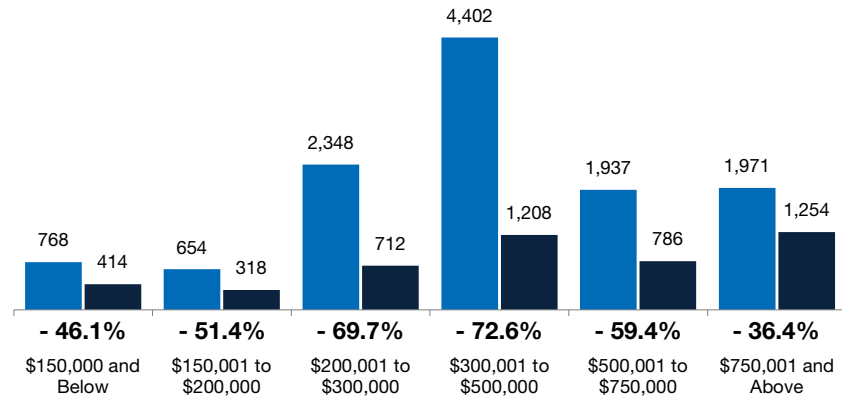
Inventory of Homes for Sale

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



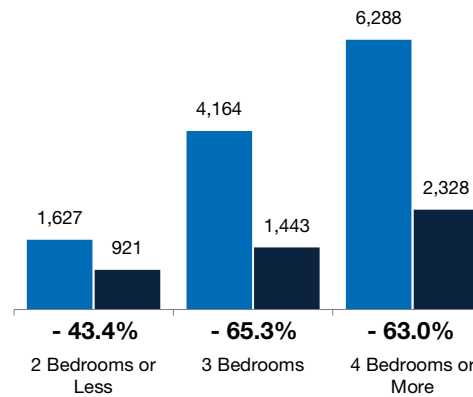
By Price Range

■ 12-2019 ■ 12-2020



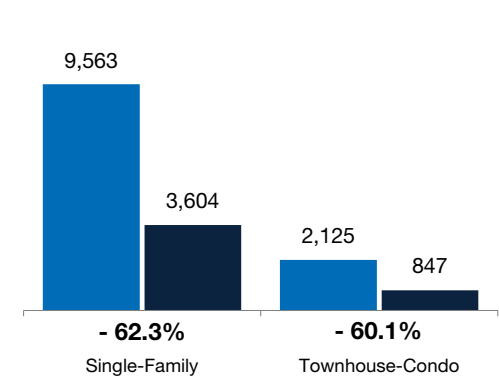
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range	12-2019	12-2020	Change
\$150,000 and Below	768	414	- 46.1%
\$150,001 to \$200,000	654	318	- 51.4%
\$200,001 to \$300,000	2,348	712	- 69.7%
\$300,001 to \$500,000	4,402	1,208	- 72.6%
\$500,001 to \$750,000	1,937	786	- 59.4%
\$750,001 and Above	1,971	1,254	- 36.4%
All Price Ranges	12,080	4,692	- 61.2%

Single-Family

12-2019	12-2020	Change
566	315	- 44.3%
473	243	- 48.6%
1,542	463	- 70.0%
3,687	926	- 74.9%
1,696	672	- 60.4%
1,599	985	- 38.4%
9,563	3,604	- 62.3%

Townhouse-Condo

12-2019	12-2020	Change
163	90	- 44.8%
159	67	- 57.9%
780	236	- 69.7%
605	226	- 62.6%
161	78	- 51.6%
257	150	- 41.6%
2,125	847	- 60.1%

By Bedroom Count

12-2019	12-2020	Change
1,627	921	- 43.4%
4,164	1,443	- 65.3%
6,288	2,328	- 63.0%
12,080	4,692	- 61.2%

12-2019	12-2020	Change
778	410	- 47.3%
2,877	1,038	- 63.9%
5,908	2,156	- 63.5%
9,563	3,604	- 62.3%

12-2019	12-2020	Change
616	370	- 39.9%
1,163	340	- 70.8%
346	137	- 60.4%
2,125	847	- 60.1%

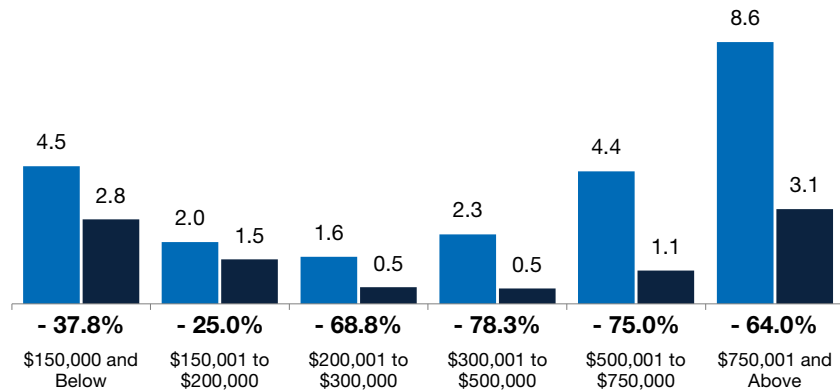
Figures on this page are based upon a snapshot of active listings at the end of the month.

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.

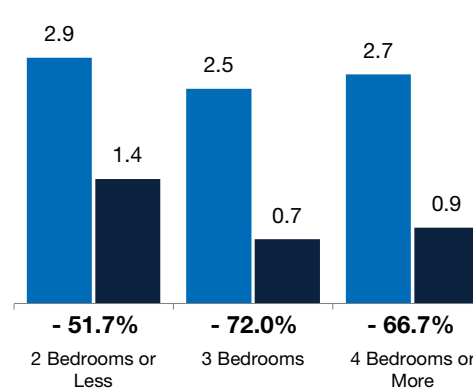
By Price Range

■ 12-2019 ■ 12-2020



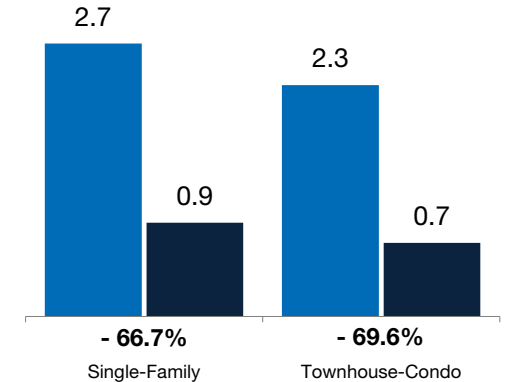
By Bedroom Count

■ 12-2019 ■ 12-2020



By Property Type

■ 12-2019 ■ 12-2020



All Properties

By Price Range	12-2019	12-2020	Change
\$150,000 and Below	4.5	2.8	- 37.8%
\$150,001 to \$200,000	2.0	1.5	- 25.0%
\$200,001 to \$300,000	1.6	0.5	- 68.8%
\$300,001 to \$500,000	2.3	0.5	- 78.3%
\$500,001 to \$750,000	4.4	1.1	- 75.0%
\$750,001 and Above	8.6	3.1	- 64.0%
All Price Ranges	2.6	0.9	- 65.4%

Single-Family

12-2019	12-2020	Change	12-2019	12-2020	Change
5.3	2.9	- 45.3%	3.2	3.0	- 6.3%
2.8	2.4	- 14.3%	1.1	0.7	- 36.4%
1.5	0.6	- 60.0%	1.6	0.4	- 75.0%
2.2	0.5	- 77.3%	2.9	0.6	- 79.3%
4.2	1.0	- 76.2%	5.4	1.5	- 72.2%
8.3	2.9	- 65.1%	11.2	3.6	- 67.9%
2.7	0.9	- 66.7%	2.3	0.7	- 69.6%

Townhouse-Condo

By Bedroom Count	12-2019	12-2020	Change
2 Bedrooms or Less	2.9	1.4	- 51.7%
3 Bedrooms	2.5	0.7	- 72.0%
4 Bedrooms or More	2.7	0.9	- 66.7%
All Bedroom Counts	2.6	0.9	- 65.4%

12-2019	12-2020	Change	12-2019	12-2020	Change
3.3	1.5	- 54.5%	2.1	1.1	- 47.6%
2.6	0.9	- 65.4%	2.2	0.5	- 77.3%
2.6	0.9	- 65.4%	3.0	0.9	- 70.0%
2.7	0.9	- 66.7%	2.3	0.7	- 69.6%

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