

MARKET REPORT – July 2018 BEAVER COUNTY

HIGHLIGHTS:

- Median Sales Price increased 50% over previous June to \$195,000.
- New Listings fell 58.3% to 5 units.

Year-Over-Year

-58.3%

Change in
New Listings

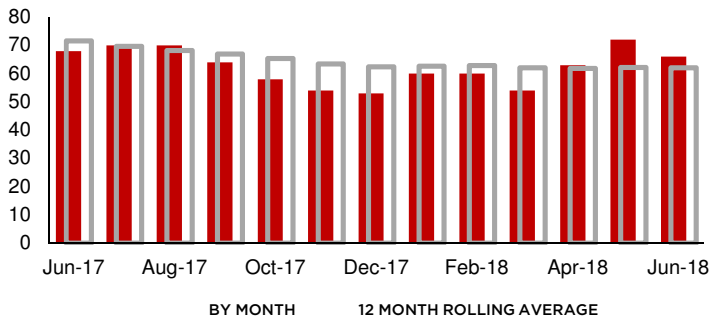
-61.5%

Change in
Closed Sales

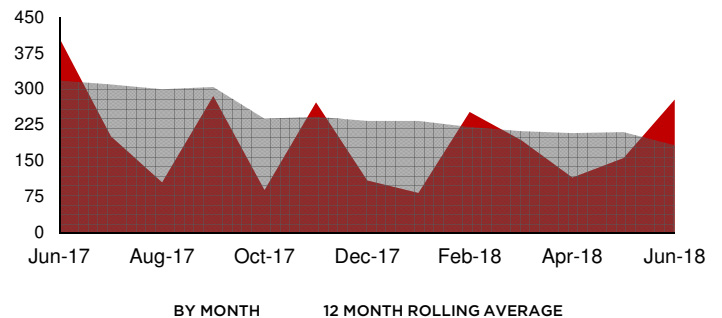
-2.9%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET

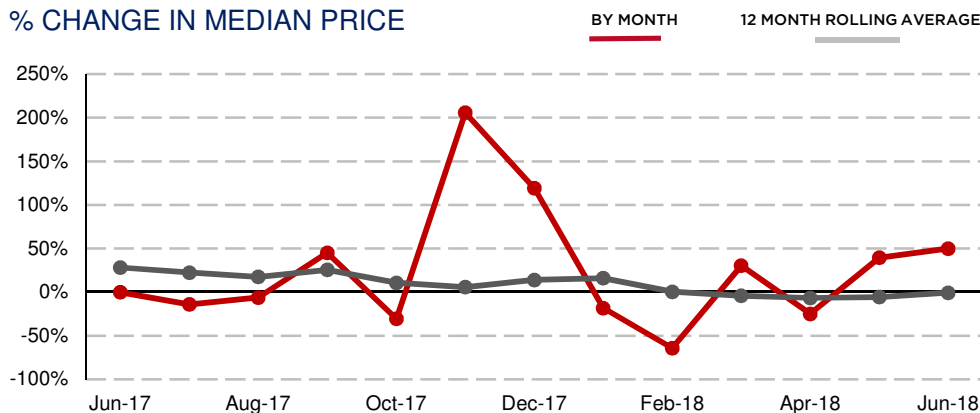


12 MONTH COMPARISON

12 MONTH AVG

	June 2017		June 2018	+ / -	Last 12 Months	+ / -
New Listings	12		5	-58.3%	10	8%
Closed Sales	13		5	-61.5%	7	16%
Median Sales Price	\$130,000		\$195,000	50.0%	\$150,542	-1%
Average Sales Price	\$143,460		\$178,600	24.5%	\$159,769	6%
List to Sale Price Ratio	88.4%		87.9%	-0.6%	92.1%	-11.0%
Days on Market	405		278	-31.4%	182	-43%
Inventory of Homes for Sale	68		66	-2.9%	62	-13%
Months Supply of Inventory	5.2		13.2	152.4%	13.4	-40%
Building Permits	N/A		N/A	N/A	N/A	N/A

% CHANGE IN MEDIAN PRICE



MARKET REPORT – July 2018

DAVIS COUNTY

HIGHLIGHTS:

- Median Sales Price increased 9.1% to \$300,000.
- Building Permits continue to grow, increasing 67.5% from previous May to 139 permits.
- Inventory of Homes for Sale fell to 683 homes, a 15.3% decrease from May 2017.

Year-Over-Year

-1.7%

Change in
New Listings

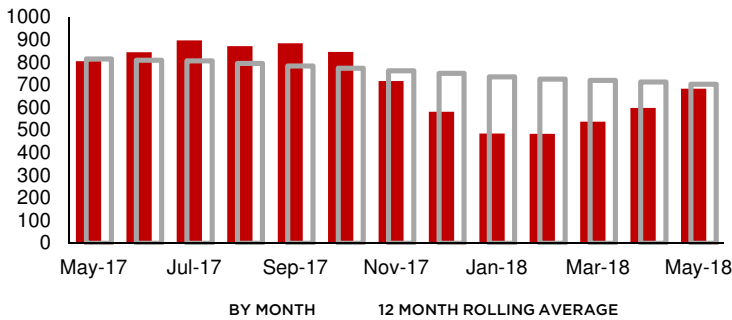
-8.1%

Change in
Closed Sales

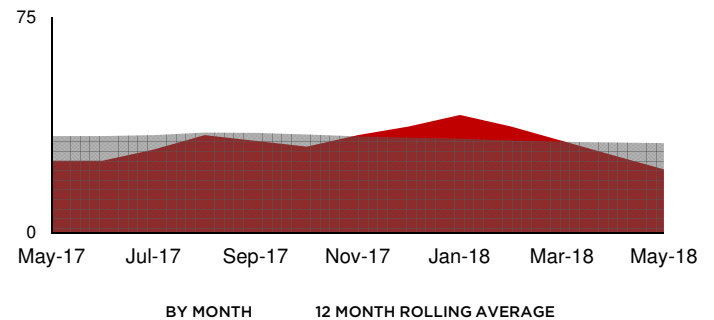
-15.3%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



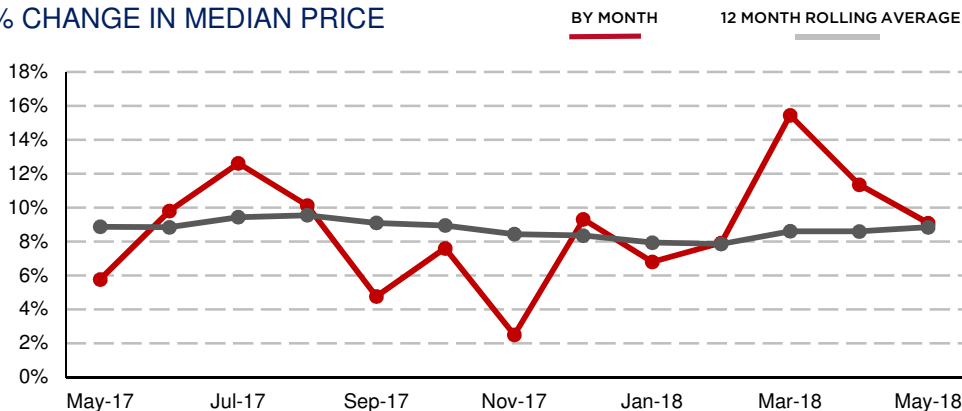
DAYS ON MARKET



12 MONTH COMPARISON

	May 2017		May 2018	+ / -	12 MONTH AVG	
New Listings	708		696	-1.7%	506	-2%
Pending Sales	506		524	3.6%	435	1%
Closed Sales	518		476	-8.1%	436	4%
Median Sales Price	\$275,000		\$300,000	9.1%	\$282,183	9%
Average Sales Price	\$297,555		\$327,826	10.2%	\$310,096	9%
List to Sale Price Ratio	99.2%		99.9%	0.7%	98.2%	-2.1%
Days on Market	25		22	-12.0%	31	-7%
Inventory of Homes for Sale	806		683	-15.3%	703	-14%
Months Supply of Inventory	1.6		1.4	-7.8%	1.6	-19%
Building Permits	83		139	67.5%	95	7%

% CHANGE IN MEDIAN PRICE



MARKET REPORT – July 2018 HURRICANE VALLEY

HIGHLIGHTS:

- New Listings increased to 88, a 12.8% over previous June.
- Median Sales Price increased slightly over previous June to \$270,000.
- Average DOM fell 18.6% to 48 days.

Year-Over-Year

12.8%

Change in
New Listings

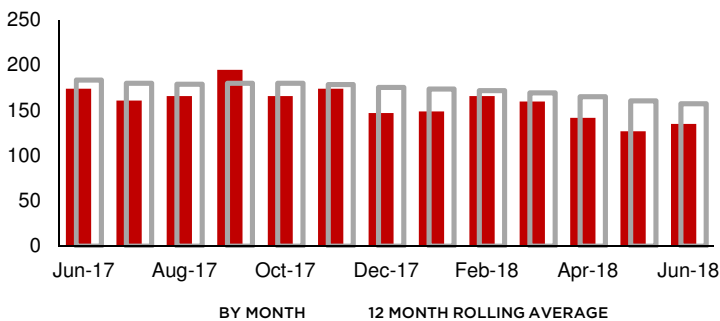
-24.6%

Change in
Closed Sales

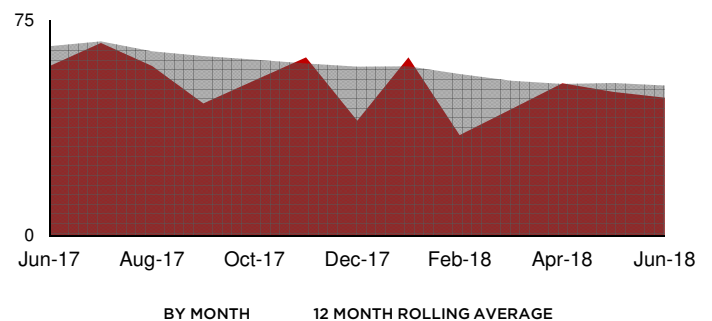
-22.4%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET

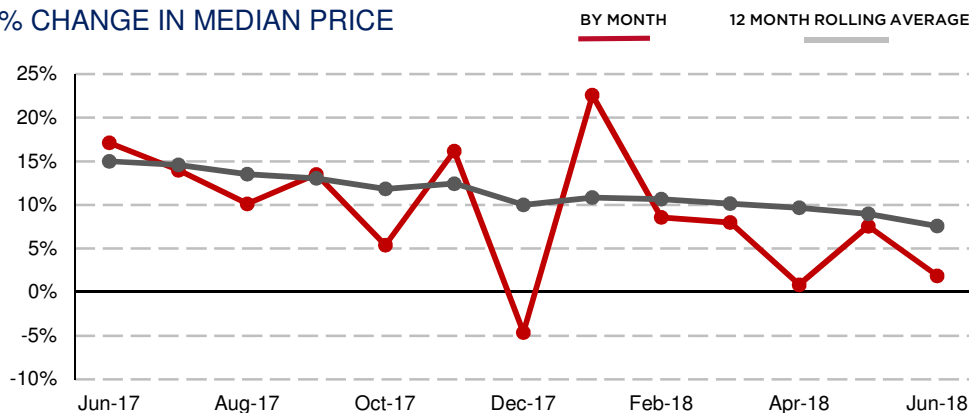


12 MONTH COMPARISON

12 MONTH AVG

	June 2017		June 2018	+ / -	Last 12 Months	+ / -
New Listings	78		88	12.8%	72	-11%
Closed Sales	65		49	-24.6%	57	-3%
Median Sales Price	\$265,000		\$270,000	1.9%	\$263,920	8%
Average Sales Price	\$268,206		\$286,340	6.8%	\$273,869	8%
List to Sale Price Ratio	97.7%		98.5%	0.8%	98.8%	-2.1%
Days on Market	59		48	-18.6%	52	-21%
Inventory of Homes for Sale	174		135	-22.4%	157	-14%
Months Supply of Inventory	2.7		2.8	2.9%	2.9	-11%
Building Permits	33		25	-24.2%	32	0%

% CHANGE IN MEDIAN PRICE



MARKET REPORT – July 2018 LAS VEGAS

HIGHLIGHTS:

- Median Sales Price continues to increase, growing 14% over previous June to \$260,000.
- Inventory fell in increasing over the last few months but still 8.5% lower than previous June at 5,835 units.

Year-Over-Year

3.2%

Change in
New Listings

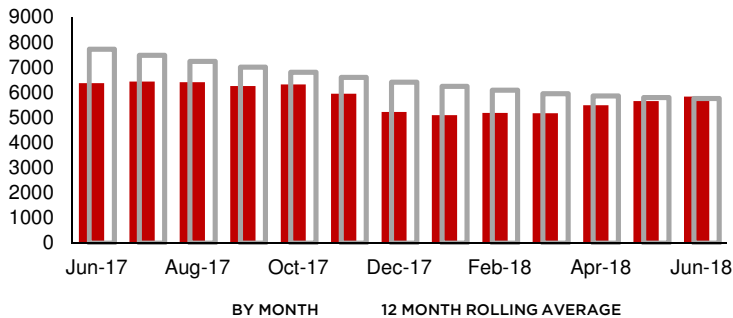
-7.6%

Change in
Closed Sales

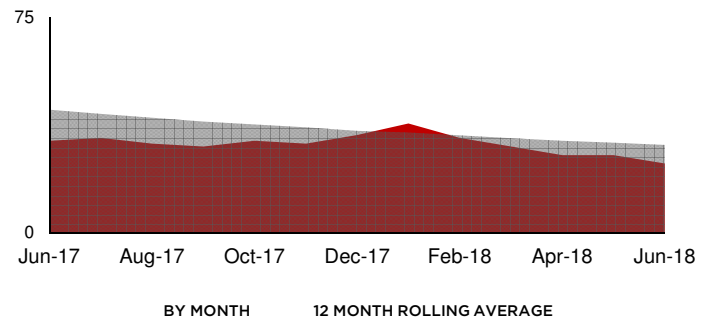
-8.5%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



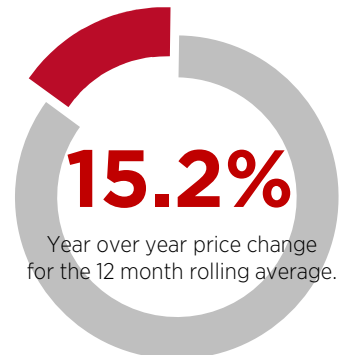
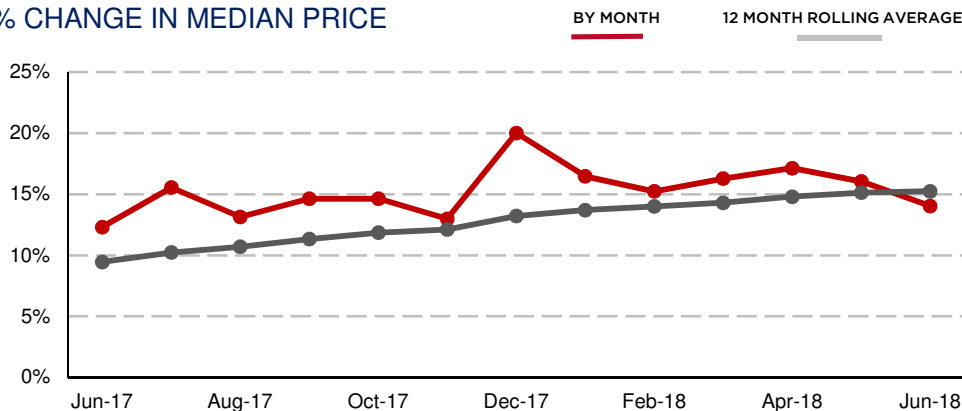
DAYS ON MARKET



12 MONTH COMPARISON

	June 2017		June 2018	+ / -	12 MONTH AVG	
New Listings	3995		4123	3.2%	3555	-2%
Closed Sales	3753		3467	-7.6%	2987	0%
Median Sales Price	\$228,000		\$260,000	14.0%	\$243,431	15%
Average Sales Price	\$248,415		\$287,735	15.8%	\$268,681	15%
List to Sale Price Ratio	99.3%		96.3%	-3.0%	98.6%	-1.0%
Days on Market	32		24	-25.0%	31	-29%
Inventory of Homes for Sale	6375		5835	-8.5%	5754	-25%
Months Supply of Inventory	1.7		1.7	-0.9%	1.9	-26%
Building Permits	710		640	-9.9%	632	-6%

% CHANGE IN MEDIAN PRICE



MARKET REPORT - July 2018 MESQUITE AREA

HIGHLIGHTS:

- New Listings grew 11.8% over previous June to 95 listings.
- Median Sales Price increased 5.4% to \$235,950.
- Average DOM fell to 49 days, a 29% decrease over June 2017.

Year-Over-Year

11.8%

 Change in
New Listings

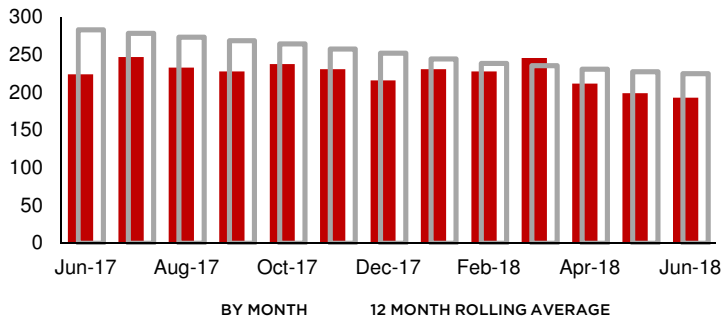
-22.8%

 Change in
Closed Sales

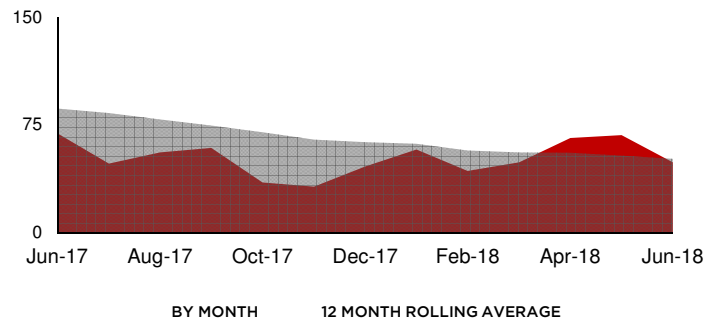
-13.8%

 Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET

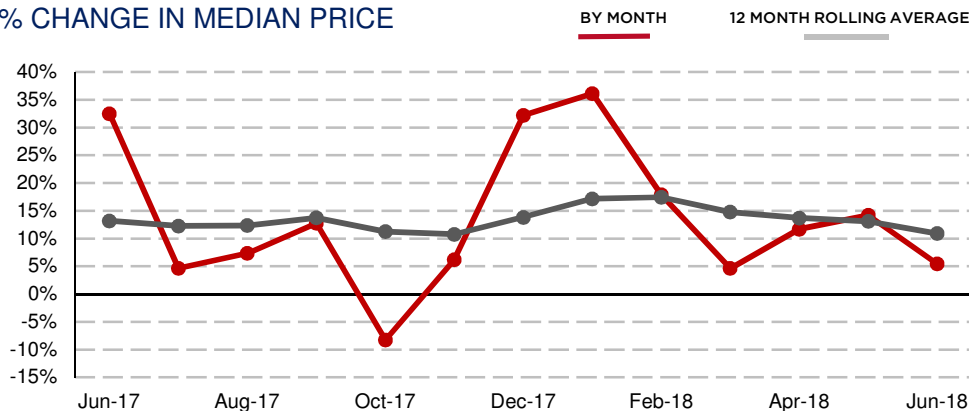


12 MONTH COMPARISON

12 MONTH AVG

	June 2017		June 2018	+ / -	Last 12 Months	+ / -
New Listings	85		95	11.8%	83	6%
Pending Sales	113		132	16.8%	133	9%
Closed Sales	92		71	-22.8%	64	7%
Median Sales Price	\$223,780		\$235,950	5.4%	\$235,557	11%
Average Sales Price	\$235,415		\$248,762	5.7%	\$245,417	10%
List to Sale Price Ratio	97.7%		98.3%	0.6%	97.9%	-2.4%
Days on Market	69		49	-29.0%	51	-40%
Inventory of Homes for Sale	224		193	-13.8%	225	-21%
Months Supply of Inventory	2.4		2.7	11.6%	3.6	-28%
Building Permits	40		30	-25.0%	28	5%

% CHANGE IN MEDIAN PRICE



MARKET REPORT – July 2018 NORTHERN ARIZONA

HIGHLIGHTS:

- Median Sales Price fell 34.3% to \$110,000 from previous June.

Year-Over-Year

-60.0%

Change in
New Listings

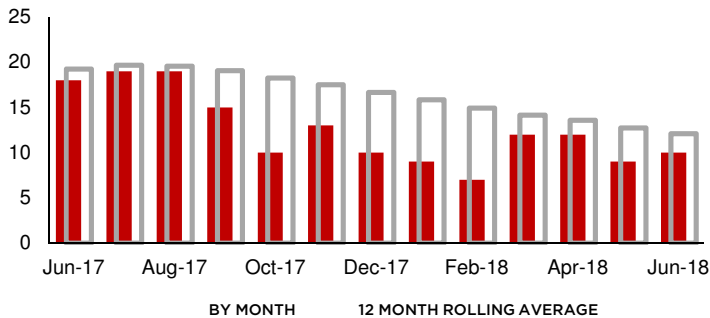
-25.0%

Change in
Closed Sales

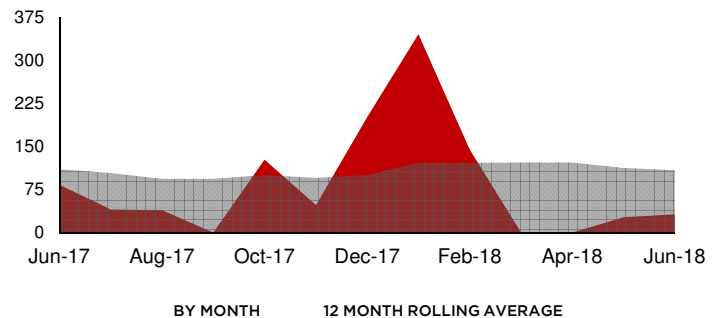
-44.4%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET

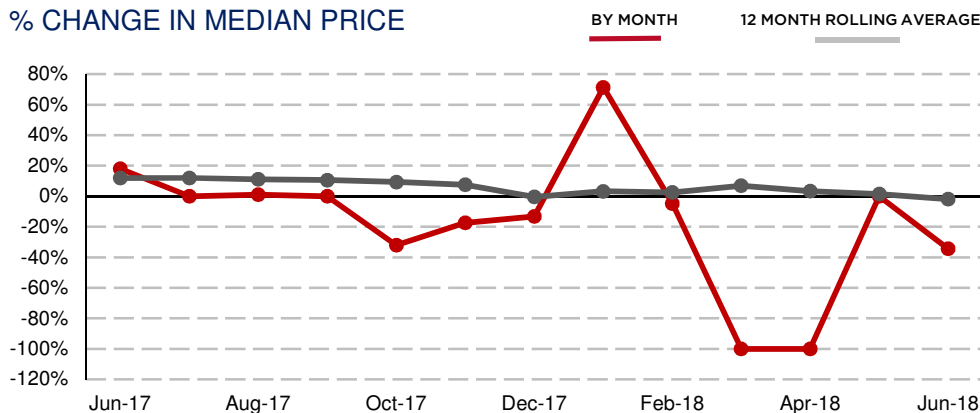


12 MONTH COMPARISON

12 MONTH AVG

	June 2017		June 2018	+ / -	Last 12 Months	+ / -
New Listings	5		2	-60.0%	3	-27%
Closed Sales	4		3	-25.0%	2	7%
Median Sales Price	\$167,500		\$110,000	-34.3%	\$178,631	-2%
Average Sales Price	\$188,750		\$188,000	-0.4%	\$192,548	-5%
List to Sale Price Ratio	99.5%		99.5%	0.0%	95.9%	-2.1%
Days on Market	83		32	-61.4%	108	-2%
Inventory of Homes for Sale	18		10	-44.4%	12	-37%
Months Supply of Inventory	4.5		3.3	-25.9%	4.1	-56%
Building Permits	N/A		N/A	N/A	N/A	N/A

% CHANGE IN MEDIAN PRICE



-1.9%

Year over year price change
for the 12 month rolling average.

MARKET REPORT – July 2018 SALT LAKE COUNTY

HIGHLIGHTS:

- Median Sales Price continues its rise, increasing 6.7% over previous May to \$320,000.
- New Listing grew to 2,423 units, a 4.9% increase.
- Building Permits increased to 355 permits, a 34% increase over May 2017.

Year-Over-Year

4.9%

 Change in
New Listings

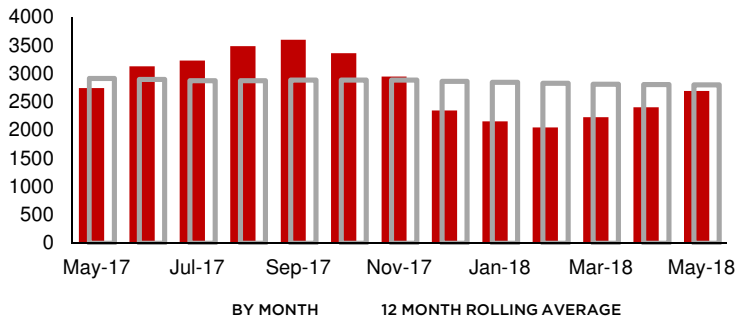
-2.7%

 Change in
Closed Sales

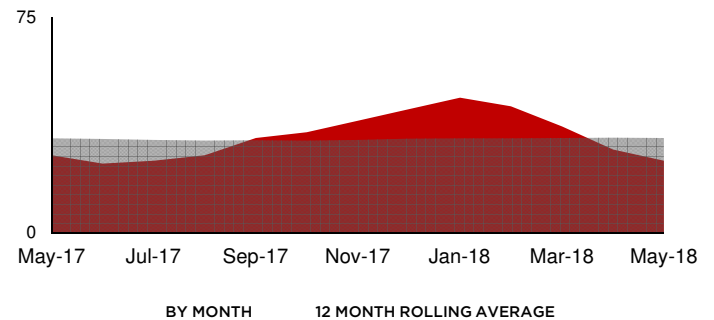
-1.9%

 Change in
Inventory

INVENTORY OF HOMES FOR SALE



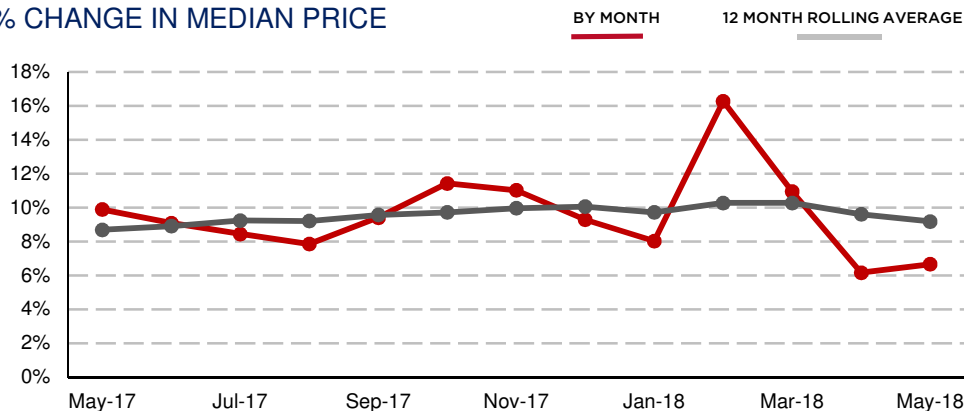
DAYS ON MARKET



12 MONTH COMPARISON

	May 2017		May 2018	+ / -	12 MONTH AVG	
New Listings	2310		2423	4.9%	1871	6%
Pending Sales	1760		1792	1.8%	1516	3%
Closed Sales	1726		1680	-2.7%	1475	6%
Median Sales Price	\$300,000		\$320,000	6.7%	\$301,610	9%
Average Sales Price	\$342,285		\$365,418	6.8%	\$345,616	9%
List to Sale Price Ratio	99.9%		99.6%	-0.3%	98.5%	-1.7%
Days on Market	27		25	-7.4%	33	0%
Inventory of Homes for Sale	2747		2694	-1.9%	2804	-4%
Months Supply of Inventory	1.6		1.6	0.8%	1.9	-11%
Building Permits	265		355	34.0%	252	10%

% CHANGE IN MEDIAN PRICE



MARKET REPORT - July 2018 SEVIER COUNTY

HIGHLIGHTS:

- Median Sales Price fell 27% to \$159,900 from previous May.
- New Listings increased 48.3% from May 2017 to 43 units.

Year-Over-Year

48.3%

 Change in
New Listings

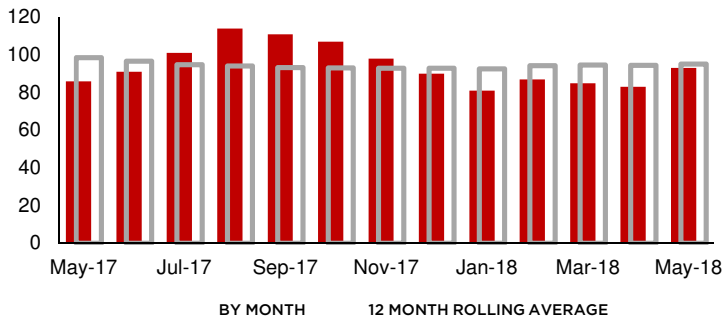
8.7%

 Change in
Closed Sales

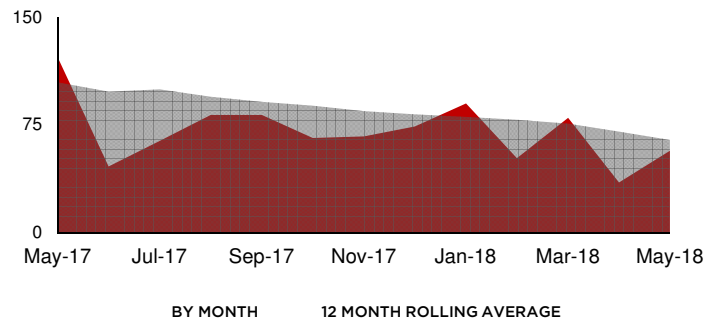
8.1%

 Change in
Inventory

INVENTORY OF HOMES FOR SALE



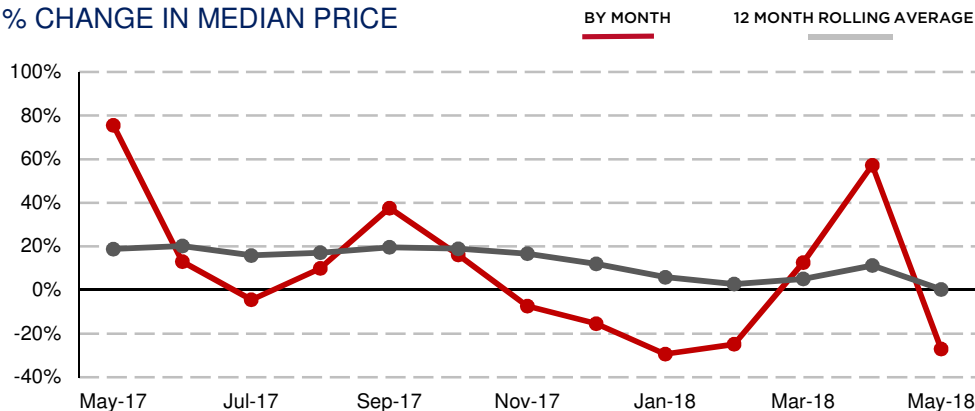
DAYS ON MARKET



12 MONTH COMPARISON

	May 2017		May 2018	+ / -	12 MONTH AVG	
New Listings	29		43	48.3%	29	26%
Pending Sales	23		25	8.7%	22	27%
Closed Sales	23		25	8.7%	22	20%
Median Sales Price	\$219,000		\$159,900	-27.0%	\$149,679	0%
Average Sales Price	\$194,973		\$194,412	-0.3%	\$160,124	-2%
List to Sale Price Ratio	93.2%		97.5%	4.6%	95.0%	-8.7%
Days on Market	122		57	-53.3%	65	-38%
Inventory of Homes for Sale	86		93	8.1%	95	-4%
Months Supply of Inventory	3.7		3.7	-0.5%	4.8	-20%
Building Permits	N/A		N/A	N/A	N/A	N/A

% CHANGE IN MEDIAN PRICE


0.2%

 Year over year price change
for the 12 month rolling average.

MARKET REPORT – July 2018

SUMMIT COUNTY

HIGHLIGHTS:

- Median Sales Price rose 2.3% to \$745,000 over previous May.
- New Listings fell from 276 in May 2017 to 237 in May 2018, a 14.1% decrease.
- Average DOM increased to 94 days, a 22.1% increase.

Year-Over-Year

-14.1%

Change in
New Listings

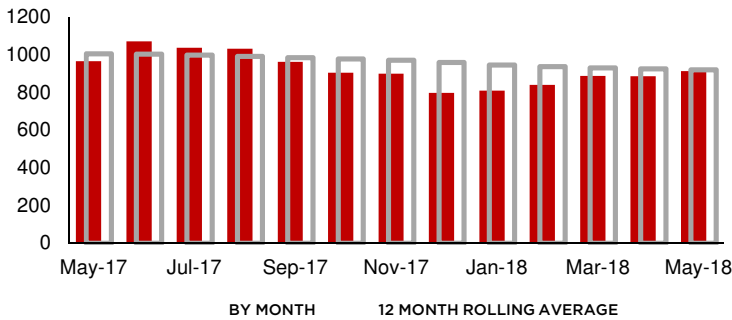
30.9%

Change in
Closed Sales

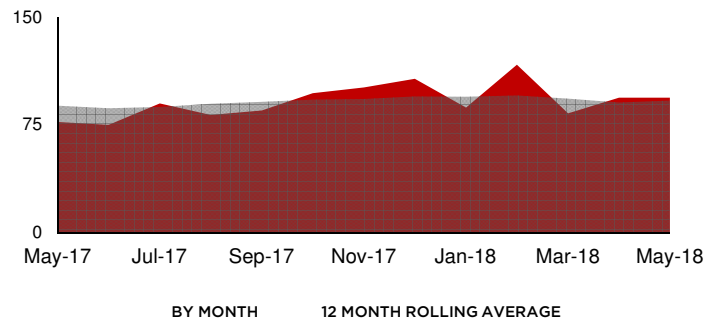
-5.5%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



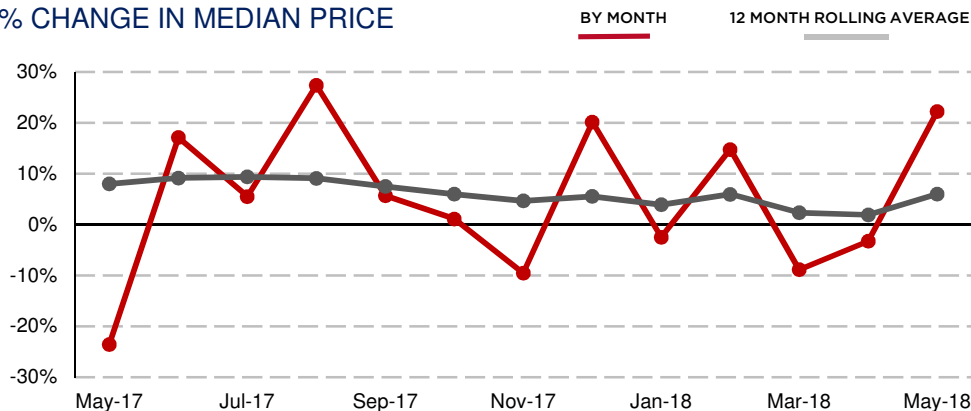
DAYS ON MARKET



12 MONTH COMPARISON

	May 2017		May 2018	+ / -	12 MONTH AVG	
New Listings	276		237	-14.1%	195	-9%
Pending Sales	182		151	-17.0%	137	-4%
Closed Sales	123		161	30.9%	131	1%
Median Sales Price	\$609,400		\$745,000	22.3%	\$736,877	6%
Average Sales Price	\$851,386		\$1,274,650	49.7%	\$1,163,233	4%
List to Sale Price Ratio	95.6%		94.7%	-0.9%	94.9%	-5.4%
Days on Market	77		94	22.1%	92	4%
Inventory of Homes for Sale	967		914	-5.5%	921	-8%
Months Supply of Inventory	7.9		5.7	-27.8%	7.3	-8%
Building Permits	16		13	-18.8%	11	-10%

% CHANGE IN MEDIAN PRICE



6.0%

Year over year price change
for the 12 month rolling average.

MARKET REPORT – July 2018

UTAH COUNTY

HIGHLIGHTS:

- Median Sales Price continues to increase rising 13.9% to \$310,000.
- Closed Sales increased slight to 829 units, a 3.1% increase.
- Building Permits rose to 471 single family permits in May, a 35.7% increase from May 2017.

Year-Over-Year

13.4%

 Change in
New Listings

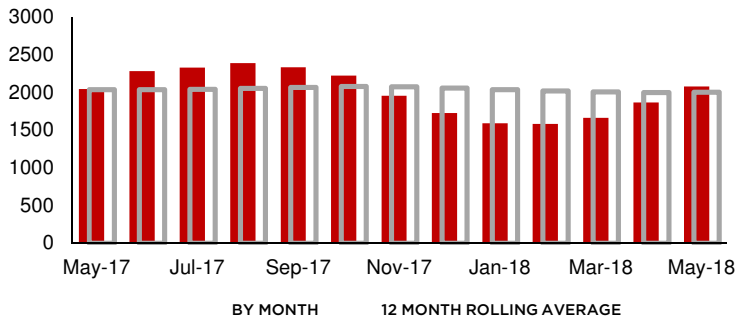
3.1%

 Change in
Closed Sales

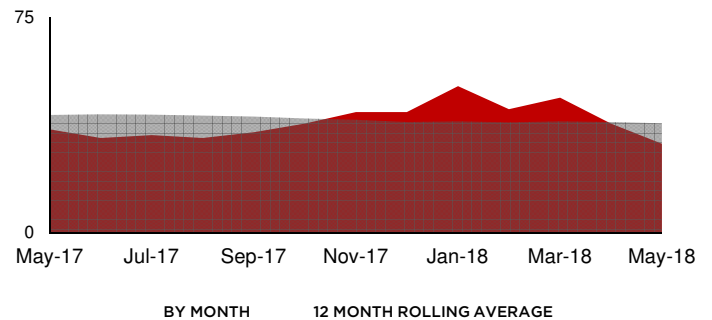
1.6%

 Change in
Inventory

INVENTORY OF HOMES FOR SALE



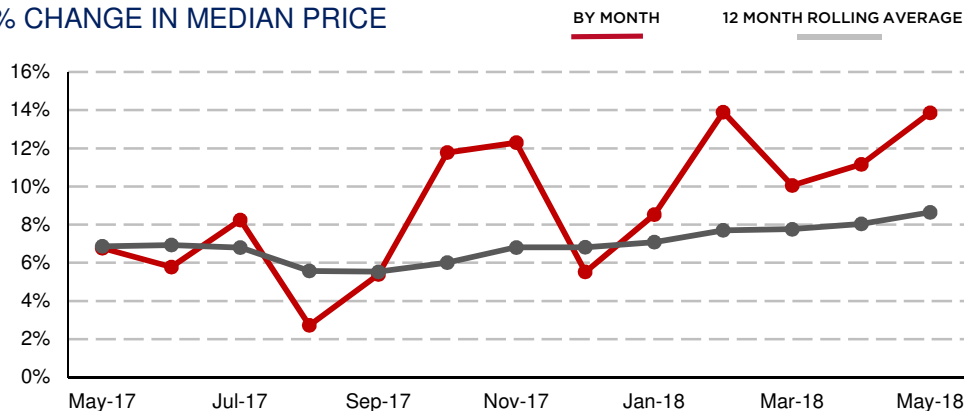
DAYS ON MARKET



12 MONTH COMPARISON

	May 2017		May 2018	+ / -	12 MONTH AVG	
New Listings	1299		1473	13.4%	1178	14%
Pending Sales	874		966	10.5%	798	6%
Closed Sales	804		829	3.1%	761	11%
Median Sales Price	\$272,250		\$310,000	13.9%	\$284,017	9%
Average Sales Price	\$302,350		\$344,087	13.8%	\$318,931	8%
List to Sale Price Ratio	99.7%		99.7%	0.0%	99.0%	-1.1%
Days on Market	36		31	-13.9%	38	-7%
Inventory of Homes for Sale	2048		2080	1.6%	2004	-2%
Months Supply of Inventory	2.5		2.5	-1.5%	2.6	-14%
Building Permits	347		471	35.7%	326	11%

% CHANGE IN MEDIAN PRICE


8.6%

 Year over year price change
for the 12 month rolling average.

MARKET REPORT - July 2018 WASHINGTON COUNTY

HIGHLIGHTS:

- Median Sales Price increased 15.8% to \$310,512.
- New Listings grew to 533 units in June, a 6.2% increase over previous June.
- Inventory continues its downward trend to 1,018 units, a 4.9% decrease from June 2017.

Year-Over-Year

6.2%

 Change in
New Listings

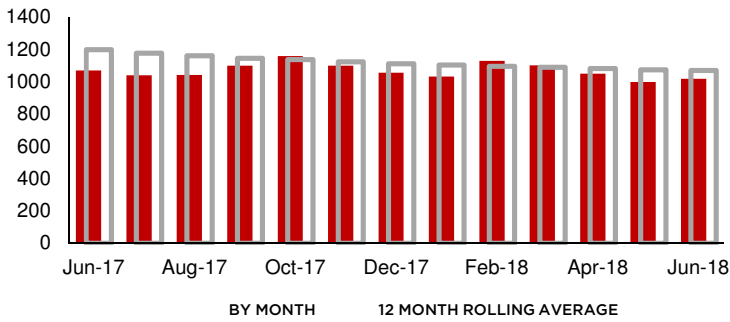
6.0%

 Change in
Closed Sales

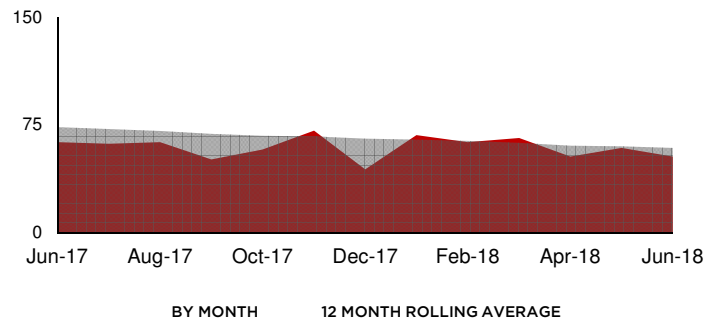
-4.9%

 Change in
Inventory

INVENTORY OF HOMES FOR SALE



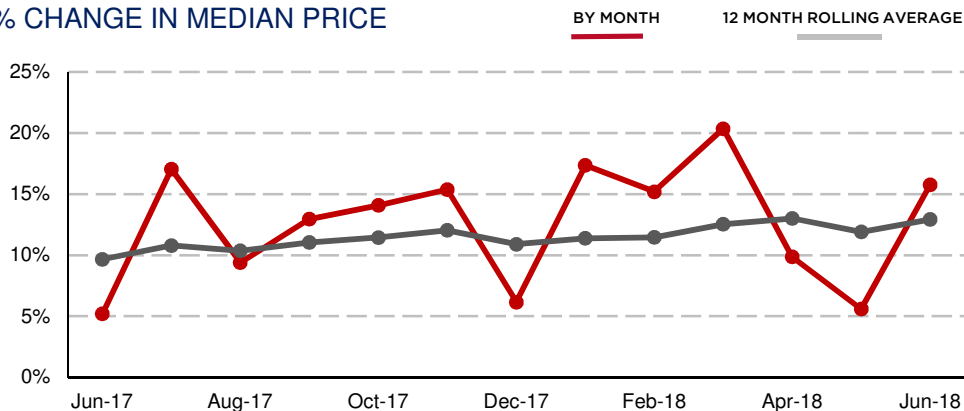
DAYS ON MARKET



12 MONTH COMPARISON

	June 2017		June 2018	+ / -	12 MONTH AVG	
New Listings	502		533	6.2%	482	1%
Pending Sales	443		412	-7.0%	392	-2%
Closed Sales	402		426	6.0%	370	3%
Median Sales Price	\$268,250		\$310,512	15.8%	\$288,610	13%
Average Sales Price	\$293,671		\$348,860	18.8%	\$325,293	12%
List to Sale Price Ratio	97.8%		97.8%	0.0%	97.9%	-2.4%
Days on Market	63		53	-15.9%	59	-20%
Inventory of Homes for Sale	1070		1018	-4.9%	1069	-11%
Months Supply of Inventory	2.7		2.4	-10.2%	3.0	-14%
Building Permits	143		145	1.4%	177	30%

% CHANGE IN MEDIAN PRICE


12.9%

 Year over year price change
for the 12 month rolling average.

MARKET REPORT - July 2018 WEBER COUNTY

HIGHLIGHTS:

- Median Sales Price increased 10.6% from previous May to \$230,000.
- Building Permits rose 44.4% over previous May to 78 single family permits.

Year-Over-Year

-6.5%

Change in
New Listings

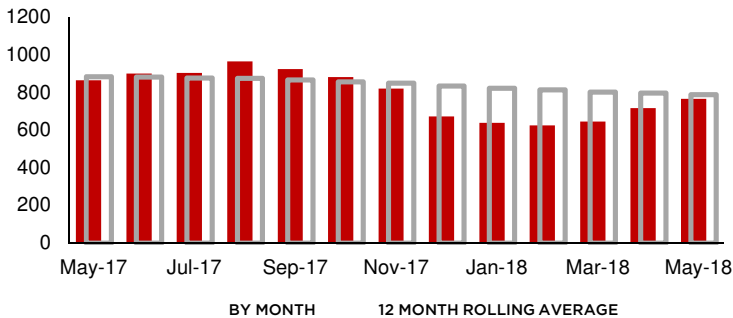
-0.7%

Change in
Closed Sales

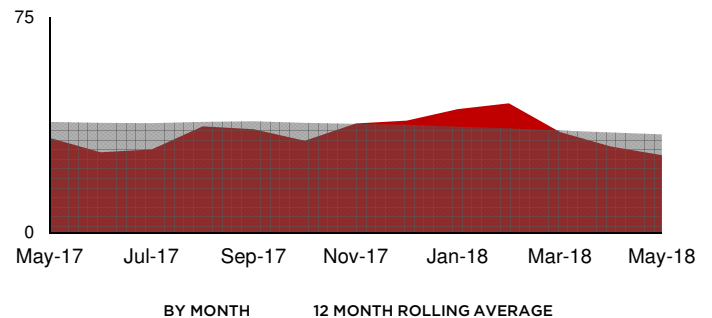
-11.4%

Change in
Inventory

INVENTORY OF HOMES FOR SALE



DAYS ON MARKET



12 MONTH COMPARISON

	May 2017		May 2018	+ / -	12 MONTH AVG	
New Listings	612		572	-6.5%	465	3%
Closed Sales	453		450	-0.7%	392	8%
Median Sales Price	\$208,000		\$230,000	10.6%	\$216,747	12%
Average Sales Price	\$240,590		\$258,096	7.3%	\$242,325	9%
List to Sale Price Ratio	98.9%		99.3%	0.4%	98.0%	-2.1%
Days on Market	33		27	-18.2%	34	-11%
Inventory of Homes for Sale	865		766	-11.4%	788	-11%
Months Supply of Inventory	1.9		1.7	-10.9%	2.0	-20%
Building Permits	54		78	44.4%	56	-7%

% CHANGE IN MEDIAN PRICE

