

RESIDENTIAL REVIEW

PROVIDING INSIGHTS AND
COMMENTARY ON RESIDENTIAL
MARKETS IN UTAH, NEVADA,
CALIFORNIA, AND TEXAS.

2023



BROKERS • COLONIAL • DONAHOE

TABLE OF CONTENTS

- 03 Residential Resale Overview
- 04 Cache & Weber Counties
- 05 Property Management Services
- 06 Davis & Salt Lake Counties
- 07 Summit County
- 08 Distinctive Properties
- 12 Utah & Sanpete Counties
- 13 Sevier County
- 14 Beaver & Iron Counties
- 15 Corporate & Relocation Services
- 16 HOA Management Services
- 17 Washington County & Hurricane Valley
- 18 Las Vegas & Mesquite Areas
- 19 Builder & Developer Services
- 20 Orange & San Diego Counties
- 21 Riverside & Southwest Riverside Counties
- 23 Bell & Bexar Counties
- 24 Travis & Williamson Counties
- 25 Commercial Real Estate Services



ARE YOU READY TO BUY, SELL,
RENT, OR INVEST?

Visit with one of our trusted real estate
professionals today.

For more information go to:
erabrokers.com



REALTRENDS
FIVE HUNDRED



ERA REAL ESTATE
CIRCLE OF SUCCESS
PLATINUM COMPANY

TOP 1/2 OF 1% OF
REAL ESTATE BROKERAGES
IN THE COUNTRY

RESIDENTIAL MARKET OVERVIEW

We are moving through a residential market cycle. In January of 2021, and again in January of 2022, we cautioned of inflation and rising home prices. In July of 2022 we advised that the Federal Reserve would continue to increase interest rates and that inflation would subside, although it would not be reflected in inflation statistics like the Consumer Price Index. Currently the CPI shows housing as a significant component of inflation, while real estate professionals understand that real estate is not a significant cause of inflation today.

2023 1ST HALF OUTLOOK

Because most real estate statistics, including this publication, report real estate statistics on a year-over-year basis, it may appear as though real estate prices are still rising. While it is true that prices were higher in the second half of 2022 when compared with the second half of 2021, prices in the second half of 2022 were lower than the first half of 2022. On a month-over-month basis, real estate prices have been falling since June. Most real estate new publications will report that real estate prices are falling this spring as the year-over-year statistics show prices lower in the first half of 2023 than the first half of 2022. This negative news around housing could potentially occur just as the market begins to tighten and reverse trend.

Moving into the spring, we do not have enough inventory. While inventory levels began rising during the summer, most markets saw inventory levels stabilize or start falling by the 4th quarter. For the third year in a row, we will begin the spring with historically low inventory. Nationally, demand peaks in the spring and is at its lowest during the winter. If we have a typical seasonal increase in demand this spring, there may not be enough homes available for sale. Last year interest rates were a drag on demand. This year mortgage interest rates are incrementally improving and could help boost demand. With inflation subsiding and the Federal Reserve slowing the increase in short term interest rates, mortgage interest rates are likely to improve this spring. We hope we don't have a recession, but slower growth typically results in lower mortgage interest rates. Lower interest rates, relatively low supply, and an increase in seasonal demand could set the stage for home prices to stabilize and start increasing again by mid-year.

Regardless of the short-term fluctuations, we believe real estate is a good long-term investment. Homeownership is regularly reported as the largest source of wealth among families. More importantly, the demand for housing will continue to grow as individuals and families look for safe places to live, work, and raise their families.

We look forward to assisting you with your real estate needs in 2023.

NEIL WALTER
CEO

A New Real Estate Experience

Some consider selling real estate an individual effort—we believe it is a team sport. When you combine best in industry technology, broker support, graphic design, lead generation, and marketing systems supported by a cohesive team, you get exceptional results.

Thinking about a career in real estate? Changing brokerages?

Let's have a conversation.



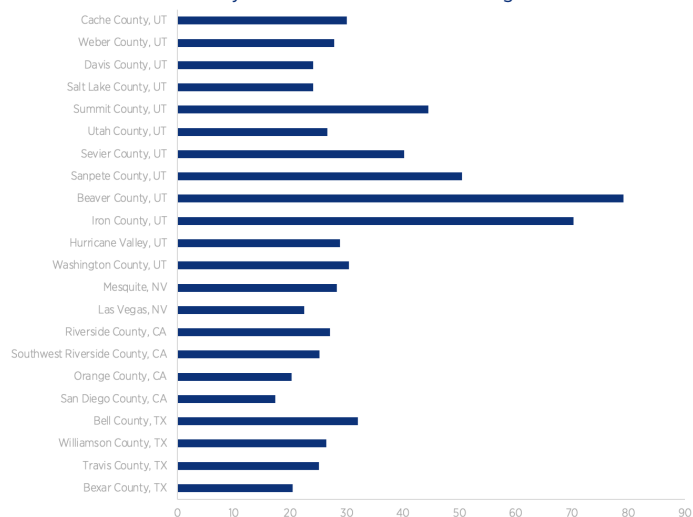
erabrokers.com/careers

Market	12 Month Median Sales Price	YOY Change	12 Month Avg Sales Price	YOY Change	Current Inventory	12 Month Building Permits
Cache County, UT	\$432,004	16%	\$475,173	14%	270	404
Weber County, UT	\$421,462	14%	\$485,228	13%	786	437
Davis County, UT	\$519,817	14%	\$557,366	11%	728	694
Salt Lake County, UT	\$528,662	14%	\$611,521	13%	2,111	2,076
Summit County, UT	\$1,297,948	13%	\$1,917,464	8%	475	58
Utah County, UT	\$521,144	15%	\$587,513	14%	1,981	3,071
Sevier County, UT	\$315,518	17%	\$345,626	15%	52	110
Sanpete County, UT	\$353,482	7%	\$388,563	7%	92	70
Beaver County, UT	\$287,234	16%	\$305,394	-4%	43	14
Iron County, UT	\$383,045	19%	\$423,969	18%	314	439
Hurricane Valley, UT	\$538,573	25%	\$590,453	20%	262	360
Washington County, UT	\$555,692	20%	\$644,464	18%	1,286	1,934
Mesquite, NV	\$379,732	18%	\$407,742	18%	193	295
Las Vegas, NV	\$425,337	17%	\$497,534	15%	8,532	5,170
Riverside County, CA	\$584,310	12%	\$683,161	13%	5,753	-
Southwest Riverside County, CA	\$628,926	11%	\$663,303	11%	1,208	-
Orange County, CA	\$1,014,635	13%	\$1,343,954	12%	2,872	-
San Diego County, CA	\$823,321	12%	\$1,071,871	13%	2,649	-
Bell County, TX	\$270,611	17%	\$299,443	16%	1,216	-
Williamson County, TX	\$483,373	14%	\$539,339	15%	2,723	-
Travis County, TX	\$580,238	11%	\$741,640	11%	3,515	-
Bexar County, TX	\$303,974	14%	\$347,878	12%	6,652	-

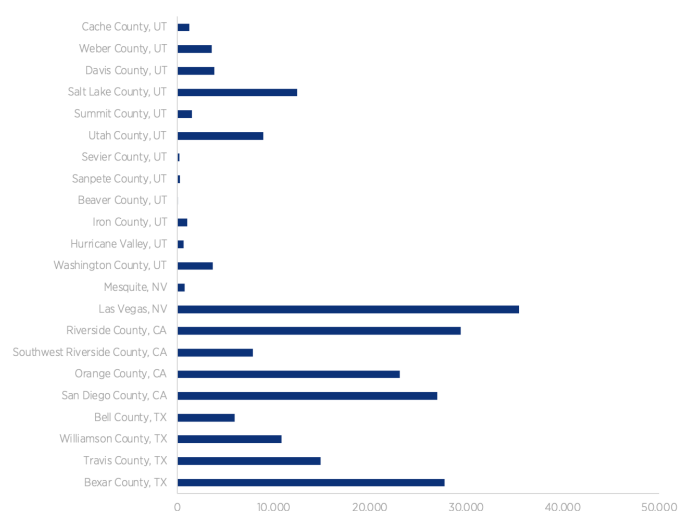
RESIDENTIAL RESALE OVERVIEW

DECEMBER 2021-2022

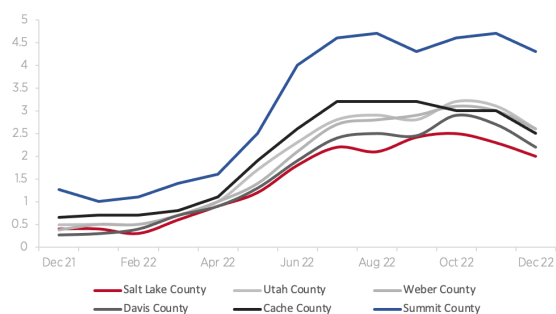
Days on Market – 12 Month Average



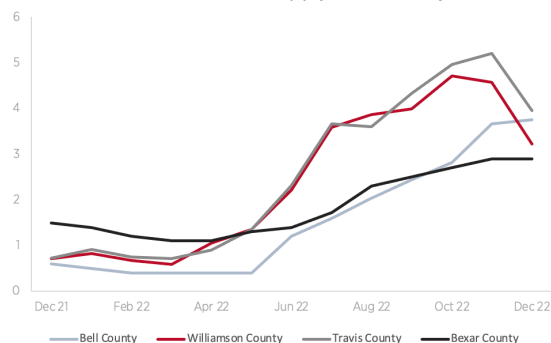
Number of Homes Sold Last 12 Months



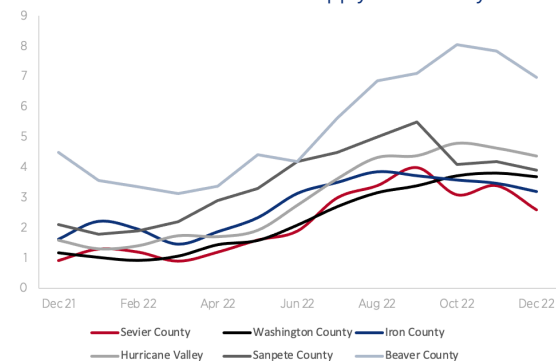
Northern Utah Months Supply of Inventory



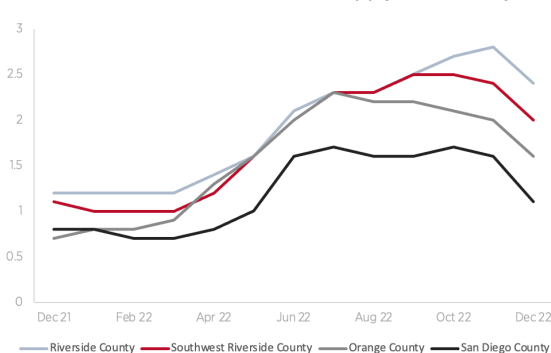
Texas Months Supply of Inventory



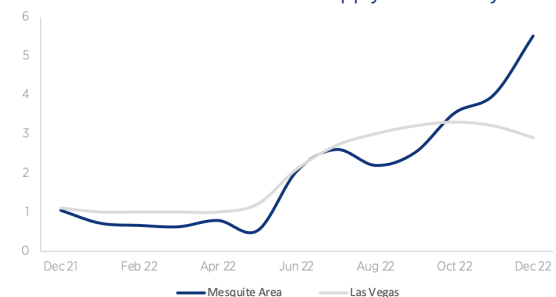
Southern Utah Months Supply of Inventory



Southern California Months Supply of Inventory



Southern Nevada Months Supply of Inventory



View market reports covering Utah, Nevada, California, and Texas at:

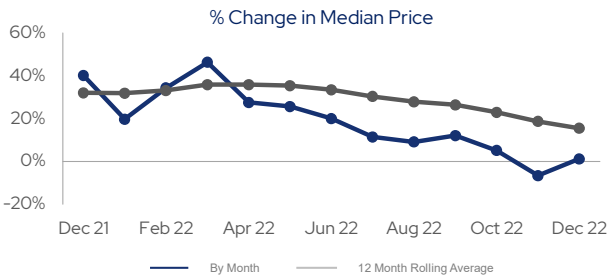
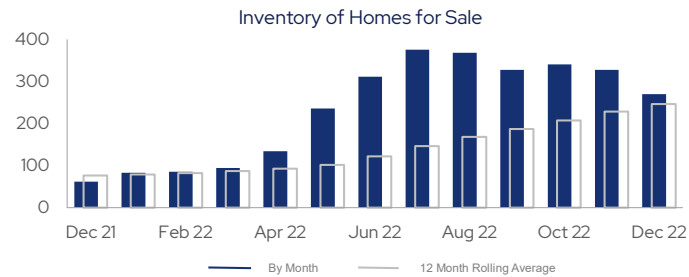
[erabrokers.com](https://www.erabrokers.com)

CACHE COUNTY

Highlights:

- Median Sales Price is up 15.5% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 8% over a 12 month average and down 18.9% from the same month last year.
- Inventory of Homes for Sale is up 222% over a 12 month average, but declining since summer.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-36.4%	6.9%	-17.7%
Same Month Last Year	-36.4%	-18.9%	335.5%



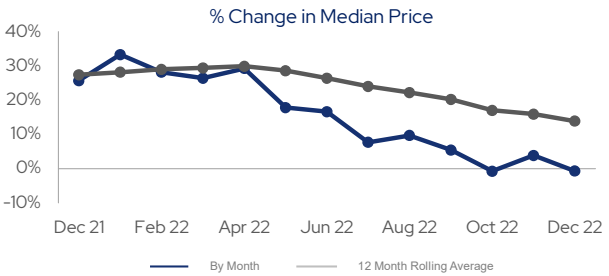
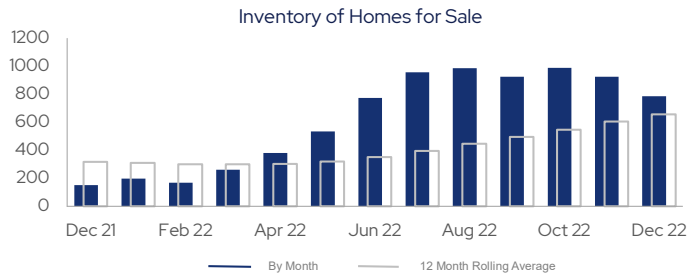
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	88	56	-36.4%	155	22%
Pending Sales	52	63	21.2%	101	-4%
Closed Sales	95	77	-18.9%	105	-8%
Median Sales Price	\$415,000	\$420,000	1.2%	\$432,004	16%
Average Sales Price	\$463,699	\$447,821	-3.4%	\$475,173	14%
Days on Market	25	51	104.0%	30	54%
Inventory of Homes for Sale	62	270	335.5%	246	222%
Months Supply of Inventory	0.7	2.5	283.1%	2.2	243%

WEBER COUNTY

Highlights:

- Median Sales Price is up 13.9% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 17% over a 12 month average and down 42.5% from the same month last year.
- Days on Market of 58 days is up 54% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-27.9%	18.6%	-15.1%
Same Month Last Year	-10.7%	-42.5%	417.1%



	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	243	217	-10.7%	423	9%
Pending Sales	198	199	0.5%	279	-13%
Closed Sales	400	230	-42.5%	297	-17%
Median Sales Price	\$389,650	\$387,000	-0.7%	\$421,462	14%
Average Sales Price	\$451,876	\$452,037	0.0%	\$485,228	13%
Days on Market	25	58	132.0%	28	54%
Inventory of Homes for Sale	152	786	417.1%	657	107%
Months Supply of Inventory	0.4	2.6	584.2%	1.9	139%

PROPERTY MANAGEMENT

\$1 Billion
Real Estate Managed

2,500
Units Managed

19
Office Locations

Professional Advertising

Rest assured that the best tenants in your area will hear about your property.

Tenant Screening

Includes criminal background check , credit check, income verification, and landlord references.

Rent Collection

Online rent payment portal and professional rent collection. Consistent, predictable owner payments.

Property Protection

Policies for pets, cleanliness, drug use, and smoking.

Inspections

Regular inspections and preventative maintenance reduce costly improvements.

Accounting

Receive detailed monthly statements of income and expenses for property owners and their professional financial advisors.

Maintenance

Licensed professional vendors with competitive pricing provide quality work.

We work hard to solve the challenges you face as an investment property owner. We make owning a rental a hassle-free experience with truly passive returns to you.



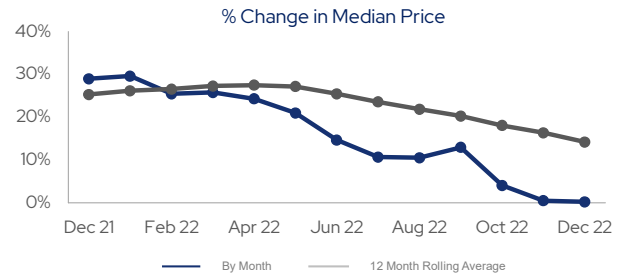
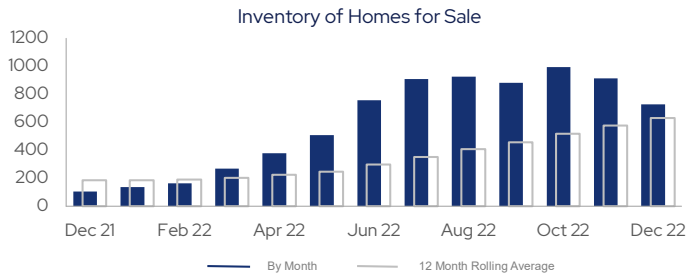
BROKERS • COLONIAL • DONAHOE

DAVIS COUNTY

Highlights:

- Median Sales Price is up 14.2% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales were down 35.5% from the same month last year and 17% down over a 12 month average.
- Inventory of Homes for Sale is up 237% over a 12 month average, but declining in recent months.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-36.8%	15.5%	-20.3%
Same Month Last Year	-10.1%	-35.5%	586.8%



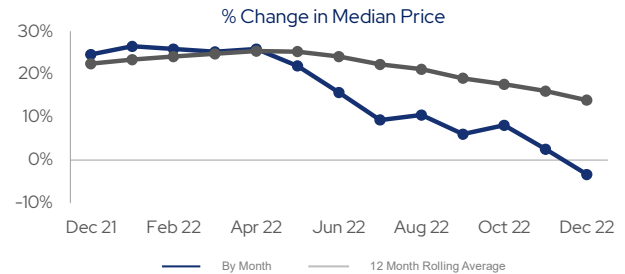
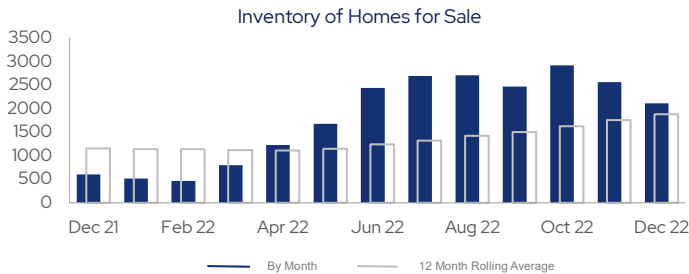
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	218	196	-10.1%	456	9%
Pending Sales	172	214	24.4%	312	5%
Closed Sales	392	253	-35.5%	320	-17%
Median Sales Price	\$489,000	\$490,000	0.2%	\$519,817	14%
Average Sales Price	\$542,791	\$522,970	-3.7%	\$557,366	11%
Days on Market	21	52	147.6%	24	64%
Inventory of Homes for Sale	106	728	586.8%	630	237%
Months Supply of Inventory	0.3	2.2	713.6%	1.7	269%

SALT LAKE COUNTY

Highlights:

- Median Sales Price is up 14.0% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 29% over a 12 month average and down 48.8% from the same month last year.
- Inventory of Homes for Sale is up 63% over a 12 month average, but has steadily declined since October.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-34.9%	-4.3%	-17.6%
Same Month Last Year	-21.1%	-48.8%	250.7%



	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	735	580	-21.1%	1414	-9%
Pending Sales	960	550	-42.7%	1054	-25%
Closed Sales	1470	752	-48.8%	1034	-29%
Median Sales Price	\$498,000	\$481,250	-3.4%	\$528,662	14%
Average Sales Price	\$588,853	\$559,034	-5.1%	\$611,521	13%
Days on Market	24	47	95.8%	24	30%
Inventory of Homes for Sale	602	2111	250.7%	1884	63%
Months Supply of Inventory	0.4	2.0	400.0%	1.6	103%

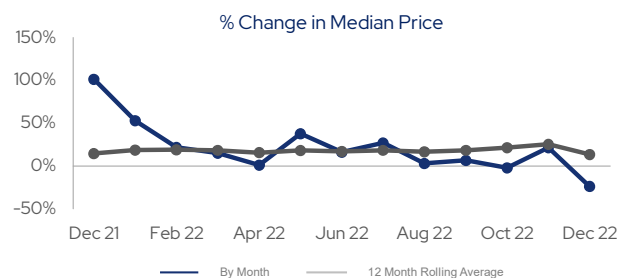
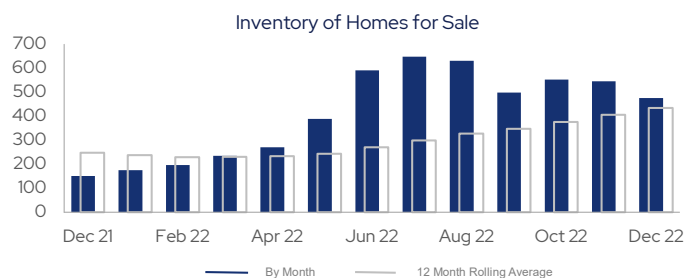


SUMMIT COUNTY

Highlights:

- Median Sales Price is up 13.4% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 14% over a 12 month average and down 23.5% from the same month last year.
- Inventory of Homes for Sale is up 75% over a 12 month average, but declining the last few months of 2022.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	17.0%	-7.1%	-13.0%
Same Month Last Year	27.2%	-23.5%	214.6%



	December 2021		December 2022	+ / -	12 Month Avg	+ / -
New Listings	92		117	27.2%	177	11%
Pending Sales	52		70	34.6%	110	-13%
Closed Sales	119		91	-23.5%	125	-14%
Median Sales Price	\$1,426,200		\$1,085,000	-23.9%	\$1,297,948	13%
Average Sales Price	\$2,065,027		\$2,033,065	-1.5%	\$1,917,464	8%
Days on Market	49		75	53.1%	44	-34%
Inventory of Homes for Sale	151		475	214.6%	434	75%
Months Supply of Inventory	1.3		4.3	238.9%	3.2	87%



BROKERS • COLONIAL • DONAHOE

DISTINCTIVE
PROPERTIES

UNMATCHED MARKETING

- Custom built Facebook and Instagram advertisement campaign.
- Featured in a leading Utah and Nevada real estate publication with distribution to over 100,000 people.
- Distinctive branding, upgraded property website and custom built marketing package.
- Enhanced photography package, aerial photography, 3d tour and floorplan.*
- Listed on over 100 international luxury real estate websites.

erabrokers.com

*where available



SOLD by ERA Brokers // Washington, Utah

seamless blend of experience, technology and global reach



Modern Masterpiece in Alpine | Alpine, UT
4 Beds | 4 Full 1 Half Baths | \$2,599,000 | Nicki Christensen



Scenic Arizona Hidden Gem | Scenic, AZ
4 Beds | 4 Baths | \$1,099,000 | Irene Navarro | S.0057121



Tranquil Place to Retire | Eden, UT
3 Beds | 3 Baths | \$1,795,000 | Nanci Lifer



Timeless Oasis Home | St. George, UT
5 Beds | 4 Full 1 Half Baths | \$1,825,000 | Heather Ovard



High on the Hills of Temecula | Temecula, CA | \$5,500,000
3 Beds | 2 Full 1 Half Baths | Andrea Holmes | Christen Artino



Immaculate Custom Home | Highland, UT
6 Beds | 3 Full 1 Half Baths | \$1,159,000 | Jennifer Call



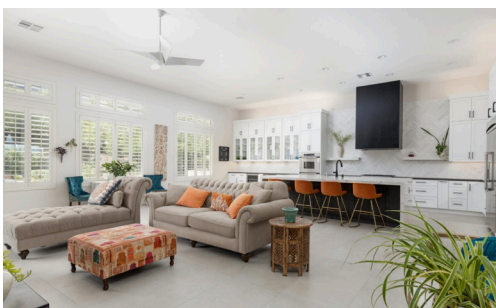
New Construction in St. George | St. George, UT | SOLD
5 Beds | 4 Full | \$1,425,000 | Ryan Anderson



Entertainers Dream | Eden, UT
4 Beds | 4 Full 1 Half Baths | \$1,249,000 | Lisa McGonegal



Mountain Sunrise Views | St. George, UT
4 Beds | 4 Full 1 Half Baths | \$1,575,000 | The Porter Team



Newly Renovated Home | \$2,592,000 | Henderson, NV
5 Beds | 5 Full 1 Half Baths | Priti Nambisan | S.0052676



Beautiful Cambridge Cove Home | Washington, UT
6 Beds | 5 Baths | \$1,049,900 | The Cox Team



The Foothills of Farmington | Farmington, UT
7 Beds | 3 Full 1 Half Baths | \$1,099,000 | Jami Vest



Own a Piece of Sundance | \$12,000,000 | Sundance, UT
6 Beds | 9 Full 1 Half Baths | Rebecca Swindle | Jennifer Call



Immaculate Alpine Home | Alpine, UT
5 Beds | 3 Full 1 Half Baths | \$1,199,500 | Mark Dell'ergo



Trapper's Ridge Home | Eden, UT
4 Beds | 3 Baths | \$1,220,000 | Jeff Good



Amazing Gathering Spaces | Highland, UT
6 Beds | 3 Full 1 Half Baths | \$1,100,000 | Rebecca Swindle



Mountain & Golf Course Views | \$1,500,000 | Las Vegas, NV
3 Beds | 3 Full 1 Half Baths | Doug Sawyer | BS.0022614



Panoramic Views | St. George, UT
4 Beds | 4 Full 1 Half Baths | \$2,500,000 | The Cox Team



Desert Beauty | St. George , UT | SOLD
6 Beds | 5 Full 1 Half Baths | \$2,150,000 | The Cox Team



Live Where You Play | Eden, UT | SOLD
4 Beds | 4 Baths |\$1,100,000 | Nanci Watkins



Crimson Vistas | St. George, UT
5 Beds | 4 Baths | \$ 1,000,000 | Ashlee Weller



Cul-De-Sac Home in Diamond Bar | Diamond Bar, CA | SOLD
4 Beds | 3 Baths | \$1,230,000 | Andrea Holmes | DRE# 01943814



Remarkable Home Near The Virgin River | Hurricane, UT
7 Beds | 4 Full 1 Half Baths | \$1,099,900 | The Porter Team

View all Distinctive Properties:
erabrokers.com



Tonaquint Cove | St. George, UT | SOLD
6 Beds | 6 Baths | \$1,425,000 | The Cox Team



Ogden Valley Home | Eden, UT
5 Beds | 3 Baths | \$1,199,000 | Lisa McGonegal



Beautiful House on 10 Acres | Ephraim, UT | \$1,800,000
9 Beds | 4 Full 2 Half Baths | Dana Coates | Viv Sorensen



Santa Fe Home | Littlefield, AZ
3 Beds | 2 Baths | \$1,101,750 | Irene Narvarro | S.0057121



Views of Zion National Park | Hurricane, UT
5 Beds | 3 Baths | \$1,100,000 | April Gates



Grand Heights Subdivision | St. George UT
5 Beds | 3 Baths | \$1,187,400 | WendyLynn Simmons



Modern Farmhouse | Alpine, UT | \$2,540,000 | SOLD
5 Beds | 4 Full 1 Half Baths | Jen Call | Christine Carey



Immaculate Full Log Home | Beaver, UT
3 Beds | 3 Full 1 Half Baths | \$1,790,000 | Jill Neilsen

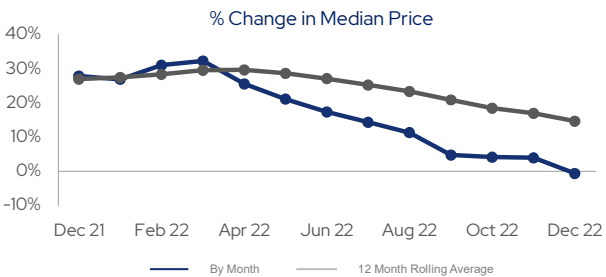
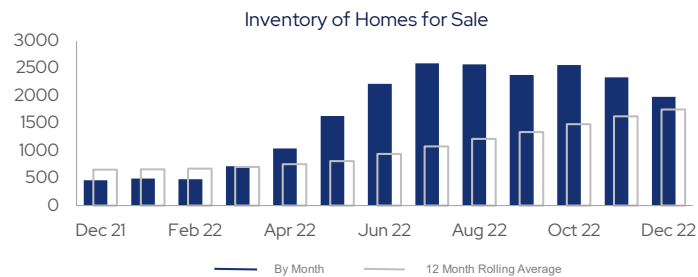
delivering exceptional service
that exceeds expectations

UTAH COUNTY

Highlights:

- Median Sales Price is up 14.7% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 17% over a 12 month average and down 34.5% from the same month last year.
- Inventory of Homes for Sale is up 168% over a 12 month average, but declining the last few months of 2022.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-31.0%	17.9%	-15.2%
Same Month Last Year	-26.1%	-34.5%	328.8%



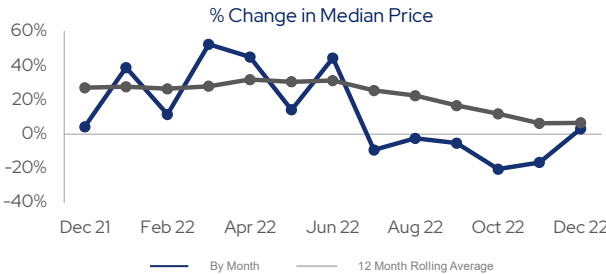
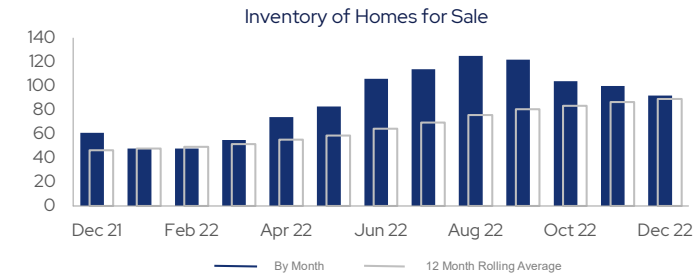
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	583	431	-26.1%	1058	-1%
Pending Sales	648	462	-28.7%	871	7%
Closed Sales	943	618	-34.5%	744	-17%
Median Sales Price	\$503,095	\$500,000	-0.6%	\$521,144	15%
Average Sales Price	\$563,452	\$590,545	4.8%	\$587,513	14%
Days on Market	24	54	125.0%	27	33%
Inventory of Homes for Sale	462	1981	328.8%	1751	168%
Months Supply of Inventory	0.5	2.6	430.7%	2.0	195%

SANPETE COUNTY

Highlights:

- Median Sales Price is up 6.5% over a 12 month average, but the price trend was down in the second half of 2022.
- Days on Market of 99 days is up 46% over a 12 month average and up 167.6% from the same month last year.
- Inventory of Homes for Sale is up 93% over a 12 month average, but declining the last few months of 2022.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-52.4%	-5.0%	-8.0%
Same Month Last Year	-37.5%	-34.5%	50.8%



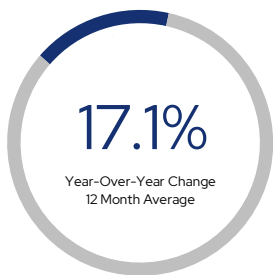
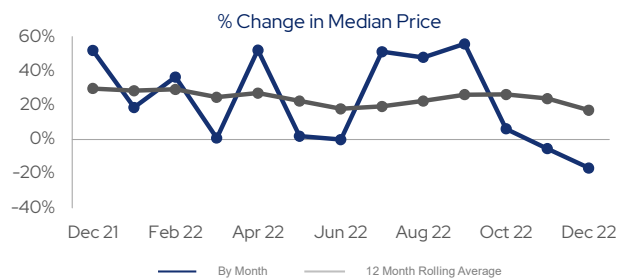
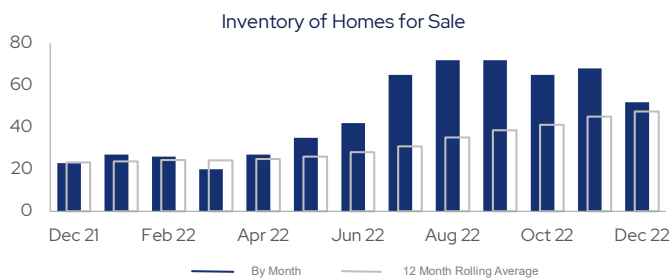
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	16	10	-37.5%	32	12%
Pending Sales	17	9	-47.1%	24	-8%
Closed Sales	29	19	-34.5%	23	4%
Median Sales Price	\$320,000	\$330,000	3.1%	\$353,482	7%
Average Sales Price	\$356,662	\$364,495	2.2%	\$388,563	7%
Days on Market	37	99	167.6%	50	46%
Inventory of Homes for Sale	61	92	50.8%	89	93%
Months Supply of Inventory	2.1	3.9	85.4%	3.6	70%

SEVIER COUNTY

Highlights:

- Median Sales Price is up 17.1% over a 12 month average, but the price trend was down in the second half of 2022.
- Days on Market of 69 days is up 71% over a 12 month average.
- Closed Sales are down 7% over a 12 month average and down 24% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-45.0%	0.0%	-23.5%
Same Month Last Year	-21.4%	-24.0%	126.1%



	December 2021		December 2022	+ / -	12 Month Avg	+ / -
New Listings	14		11	-21.4%	26	10%
Pending Sales	9		14	55.6%	21	2%
Closed Sales	25		19	-24.0%	19	-7%
Median Sales Price	\$330,000		\$275,000	-16.7%	\$315,518	17%
Average Sales Price	\$325,004		\$294,068	-9.5%	\$345,626	15%
Days on Market	16		69	331.3%	40	71%
Inventory of Homes for Sale	23		52	126.1%	48	105%
Months Supply of Inventory	0.9		2.6	182.6%	2.3	94%

FREE NEVADA & UTAH

PRE-LICENSING & CONTINUING EDUCATION

JOIN OVER 20,000 STUDENTS



ARTI[®]
Academics



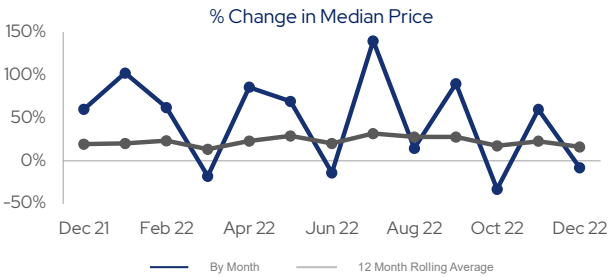
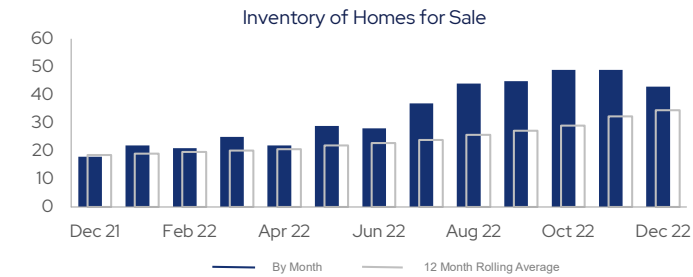
DOWNLOAD
THE APP TODAY

BEAVER COUNTY

Highlights:

- Median Sales Price is up 16.3% over a 12 month average, but the price trend was down in the second half of 2022.
- Inventory of Homes for Sale is up 86% over a 12 month average, but declining the past few months.
- Months Supply of Inventory is up 54% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-40.0%	150.0%	-12.2%
Same Month Last Year	-57.1%	25.0%	138.9%



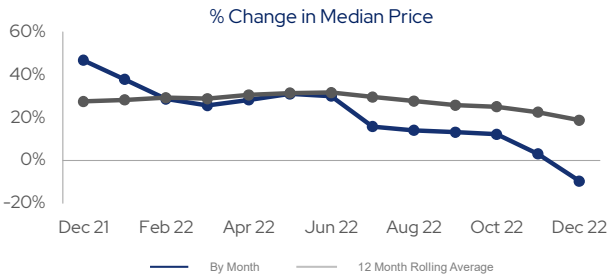
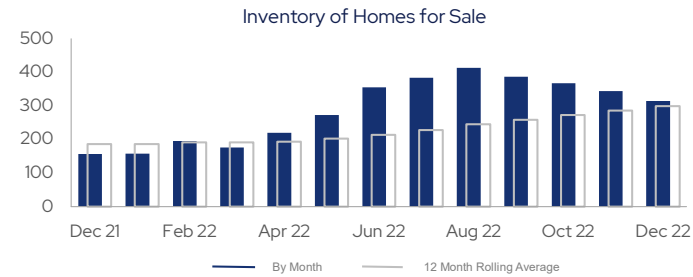
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	7	3	-57.1%	11	31%
Pending Sales	1	5	400.0%	7	9%
Closed Sales	4	5	25.0%	6	-4%
Median Sales Price	\$272,000	\$250,000	-8.1%	\$287,234	16%
Average Sales Price	\$274,125	\$291,800	6.4%	\$305,394	-4%
Days on Market	132	120	-9.1%	79	-17%
Inventory of Homes for Sale	18	43	138.9%	35	86%
Months Supply of Inventory	4.5	7.0	54.9%	5.4	54%

IRON COUNTY

Highlights:

- Median Sales Price is up 18.9% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 22% over a 12 month average and down 51.0% from the same month last year.
- Inventory of Homes for Sale is up 61% over a 12 month average, but declining since August.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-29.6%	-39.7%	-8.7%
Same Month Last Year	-43.2%	-51.0%	100.0%



	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	88	50	-43.2%	125	-1%
Pending Sales	82	65	-20.7%	95	-21%
Closed Sales	96	47	-51.0%	87	-22%
Median Sales Price	\$376,500	\$340,000	-9.7%	\$383,045	19%
Average Sales Price	\$453,594	\$370,548	-18.3%	\$423,969	18%
Days on Market	82	87	6.1%	70	-3%
Inventory of Homes for Sale	157	314	100.0%	299	61%
Months Supply of Inventory	1.6	3.2	95.7%	2.9	70%

CORPORATE & RELOCATION SERVICES



BROKERS • COLONIAL • DONAHOE

CORPORATE SERVICES

Designed for employers who want to offer a benefit to their employees.



Real Estate Benefits

from Anywhere™

Offers \$300 to \$5,500 in benefits after closing when you work with us to buy or sell your home!

Cash back program not available in all states.



Select Broker
SINCE 1933

Most preferred and trusted financial institution serving the military and their families. Receive \$400 to \$8,000 in cash back when working with us.

Cash back program not available in all states.

Anywhere™ Leads Network

The Anywhere Leads Network is a nationwide high-performance network of 500+ brokers and ~100,000 agents.



Cartus is the trusted industry leader, guiding clients through thousands of corporate relocation programs, large and small, unique and complex.

Better

Better Real Estate matches you with a trusted real estate agent in your area. If you work with one of our partner agents, you'll get \$2,000 off your Better Mortgage loan closing costs.



SIRVA Worldwide Relocation & Moving is the global leader in moving and relocation services, offering solutions for mobility programs to companies of every size.



plus many more...

HOA MANAGEMENT SERVICES



As experts in HOA management, we take the stress out of volunteer-led associations by professionally communicating with homeowners and managing your HOA.

50+ Associations Managed

Quick Response Times

No Hidden Fees

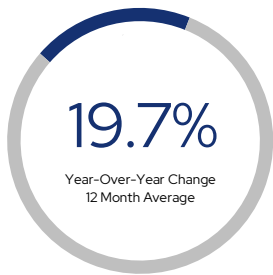
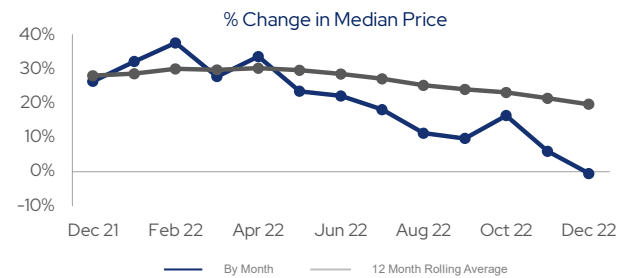
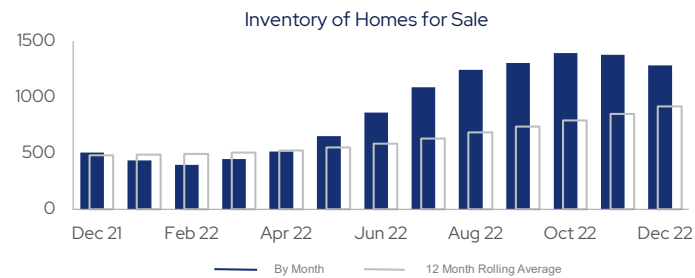
Monthly Maintenance

WASHINGTON COUNTY

Highlights:

- Median Sales Price is up 19.7% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 26% over a 12 month average and down 45.3% from the same month last year.
- Inventory of Homes for Sale is up 91% over a 12 month average, but declining the last few months of 2022.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-25.9%	0.0%	-6.9%
Same Month Last Year	0.7%	-45.3%	153.6%



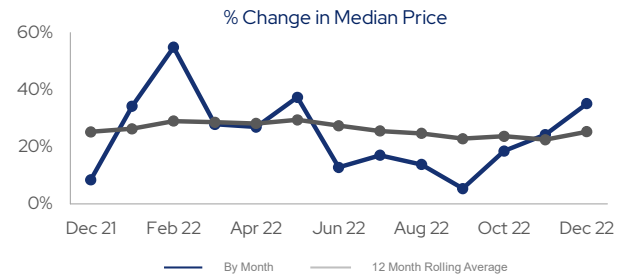
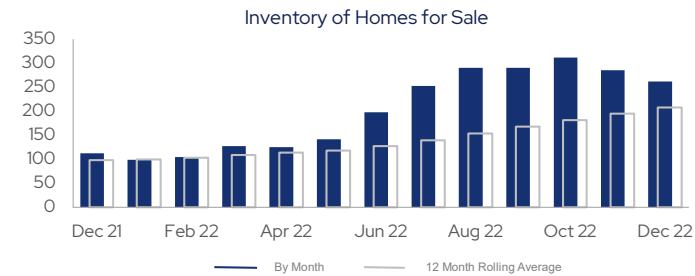
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	278	280	0.7%	495	1%
Pending Sales	354	230	-35.0%	329	-26%
Closed Sales	433	237	-45.3%	307	-26%
Median Sales Price	\$500,000	\$497,250	-0.5%	\$555,692	20%
Average Sales Price	\$592,912	\$601,755	1.5%	\$644,464	18%
Days on Market	37	63	70.3%	30	38%
Inventory of Homes for Sale	507	1286	153.6%	918	91%
Months Supply of Inventory	12	3.7	215.1%	2.4	101%

HURRICANE VALLEY

Highlights:

- Median Sales Price is up 25.3% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 28% over a 12 month average and down 43.7% from the same month last year.
- Inventory of Homes for Sale is up 112% over a 12 month average, but declining in recent months.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-17.2%	-13.0%	-8.4%
Same Month Last Year	-15.8%	-43.7%	131.9%



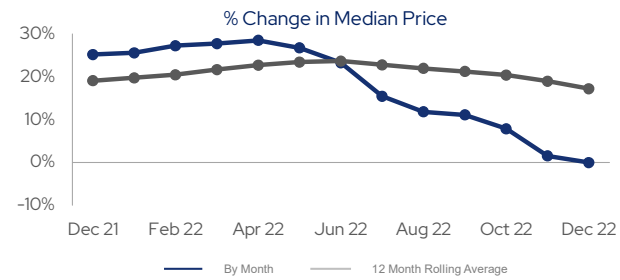
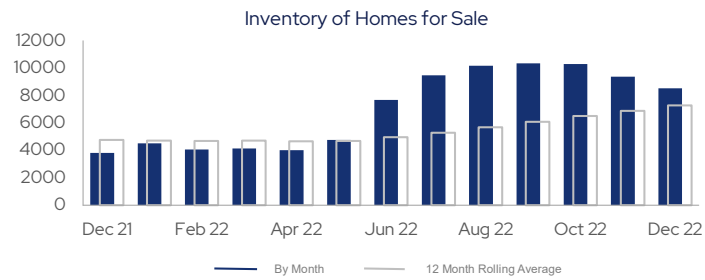
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	57	48	-15.8%	88	5%
Pending Sales	51	35	-31.4%	54	-27%
Closed Sales	71	40	-43.7%	53	-28%
Median Sales Price	\$411,100	\$555,685	35.2%	\$538,573	25%
Average Sales Price	\$530,896	\$606,671	14.3%	\$590,453	20%
Days on Market	38	70	84.2%	29	20%
Inventory of Homes for Sale	113	262	131.9%	208	112%
Months Supply of Inventory	1.6	4.4	174.6%	3.1	124%

LAS VEGAS AREA

Highlights:

- Median Sales Price is up 17.2% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 30% over a 12 month average and down 51.5% from the same month last year.
- Inventory of Homes for Sale is up 53% over a 12 month average, but declining the last few months of 2022.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-12.0%	4.1%	-9.0%
Same Month Last Year	-25.4%	-51.5%	123.9%



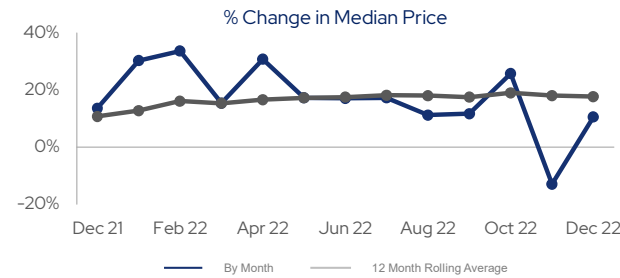
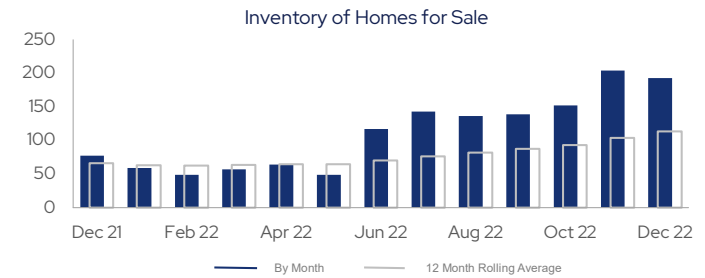
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	3112	2323	-25.4%	4404	-6%
Pending Sales	3565	2103	-41.0%	3062	-32%
Closed Sales	4124	1999	-51.5%	2956	-30%
Median Sales Price	\$398,328	\$398,310	0.0%	\$425,337	17%
Average Sales Price	\$458,699	\$464,900	1.4%	\$497,534	15%
Days on Market	24	51	112.5%	22	-8%
Inventory of Homes for Sale	3810	8532	123.9%	7280	53%
Months Supply of Inventory	11	2.9	163.6%	2.1	85%

MESQUITE AREA

Highlights:

- Median Sales Price is up 17.7% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 24% over a 12 month average and down 52.7% from the same month last year.
- Inventory of Homes for Sale is up 72% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-17.9%	12.9%	-5.4%
Same Month Last Year	-11.5%	-52.7%	150.6%



	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	52	46	-11.5%	74	-12%
Pending Sales	85	44	-48.2%	63	-53%
Closed Sales	74	35	-52.7%	64	-24%
Median Sales Price	\$371,656	\$410,978	10.6%	\$379,732	18%
Average Sales Price	\$394,497	\$451,451	14.4%	\$407,742	18%
Days on Market	25	24	-4.0%	28	2%
Inventory of Homes for Sale	77	193	150.6%	114	72%
Months Supply of Inventory	1.0	5.5	429.5%	2.1	162%

BUILDER & DEVELOPER SERVICES

Builders choose ERA because of our agents, culture, marketing and technology. Our lead tracking and ability to stay in communications is the best in the industry.



and more...



SOLD // Stonybrook Homes – Draper, Utah



SOLD // TAVA Resort – Hurricane, Utah



SOLD // Shea Homes – Las Vegas, Nevada

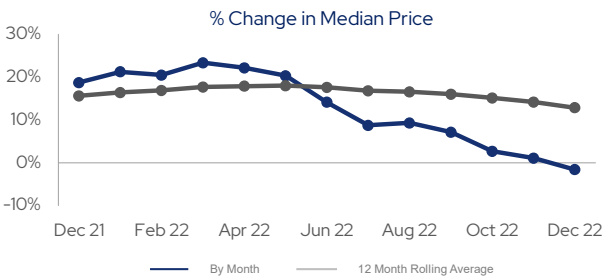
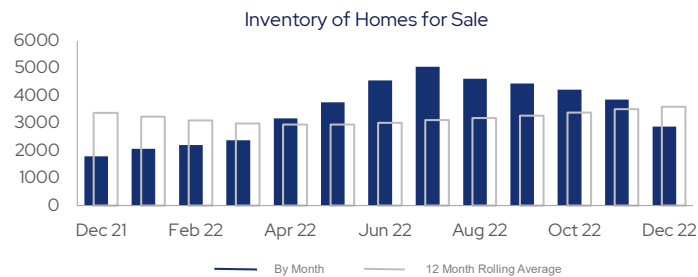
view all new construction // erabrokers.com

ORANGE COUNTY

Highlights:

- Median Sales Price is up 12.9% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 32% over a 12 month average and down 44.4% from the same month last year.
- Inventory of Homes for Sale is up 7% over a 12 month average, but has steadily declined since July.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-37.6%	-1.5%	-25.7%
Same Month Last Year	-43.4%	-44.4%	60.0%



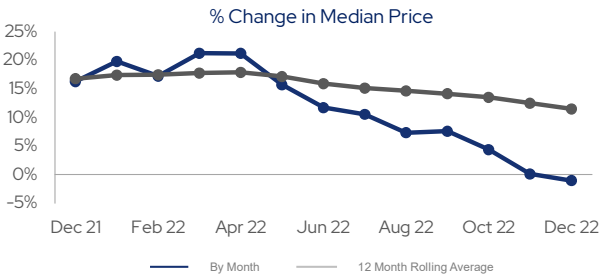
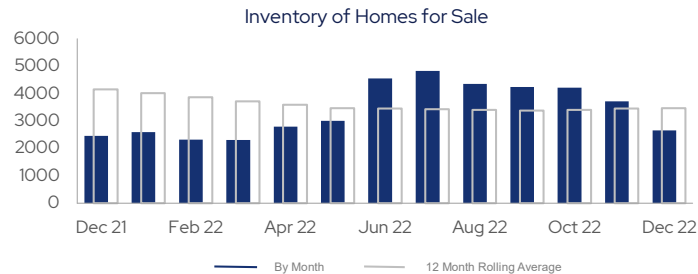
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	1433	811	-43.4%	2236	-25%
Pending Sales	1615	674	-58.3%	1346	-51%
Closed Sales	2397	1332	-44.4%	1923	-32%
Median Sales Price	\$950,000	\$935,000	-1.6%	\$1,014,635	13%
Average Sales Price	\$1,343,898	\$1,216,927	-9.4%	\$1,343,954	12%
Days on Market	19	37	94.7%	20	1%
Inventory of Homes for Sale	1795	2872	60.0%	3605	7%
Months Supply of Inventory	0.7	1.6	128.6%	1.6	37%

SAN DIEGO COUNTY

Highlights:

- Median Sales Price is up 11.5% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 32% over a 12 month average and down 51.3% from the same month last year.
- Inventory of Homes for Sale is down 17% over a 12 month average and has steadily declined since summer.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-37.9%	-6.3%	-28.7%
Same Month Last Year	-42.9%	-51.3%	7.7%



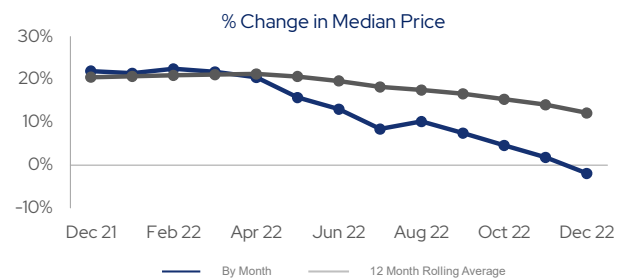
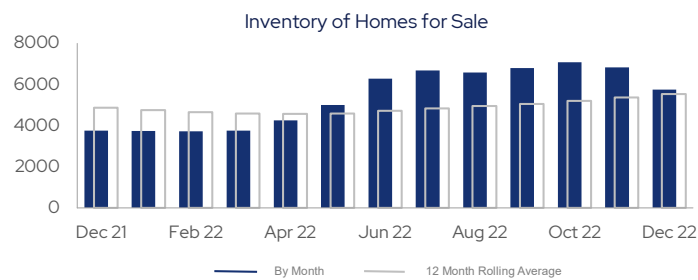
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	2014	1149	-42.9%	2935	-20%
Pending Sales	2120	1434	-32.4%	2326	-29%
Closed Sales	3056	1488	-51.3%	2249	-32%
Median Sales Price	\$765,000	\$757,000	-1.0%	\$823,321	12%
Average Sales Price	\$963,843	\$983,103	2.0%	\$1,071,871	13%
Days on Market	17	33	94.1%	17	11%
Inventory of Homes for Sale	2460	2649	7.7%	3464	-17%
Months Supply of Inventory	0.8	1.1	37.5%	1.2	-2%

RIVERSIDE COUNTY

Highlights:

- Median Sales Price is up 12.2% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 25% over a 12 month average and down 51.5% from the same month last year.
- Inventory of Homes for Sale is up 14% over a 12 month average, but has steadily declined since October.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-30.1%	4.2%	-15.8%
Same Month Last Year	-28.6%	-51.5%	53.4%



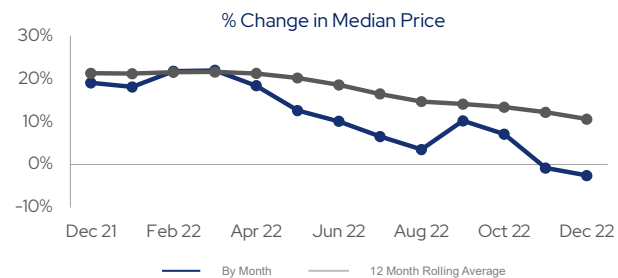
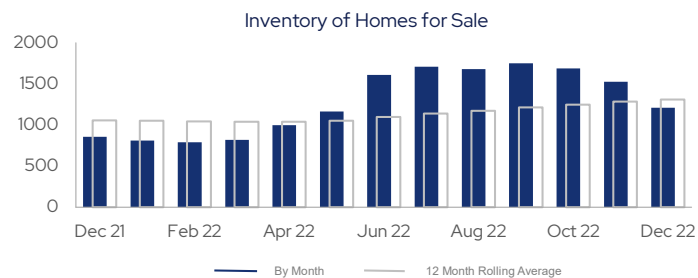
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	2172	1551	-28.6%	3160	-13%
Pending Sales	2576	1262	-51.0%	2122	-35%
Closed Sales	3396	1647	-51.5%	2451	-25%
Median Sales Price	\$561,000	\$550,000	-2.0%	\$584,310	12%
Average Sales Price	\$638,763	\$622,981	-2.5%	\$683,161	13%
Days on Market	26	48	84.6%	27	10%
Inventory of Homes for Sale	3751	5753	53.4%	5540	14%
Months Supply of Inventory	12	2.4	100.0%	2.0	32%

SOUTHWEST RIVERSIDE COUNTY

Highlights:

- Median Sales Price is up 10.6% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 26% over a 12 month average and down 48.6% from the same month last year.
- Inventory of Homes for Sale is up 24% over a 12 month average, but declining the last few months of 2022.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-28.3%	11.2%	-20.6%
Same Month Last Year	-36.4%	-48.6%	41.1%



	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	522	332	-36.4%	798	-19%
Pending Sales	645	336	-47.9%	567	-35%
Closed Sales	909	467	-48.6%	653	-26%
Median Sales Price	\$596,984	\$581,464	-2.6%	\$628,926	11%
Average Sales Price	\$620,306	\$610,500	-1.6%	\$663,303	11%
Days on Market	22	47	113.6%	25	52%
Inventory of Homes for Sale	856	1208	41.1%	1311	24%
Months Supply of Inventory	11	2.0	81.8%	1.8	38%



3D TOUR

MAKE AN OFFER

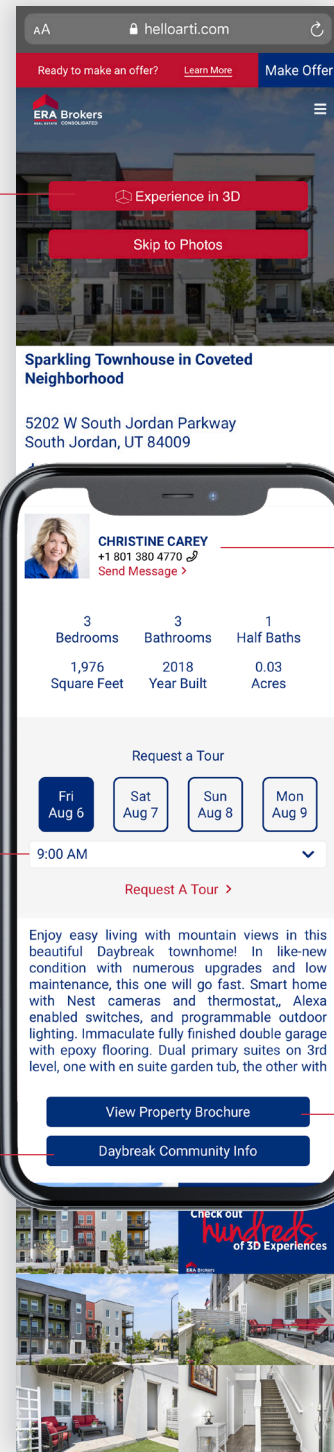
SCHEDULE
A TOUR

LISTING AGENT
CONTACT

DOCUMENT
FILES

CUSTOM
MARKETING

PROFESSIONAL
PHOTOGRAPHY



PROPERTY LISTING WEBSITES

EVERY LISTING, EVERY DEVICE

Delivered over 1 MILLION virtual showings the last 12 months.

To learn more about ARTI go to:
brokerstechnology.com

inman

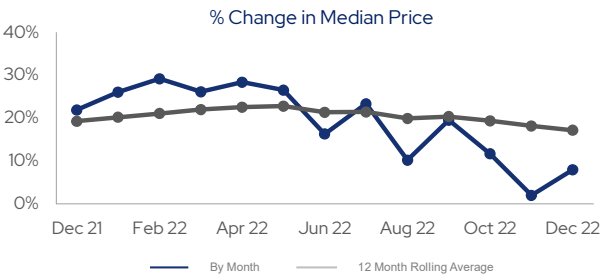
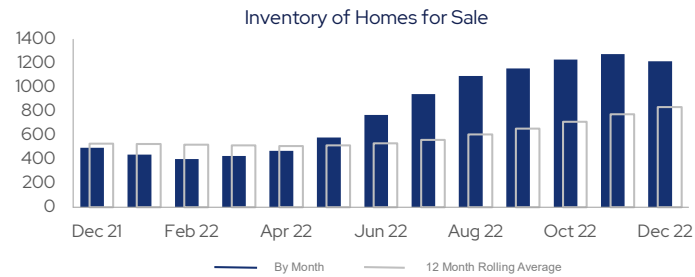


BELL COUNTY

Highlights:

- Median Sales Price is up 17.2% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 15% over a 12 month average and down 47.3% from the same month last year.
- Inventory of Homes for Sale is up 57% over a 12 month average and up 145.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-87.6%	-7.4%	-4.9%
Same Month Last Year	-88.2%	-47.3%	145.2%



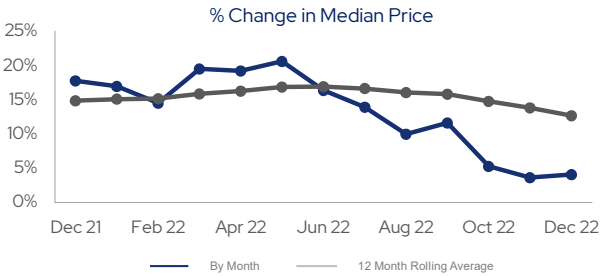
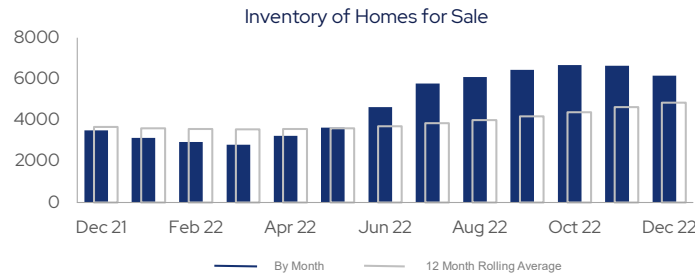
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	475	56	-88.2%	607	-4%
Closed Sales	613	323	-47.3%	494	-15%
Median Sales Price	\$249,950	\$269,875	8.0%	\$270,611	17%
Average Sales Price	\$281,572	\$290,240	3.1%	\$299,443	16%
Days on Market	31	56	80.6%	32	-3%
Inventory of Homes for Sale	496	1216	145.2%	834	57%
Months Supply of Inventory	0.6	3.8	526.7%	1.6	176%

BEXAR COUNTY

Highlights:

- Median Sales Price is up 12.7% over a 12 month average, but the price trend was down in the second half of 2022.
- Inventory of Homes for Sale is up 32% over a 12 month average, but declining since October.
- Months Supply of Inventory is up 37% over a 12 month average.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-31.2%	2.4%	-7.3%
Same Month Last Year	-48.1%	-33.8%	75.9%



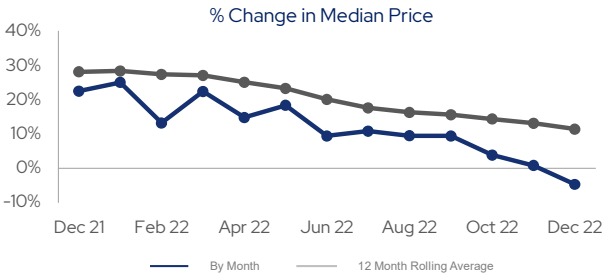
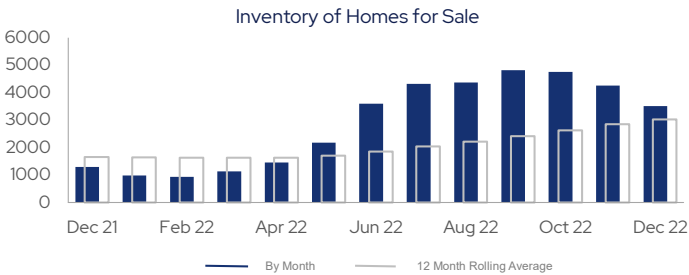
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	2333	1211	-48.1%	2504	-25%
Closed Sales	2665	1763	-33.8%	2237	-13%
Median Sales Price	\$290,900	\$302,750	4.1%	\$305,192	13%
Average Sales Price	\$329,934	\$352,831	6.9%	\$349,985	12%
Days on Market	42	65	54.8%	43	-2%
Inventory of Homes for Sale	3506	6167	75.9%	4853	32%
Months Supply of Inventory	1.4	2.8	100.0%	2.0	37%

TRAVIS COUNTY

Highlights:

- Median Sales Price is up 11.4% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 28% over a 12 month average and down 49.8% from the same month last year.
- Inventory of Homes for Sale is up 82% over a 12 month average, but declining since October.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-24.8%	8.2%	-17.7%
Same Month Last Year	-15.1%	-49.8%	172.7%



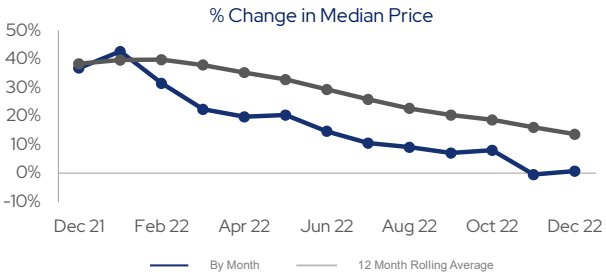
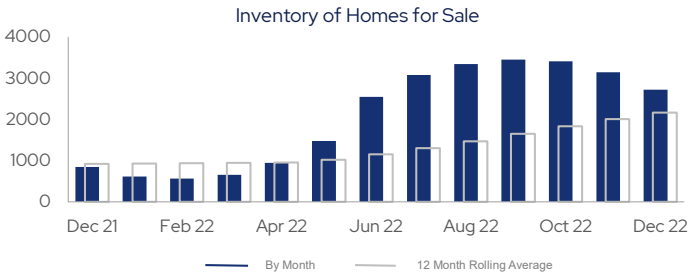
	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	973	826	-15.1%	1849	-3%
Closed Sales	1766	887	-49.8%	1238	-28%
Median Sales Price	\$535,000	\$509,850	-4.7%	\$580,238	11%
Average Sales Price	\$697,272	\$656,704	-5.8%	\$741,640	11%
Days on Market	25	57	128.0%	25	24%
Inventory of Homes for Sale	1289	3515	172.7%	3031	82%
Months Supply of Inventory	0.7	4.0	442.5%	2.7	178%

WILLIAMSON COUNTY

Highlights:

- Median Sales Price is up 13.7% over a 12 month average, but the price trend was down in the second half of 2022.
- Closed Sales are down 22% over a 12 month average and down 28.9% from the same month last year.
- Inventory of Homes for Sale is up 134% over a 12 month average, but declining since October.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-27.5%	22.8%	-13.5%
Same Month Last Year	-22.2%	-28.9%	221.1%



	December 2021	December 2022	+ / -	12 Month Avg	+ / -
New Listings	767	597	-22.2%	1280	0%
Closed Sales	1190	846	-28.9%	901	-22%
Median Sales Price	\$445,000	\$448,393	0.8%	\$483,373	14%
Average Sales Price	\$499,418	\$522,304	4.6%	\$539,339	15%
Days on Market	20	66	230.0%	26	82%
Inventory of Homes for Sale	848	2723	221.1%	2167	134%
Months Supply of Inventory	0.7	3.2	353.5%	2.6	219%

Over 550+ Offerings For Sale or Lease



COMMERCIAL, INDUSTRIAL, AND INVESTMENT SOLUTIONS

Access commercial real estate research for Northern Utah, Southern Utah, Southern Nevada, and Texas.

naixel.com | naivegas.com



OGDEN

215 25th Street
Ogden, UT 84401
801.627.6500

EDEN

2640 North Highway 162 #106
Eden, UT 84310
801.627.6500

BOUNTIFUL

535 West 500 South #5
Bountiful, UT 84010
801.627.6500

SALT LAKE

9350 South 150 East #410
Sandy, UT 84070
801.341.0901

UTAH COUNTY

2901 North Ashton Boulevard
Lehi, UT 84043
801.341.0909

PAYSON

87 North Main Street
Payson, UT 84651
801.341.0909

RICHFIELD

745 South Main Street
Richfield, UT 84701
435.896.9609

CARBON COUNTY

74 E Main Street
Wellington, UT 84542
801.341.0980

BEAVER

395 South Main Street
Beaver, UT 84713
435.438.1606

BRYCE CANYON

1300 North Highway 89
Hatch, UT 84735
435.633.2006

HURRICANE

10 North 100 West
Hurricane, UT 84737
435.635.4636

ST. GEORGE

201 East St. George Boulevard
St. George, UT 84770
435.628.1606

MESQUITE

1155 West Pioneer Boulevard #104
Mesquite, NV 89027
702.346.7200

LAS VEGAS

1735 Village Center Circle
Las Vegas, NV 89134
702.873.4500

HENDERSON

2855 St. Rose Parkway
Henderson, NV 89052
702.940.4500

TEMECULA

41955 4th Street #102
Temecula, CA 92590
951.676.9988

GEORGETOWN

4909 Williams Drive
Georgetown, TX 78633
512.868.0403

HARKER HEIGHTS

777 Indian Trail
Harker Heights, TX 76548
254.698.4300

SAN ANTONIO

19230 Stone Oak Parkway # 260
San Antonio, TX 78258
210.477.9400

ERABROKERS.COM

Data sources include ERA Brokers Consolidated Research Division, Local Multiple Listing Service Affiliates, and Construction Monitor.

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. The information is provided subject to errors, omissions, changes with or without notice. Data compiled for this report and the information contained here in, while not guaranteed, has been secured from sources deemed reliable.