

RESIDENTIAL REVIEW



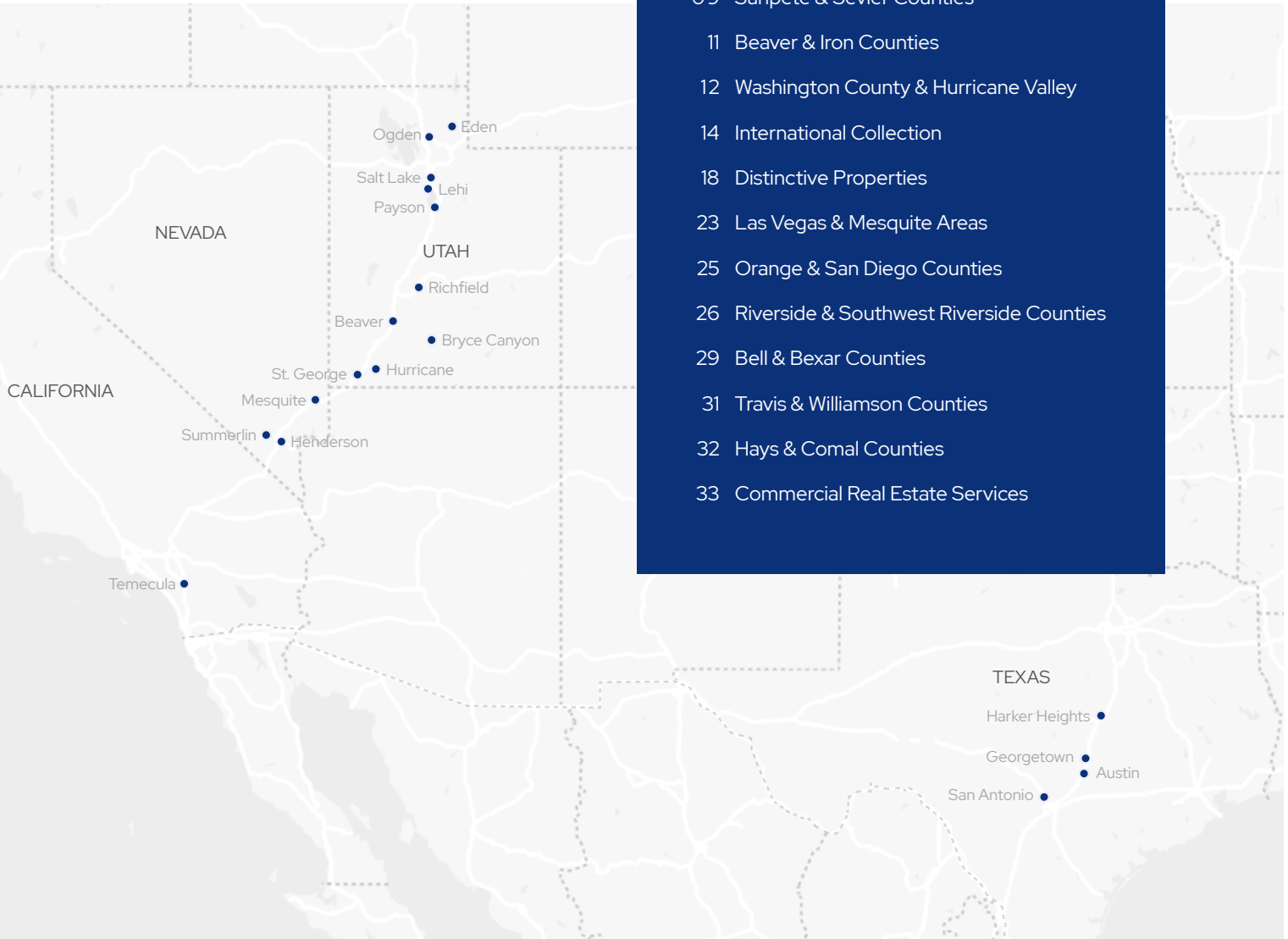
BROKERS • COLONIAL • DONAHOE



2025

TABLE OF CONTENTS

- 02 Market Outlook
- 05 Cache & Weber Counties
- 06 Davis & Salt Lake Counties
- 08 Summit & Utah Counties
- 09 Sanpete & Sevier Counties
- 11 Beaver & Iron Counties
- 12 Washington County & Hurricane Valley
- 14 International Collection
- 18 Distinctive Properties
- 23 Las Vegas & Mesquite Areas
- 25 Orange & San Diego Counties
- 26 Riverside & Southwest Riverside Counties
- 29 Bell & Bexar Counties
- 31 Travis & Williamson Counties
- 32 Hays & Comal Counties
- 33 Commercial Real Estate Services



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According to the National Association of REALTORS®, 2024 existing home sales of 4.06 million were the lowest recorded since 1995. At the same time, median home prices increased to a record high of \$407,500. How is it that so few homes are selling and prices are still rising?

IT IS A DIFFICULT MARKET FOR HOME BUYERS

The current market is difficult for buyers, especially for first time home buyers. Interest rates in the 7% range coupled with record high home prices make payments challenging for first-time home buyers.

Buyers who are selling a home are bringing equity to the transaction and have an easier time purchasing a home. The net impact of current interest rates and high home prices results in fewer home purchases. This explains the record low number of transactions, even though there are 80 million more people in the United States since 1995.

SELLERS REMAIN RELUCTANT TO SELL

The vast majority of homeowners have record low interest rates. Those rates may be 4%, 3% or even 2%. Given these record low interest rates, buying a new home at current rates of approximately 7% means a larger mortgage payment.

While many homeowners want to move, they want to keep their mortgage payment low more than they want to move. This results in fewer homes available to purchase than would normally be the case. This shortage of homes available for sale keeps home prices from falling.

BUILDERS ARE FILLING THE GAP, BUT NOT TOO AGGRESSIVELY

Builders see opportunity in this market. Large, well-funded home builders are buying down interest rates, covering closing costs, and offering other incentives in an effort to keep buyers coming. They have an advantage over existing home sellers by making it easier to buy. They are building, but not so aggressively so that they drive home prices and builder margins down.

WHAT TO EXPECT IN 2025

In 2010, the housing market was too cold. The housing-led recession decimated equity and led to lost jobs throughout the economy. In 2021 the housing market was too hot. Limited supply and covid cash propelled housing demand to new heights. Buying a home meant bidding over ask and prices rising too quickly. In 2025 we expect interest rates to remain in the 6-7% range and prices to rise in the low to mid single digits. There will be reasonable selection for buyers, but it will remain expensive for first-time home buyers and sellers will still be reluctant to sell. This is the more balanced housing market we have needed.

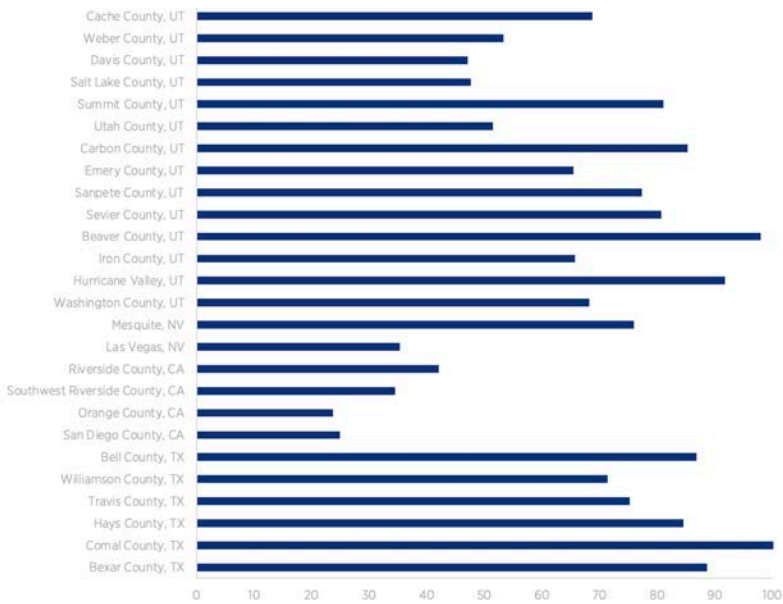
NEIL WALTER
CEO

RESIDENTIAL RESALE OVERVIEW

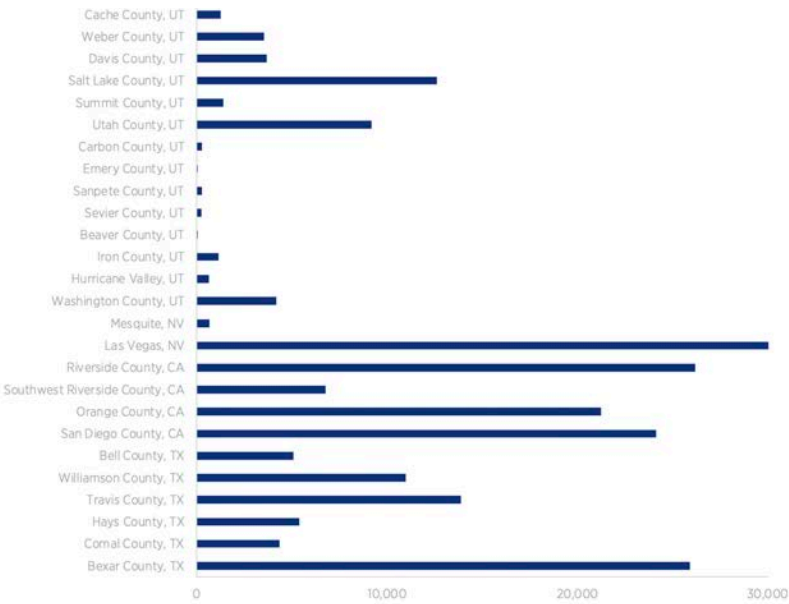
DECEMBER 2023 - 2024

Market	12 Month Median Sales Price	YOY Change	12 Month Avg Sales Price	YOY Change	Current Inventory	12 Month Building Permits
Cache County, UT	\$432,096	3%	\$469,707	3%	436	530
Weber County, UT	\$437,357	6%	\$505,889	6%	851	352
Davis County, UT	\$514,645	3%	\$565,522	4%	627	367
Salt Lake County, UT	\$534,760	4%	\$625,017	5%	2,280	1,136
Summit County, UT	\$1,345,783	-4%	\$2,101,602	-5%	550	184
Utah County, UT	\$499,147	3%	\$581,239	4%	2,135	3,136
Carbon County, UT	\$249,642	8%	\$291,804	11%	100	10
Emery County, UT	\$273,356	16%	\$284,594	20%	18	-
Sanpete County, UT	\$354,115	-2%	\$402,489	-23%	130	82
Sevier County, UT	\$333,805	10%	\$361,120	12%	88	71
Beaver County, UT	\$327,254	12%	\$336,630	18%	35	18
Iron County, UT	\$391,086	8%	\$430,429	8%	416	376
Hurricane Valley, UT	\$518,954	7%	\$567,905	1%	297	440
Washington County, UT	\$528,135	5%	\$637,226	6%	1,468	2,098
Mesquite, NV	\$380,697	0%	\$431,300	5%	223	347
Las Vegas, NV	\$436,614	6%	\$537,773	9%	7,408	6,979
Riverside County, CA	\$608,255	5%	\$709,830	5%	7,036	-
Southwest Riverside County, CA	\$651,226	4%	\$685,898	5%	1,293	-
Orange County, CA	\$1,177,711	12%	\$1,510,755	9%	2,957	-
San Diego County, CA	\$900,672	7%	\$1,185,957	7%	3,340	-
Bell County, TX	\$275,892	2%	\$313,315	1%	2,059	-
Williamson County, TX	\$427,678	-2%	\$484,897	-2%	2,785	-
Travis County, TX	\$514,540	-1%	\$697,641	0%	4,411	-
Hays County, TX	\$376,986	-5%	\$478,397	-2%	1,520	-
Comal County, TX	\$401,420	-5%	\$475,450	-5%	1,671	-
Bexar County, TX	\$293,113	-3%	\$342,849	8%	8,432	-

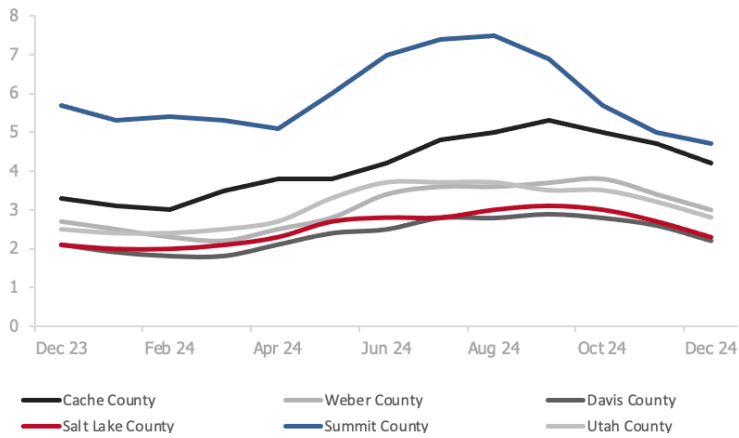
Days on Market – 12 Month Average



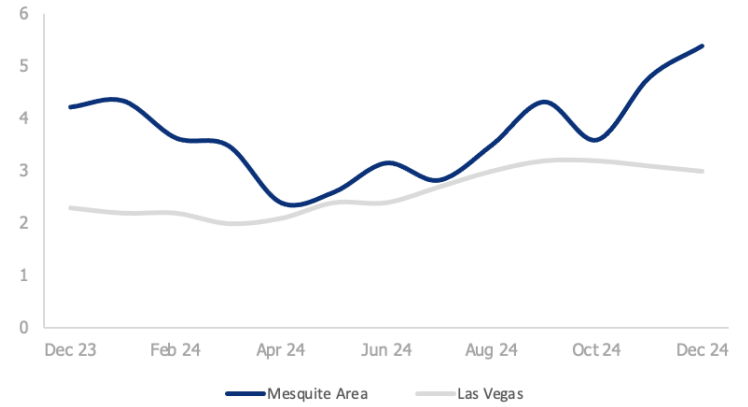
Number of Homes Sold Last 12 Months



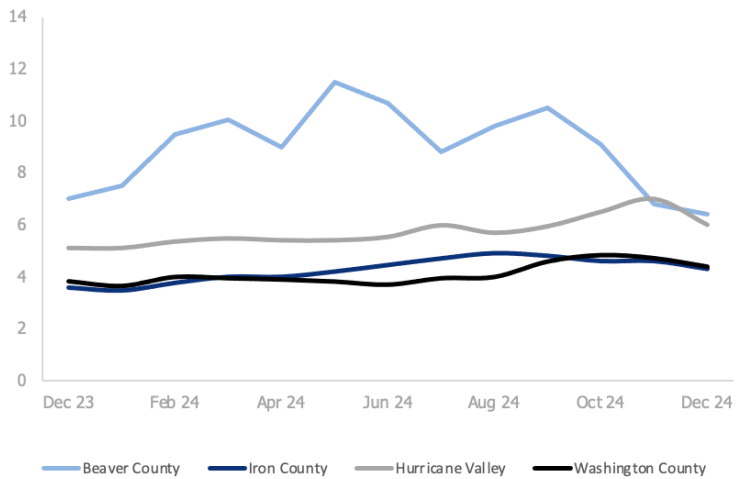
Northern Utah Months Supply of Inventory



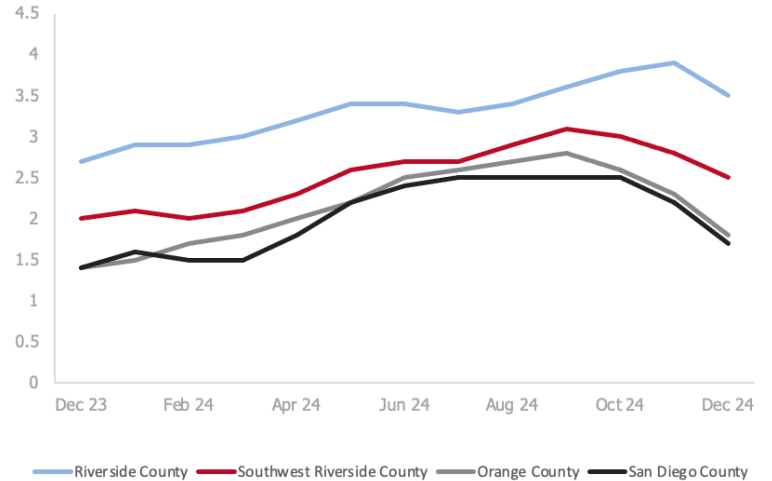
Southern Nevada Months Supply of Inventory



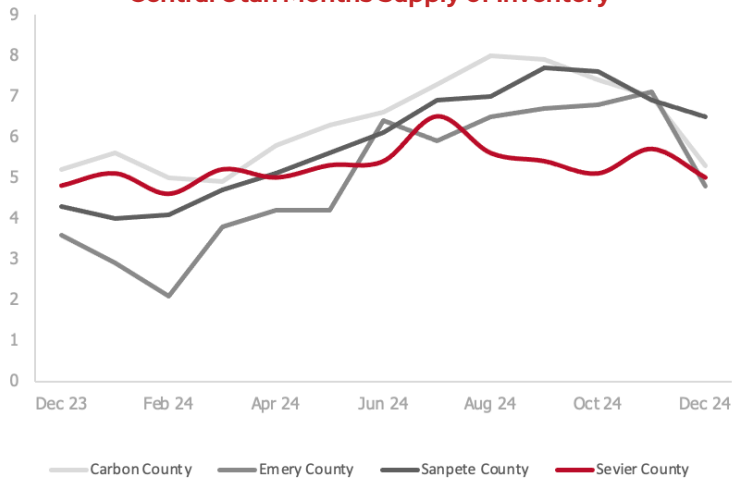
Southern Utah Months Supply of Inventory



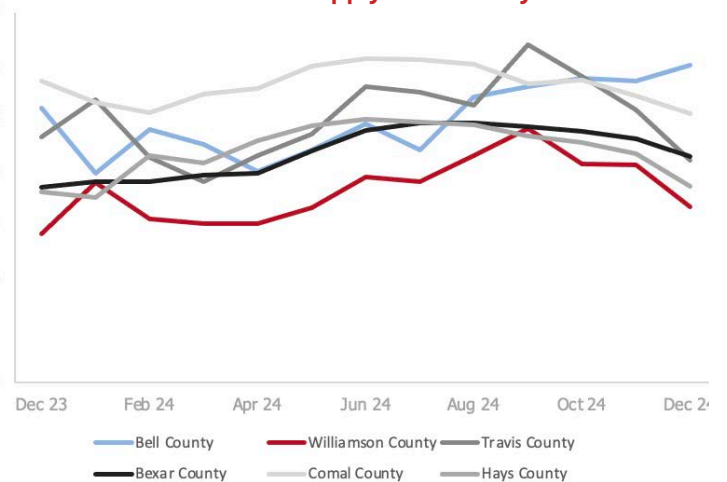
Southern California Months Supply of Inventory



Central Utah Months Supply of Inventory



Texas Months Supply of Inventory





UTAH

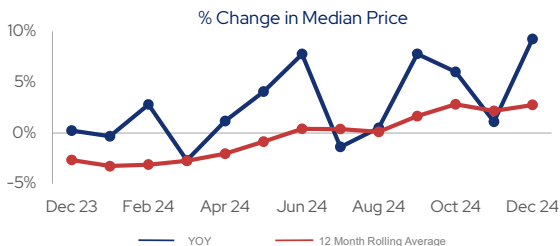
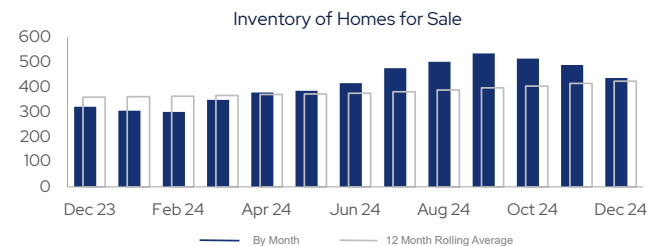
2025 MARKET RESEARCH

CACHE COUNTY, UTAH

Highlights:

- Median Sales Price is up 2.8% over a 12 month rolling average and the price trend has continued to steadily increase throughout 2024, albeit at a gradual rate.
- Inventory of Homes for Sale is up 18.0% over a 12 month rolling average and up 35.8% from the same month last year as inventory levels grew and strengthened throughout the year.
- Days on Market is up 8.1% over a 12 month rolling average and up 26.9% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-22.3%	-21.1%	-10.8%
Same Month Last Year	35.9%	0.0%	35.8%



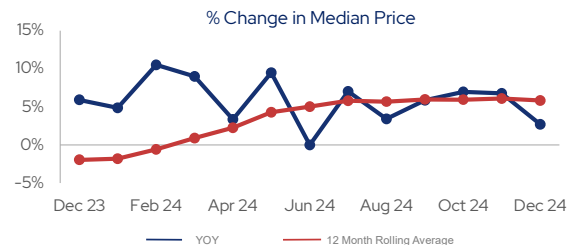
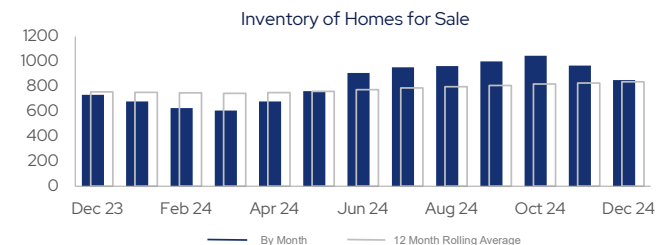
	December 2023		December 2024	+ / -	12 Month Avg	+ / -
New Listings	64		87	35.9%	156	14.7%
Pending Sales	61		68	11.5%	91	5.6%
Closed Sales	75		75	0.0%	98	8.1%
Median Sales Price	\$421,000		\$459,990	9.3%	\$432,096	2.8%
Average Sales Price	\$469,769		\$464,984	-1.0%	\$469,707	3.0%
List to Sale Price Ratio	94.1%		94.3%	0.2%	96.5%	-4.4%
Days on Market	67		85	26.9%	69	8.1%
Inventory of Homes for Sale	321		436	35.8%	424	18.0%
Months Supply of Inventory	3.3		4.2	27.3%	4.2	15.6%
Single Family Permits	20		29	45.0%	43	22.3%

WEBER COUNTY, UTAH

Highlights:

- Median Sales Price is up 5.8% over a 12 month rolling average and the price trend continued positive throughout 2024, albeit at a gradual rate.
- Inventory of Homes for Sale is up 10.8% over a 12 month rolling average and up 16.1% from the same month last year as inventory levels grew throughout the year, particularly the second half of the year.
- Closed Sales are up 3.3% over a 12 month rolling average and up 10.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-23.0%	-7.2%	-12.0%
Same Month Last Year	19.1%	10.7%	16.1%



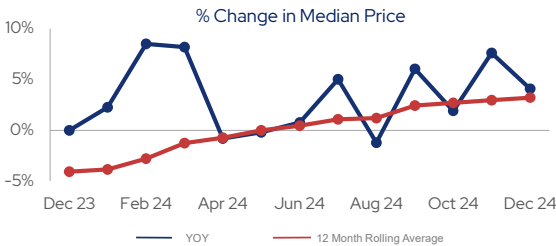
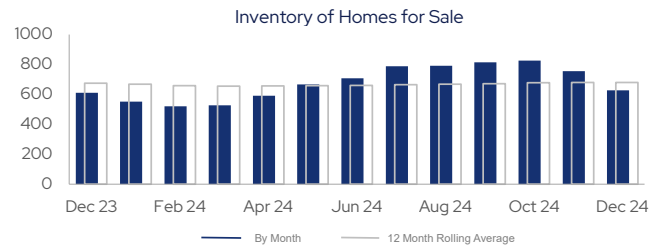
	December 2023		December 2024	+ / -	12 Month Avg	+ / -
New Listings	188		224	19.1%	380	7.1%
Pending Sales	178		186	4.5%	255	3.1%
Closed Sales	233		258	10.7%	274	3.3%
Median Sales Price	\$410,000		\$421,050	2.7%	\$437,357	5.8%
Average Sales Price	\$483,851		\$483,819	0.0%	\$505,889	6.1%
List to Sale Price Ratio	94.4%		96.3%	2.0%	96.9%	-3.7%
Days on Market	61		58	-4.9%	53	1.7%
Inventory of Homes for Sale	733		851	16.1%	837	10.8%
Months Supply of Inventory	2.7		3.0	11.1%	3.1	12.9%
Single Family Permits	23		17	-26.1%	27	7.2%

DAVIS COUNTY, UTAH

Highlights:

- Median Sales Price is up 3.2% over a 12 month rolling average and the price trend increased steady and positive throughout 2024.
- Inventory of Homes for Sale is up 0.9% over a 12 month rolling average and up 2.6% from the same month last year as inventory levels grew the second half of the year.
- Closed Sales are up 1.3% over a 12 month rolling average and up 5.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-36.9%	-8.6%	-17.0%
Same Month Last Year	-22.3%	5.1%	2.6%



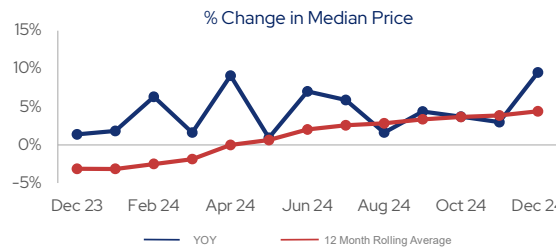
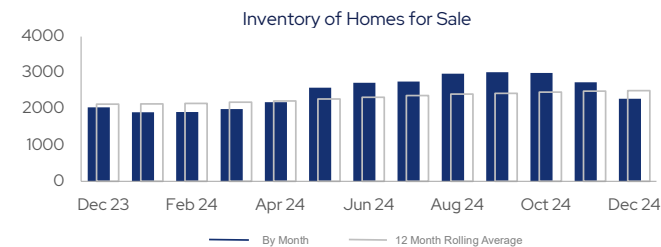
	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	211	164	-22.3%	353	-15%
Pending Sales	204	172	-15.7%	255	-5.1%
Closed Sales	234	246	5.1%	286	1.3%
Median Sales Price	\$490,000	\$510,000	4.1%	\$514,645	3.2%
Average Sales Price	\$530,256	\$545,165	2.8%	\$565,522	4.0%
List to Sale Price Ratio	95.7%	96.5%	0.8%	97.4%	-3.3%
Days on Market	58	57	-1.7%	47	-5.5%
Inventory of Homes for Sale	611	627	2.6%	680	0.9%
Months Supply of Inventory	2.1	2.2	4.8%	2.4	8.3%
Single Family Permits	19	63	231.6%	29	13.0%

SALT LAKE COUNTY, UTAH

Highlights:

- Median Sales Price is up 4.4% over a 12 month rolling average and the price trend increased steady and positive throughout 2024.
- Inventory of Homes for Sale is up 17.3% over a 12 month rolling average and up 11.7% from the same month last year as inventory levels grew the second half of the year.
- Closed Sales are up 7.3% over a 12 month rolling average and up 13.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-31.7%	7.8%	-16.7%
Same Month Last Year	-3.5%	13.1%	11.7%



	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	662	639	-3.5%	1257	6.7%
Pending Sales	711	611	-14.1%	897	3.0%
Closed Sales	808	914	13.1%	982	7.3%
Median Sales Price	\$488,000	\$534,495	9.5%	\$534,760	4.4%
Average Sales Price	\$557,976	\$622,752	11.6%	\$625,017	4.7%
List to Sale Price Ratio	95.9%	96.0%	0.1%	97.4%	-3.1%
Days on Market	50	61	22.0%	48	10.9%
Inventory of Homes for Sale	2042	2280	11.7%	2505	17.3%
Months Supply of Inventory	2.1	2.3	9.5%	2.6	14.5%
Single Family Permits	107	127	18.7%	89	-13.3%

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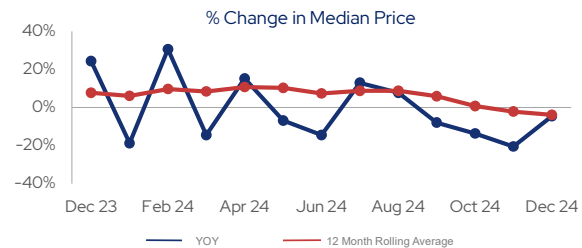
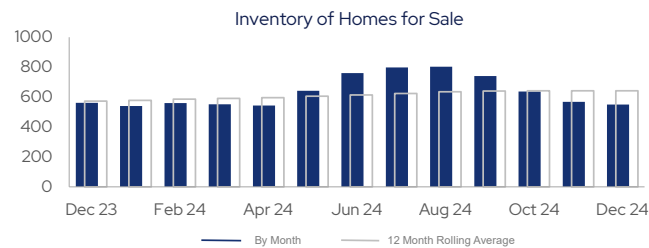


SUMMIT COUNTY, UTAH

Highlights:

- Median Sales Price is down 3.9% over a 12 month rolling average and the price trend declined steadily the latter half of the year.
- Inventory of Homes for Sale is up 11.9% over a 12 month rolling average but down 2.0% from the same month last year as inventory levels grew only during mid year months.
- Closed Sales are up 11.0% over a 12 month rolling average and up 37.6% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	29.4%	0.9%	-3.2%
Same Month Last Year	14.8%	37.6%	-2.0%



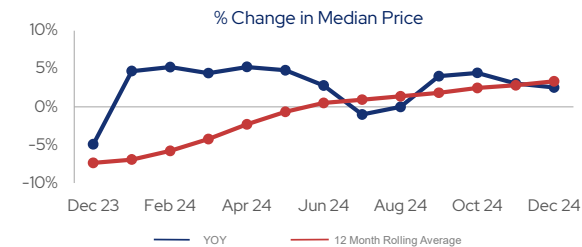
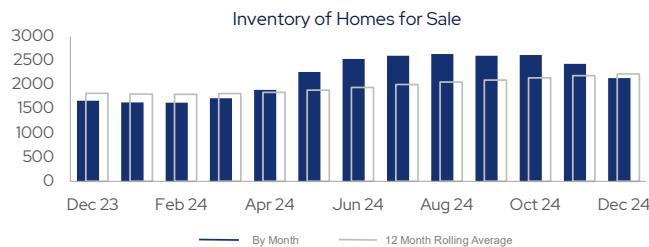
	December 2023		December 2024	+ / -	12 Month Avg	+ / -
New Listings	115		132	14.8%	171	6.5%
Pending Sales	64		89	39.1%	108	9.2%
Closed Sales	85		117	37.6%	110	11.0%
Median Sales Price	\$1,350,000		\$1,289,101	-4.5%	\$1,345,783	-3.9%
Average Sales Price	\$2,220,619		\$2,293,150	3.3%	\$2,101,602	-4.9%
List to Sale Price Ratio	92.2%		93.7%	1.6%	93.5%	-6.2%
Days on Market	97		91	-6.2%	81	7.9%
Inventory of Homes for Sale	561		550	-2.0%	641	11.9%
Months Supply of Inventory	5.7		4.7	-17.5%	5.9	2.3%
Single Family Permits	2		26	1200.0%	15	-20.9%

UTAH COUNTY, UTAH

Highlights:

- Median Sales Price is up 3.4% over a 12 month rolling average and the price trend remained positive throughout the year, albeit at a low rate.
- Inventory of Homes for Sale is up 22.2% over a 12 month rolling average and up 27.8% from the same month last year as inventory levels grew throughout the year, particularly the latter months of the year.
- Closed Sales are up 12.8% over a 12 month rolling average and up 27.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-24.2%	6.4%	-12.2%
Same Month Last Year	4.9%	27.2%	27.8%



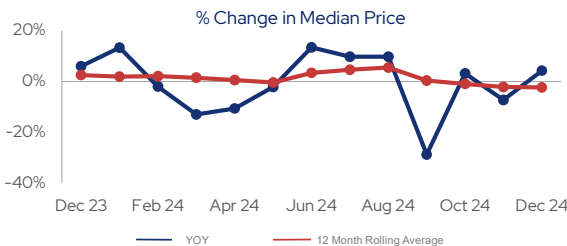
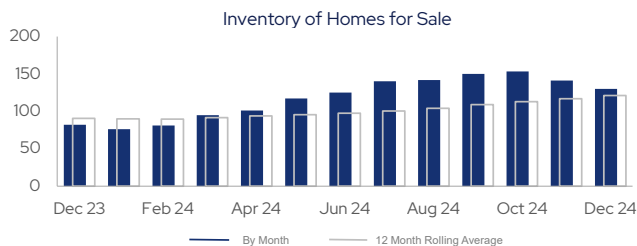
	December 2023		December 2024	+ / -	12 Month Avg	+ / -
New Listings	546		573	4.9%	993	22.0%
Pending Sales	518		544	5.0%	718	15.4%
Closed Sales	578		735	27.2%	717	12.8%
Median Sales Price	\$475,538		\$487,648	2.5%	\$499,147	3.4%
Average Sales Price	\$534,075		\$595,790	11.6%	\$581,239	3.6%
List to Sale Price Ratio	96.5%		97.2%	0.7%	97.7%	-3.5%
Days on Market	50		61	22.0%	51	-0.5%
Inventory of Homes for Sale	1671		2135	27.8%	2224	22.2%
Months Supply of Inventory	2.5		2.8	12.0%	3.1	15.4%
Single Family Permits	318		278	-12.6%	235	9.4%

SANPETE COUNTY, UTAH

Highlights:

- Median Sales Price is down 2.4% over a 12 month rolling average and the price trend gradually declined throughout the year, albeit at a slow rate.
- Inventory of Homes for Sale is up 33.7% over a 12 month rolling average and up 58.8% from the same month last year as inventory levels grew throughout the year, particularly the second half of the year.
- Closed Sales are up 8.7% over a 12 month rolling average but down 21.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-32.1%	-31.8%	-7.8%
Same Month Last Year	72.7%	-21.1%	58.5%



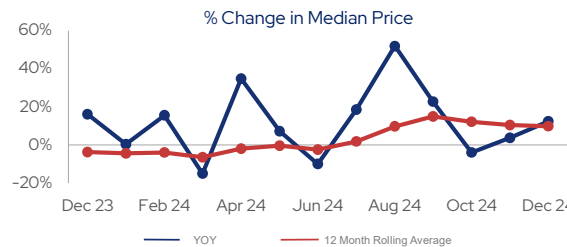
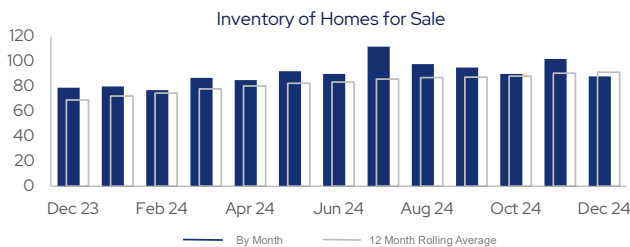
	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	11	19	72.7%	35	27.4%
Pending Sales	15	11	-26.7%	18	-4.8%
Closed Sales	19	15	-21.1%	20	8.7%
Median Sales Price	\$350,000	\$365,000	4.3%	\$354,115	-2.4%
Average Sales Price	\$371,750	\$394,330	6.1%	\$402,489	-22.7%
List to Sale Price Ratio	92.5%	96.0%	3.8%	95.0%	-7.7%
Days on Market	73	84	15.1%	77	5.1%
Inventory of Homes for Sale	82	130	58.5%	121	33.7%
Months Supply of Inventory	4.3	6.5	51.2%	6.0	31.8%
Single Family Permits	10	8	-20.0%	6	-42.4%

SEVIER COUNTY, UTAH

Highlights:

- Median Sales Price is up 9.9% over a 12 month rolling average and the price trend gradually increased throughout the year, albeit at a low rate.
- Inventory of Homes for Sale is up 32.0% over a 12 month rolling average and up 11.4% from the same month last year as inventory levels remained strong throughout the year.
- Closed Sales are up 20.1% over a 12 month rolling average and up 40.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-66.7%	-36.4%	-13.7%
Same Month Last Year	-50.0%	40.0%	11.4%



	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	22	11	-50.0%	25	9.0%
Pending Sales	12	11	-8.3%	18	3.4%
Closed Sales	10	14	40.0%	18	20.1%
Median Sales Price	\$319,500	\$359,200	12.4%	\$333,805	9.9%
Average Sales Price	\$358,490	\$373,493	4.2%	\$361,120	12.3%
List to Sale Price Ratio	91.0%	94.0%	3.3%	93.4%	-6.3%
Days on Market	97	58	-40.2%	81	39.7%
Inventory of Homes for Sale	79	88	11.4%	91	32.0%
Months Supply of Inventory	4.8	5.0	4.2%	5.3	35.7%
Single Family Permits	8	2	-75.0%	5	-4.5%

CORPORATE & RELOCATION SERVICES



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Cash back program not available in all states.

Anywhere | Leads Network

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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.



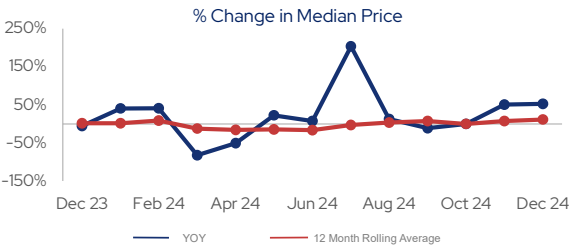
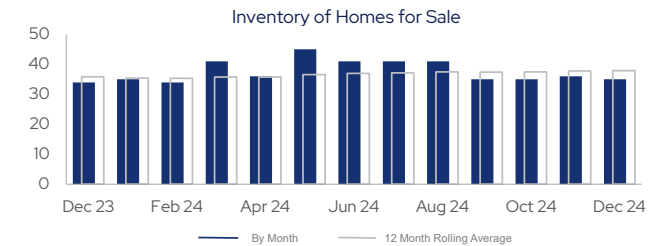
plus many more...

BEAVER COUNTY, UTAH

Highlights:

- Median Sales Price is up 11.8% over a 12 month rolling average and the price trend held steady and constant throughout the year.
- Inventory of Homes for Sale is up 5.8% over a 12 month rolling average and up 2.9% from the same month last year as inventory levels held throughout the year.
- Days on Market is down 12.6% over a 12 month rolling average and down 7.3% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-79.2%	100.0%	-2.8%
Same Month Last Year	66.7%	400.0%	2.9%



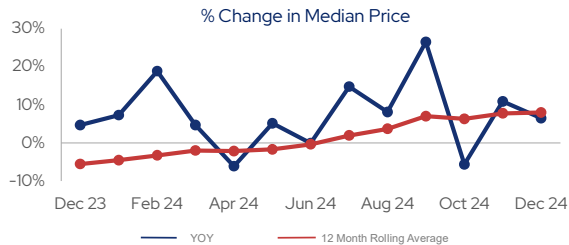
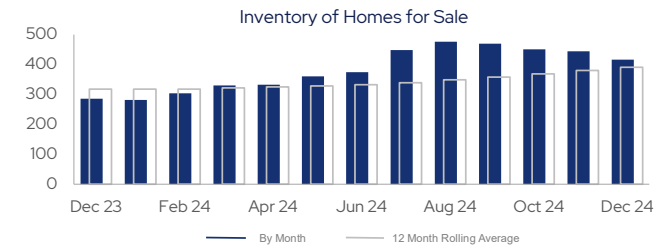
	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	3	5	66.7%	9	37.5%
Pending Sales	1	3	200.0%	6	27.6%
Closed Sales	2	10	400.0%	4	-17.9%
Median Sales Price	\$237,450	\$362,900	52.8%	\$327,254	11.8%
Average Sales Price	\$237,450	\$394,186	66.0%	\$336,630	17.8%
List to Sale Price Ratio	98.3%	94.0%	-4.4%	92.0%	-11.0%
Days on Market	82	76	-7.3%	113	-12.6%
Inventory of Homes for Sale	34	35	2.9%	38	5.8%
Months Supply of Inventory	7.0	6.4	-9.0%	9.1	31.8%
Single Family Permits	0	1		2	-10.0%

IRON COUNTY, UTAH

Highlights:

- Median Sales Price is up 8.0% over a 12 month rolling average and the price trend held continued steady and positive throughout the year.
- Inventory of Homes for Sale is up 23.0% over a 12 month rolling average and up 46.0% from the same month last year as inventory levels grew throughout the year, particularly the second half of the year.
- Days on Market is down 26.8% over a 12 month rolling average and down 22.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-23.9%	-17.4%	-6.3%
Same Month Last Year	21.1%	-1.4%	46.0%



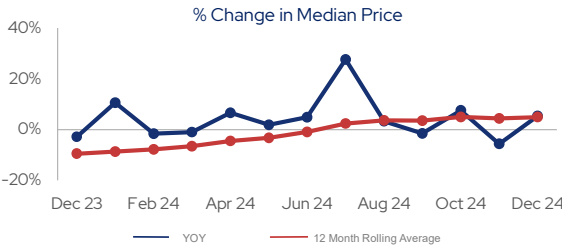
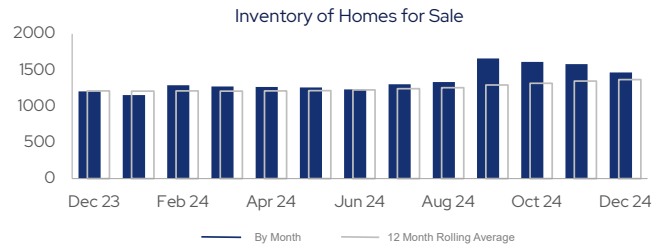
	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	71	86	21.1%	134	20.5%
Pending Sales	56	75	33.9%	97	13.0%
Closed Sales	72	71	-1.4%	89	11.3%
Median Sales Price	\$356,028	\$379,303	6.5%	\$391,086	8.0%
Average Sales Price	\$384,273	\$438,035	14.0%	\$430,429	8.3%
List to Sale Price Ratio	94.4%	96.0%	1.7%	96.2%	-4.7%
Days on Market	97	75	-22.7%	66	-26.8%
Inventory of Homes for Sale	285	416	46.0%	391	23.0%
Months Supply of Inventory	3.6	4.3	19.8%	4.3	12.8%
Single Family Permits	24	15	-37.5%	29	6.7%

WASHINGTON COUNTY, UTAH

Highlights:

- Median Sales Price is up 5.0% over a 12 month rolling average and prices have continued to increase throughout 2024, albeit at a gradual and slow rate.
- Inventory of Homes for Sale is up 13.0% over a 12 month rolling average and up 21.8% from the same month last year as inventory levels held consistent and even grew the latter half of 2024.
- Closed Sales are up 7.4% over a 12 month rolling average and up 17.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-27.2%	16.2%	-7.0%
Same Month Last Year	12.1%	17.0%	21.8%



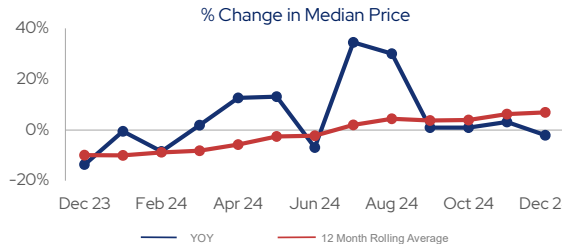
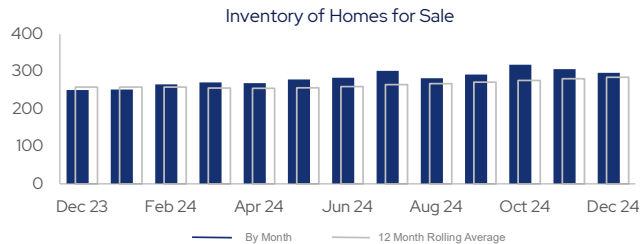
	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	265	297	12.1%	517	11.5%
Pending Sales	243	271	11.5%	358	4.7%
Closed Sales	270	316	17.0%	326	7.4%
Median Sales Price	\$483,500	\$509,450	5.4%	\$528,135	5.0%
Average Sales Price	\$585,388	\$599,799	2.5%	\$637,226	6.0%
List to Sale Price Ratio	96.0%	95.9%	-0.1%	96.3%	-4.6%
Days on Market	67	80	19.4%	68	-2.9%
Inventory of Homes for Sale	1205	1468	21.8%	1369	13.0%
Months Supply of Inventory	3.8	4.4	14.9%	4.1	5.6%
Single Family Permits	173	161	-6.9%	160	-2.6%

HURRICANE VALLEY, UTAH

Highlights:

- Median Sales Price is up 7.0% over a 12 month rolling average and the price trend has continued to steadily increase throughout 2024, albeit at a gradual and slow rate.
- Inventory of Homes for Sale is up 10.2% over a 12 month rolling average and up 18.3% from the same month last year as inventory levels held consistent and even slightly grew the latter half of 2024.
- Closed Sales are up 3.5% over a 12 month rolling average and up 43.9% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-32.8%	55.3%	-2.9%
Same Month Last Year	15.4%	43.9%	18.3%



	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	39	45	15.4%	88	10.9%
Pending Sales	36	44	22.2%	54	0.3%
Closed Sales	41	59	43.9%	49	3.5%
Median Sales Price	\$480,000	\$470,000	-2.1%	\$518,954	7.0%
Average Sales Price	\$647,051	\$575,685	-11.0%	\$567,905	1.2%
List to Sale Price Ratio	96.7%	96.4%	-0.3%	95.9%	-4.8%
Days on Market	81	109	34.6%	92	8.8%
Inventory of Homes for Sale	251	297	18.3%	285	10.2%
Months Supply of Inventory	5.1	6.0	17.6%	5.8	14.1%
Single Family Permits	29	30	3.4%	34	31.3%



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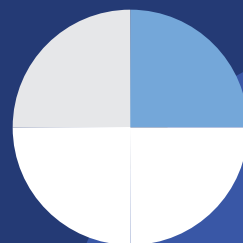
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The Haven at Hideout

Welcome to a premier hilltop retreat offering stunning mountain, lake, and ski resort views. This expertly crafted home features a gourmet kitchen with custom cabinetry and a spacious pantry. The Haven blends elegance, comfort, and functionality. Enjoy a state-of-the-art golf simulator/theater room, cozy den with a wet bar, and natural light that highlights the breathtaking vistas. Additional luxuries include aluminum-clad windows with automated shades, expansive furnished decks, rich woodwork, stone walls, and a heated driveway. Experience world-class recreation—boating, fly fishing, skiing, hiking, and more—right outside your door. Featured in the 2024 Park City Showcase of Homes.

5 Bedrooms | 4 Full & 1 Half Bathrooms
Hideout, UT | \$5,488,000
Angie Simons



Magnificent Canyon Gate Estate

This exquisite 8,996 square foot estate features a double-gated entry, circular driveway, grand portico, and a 4-car garage with a separate 1.5-car golf garage. A dramatic round staircase overlooks the foyer, which offers views of backyard fountains. The main level includes a spacious primary bedroom with a fireplace, french doors to the patio, and a custom closet. The home's design is perfect for entertaining, with two family areas, a large fireplace, wet bar with wine chiller, and separate sports/TV room. The gourmet kitchen boasts custom cabinetry and Wolf/Subzero appliances. The secluded backyard is a resort-style retreat with a pebble-tech pool, waterfall, and patio. Upstairs, all en suite bedrooms feature french doors and private balconies with views of the lush grounds.

6 Bedrooms | 5 Full & 1 Half Bathroom
Las Vegas, Nevada | \$3,499,999
Charles Doty BS.0002682



Vita Felice in the Heart of Alpine

Welcome to Vita Felice on Chapman Court, Alpine's pinnacle of luxury living and entertainment. This home features a unique pool with a lazy river and waterfalls, an oversized hot tub, multiple outdoor seating areas, and a third indoor kitchen with a moving glass wall. Enjoy a private office suite, a 13-car garage with a CrossFit gym, and ample entertainment spaces. With high ceilings, sunlit windows, heated floors, and custom finishes, the acre lot offers stunning mountain views and outdoor fireplaces. Located near trails and Silicon Slopes, Vita Felice combines luxury with Alpine's natural beauty.

9 Bedrooms | 6 Full & 2 Half Bathrooms
Alpine, UT | \$6,400,000
Jen Call & Rebecca Swindle



Featured Properties

Reserve at River Hollow

This stunning home features a large pool with hot tub, indoor sports court, and a covered patio with kitchen and fireplace. The 4-car garage includes a 36' boat garage. The primary suite offers a vaulted ceiling, spa bath, dual vanities, standalone tub, large shower, and dual closets. Each bedroom has an ensuite, with 10'+ ceilings and walk-in closets throughout. The chef's kitchen includes built-in fridges, dishwashers, pebble ice machine, and a butler's pantry. Perfect for entertaining with a spacious outdoor area, palm trees, and turf.

6 Bedrooms | 7 Bathrooms
St. George, UT | \$3,500,000
The Cox Team



34 Acre Horse Ranch

Located in Joseph, Utah, this horse ranch includes a main house with 3 bedrooms and 3.5 bathrooms, an apartment with 2 bedrooms and 1 bath, and a studio apartment. The main residence features an open-concept design with vaulted ceilings, exposed beams, a pellet stove, and plenty of natural light. The property includes an expansive cinder block barn with 14 horse stalls, an indoor wash rack, a reproduction lab, and state-of-the-art equestrian amenities. Additional features include a 50' round pen, roping arena, covered corrals, and multiple pasture areas with waterers and shelters. The property also offers a 1,500-square-foot building with living space, a large carport, RV hookups, and ample storage for equipment and vehicles.

6 Bedrooms | 5 Full & 1 Half Bathrooms
Joseph, UT | \$3,500,000
Donavan Allen & Tyson Hansen

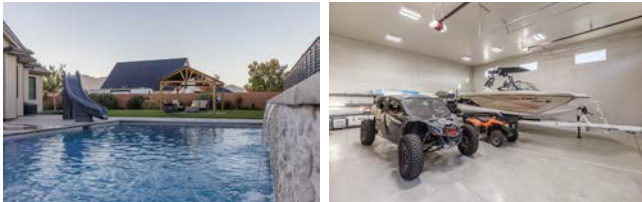




Hidden Haven

This beautifully renovated Cape Cod-style estate spans nearly 9,100 square feet on a private 0.69-acre lot. Main-level living features two primary suites for privacy, while the chef's kitchen boasts a Sub-Zero fridge, Wolf range, and butler's pantry. Enjoy the outdoor space with an 18' x 40' pool, outdoor kitchen, and entertainment area. The bonus room above the garage offers versatile space, and the new gym is equipped with top-tier equipment. Located minutes from the Wasatch Mountains, golfing, shopping, dining, and top schools, this estate blends classic charm with modern luxury—"A Hidden Haven."

7 Bedrooms | 6 Full & 1 Half Bathrooms
Holladay, UT | \$ 3,500,000
Jen Call & Nate Davey



Stunning Rambler of the South Fields

Experience luxury living with exceptional amenities, including a theater room, den with a safe room, large kitchen pantry, and a stunning backyard oasis. The outdoor space features a pool, spa, gazebo, spacious covered patio, additional pool bath, firepit, and a generous RV garage. Inside, you'll find vaulted ceilings, custom shutters, and sophisticated design elements throughout. Above the attached garage, a versatile ADU offers an open kitchen and living area, a primary bedroom, a bathroom, and a 6-bed bunk room—perfect for rental income or a private guest retreat. Located in the highly sought-after Hardcastle Estates.

9 Bedrooms | 5 Full & 2 Half Bathrooms
Hurricane, UT | \$3,000,000
The Porter Team



Mountain Retreat at Pine Ridge

Just minutes from world class ski slopes and iconic winter Olympic venues, this stunning property offers breathtaking views and unmatched mountain living with a spacious, classic Park City design. This home blends rustic charm with modern elegance, featuring expansive living areas and top tier finishes. Sit on your deck and take in the beautiful scenery and wildlife. Outdoor adventure includes everything from skiing and snowboarding to hiking and biking right outside your door. Experience mountain living at its finest!

4 Bedrooms | 3 Full & 2 Half Bathrooms
Park City, UT | \$3,100,000
Griffen Cisneros & Cliff Laux

*Last Updated on 1/14/2025



Ledges Vision | St. George, UT | \$1,450,000 | Terri Kane & Johan Ramirez



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DISTINCTIVE PROPERTIES

UNMATCHED MARKETING

- Featured in this leading real estate publication with distribution to over 100,000 people.
- Distinctive branding, an 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.

*where available



Modern Living Simplified | Hurricane, UT | \$1,050,000
5 Beds | 5 Baths | The Porter Team



Brick Beauty | Eden, UT | \$1,200,000
3 Beds | 2 Baths | Michelle Rettenberger



Sommers Luxury | Temecula, CA | \$1,250,000 | SOLD
5 Beds | 5 Baths | Gratten & Sarah Donahoe, Andrea Holmes
DRE# 01816722 DRE# 01702424 DRE# 01816722



Golden Tides | Las Vegas, NV | \$1,525,000
6 Beds | 6 Baths | Will Suprien S.0052732



Carriage Lane Estate | Washington, UT | \$1,750,000
6 Beds | 5 Baths | Jared West & Shelley Overson



Panoramic Mountain Views | Eden, UT | \$1,500,000
3 Beds | 4 Baths | Mira Koford



Dream Escape | Las Vegas, NV | \$1,015,000
5 Beds | 5 Baths | Doug Sawyer BS.0022614



Serene Retreat in Nature | Rockville, UT | \$1,699,000
7 Beds | 6 Baths | April Gates & Jace Jackson

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that exceeds expectations



Snow Canyon Residences | Santa Clara, UT | \$1,980,000
3 Beds | 4 Baths | Terri Kane & Johan Ramirez



Modern Farmhouse | Cedar City, UT | \$1,249,900
6 Beds | 5 Baths | Kevin Irons



Your Mini Resort | Eden, UT | \$1,500,000 | SOLD
5 Beds | 6 Baths | Lee Semrow-Jones



Draper Heights Beauty | Draper, UT | \$2,189,000
7 Beds | 7 Baths | Lyndzi Elsmore



Queensridge Neighborhood | Washington, UT | \$1,700,000
6 Beds | 6 Baths | The Cox Team



Majestic Views | Dammeron Valley, UT | \$1,300,000
3 Beds | 3 Baths | Ryan Andersen



Ultimate Poolside Escape | Washington, UT | \$2,100,000
4 Beds | 4 Baths | Craig Barr



Made for Entertaining | Las Vegas, NV | \$2,599,000
5 Beds | 6 Baths | Doug Sawyer BS.0022614



Fish Lake Getaway | Fish Lake, UT | \$1,189,000
6 Beds | 3 Baths | April Gates & Jace Jackson



Picturesque Eagle Ridge Home | Eden, UT | \$1,899,999
5 Beds | 4 Baths | Nancy Watkins



Versatile Living | St. George, UT | \$1,575,000
7 Beds | 6 Baths | The Porter Team



Montpelier Canyon Retreat | Montpelier, ID | \$1,149,000
5 Beds | 4 Baths | Dawson Bingham



A True Sanctuary | Santa Clara, UT | \$1,499,000
5 Beds | 4 Baths | Heather Ovard



Poolside Paradise | St. George, UT | \$1,400,000
6 Beds | 5 Baths | Craig Barr



Ogden's Summit Sanctuary | Eden, UT | \$1,925,000
4 Beds | 3 Baths | Jeff Good



Rustic Escape Awaits | Huntsville, UT | \$2,897,000
4 Beds | 4 Baths | Nanci Lifer



Modern Elegance | St. George, UT | \$1,100,000 | SOLD
4 Beds | 5 Baths | Cristina Zavala



Luxe Residence | Las Vegas, NV | \$1,100,000
5 Beds | 4 Baths | Hilary Chorak S.0022592



Modern Oasis | St. George, UT | \$2,048,000
7 Beds | 7 Baths | Heather Ovard



Amazing Nightly Rental | Hurricane, UT | \$1,250,000
5 Beds | 6 Baths | Skyler McCaul & April Gates



Woodland Home | Pleasant View, UT | \$1,975,000
5 Beds | 4 Baths | Jeff Good



Live Elevated at Wolf Creek | Eden, UT | \$1,747,000
7 Beds | 9 Baths | Nanci Lifer & Rosie Boren



Haven Among the Peaks | Mapleton, UT | \$1,200,000
SOLD | 4 Beds | 3 Baths | Jen Call



Private Oasis | St. George, UT | \$1,799,900
6 Beds | 7 Baths | The Cox Team



Red Rock Ridge Home | St. George, UT | \$1,050,000
5 Beds | 4 Baths | Jared West & Shelley Overson



Living in Desert Color | St. George, UT | \$1,000,000
5 Beds | 5 Baths | Carrie Johnston



Mountain Retreat | Eden, UT | \$1,199,000
4 Beds | 4 Baths | Julie Summers Christensen

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DISTINCTIVE
PROPERTIES



NEVADA

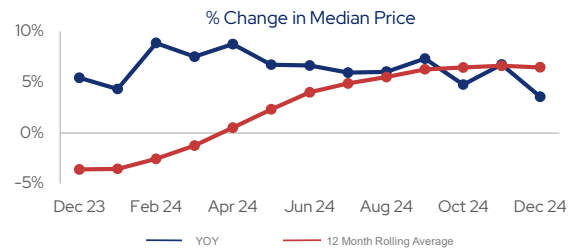
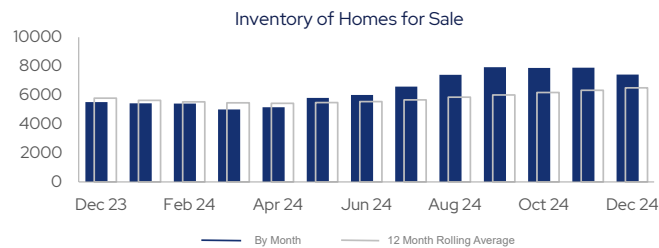
2025 MARKET RESEARCH

LAS VEGAS AREA, NEVADA

Highlights:

- Median Sales Price is up 6.5% over a 12 month rolling average and the price trend steadily increased throughout the entire year.
- Inventory of Homes for Sale is up 12.0% over a 12 month rolling average and up 34.3% from the same month last year as inventory levels grew, particularly the second half of the year.
- Closed Sales are up 3.5% over a 12 month rolling average and up 14.3% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-16.4%	6.6%	-6.0%
Same Month Last Year	18.8%	14.3%	34.3%



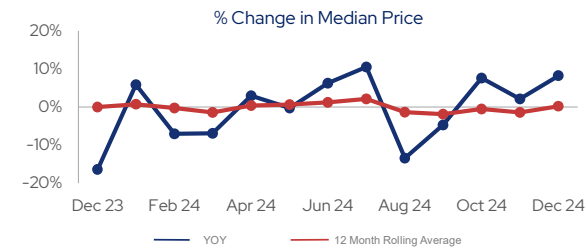
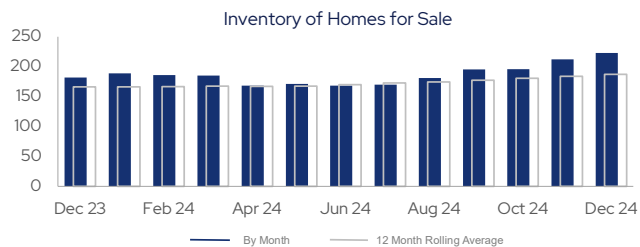
	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	2085	2476	18.8%	3602	14.6%
Pending Sales	1933	1917	-0.8%	2646	3.1%
Closed Sales	1956	2235	14.3%	2490	3.5%
Median Sales Price	\$420,000	\$435,000	3.6%	\$436,614	6.5%
Average Sales Price	\$509,571	\$551,802	8.3%	\$537,773	8.8%
List to Sale Price Ratio	98.0%	98.2%	0.2%	98.5%	-1.6%
Days on Market	23	44	91.3%	35	-10.6%
Inventory of Homes for Sale	5517	7408	34.3%	6491	12.0%
Months Supply of Inventory	2.3	3.0	30.4%	2.6	13.3%
Single Family Permits	697	598	-14.2%	524	-15.8%

MESQUITE AREA, NEVADA

Highlights:

- Median Sales Price is up 0.3% over a 12 month rolling average and the price trend was mixed throughout the entire year.
- Inventory of Homes for Sale is up 12.5% over a 12 month rolling average and up 22.5% from the same month last year as inventory levels grew, particularly the last half of the year.
- Closed Sales are down 0.3% over a 12 month rolling average and down 4.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-14.5%	-6.8%	5.2%
Same Month Last Year	42.0%	-4.7%	22.5%



	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	50	71	42.0%	74	12.2%
Pending Sales	46	50	8.7%	61	2.4%
Closed Sales	43	41	-4.7%	53	-0.3%
Median Sales Price	\$343,619	\$372,037	8.3%	\$380,697	0.3%
Average Sales Price	\$365,117	\$436,589	19.6%	\$431,300	5.3%
Days on Market	59	91	54.2%	76	18.0%
Inventory of Homes for Sale	182	223	22.5%	187	12.5%
Months Supply of Inventory	4.2	5.4	27.7%	3.7	11.9%
Single Family Permits	19	42	121.1%	27	76.3%



CALIFORNIA

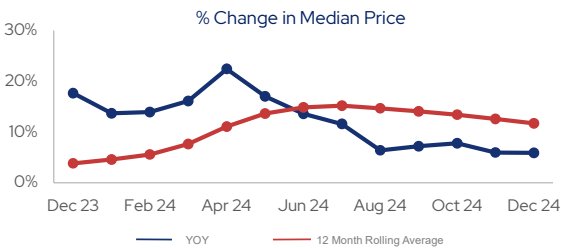
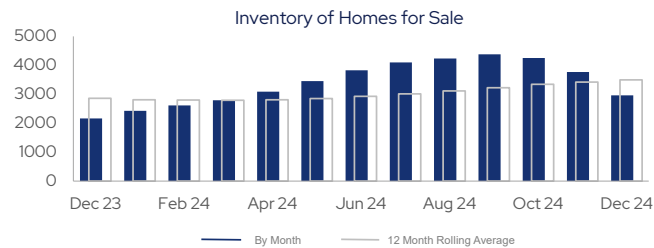
2025 MARKET RESEARCH

ORANGE COUNTY, CALIFORNIA

Highlights:

- Median Sales Price is up 11.8% over a 12 month rolling average and the price trend continued positive the entire year, albeit at a lower rate the second half of the year.
- Inventory of Homes for Sale is up 22.1% over a 12 month rolling average and up 36.6% from the same month last year as inventory levels grew consistently the majority of the year.
- Closed Sales are up 5.7% over a 12 month rolling average and up 24.8% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-24.6%	2.8%	-21.6%
Same Month Last Year	6.4%	24.8%	36.6%



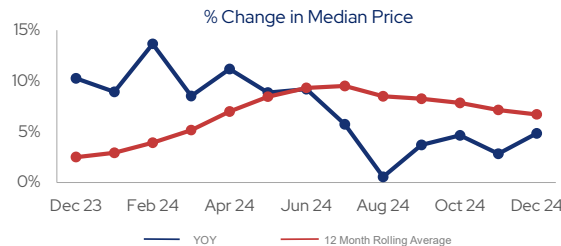
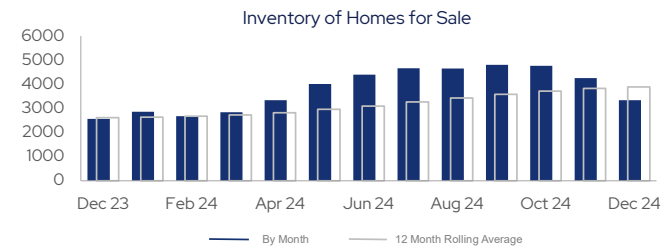
	December 2023		December 2024	+ / -	12 Month Avg	+ / -
New Listings	910		968	6.4%	1907	12.4%
Pending Sales	993		749	-24.6%	1167	-0.8%
Closed Sales	1246		1555	24.8%	1665	5.7%
Median Sales Price	\$1,100,000		\$1,165,000	5.9%	\$1,177,711	11.8%
Average Sales Price	\$1,455,121		\$1,469,308	1.0%	\$1,510,755	8.8%
List to Sale Price Ratio	98.7%		98.2%	-0.5%	99.9%	-0.7%
Days on Market	28		35	25.0%	24	-17.1%
Inventory of Homes for Sale	2165		2957	36.6%	3490	22.1%
Months Supply of Inventory	1.4		1.8	28.6%	2.2	24.4%

SAN DIEGO COUNTY, CALIFORNIA

Highlights:

- Median Sales Price is up 6.7% over a 12 month rolling average and the price trend continued positive throughout 2024, albeit at a slower rate the second half of the year.
- Inventory of Homes for Sale is up 48.3% over a 12 month rolling average and up 30.0% from the same month last year as inventory levels grew consistently the majority of the year.
- Closed Sales are up 5.3% over a 12 month rolling average and up 25.9% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-27.2%	3.9%	-21.4%
Same Month Last Year	12.0%	25.9%	30.0%



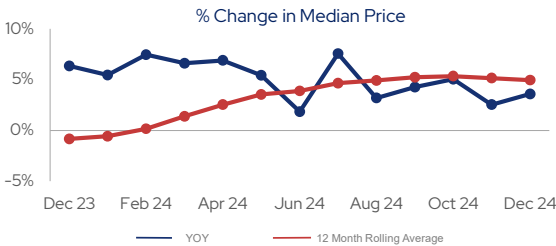
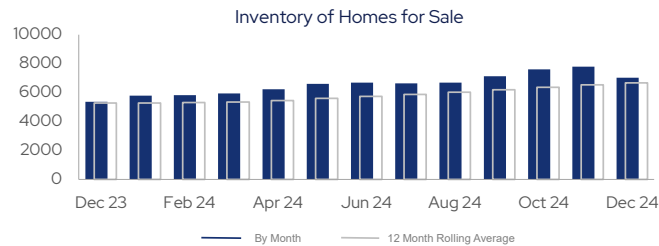
	December 2023		December 2024	+ / -	12 Month Avg	+ / -
New Listings	1263		1414	12.0%	2620	21.2%
Pending Sales	1319		1362	3.3%	1957	6.0%
Closed Sales	1386		1745	25.9%	1895	5.3%
Median Sales Price	\$834,725		\$875,200	4.8%	\$900,672	6.7%
Average Sales Price	\$1,072,085		\$1,122,275	4.7%	\$1,185,957	7.3%
List to Sale Price Ratio	98.6%		97.3%	-1.3%	99.0%	-0.4%
Days on Market	25		34	36.0%	25	6.3%
Inventory of Homes for Sale	2569		3340	30.0%	3885	48.3%
Months Supply of Inventory	1.4		1.7	21.4%	2.1	55.6%

RIVERSIDE COUNTY, CALIFORNIA

Highlights:

- Median Sales Price is up 5.0% over a 12 month rolling average and the price trend continued positive throughout the year.
- Inventory of Homes for Sale is up 26.2% over a 12 month rolling average and up 31.0% from the same month last year as inventory levels grew slowly and steadily throughout the year.
- Closed Sales are up 3.1% over a 12 month rolling average and up 11.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-25.3%	10.6%	-9.8%
Same Month Last Year	5.3%	11.2%	31.0%



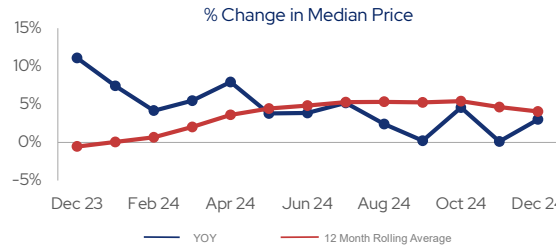
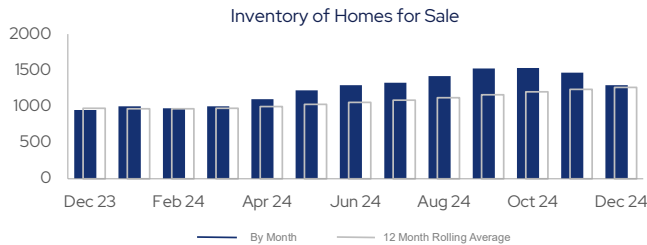
	December 2023		December 2024	+ / -	12 Month Avg	+ / -
New Listings	1837		1935	5.3%	2853	14.4%
Pending Sales	1519		1456	-4.1%	1774	1.0%
Closed Sales	1753		1949	11.2%	2034	3.1%
Median Sales Price	\$585,000		\$606,000	3.6%	\$608,255	5.0%
Average Sales Price	\$663,661		\$727,909	9.7%	\$709,830	4.7%
List to Sale Price Ratio	97.7%		97.3%	-0.4%	98.1%	-2.3%
Days on Market	42		47	11.9%	42	-3.0%
Inventory of Homes for Sale	5372		7036	31.0%	6663	26.2%
Months Supply of Inventory	2.7		3.5	29.6%	3.4	32.1%

SOUTHWEST RIVERSIDE COUNTY, CALIFORNIA

Highlights:

- Median Sales Price is up 4.1% over a 12 month rolling average and the price trend continued positive throughout 2024, albeit at a slower growth rate the second half of the year.
- Inventory of Homes for Sale is up 29.5% over a 12 month rolling average and up 36.1% from the same month last year as inventory levels grew consistently the majority of the year.
- Closed Sales are up 5.3% over a 12 month rolling average and up 13.9% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-21.3%	1.2%	-11.9%
Same Month Last Year	8.3%	13.9%	36.1%



	December 2023		December 2024	+ / -	12 Month Avg	+ / -
New Listings	361		391	8.3%	648	16.5%
Pending Sales	360		345	-4.2%	448	0.9%
Closed Sales	432		492	13.9%	527	5.3%
Median Sales Price	\$645,979		\$665,580	3.0%	\$651,226	4.1%
Average Sales Price	\$667,683		\$689,506	3.3%	\$685,898	4.6%
List to Sale Price Ratio	98.0%		98.0%	0.0%	99.0%	-1.8%
Days on Market	43		38	-11.6%	34	-12.4%
Inventory of Homes for Sale	950		1293	36.1%	1263	29.5%
Months Supply of Inventory	2.0		2.5	25.0%	2.6	33.9%

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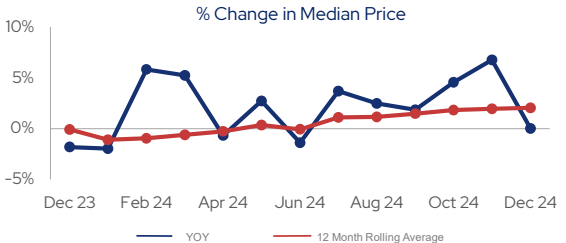
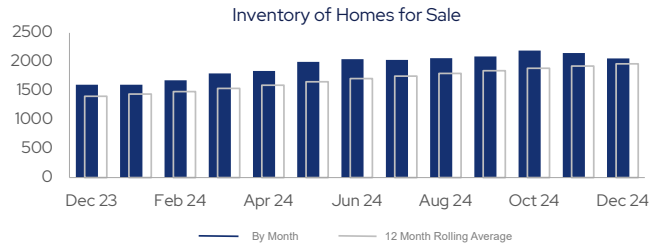
2025 MARKET RESEARCH

BELL COUNTY, TEXAS

Highlights:

- Median Sales Price is up 2.0% over a 12 month rolling average and the price trend was positive throughout most of the year.
- Inventory of Homes for Sale is up 39.9% over a 12 month rolling average and up 28.4% from the same month last year as inventory levels grew strongly throughout the entire year.
- Days on Market is up 28.7% over a 12 month rolling average and up 10.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-20.3%	-10.3%	-4.3%
Same Month Last Year	0.0%	9.4%	28.4%



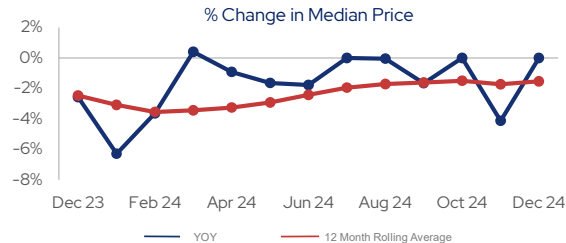
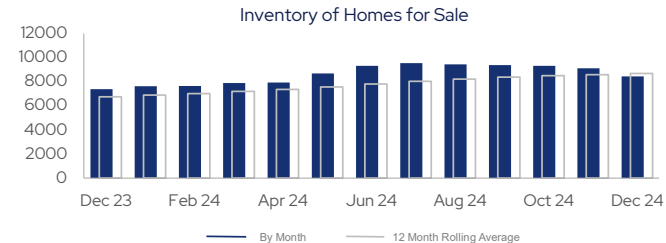
	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	362	362	0.0%	625	9.8%
Closed Sales	309	338	9.4%	397	-1.7%
Median Sales Price	\$265,000	\$265,055	0.0%	\$275,892	2.0%
Average Sales Price	\$291,066	\$316,728	8.8%	\$313,315	0.5%
List to Sale Price Ratio	96.7%	96.9%	0.2%	97.5%	-1.7%
Days on Market	88	97	10.2%	87	28.7%
Inventory of Homes for Sale	1604	2059	28.4%	1963	39.9%
Months Supply of Inventory	5.2	6.0	15.6%	4.9	36.7%

BEXAR COUNTY, TEXAS

Highlights:

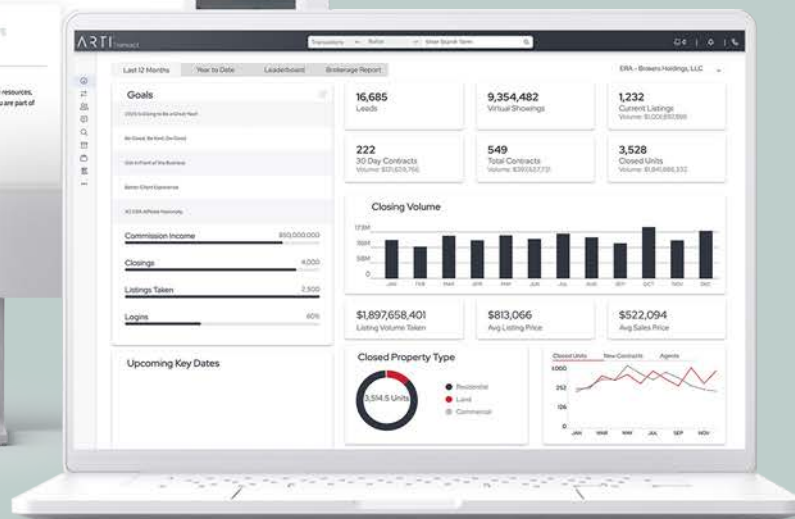
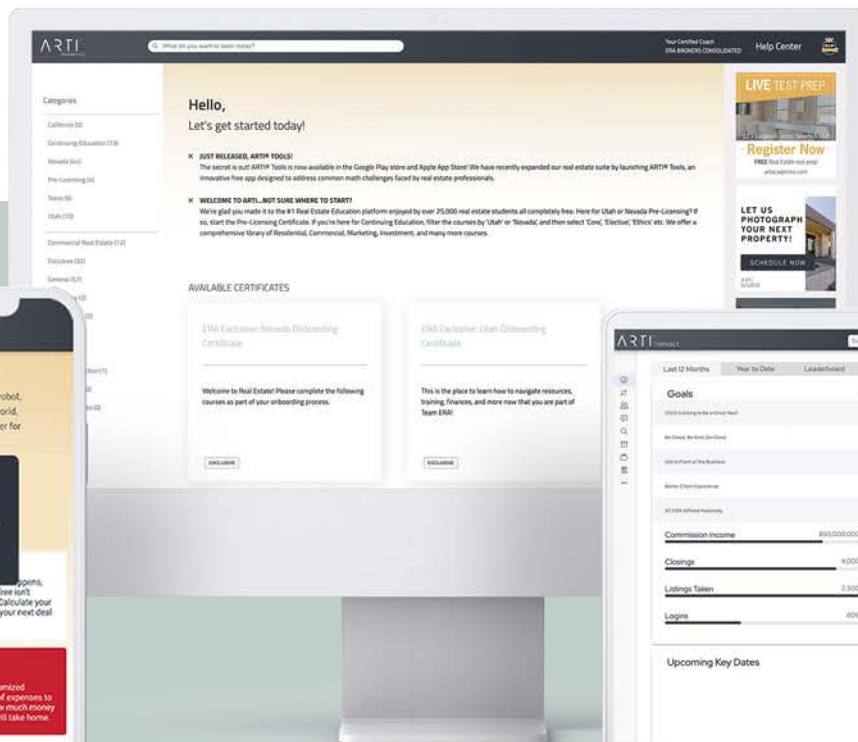
- Median Sales Price is down 1.5% over a 12 month rolling average and the price trend continued negative throughout the entire year.
- Inventory of Homes for Sale is up 28.5% over a 12 month rolling average and up 14.3% from the same month last year as inventory levels grew throughout most of the year.
- Days on Market is up 17.2% over a 12 month rolling average and up 17.9% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-26.1%	-7.4%	-7.3%
Same Month Last Year	6.4%	4.9%	14.3%



	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	1645	1750	6.4%	2539	29.3%
Closed Sales	1679	1762	4.9%	2019	2.8%
Median Sales Price	\$294,990	\$295,000	0.0%	\$293,113	-1.5%
Average Sales Price	\$344,428	\$337,835	-1.9%	\$342,849	-1.4%
Days on Market	84	99	17.9%	89	17.2%
Inventory of Homes for Sale	7376	8432	14.3%	8680	28.5%
Months Supply of Inventory	3.7	4.3	15.4%	4.4	29.1%

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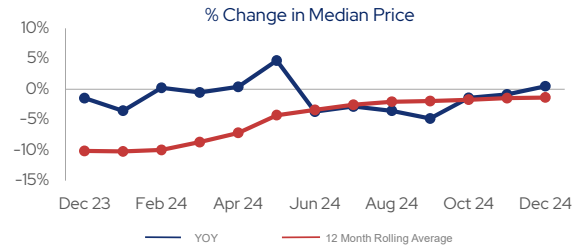
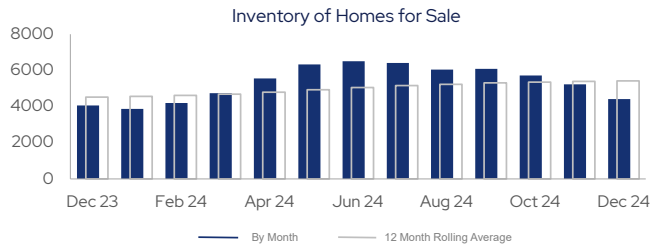
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TRAVIS COUNTY, TEXAS

Highlights:

- Median Sales Price is down 1.4% over a 12 month rolling average and the price trend was negative throughout most of the year, albeit at a lower negative rate.
- Inventory of Homes for Sale is up 19.7% over a 12 month rolling average and up 8.8% from the same month last year as inventory levels grew, particularly during quarters 2 and 3 of 2024.
- Days on Market is up 17.3% over a 12 month rolling average and up 8.4% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-26.8%	2.9%	-15.7%
Same Month Last Year	-0.8%	19.3%	8.8%



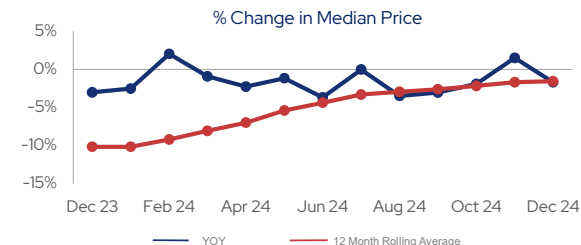
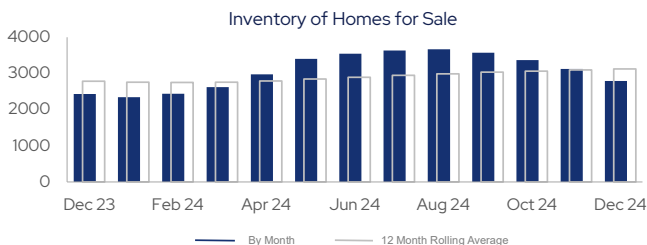
	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	877	870	-0.8%	1819	3.3%
Closed Sales	874	1043	19.3%	1082	-0.8%
Median Sales Price	\$502,528	\$505,184	0.5%	\$514,540	-1.4%
Average Sales Price	\$679,343	\$698,251	2.8%	\$697,641	0.4%
List to Sale Price Ratio	92.0%	91.9%	-0.1%	93.5%	-6.1%
Days on Market	83	90	8.4%	75	17.3%
Inventory of Homes for Sale	4056	4411	8.8%	5421	19.7%
Months Supply of Inventory	4.6	4.2	-9.5%	5.0	16.9%

WILLIAMSON COUNTY, TEXAS

Highlights:

- Median Sales Price is down 1.5% over a 12 month rolling average and the price trend was negative throughout most of the year, albeit at a reduced negative rate.
- Inventory of Homes for Sale is up 12.3% over a 12 month rolling average and up 14.8% from the same month last year as inventory levels grew, particularly during mid year 2024.
- Closed Sales are down 0.6% over a 12 month rolling average and down 2.8% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-8.6%	10.6%	-10.8%
Same Month Last Year	18.7%	-2.8%	14.8%



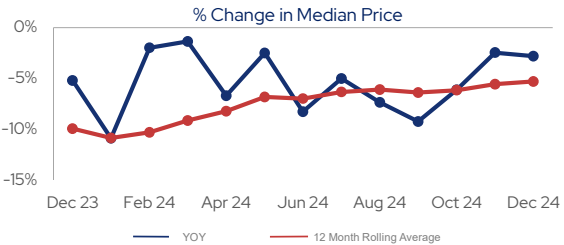
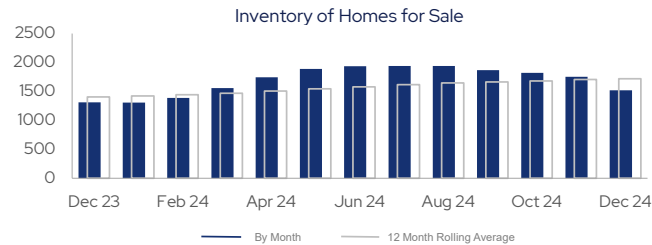
	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	588	698	18.7%	1179	9.3%
Closed Sales	861	837	-2.8%	843	-0.6%
Median Sales Price	\$435,000	\$427,800	-1.7%	\$427,678	-1.5%
Average Sales Price	\$482,217	\$485,728	0.7%	\$484,897	-1.5%
List to Sale Price Ratio	93.1%	93.4%	0.4%	94.8%	-6.5%
Days on Market	86	86	0.0%	71	0.4%
Inventory of Homes for Sale	2426	2785	14.8%	3121	12.3%
Months Supply of Inventory	2.8	3.3	18.1%	3.7	9.7%

HAYS COUNTY, TEXAS

Highlights:

- Median Sales Price is down 5.3% over a 12 month rolling average and the price trend continued negative throughout the year.
- Inventory of Homes for Sale is up 22.2% over a 12 month rolling average and up 15.9% from the same month last year as inventory levels grew strongly throughout most of the year.
- Closed Sales are up 13.0% over a 12 month rolling average and up 15.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-28.3%	-2.1%	-13.2%
Same Month Last Year	22.2%	15.2%	15.9%



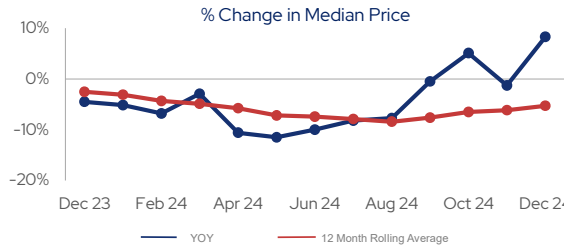
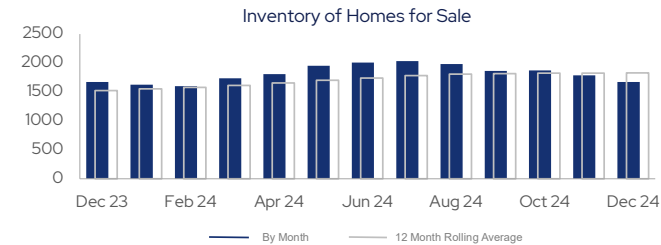
	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	315	385	22.2%	556	17.3%
Closed Sales	362	417	15.2%	418	13.0%
Median Sales Price	\$401,500	\$390,246	-2.8%	\$376,986	-5.3%
Average Sales Price	\$481,230	\$479,359	-0.4%	\$478,397	-2.4%
List to Sale Price Ratio	92.0%	91.0%	-1.1%	94.0%	-7.1%
Days on Market	106	107	0.9%	84	4.3%
Inventory of Homes for Sale	1311	1520	15.9%	1721	22.2%
Months Supply of Inventory	3.6	3.7	3.1%	4.5	16.1%

COMAL COUNTY, TEXAS

Highlights:

- Median Sales Price is down 5.2% over a 12 month rolling average and the price trend was negative the first half of the year and then pivoted and was positive the last half of 2024.
- Inventory of Homes for Sale is up 19.9% over a 12 month rolling average and up 0.2% from the same month last year as inventory levels remained healthy throughout the entire year.
- Days on Market is up 12.0% over a 12 month rolling average and up 21.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-24.8%	-9.3%	-6.5%
Same Month Last Year	2.9%	-5.9%	0.2%



	December 2023	December 2024	+ / -	12 Month Avg	+ / -
New Listings	209	215	2.9%	365	21.5%
Closed Sales	289	272	-5.9%	339	10.3%
Median Sales Price	\$414,990	\$449,494	8.3%	\$401,420	-5.2%
Average Sales Price	\$493,665	\$534,092	8.2%	\$475,450	-5.2%
Days on Market	105	127	21.0%	102	12.0%
Inventory of Homes for Sale	1668	1671	0.2%	1828	19.9%
Months Supply of Inventory	5.7	5.1	-10.7%	5.6	15.1%

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