



BROKERS • COLONIAL • DONAHOE

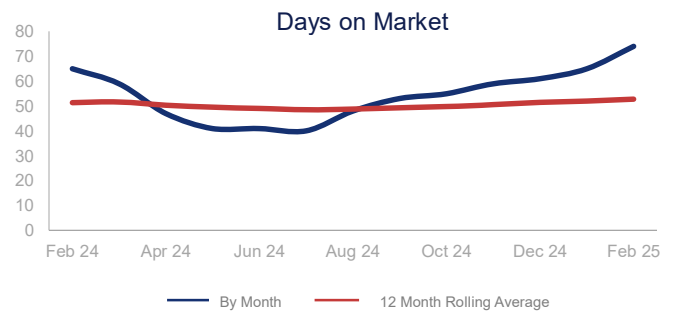
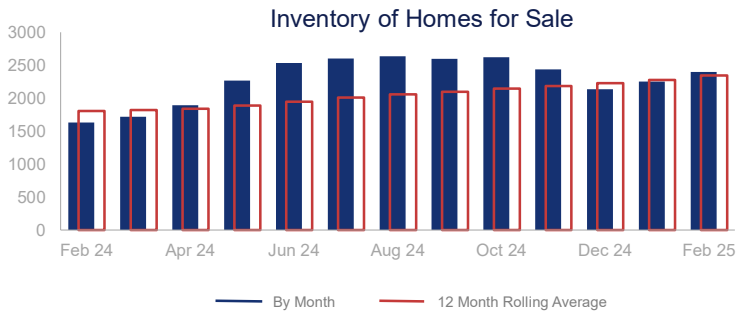
Market Report | February 2025

UTAH COUNTY

Highlights:

- Median Sales Price is up 2.9% over a 12 month rolling average and up 3.0% from the same month last year.
- Inventory of Homes for Sale is up 29.7% over a 12 month rolling average and up 47.2% from the same month last year.
- Closed Sales are up 12.8% over a 12 month rolling average and up 12.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-2.1%	35.9%	6.6%
Same Month Last Year	30.7%	12.0%	47.2%



	February 2024		February 2025	+ / -	12 Month Avg	+ / -
New Listings	823		1076	30.7%	1035	23.0%
Pending Sales	672		702	4.5%	721	14.1%
Closed Sales	609		682	12.0%	723	12.8%
Median Sales Price	\$485,000		\$499,400	3.0%	\$500,360	2.9%
Average Sales Price	\$574,080		\$573,902	0.0%	\$581,593	2.9%
List to Sale Price Ratio	97.3%		97.4%	0.1%	97.8%	-3.1%
Days on Market	65		74	13.8%	53	2.8%
Inventory of Homes for Sale	1630		2399	47.2%	2340	29.7%
Months Supply of Inventory	2.4		3.1	29.2%	3.2	19.1%
Single Family Permits	299		218	-27.1%	221	-12.0%

% Change in Median Price

