



2026 RESIDENTIAL REVIEW



BROKERS CONSOLIDATED

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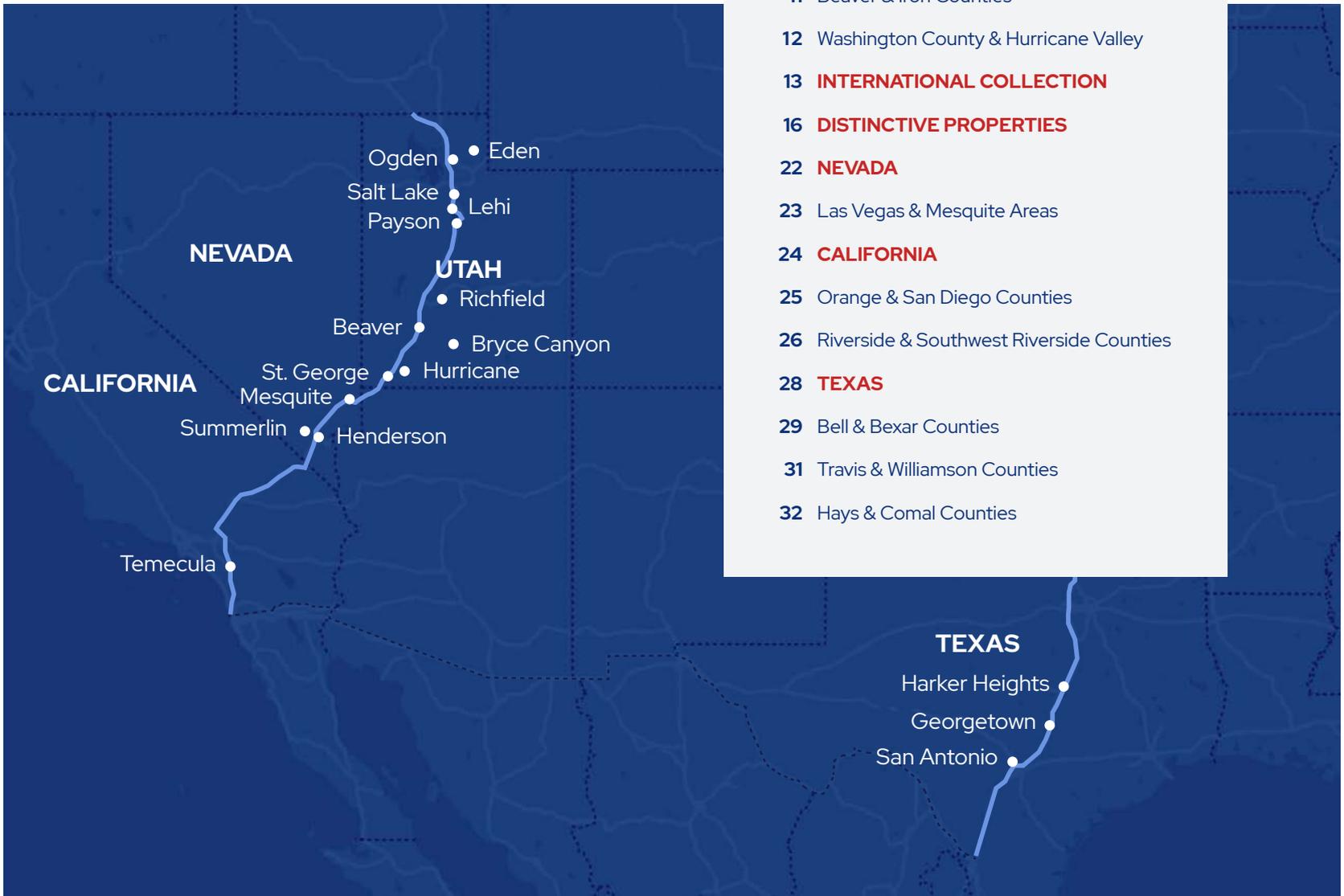
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This is a commemorative year for the United States of America. We celebrate the 250th anniversary of the Declaration of Independence. On July 4th, 1776, Thomas Jefferson wrote:

“We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness.”

One might wonder what this has to do with real estate. We submit that it has everything to do with real estate—specifically the realization of the American Dream and household wealth creation.

The Declaration statement that the pursuit of Happiness can't be taken away—it is unalienable, and it is self-evident, etched the principle of property rights in our country's founding. The pursuit of Happiness, or the American Dream, is the ability for an individual or family to pursue their interests, follow their passions, reach for their aspirations, and to hope for a brighter future for their family. It is worth celebrating these rights and their protection among generations.

The United States Federal Reserve has reported that the number one contributor to household wealth in the United States is equity in a primary residence. Housing contributes to household balance sheets more than the stock market, retirement savings accounts, business interests, or savings. In the United States, the wealth gap among households is closely related to the homeownership gap.

Home ownership contributes tremendously to financial security, but more importantly home ownership enhances the ability to pursue the American Dream. It has been 250 years since the Declaration set the foundation for these principles. This is a success worth celebrating.

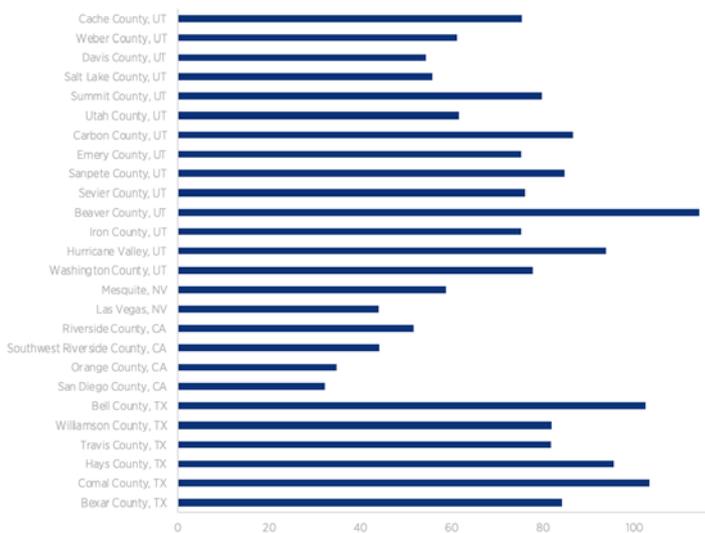
NEIL WALTER
CEO

RESIDENTIAL MARKET OVERVIEW

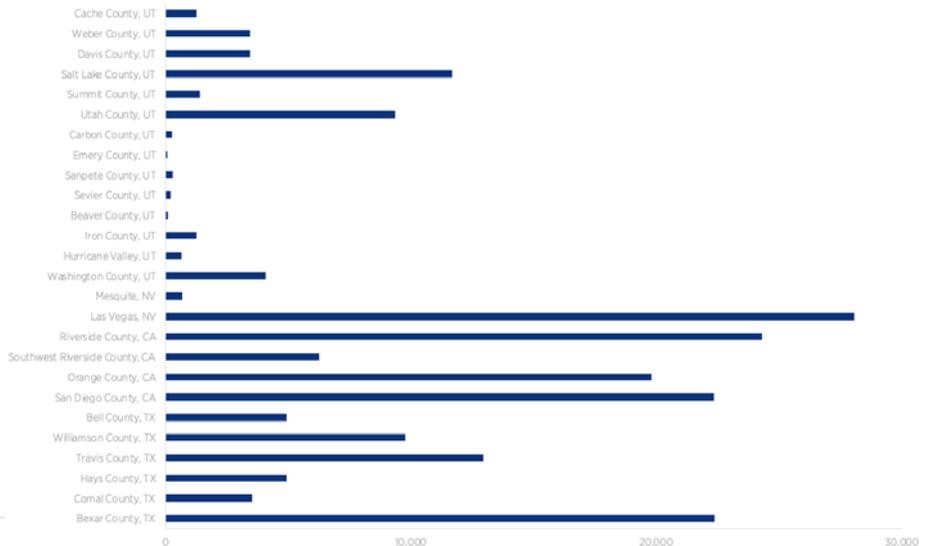
JANUARY 2025 - 2026

Market	12 Month Median Sales Price	YOY Change	12 Month Avg Sales Price	YOY Change	Current Inventory	12 Month Building Permits
Cache County, UT	\$443,978	3%	\$485,631	3%	422	424
Weber County, UT	\$439,645	1%	\$513,541	2%	960	221
Davis County, UT	\$528,739	3%	\$583,246	3%	759	230
Salt Lake County, UT	\$545,454	2%	\$645,874	3%	2,643	1,115
Summit County, UT	\$1,623,822	21%	\$2,696,486	28%	651	87
Utah County, UT	\$505,396	1%	\$591,676	2%	2,634	2,073
Carbon County, UT	\$262,738	5%	\$295,809	1%	127	7
Emery County, UT	\$285,686	5%	\$311,066	9%	31	-
Sanpete County, UT	\$409,349	16%	\$449,754	12%	128	130
Sevier County, UT	\$342,503	3%	\$385,566	7%	88	74
Beaver County, UT	\$351,402	7%	\$360,987	7%	38	7
Iron County, UT	\$402,895	3%	\$442,245	3%	494	324
Hurricane Valley, UT	\$507,281	-2%	\$593,763	5%	418	219
Washington County, UT	\$527,018	2%	\$646,734	1%	1,732	1,371
Mesquite, NV	\$396,821	4%	\$435,221	1%	304	216
Las Vegas, NV	\$443,866	2%	\$553,802	3%	8,964	3,357
Riverside County, CA	\$610,552	0%	\$729,085	3%	7,223	-
Southwest Riverside County, CA	\$661,285	2%	\$704,502	3%	1,363	-
Orange County, CA	\$1,204,880	2%	\$1,565,641	4%	3,160	-
San Diego County, CA	\$905,375	1%	\$1,210,550	2%	3,688	-
Bell County, TX	\$276,588	0%	\$309,667	-1%	2,122	-
Williamson County, TX	\$418,361	-2%	\$476,141	-2%	3,352	-
Travis County, TX	\$512,675	0%	\$707,736	1%	4,873	-
Hays County, TX	\$374,152	-1%	\$482,785	1%	1,649	-
Comal County, TX	\$427,755	7%	\$513,615	8%	1,749	-
Bexar County, TX	\$291,784	0%	\$344,327	0%	9,140	-

Days on Market - 12 Month Average



Number of Homes Sold Last 12 Months





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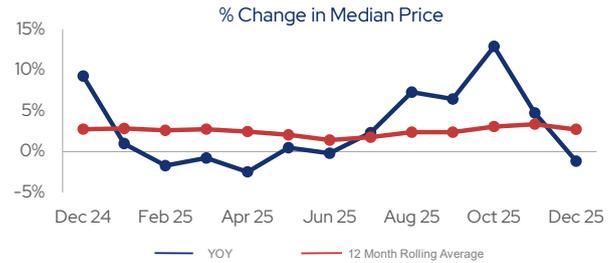


CACHE COUNTY, UTAH

Highlights:

- Median Sales Price is up 2.7% over a 12 month rolling average and the price trend was held consistent and positive throughout 2025.
- Inventory of Homes for Sale is up 19.9% over a 12 month rolling average but down 3.2% from the same month last year as inventory levels rose the first half of the year but fell the second half of 2025.
- Days on Market is up 9.7% over a 12 month rolling average and up 4.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	10.2%	13.3%	-8.7%
Same Month Last Year	24.1%	36.0%	-3.2%



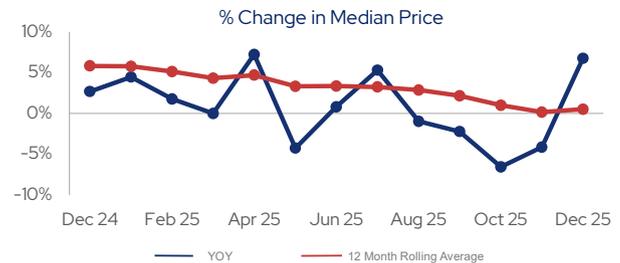
	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	87	108	24.1%	168	7.1%
Pending Sales	68	63	-7.4%	98	7.8%
Closed Sales	75	102	36.0%	105	7.0%
Median Sales Price	\$459,990	\$454,675	-1.2%	\$443,978	2.7%
Average Sales Price	\$464,984	\$505,970	8.8%	\$485,631	3.4%
List to Sale Price Ratio	94.3%	95.3%	1.1%	96.1%	-3.5%
Days on Market	85	89	4.7%	75	9.7%
Inventory of Homes for Sale	436	422	-3.2%	508	19.9%
Months Supply of Inventory	4.2	4.1	-2.4%	4.7	11.4%
Single Family Permits	29	9	-69.0%	35	-16.9%

WEBER COUNTY, UTAH

Highlights:

- Median Sales Price is up 0.5% over a 12 month rolling average and the price trend declined throughout 2025, albeit at a gradual rate.
- Inventory of Homes for Sale is up 29.8% over a 12 month rolling average and up 12.8% from the same month last year as inventory levels rose the first half of the year but fell the second half of 2025.
- Days on Market is up 14.6% over a 12 month rolling average and up 32.8% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-18.9%	-4.1%	-14.7%
Same Month Last Year	16.5%	-0.4%	12.8%



	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	224	261	16.5%	418	9.9%
Pending Sales	186	191	2.7%	254	-0.3%
Closed Sales	258	257	-0.4%	286	4.2%
Median Sales Price	\$421,050	\$449,500	6.8%	\$439,645	0.5%
Average Sales Price	\$483,819	\$519,803	7.4%	\$513,541	1.5%
List to Sale Price Ratio	96.3%	95.4%	-0.9%	96.4%	-3.1%
Days on Market	58	77	32.8%	61	14.6%
Inventory of Homes for Sale	851	960	12.8%	1086	29.8%
Months Supply of Inventory	3.0	3.7	23.3%	3.7	21.3%
Single Family Permits	17	12	-29.4%	18	-32.8%

DAVIS COUNTY, UTAH

Highlights:

- Median Sales Price is up 2.7% over a 12 month rolling average and the price trend held consistent throughout 2025.
- Inventory of Homes for Sale is up 29.1% over a 12 month rolling average and up 21.1% from the same month last year as inventory levels rose the first half of the year but fell the second half of 2025.
- Days on Market is up 15.3% over a 12 month rolling average and up 3.5% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-22.9%	0.4%	-14.3%
Same Month Last Year	33.5%	10.2%	21.1%



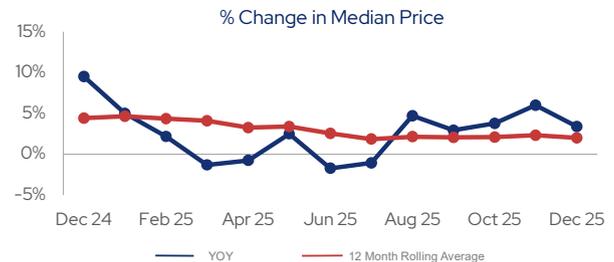
	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	164	219	33.5%	393	11.3%
Pending Sales	172	183	6.4%	260	2.1%
Closed Sales	246	271	10.2%	287	0.5%
Median Sales Price	\$510,000	\$550,000	7.8%	\$528,739	2.7%
Average Sales Price	\$545,165	\$602,046	10.4%	\$583,246	3.1%
List to Sale Price Ratio	96.5%	96.3%	-0.2%	96.8%	-2.6%
Days on Market	57	59	3.5%	54	15.3%
Inventory of Homes for Sale	627	759	21.1%	878	29.1%
Months Supply of Inventory	2.2	2.8	27.3%	2.9	22.4%
Single Family Permits	63	0	-100.0%	19	-33.9%

SALT LAKE COUNTY, UTAH

Highlights:

- Median Sales Price is up 2.0% over a 12 month rolling average and the price trend held level and positive throughout 2025.
- Inventory of Homes for Sale is up 26.9% over a 12 month rolling average and up 15.9% from the same month last year as inventory levels rose the first half of the year but fell the second half of 2025.
- Days on Market is up 16.8% 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	-25.8%	23.7%	-18.8%
Same Month Last Year	11.0%	5.1%	15.9%



	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	639	709	11.0%	1342	6.8%
Pending Sales	611	639	4.6%	861	-4.0%
Closed Sales	914	961	5.1%	973	-0.9%
Median Sales Price	\$534,495	\$552,663	3.4%	\$545,454	2.0%
Average Sales Price	\$622,752	\$653,206	4.9%	\$645,874	3.3%
List to Sale Price Ratio	96.0%	95.3%	-0.7%	96.7%	-2.6%
Days on Market	61	69	13.1%	56	16.8%
Inventory of Homes for Sale	2280	2643	15.9%	3179	26.9%
Months Supply of Inventory	2.3	2.8	21.7%	3.1	21.8%
Single Family Permits	127	46	-63.8%	93	4.2%



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SUMMIT COUNTY, UTAH

Highlights:

- Median Sales Price is up 20.7% over a 12 month rolling average and the price trend rose consistently throughout 2025.
- Inventory of Homes for Sale is up 18.1% over a 12 month rolling average and up 18.4% from the same month last year as inventory levels rose and fell throughout the year.
- Days on Market is down 1.6% over a 12 month rolling average and down 14.3% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	16.9%	14.7%	-7.0%
Same Month Last Year	4.5%	0.0%	18.4%



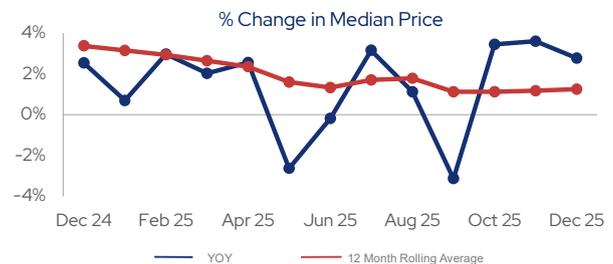
	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	132	138	4.5%	199	16.2%
Pending Sales	89	75	-15.7%	106	-1.5%
Closed Sales	117	117	0.0%	117	6.2%
Median Sales Price	\$1,289,101	\$1,875,000	45.5%	\$1,623,822	20.7%
Average Sales Price	\$2,293,150	\$2,676,565	16.7%	\$2,696,486	28.3%
List to Sale Price Ratio	93.7%	95.0%	1.4%	94.9%	-6.5%
Days on Market	91	78	-14.3%	80	-1.6%
Inventory of Homes for Sale	550	651	18.4%	757	18.1%
Months Supply of Inventory	4.7	5.6	19.1%	6.5	9.5%
Single Family Permits	26	0	-100.0%	7	-52.2%

UTAH COUNTY, UTAH

Highlights:

- Median Sales Price is up 1.3% over a 12 month rolling average and the price trend declined gradually throughout 2025 before a slight uptick to end the year.
- Inventory of Homes for Sale is up 31.7% over a 12 month rolling average and up 23.4% from the same month last year as inventory levels rose the first half of the year and fell the second half of 2025.
- Days on Market is up 19.6% over a 12 month rolling average and up 9.8% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-19.2%	40.9%	-12.8%
Same Month Last Year	16.4%	12.5%	23.4%



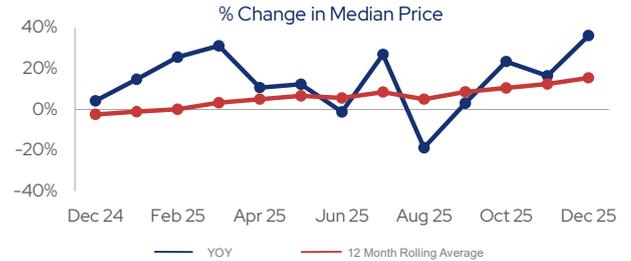
	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	573	667	16.4%	1129	13.7%
Pending Sales	544	578	6.3%	760	5.9%
Closed Sales	735	827	12.5%	779	8.6%
Median Sales Price	\$487,648	\$501,165	2.8%	\$505,396	1.3%
Average Sales Price	\$595,790	\$583,519	-2.1%	\$591,676	1.8%
List to Sale Price Ratio	97.2%	96.2%	-1.0%	97.1%	-2.3%
Days on Market	61	67	9.8%	62	19.6%
Inventory of Homes for Sale	2135	2634	23.4%	2929	31.7%
Months Supply of Inventory	2.8	3.2	14.3%	3.7	17.4%
Single Family Permits	278	163	-41.4%	173	-26.4%

SANPETE COUNTY, UTAH

Highlights:

- Median Sales Price is up 15.6% over a 12 month rolling average and the price trend grew consistently throughout 2025.
- Inventory of Homes for Sale is up 25.3% over a 12 month rolling average but down 1.5% from the same month last year as inventory levels consistently and gradually rose throughout the year.
- Days on Market is up 9.5% over a 12 month rolling average and up 11.9% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-46.4%	38.1%	-15.8%
Same Month Last Year	-21.1%	93.3%	-1.5%



	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	19	15	-21.1%	37	6.5%
Pending Sales	11	11	0.0%	21	15.1%
Closed Sales	15	29	93.3%	24	19.7%
Median Sales Price	\$365,000	\$497,150	36.2%	\$409,349	15.6%
Average Sales Price	\$394,330	\$486,236	23.3%	\$449,754	11.7%
List to Sale Price Ratio	96.0%	94.5%	-1.6%	94.9%	-5.0%
Days on Market	84	94	11.9%	85	9.5%
Inventory of Homes for Sale	130	128	-1.5%	152	25.3%
Months Supply of Inventory	6.5	4.4	-32.3%	6.5	8.4%
Single Family Permits	8	0	-100.0%	11	80.6%

SEVIER COUNTY, UTAH

Highlights:

- Median Sales Price is up 2.6% over a 12 month rolling average and the price trend declined gradually, but remained positive, throughout 2025.
- Inventory of Homes for Sale is up 10.6% over a 12 month rolling average and even from the same month last year as inventory levels grew through the mid-part of the year and fell to end 2025.
- Days on Market is down 5.9% over a 12 month rolling average and up 5.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	5.3%	16.7%	-9.3%
Same Month Last Year	81.8%	0.0%	0.0%



	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	11	20	81.8%	24	-3.3%
Pending Sales	11	13	18.2%	18	5.2%
Closed Sales	14	14	0.0%	17	-6.8%
Median Sales Price	\$359,200	\$357,500	-0.5%	\$342,503	2.6%
Average Sales Price	\$373,493	\$480,000	28.5%	\$385,566	6.8%
List to Sale Price Ratio	94.0%	92.9%	-1.2%	93.6%	-6.6%
Days on Market	58	61	5.2%	76	-5.9%
Inventory of Homes for Sale	88	88	0.0%	101	10.6%
Months Supply of Inventory	5.0	6.3	26.0%	6.0	13.1%
Single Family Permits	2	3	50.0%	6	17.5%

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BEAVER COUNTY, UTAH

Highlights:

- Median Sales Price is up 7.4% over a 12 month rolling average and the price trend held level throughout 2025.
- Inventory of Homes for Sale is up 13.0% over a 12 month rolling average and up 8.6% from the same month last year as inventory levels grew the first part of the year and fell the second part of 2025.
- List to Sales Price is down 8.0% over a 12 month rolling average and down 2.6% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	100.0%	-28.6%	-9.5%
Same Month Last Year	60.0%	-50.0%	8.6%



	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	5	8	60.0%	9	-1.8%
Pending Sales	3	2	-33.3%	6	-9.5%
Closed Sales	10	5	-50.0%	7	80.4%
Median Sales Price	\$362,900	\$425,000	17.1%	\$351,402	7.4%
Average Sales Price	\$394,186	\$415,183	5.3%	\$360,987	7.2%
List to Sale Price Ratio	94.0%	91.6%	-2.6%	93.9%	-8.0%
Days on Market	76	164	115.8%	114	0.6%
Inventory of Homes for Sale	35	38	8.6%	43	13.0%
Months Supply of Inventory	6.4	7.6	18.7%	7.5	-18.1%
Single Family Permits	1	1	0.0%	1	-61.1%

IRON COUNTY, UTAH

Highlights:

- Median Sales Price is up 3.0% over a 12 month rolling average and the price trend held level for most of 2025 before dipping the last few months of the year.
- Inventory of Homes for Sale is up 40.1% over a 12 month rolling average and up 18.8% from the same month last year as inventory levels grew the first part of the year and fell the second part of 2025.
- List to Sales Price is down 3.8% over a 12 month rolling average and down 2.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-16.2%	5.5%	-9.0%
Same Month Last Year	14.0%	62.0%	18.8%



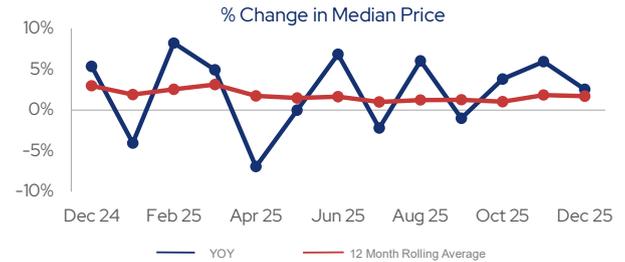
	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	86	98	14.0%	163	22.0%
Pending Sales	75	83	10.7%	111	14.5%
Closed Sales	71	115	62.0%	104	17.0%
Median Sales Price	\$379,303	\$390,000	2.8%	\$402,895	3.0%
Average Sales Price	\$438,035	\$443,916	1.3%	\$442,245	2.7%
List to Sale Price Ratio	96.0%	93.9%	-2.2%	95.7%	-3.8%
Days on Market	75	76	1.3%	75	14.4%
Inventory of Homes for Sale	416	494	18.8%	547	40.1%
Months Supply of Inventory	4.3	4.3	0.0%	5.2	20.8%
Single Family Permits	15	16	6.7%	27	-8.0%

WASHINGTON COUNTY, UTAH

Highlights:

- Median Sales Price is up 1.7% over a 12 month rolling average and the rolling 12 month avg price trend has held steadily between 1% to 3% throughout 2025.
- Inventory of Homes for Sale is up 30.9% over a 12 month rolling average and up 18.0% from the same month last year as inventory levels continued higher this year compared to last year.
- Closed Sales are up 4.1% 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	-19.3%	20.8%	-7.1%
Same Month Last Year	6.7%	12.0%	18.0%



	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	297	317	6.7%	561	8.5%
Pending Sales	271	331	22.1%	382	6.7%
Closed Sales	316	354	12.0%	339	4.1%
Median Sales Price	\$509,450	\$522,475	2.6%	\$527,018	1.7%
Average Sales Price	\$599,799	\$651,587	8.6%	\$646,734	1.5%
List to Sale Price Ratio	95.9%	94.9%	-1.0%	95.6%	-3.7%
Days on Market	80	78	-2.5%	78	13.9%
Inventory of Homes for Sale	1468	1732	18.0%	1773	30.9%
Months Supply of Inventory	4.4	4.9	11.4%	5.2	24.2%
Single Family Permits	161	108	-32.9%	114	-28.8%

HURRICANE VALLEY, UTAH

Highlights:

- Median Sales Price is down 2.2% over a 12 month rolling average and the rolling 12 month avg price trend steadily fell throughout the year and held below 0% the second half of 2025.
- Inventory of Homes for Sale is up 40.3% over a 12 month rolling average and up 40.7% from the same month last year as inventory levels gradually climbed throughout the year.
- Closed Sales are up 8.8% 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	-9.0%	62.5%	-5.4%
Same Month Last Year	57.8%	10.2%	40.7%

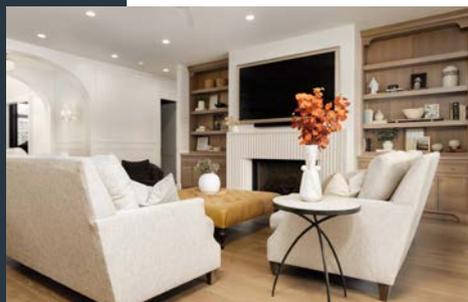
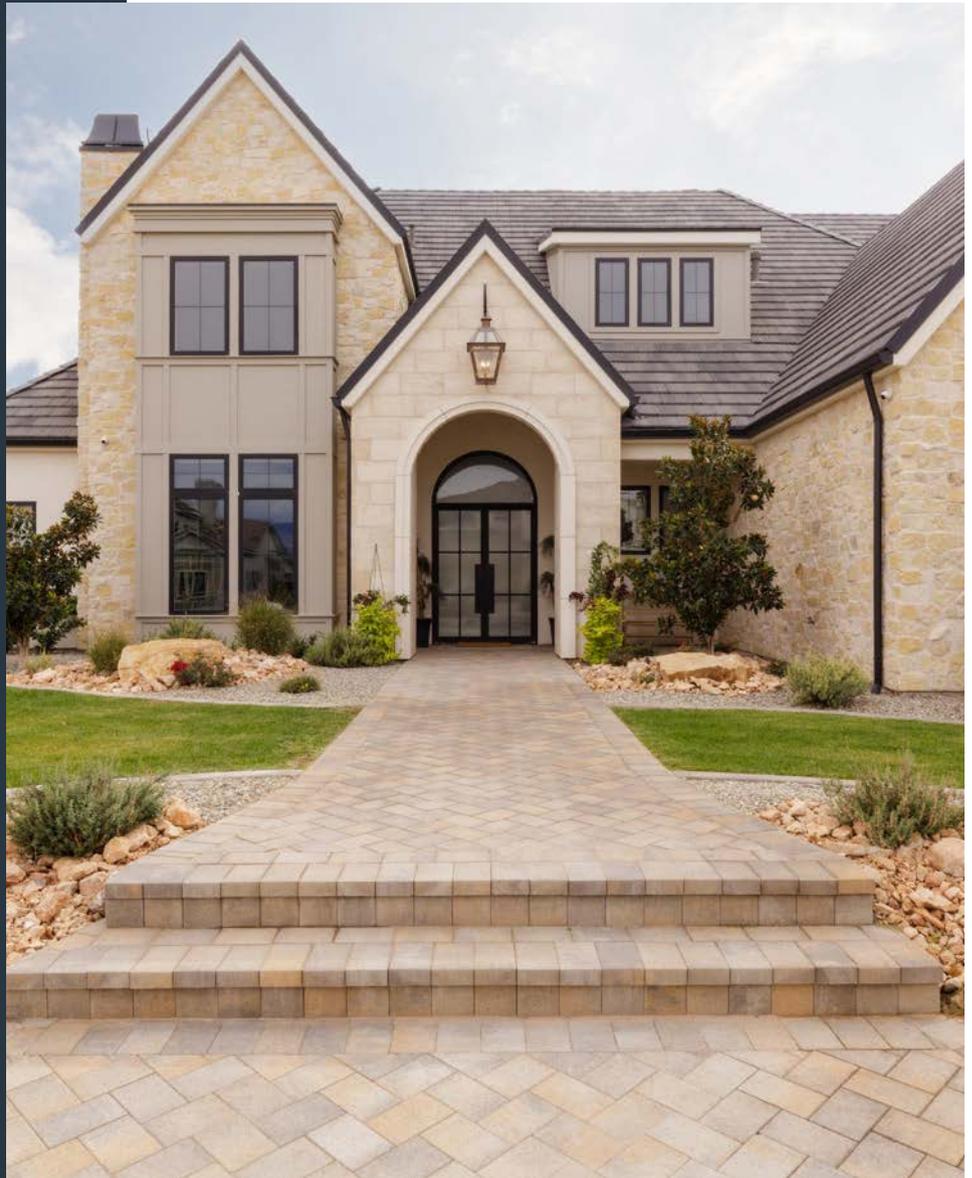


	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	45	71	57.8%	108	22.6%
Pending Sales	44	70	59.1%	61	14.1%
Closed Sales	59	65	10.2%	53	8.8%
Median Sales Price	\$470,000	\$460,000	-2.1%	\$507,281	-2.2%
Average Sales Price	\$575,685	\$596,255	3.6%	\$593,763	4.6%
List to Sale Price Ratio	96.4%	95.0%	-1.5%	95.3%	-4.1%
Days on Market	109	89	-18.3%	94	2.1%
Inventory of Homes for Sale	297	418	40.7%	400	40.3%
Months Supply of Inventory	6.0	6.4	6.7%	7.6	31.4%
Single Family Permits	30	0	-100.0%	18	-46.7%

International Collection

\$3,000,000 +

The International Collection is our premier brand for single-family homes priced at \$3 million and above, defined by timeless elegance, exceptional quality, and a refined yet unpretentious approach to luxury. We recognize that luxury is local—shaped by market dynamics, lifestyle, and personality, not solely by price. With a deep understanding of your goals and the nuances of each market, we deliver thoughtful strategy, personalized guidance, and exceptional service designed to exceed expectations at every stage of the experience.



ERA BROKERS
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Luxury Home with Resort-Style Outdoor Living

From the moment you step inside, this home welcomes you with a bright, open floor plan, refined finishes, and a seamless flow between living spaces. Designed for everyday comfort and effortless entertaining, the residence features thoughtfully curated interiors and a backyard that feels like a private retreat—perfect for hosting, relaxing, and enjoying the best of indoor-outdoor living.

6 Bedrooms | 6 Full & 1 Half Bathrooms
St. George, UT | \$3,000,000
Jared West & Shelley Overson

International Collection

Vista at Westgate

This Westgate Hills Parade Home is a refined expression of seamless indoor-outdoor living, offering 6,804 square feet on nearly half an acre with sweeping views of Pine Valley Mountain and the protected Tortoise Preserve.

The great room features soaring 19-foot ceilings, dramatic stonework, and expansive glass that opens to a private outdoor retreat with a heated pool, spa, fireplace, and dining pavilion. Designed for both relaxation and entertaining, the home includes a luxurious primary suite with pool access, a versatile bunk room, game room with wet bar, and a six-car garage with RV bay. Set within the gated Westgate Hills community, this residence delivers privacy, prestige, and proximity to St. George amenities.

6 Bedrooms | 5 Full & 2 Half Bathrooms
Washington, UT | \$3,842,500
April Gates



Antimony Valley Estate

Located between Otter Creek Reservoir and Antimony, Utah, this expansive 700+ acre farm and ranch offers a rare opportunity to own a highly productive and well-improved agricultural property.

The majority of the acreage is fully irrigated, supporting efficient and reliable operations. Improvements include a residence, barn, shop, corrals, and a feedlot, providing everything needed for a functional working ranch. Recent upgrades to the irrigation system including new pivots and pumps add long-term value and enhance overall productivity.

Land | Farm & Ranch
Antimony, UT | \$5,450,000
Brayden Gardner





Three Lakes Retreat

This exceptional residence offers resort-style living where desert sunsets meet lake life. Designed for year-round enjoyment, the home features soaring 13-foot ceilings, rich natural finishes, Wolf appliances, and seamless indoor-outdoor living by Megan Rae Interiors. Amenities include an infinity-edge pool, two pickleball courts, a private two-stall boathouse with entertaining deck, and an RV garage for all recreational gear. Set within a community of three dedicated water-sport lakes—boat, surf, and cable—this is more than a home; it's a lifestyle built around effortless recreation and refined comfort.



5 Bedrooms | 5 Full & 1 Half Bathrooms
Hurricane, UT | \$5,700,000
Jared West & Shelley Overson

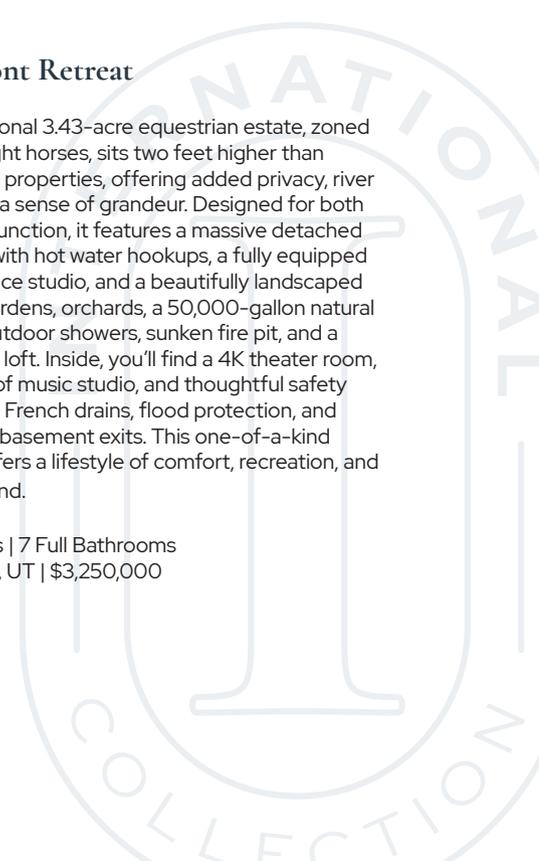


Riverfront Retreat

This exceptional 3.43-acre equestrian estate, zoned for up to eight horses, sits two feet higher than surrounding properties, offering added privacy, river access, and a sense of grandeur. Designed for both luxury and function, it features a massive detached RV garage with hot water hookups, a fully equipped upstairs dance studio, and a beautifully landscaped yard with gardens, orchards, a 50,000-gallon natural pool, two outdoor showers, sunken fire pit, and a cabana with loft. Inside, you'll find a 4K theater room, a soundproof music studio, and thoughtful safety features like French drains, flood protection, and emergency basement exits. This one-of-a-kind property offers a lifestyle of comfort, recreation, and peace of mind.



9 Bedrooms | 7 Full Bathrooms
Washington, UT | \$3,250,000
April Gates





DISTINCTIVE
PROPERTIES

\$1,000,000 - \$2,999,999

ERA Distinctive Properties showcases influential homes priced from \$1,000,000 to \$2,999,999 across the country. From lavish estates to historic downtown homes, ERA Distinctive Properties proudly presents a distinctive collection of exceptional residences.

erabrokers.com

Mountain Escape | Heber, UT | \$1,499,000 | 3 Beds | 4 Baths | Leah Hiltbrand



Woodland Hills Masterpiece | Woodland Hills, UT | \$2,349,000
5 Beds | 5 Baths | Jennifer Call



Luxury Resort-Style Living | Hurricane, UT | \$1,250,000
5 Beds | 5 Baths | Kisty White and Diana Black



Cliffside Paradise | Murrieta, CA | \$1,499,000
4 Beds | 3 Baths | Kim Campbell LIC#01046189



Queensridge Luxury | Las Vegas, NV | \$1,099,999
3 Beds | 4 Baths | Sam Gladstein S.0144438



Spacious Living | Las Vegas, NV | \$1,300,000
3 Beds | 3 Baths | Mark Kronschnabel S.25280



Pristine Red Rock Views | Colorado City, AZ | \$1,300,000
7 Beds | 6 Baths | Angela Herzog B.S.146544



Luxury Desert Living | Hurricane, UT | \$1,210,000
6 Beds | 4 Baths | The Porter Team



Modern Build | St. George, UT | \$1,325,000
6 Beds | 5 Baths | Ashlee Weller



Vegas Strip Views | Las Vegas, NV | \$2,099,900
4 Beds | 4 Baths | Colette Diamond S.145842

distinctive collection
of exceptional residences



Modern Luxury | Hurricane, UT | \$1,415,000
4 Beds | 6 Baths | The Porter Team



Timeless Elegance | Las Vegas, NV | \$1,295,000
5 Beds | 4 Baths | Colette Diamond S.145842



Tropical Backyard Escape | Washington, UT | \$1,340,000
6 Beds | 5 Baths | The Cox Group



Entertainer's Dream Home | Hurricane, UT | \$1,889,000
7 Beds | 7 Baths | Emily Foster



Backyard Paradise | St. George, UT | \$2,249,900
5 Beds | 7 Baths | David Weller



Open Concept Living | Hurricane, UT | \$1,260,000
5 Beds | 4 Baths | The Porter Team



Desert Oasis | Mesquite, NV | \$1,150,000
3 Beds | 3 Baths | Angela Herzog S.146544



Opportunistic Backyard | Washington, UT | \$1,350,000
6 Beds | 7 Baths | The Cox Group



Sophisticated Comfort | Washington, UT | \$1,350,000
5 Beds | 3 Baths | The Porter Team



Poolside Living | St. George, UT | \$2,049,000
6 Beds | 7 Baths | David Weller



Country Club Oasis | Las Vegas, NV | \$2,100,000
4 Beds | 5 Baths | Melanie VanBurch S.024916



Beautiful New Construction | St. George, UT | \$1,170,000
4 Beds | 5 Baths | Ashlee Weller



Dream Family Home | St. George UT | \$1,400,000
6 Beds | 6 Baths | Ashlee Weller



Elegant Living | Washington, UT | \$1,299,999
7 Beds | 6 Baths | Jaylin Stuart



Majestic Luxury | Las Vegas, NV | \$1,999,900
7 Beds | 6 Baths | Hilary Chorak S.0022592



Stunning Hilltop Estate | Liberty, UT | \$1,495,000
4 Beds | 3 Baths | Jeff Good



Premium Desert Living | Hurricane, UT | \$1,200,000
5 Beds | 4 Baths | The Cox Group



New Construction Luxury | Hurricane, UT | \$1,250,000
6 Beds | 6 Baths | The Cox Group



Striking Architecture | Las Vegas, NV | \$1,950,000
4 Beds | 5 Baths | Tanya Murray S.0051142



DISTINCTIVE
PROPERTIES



Premium Desert Retreat | Las Vegas, NV | \$1,490,000
7 Beds | 4 Baths | Doug Sawyer S.0022614



Mountainside Escape | Layton, UT | \$2,649,000
4 Beds | 4 Baths | Miguel Aguilar



Unmatched Mountain Views | Dammeron Valley, UT | \$1,865,000
4 Beds | 4 Baths | Ryan Andersen



Private Pool Home | Fallbrook, CA | \$1,420,000
4 Beds | 3 Baths | Heather Pack LIC#01467167



Stunning Natural Light | Hurricane, UT | \$1,300,000
6 Beds | 5 Baths | The Porter Team



Little Valley Living | St. George, UT | \$1,599,000
6 Beds | 5 Baths | Craig Barr



Modern Entertainer's Dream | St. George, UT | \$1,130,000
5 Beds | 4 Baths | Ashlee Weller



Exclusive Eagle Ridge Living | Eden, UT | \$1,499,000
6 Beds | 4 Baths | Jeff Good



High End TAVA Community | Hurricane, UT | \$1,250,000
6 Beds | 5 Baths | Michelle Cloud and Diana Black



Wolf Creek Living | Eden, UT | \$1,147,400
5 Beds | 5 Baths | Nanci Lifer Team



Ogden Valley Luxury | Eden, UT | \$2,994,000
4 Beds | 5 Baths | Jeff Good



Sand Hollow Living | Hurricane, UT | \$1,150,000
4 Beds | 5 Baths | The Cox Group



Northfork Living | Eden, UT | \$1,367,000
2 Beds | 1 Baths | Nanci Lifer Team



Modern Summerlin Living | Las Vegas, NV | \$1,999,999
5 Beds | 4 Baths | Lauren Hadad S.0189688



Snowy Valley Views | Eden, UT | \$1,250,000
3 Beds | 4 Baths | Jeff Good



DISTINCTIVE
PROPERTIES

*delivering exceptional service
that exceeds expectations*

NEVADA

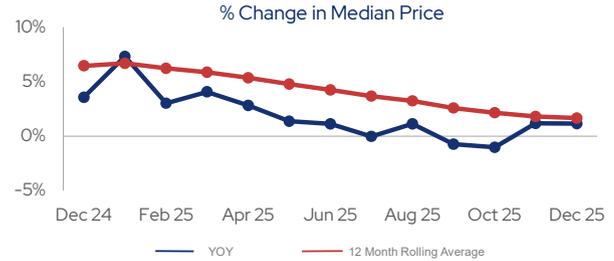


LAS VEGAS AREA, NEVADA

Highlights:

- Median Sales Price is up 1.7% over a 12 month rolling average but the price trend steadily and gradually declined throughout 2025.
- Inventory of Homes for Sale is up 41.5% over a 12 month rolling average and up 21.0% from the same month last year as inventory levels in 2025 held at higher levels than prior periods.
- Days on Market is up 24.3% over a 12 month rolling average and up 18.2% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-14.3%	18.7%	-11.4%
Same Month Last Year	1.9%	0.7%	21.0%



	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	2476	2522	1.9%	4052	12.5%
Pending Sales	1917	1962	2.3%	2518	-4.8%
Closed Sales	2235	2250	0.7%	2339	-6.1%
Median Sales Price	\$435,000	\$440,000	1.1%	\$443,866	1.7%
Average Sales Price	\$551,802	\$551,821	0.0%	\$553,802	3.0%
List to Sale Price Ratio	98.2%	97.8%	-0.4%	98.3%	-1.5%
Days on Market	44	52	18.2%	44	24.3%
Inventory of Homes for Sale	7408	8964	21.0%	9420	45.1%
Months Supply of Inventory	3.0	4.0	33.3%	4.0	52.1%
Single Family Permits	598	311	-48.0%	280	-46.6%

MESQUITE AREA, NEVADA

Highlights:

- Median Sales Price is up 4.2% over a 12 month rolling average and the price trend held steady and slightly increased throughout 2025.
- Inventory of Homes for Sale is up 39.6% over a 12 month rolling average and up 36.3% from the same month last year as inventory levels held at consistent levels throughout the year.
- Days on Market is down 22.6% over a 12 month rolling average and down 47.3% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-32.1%	-2.1%	-5.0%
Same Month Last Year	-25.4%	14.6%	36.3%



	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	71	53	-25.4%	88	19.1%
Pending Sales	50	33	-34.0%	66	7.5%
Closed Sales	41	47	14.6%	55	5.1%
Median Sales Price	\$372,037	\$428,553	15.2%	\$396,821	4.2%
Average Sales Price	\$436,589	\$454,401	4.1%	\$435,221	0.9%
Days on Market	91	48	-47.3%	59	-22.6%
Inventory of Homes for Sale	223	304	36.3%	261	39.6%
Months Supply of Inventory	5.4	6.5	20.4%	4.9	33.6%
Single Family Permits	42	22	-47.6%	18	-34.1%

CALIFORNIA

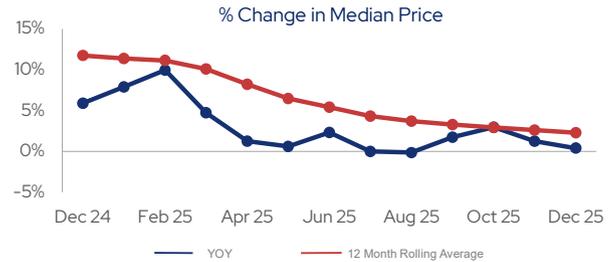


ORANGE COUNTY, CALIFORNIA

Highlights:

- Median Sales Price is up 2.3% over a 12 month rolling average but the price trend steadily and consistently declined throughout 2025.
- Inventory of Homes for Sale is up 36.6% over a 12 month rolling average and up 6.9% from the same month last year as inventory levels rose the first half of the year but fell in the second half of 2025.
- Days on Market is up 46.2% over a 12 month rolling average and up 25.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-30.7%	10.0%	-26.3%
Same Month Last Year	-5.7%	0.7%	6.9%



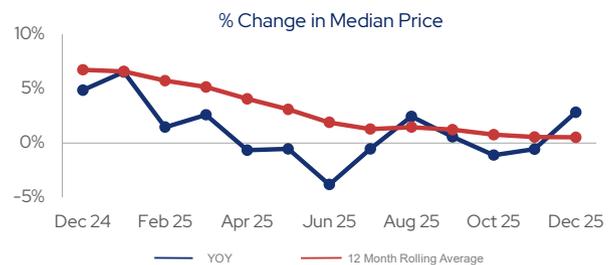
	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	968	913	-5.7%	2018	5.8%
Pending Sales	749	707	-5.6%	1040	-10.9%
Closed Sales	1555	1566	0.7%	1649	-1.0%
Median Sales Price	\$1,165,000	\$1,170,000	0.4%	\$1,204,880	2.3%
Average Sales Price	\$1,469,308	\$1,501,325	2.2%	\$1,565,641	3.6%
List to Sale Price Ratio	98.2%	96.8%	-1.4%	98.0%	-0.1%
Days on Market	35	44	25.7%	35	46.2%
Inventory of Homes for Sale	2957	3160	6.9%	4766	36.6%
Months Supply of Inventory	1.8	2.0	11.1%	2.8	26.4%

SAN DIEGO COUNTY, CALIFORNIA

Highlights:

- Median Sales Price is up 0.5% over a 12 month rolling average and the price trend has continued to steadily decline throughout 2025.
- Inventory of Homes for Sale is up 35.7% over a 12 month rolling average and up 10.4% from the same month last year as inventory levels rose the first half of the year but fell the second half of 2025.
- Days on Market is up 29.4% over a 12 month rolling average and up 11.8% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-25.9%	6.7%	-24.4%
Same Month Last Year	0.8%	0.6%	10.4%



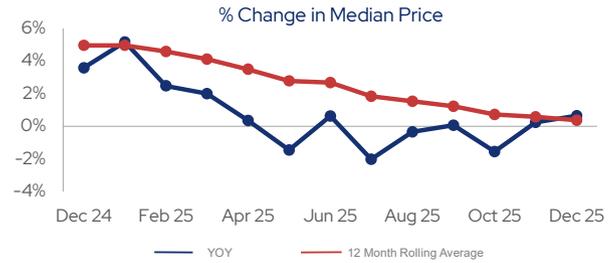
	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	1414	1425	0.8%	2872	9.6%
Pending Sales	1362	1421	4.3%	1921	-1.9%
Closed Sales	1745	1755	0.6%	1860	-1.8%
Median Sales Price	\$875,200	\$900,000	2.8%	\$905,375	0.5%
Average Sales Price	\$1,122,275	\$1,193,251	6.3%	\$1,210,550	2.1%
List to Sale Price Ratio	97.3%	97.2%	-0.1%	97.7%	-1.0%
Days on Market	34	38	11.8%	32	29.4%
Inventory of Homes for Sale	3340	3688	10.4%	5270	35.7%
Months Supply of Inventory	1.7	2.1	23.5%	2.7	29.2%

RIVERSIDE COUNTY, CALIFORNIA

Highlights:

- Median Sales Price is up 0.4% over a 12 month rolling average and the price trend has continued to steadily decline throughout 2025.
- Inventory of Homes for Sale is up 27.3% over a 12 month rolling average and up 2.7% from the same month last year as inventory levels rose the first half of the year but gradually fell the second half of 2025.
- Days on Market is up 22.6% over a 12 month rolling average and up 10.6% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-20.1%	13.9%	-12.1%
Same Month Last Year	-5.6%	1.2%	2.7%



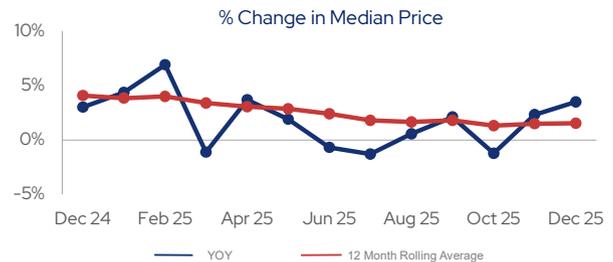
	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	1935	1826	-5.6%	2988	4.8%
Pending Sales	1456	1358	-6.7%	1720	-3.1%
Closed Sales	1949	1972	1.2%	2025	-0.5%
Median Sales Price	\$606,000	\$610,000	0.7%	\$610,552	0.4%
Average Sales Price	\$727,909	\$736,559	1.2%	\$729,085	2.7%
List to Sale Price Ratio	97.3%	96.8%	-0.5%	96.9%	-1.9%
Days on Market	47	52	10.6%	52	22.6%
Inventory of Homes for Sale	7036	7223	2.7%	8481	27.3%
Months Supply of Inventory	3.5	3.7	5.7%	4.1	23.1%

SOUTHWEST RIVERSIDE COUNTY, CALIFORNIA

Highlights:

- Median Sales Price is up 1.5% over a 12 month rolling average and the price trend has continued to gradually decline throughout 2025.
- Inventory of Homes for Sale is up 41.1% over a 12 month rolling average and up 5.4% from the same month last year as inventory levels rose the first half of the year then fell the second half of 2025.
- Days on Market is up 28.1% over a 12 month rolling average and up 47.4% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-13.5%	3.1%	-16.9%
Same Month Last Year	-9.7%	0.2%	5.4%



	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	391	353	-9.7%	700	7.9%
Pending Sales	345	317	-8.1%	444	-0.9%
Closed Sales	492	493	0.2%	522	-0.9%
Median Sales Price	\$665,580	\$688,929	3.5%	\$661,285	1.5%
Average Sales Price	\$689,506	\$721,036	4.6%	\$704,502	2.7%
List to Sale Price Ratio	98.0%	97.0%	-1.0%	97.5%	-1.0%
Days on Market	38	56	47.4%	44	28.1%
Inventory of Homes for Sale	1293	1363	5.4%	1782	41.1%
Months Supply of Inventory	2.5	2.8	12.0%	3.3	28.6%



JW West Homes



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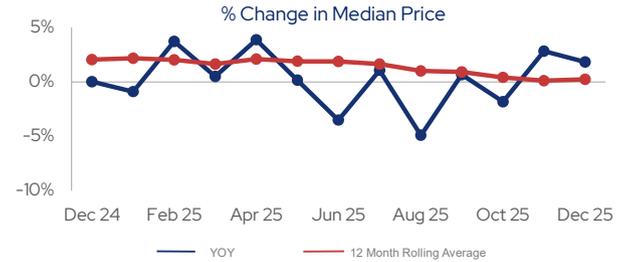


BELL COUNTY, TEXAS

Highlights:

- Median Sales Price is up 0.3% over a 12 month rolling average and the price trend declined minimally but held above 0% throughout 2025.
- Inventory of Homes for Sale is up 17.0% over a 12 month rolling average and up 3.1% from the same month last year as inventory levels held and increased slightly throughout 2025.
- Days on Market is up 17.9% over a 12 month rolling average and up 37.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-8.1%	19.9%	-3.6%
Same Month Last Year	18.5%	8.6%	3.1%



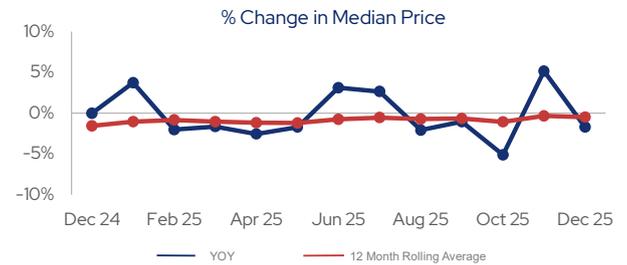
	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	362	429	18.5%	628	0.5%
Closed Sales	338	367	8.6%	410	3.2%
Median Sales Price	\$265,055	\$269,900	1.8%	\$276,588	0.3%
Average Sales Price	\$316,728	\$291,969	-7.8%	\$309,667	-1.2%
List to Sale Price Ratio	96.9%	95.6%	-1.3%	97.3%	-2.5%
Days on Market	97	133	37.1%	102	17.9%
Inventory of Homes for Sale	2059	2122	3.1%	2298	17.0%
Months Supply of Inventory	6.0	5.8	-3.3%	5.7	15.4%

BEXAR COUNTY, TEXAS

Highlights:

- Median Sales Price is down 0.5% over a 12 month rolling average and the price trend held just negative throughout the year.
- Inventory of Homes for Sale is up 14.7% over a 12 month rolling average and up 8.4% from the same month last year as inventory levels grew the first part of the year and fell the last quarter of 2025.
- List to Sales Price is down 2.5% over a 12 month rolling average and down 0.8% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-13.7%	22.4%	-10.5%
Same Month Last Year	6.2%	6.4%	8.4%



	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	1750	1858	6.2%	2905	14.4%
Pending Sales	1503	1334	-11.2%	1772	-10.7%
Closed Sales	1762	1875	6.4%	1864	-7.7%
Median Sales Price	\$295,000	\$290,000	-1.7%	\$291,784	-0.5%
Average Sales Price	\$337,835	\$343,102	1.6%	\$344,327	0.4%
List to Sale Price Ratio	97.7%	96.9%	-0.8%	97.2%	-2.5%
Days on Market	99	91	-8.1%	84	-5.1%
Inventory of Homes for Sale	8432	9140	8.4%	9953	14.7%
Months Supply of Inventory	4.8	4.9	2.1%	5.4	23.1%

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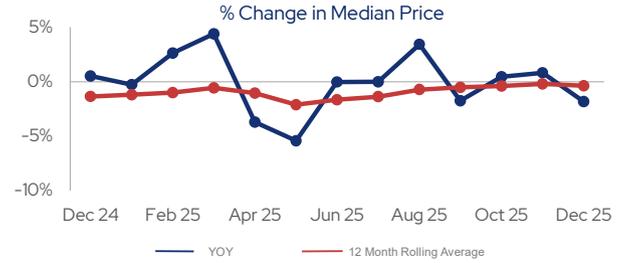
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TRAVIS COUNTY, TEXAS

Highlights:

- Median Sales Price is down 0.4% over a 12 month rolling average and the price trend held consistent and just below 0% throughout 2025.
- Inventory of Homes for Sale is up 16.9% over a 12 month rolling average and up 10.5% from the same month last year as inventory levels rose the first half of the year but fell the second half of 2025.
- Days on Market is up 8.6% over a 12 month rolling average and up 11.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-26.0%	31.6%	-14.9%
Same Month Last Year	-2.6%	10.2%	10.5%



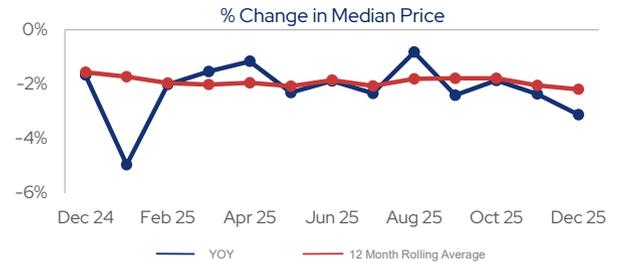
	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	870	847	-2.6%	1973	8.5%
Closed Sales	1043	1149	10.2%	1078	-0.4%
Median Sales Price	\$505,184	\$496,000	-1.8%	\$512,675	-0.4%
Average Sales Price	\$698,251	\$703,220	0.7%	\$707,736	1.4%
List to Sale Price Ratio	91.9%	90.8%	-1.2%	93.0%	-6.5%
Days on Market	90	100	11.1%	82	8.6%
Inventory of Homes for Sale	4411	4873	10.5%	6338	16.9%
Months Supply of Inventory	4.2	4.2	0.0%	5.9	16.9%

WILLIAMSON COUNTY, TEXAS

Highlights:

- Median Sales Price is down 2.2% over a 12 month rolling average and the price trend held steadily negative below 0% throughout 2025.
- Inventory of Homes for Sale is up 26.4% over a 12 month rolling average and up 20.4% from the same month last year as inventory levels rose the first half of the year but declined the second half of 2025.
- Days on Market is up 14.5% over a 12 month rolling average and up 23.3% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-17.6%	36.4%	-10.6%
Same Month Last Year	-5.7%	8.2%	20.4%



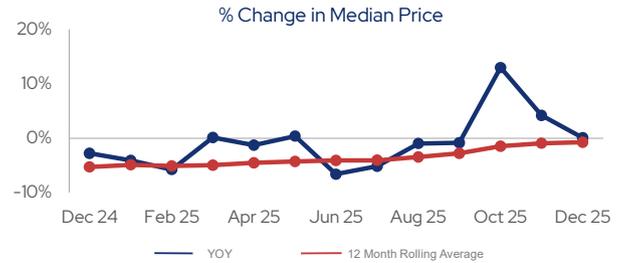
	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	698	658	-5.7%	1274	8.0%
Closed Sales	837	906	8.2%	815	-3.3%
Median Sales Price	\$427,800	\$414,499	-3.1%	\$418,361	-2.2%
Average Sales Price	\$485,728	\$466,805	-3.9%	\$476,141	-1.8%
List to Sale Price Ratio	93.4%	90.6%	-3.1%	93.7%	-5.2%
Days on Market	86	106	23.3%	82	14.5%
Inventory of Homes for Sale	2785	3352	20.4%	3944	26.4%
Months Supply of Inventory	3.3	3.7	11.4%	4.9	30.9%

HAYS COUNTY, TEXAS

Highlights:

- Median Sales Price is down 0.8% over a 12 month rolling average but the price trend consistently increased throughout the year.
- Inventory of Homes for Sale is up 9.4% over a 12 month rolling average and up 8.5% from the same month last year as inventory levels grew the first part of the year and fell the last half of 2025.
- List to Sales Price is down 6.0% over a 12 month rolling average and down 1.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-11.4%	24.9%	-9.3%
Same Month Last Year	-7.5%	-5.0%	8.5%



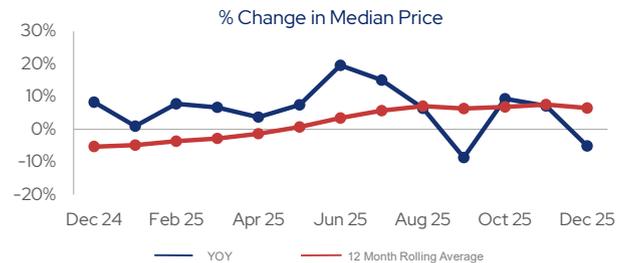
	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	385	356	-7.5%	594	6.8%
Closed Sales	417	396	-5.0%	411	-1.5%
Median Sales Price	\$390,246	\$390,495	0.1%	\$374,152	-0.8%
Average Sales Price	\$479,359	\$479,949	0.1%	\$482,785	0.9%
List to Sale Price Ratio	91.0%	90.0%	-1.1%	93.0%	-6.0%
Days on Market	107	105	-1.9%	95	12.9%
Inventory of Homes for Sale	1520	1649	8.5%	1883	9.4%
Months Supply of Inventory	3.7	4.2	13.2%	4.5	0.2%

COMAL COUNTY, TEXAS

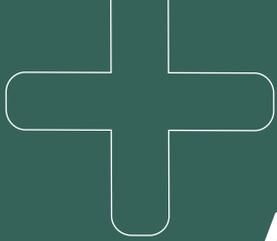
Highlights:

- Median Sales Price is up 6.6% over a 12 month rolling average and the price trend consistently increased throughout the year.
- Inventory of Homes for Sale is up 9.3% over a 12 month rolling average and up 4.7% from the same month last year as inventory levels grew the first part of the year and fell the last half of 2025.
- List to Sales Price is down 2.5% over a 12 month rolling average and down 2.5% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-25.8%	32.6%	-11.6%
Same Month Last Year	11.2%	12.1%	4.7%



	December 2024	December 2025	+ / -	12 Month Avg	+ / -
New Listings	215	239	11.2%	427	17.0%
Pending Sales	176	178	1.1%	259	-10.9%
Closed Sales	272	305	12.1%	293	-13.4%
Median Sales Price	\$449,494	\$426,800	-5.0%	\$427,755	6.6%
Average Sales Price	\$534,092	\$511,805	-4.2%	\$513,615	8.0%
List to Sale Price Ratio	97.6%	95.2%	-2.5%	96.7%	-2.5%
Days on Market	127	114	-10.2%	103	1.3%
Inventory of Homes for Sale	1671	1749	4.7%	1998	9.3%
Months Supply of Inventory	6.1	5.7	-6.6%	6.9	25.0%



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