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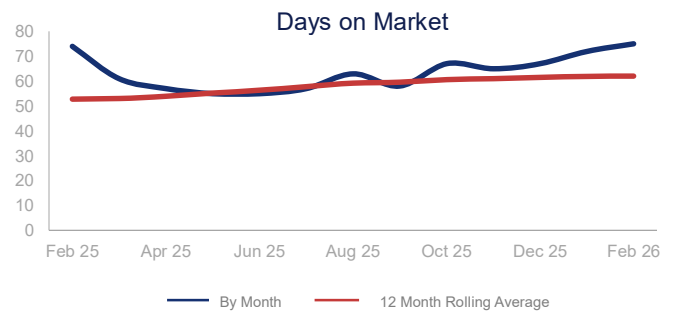
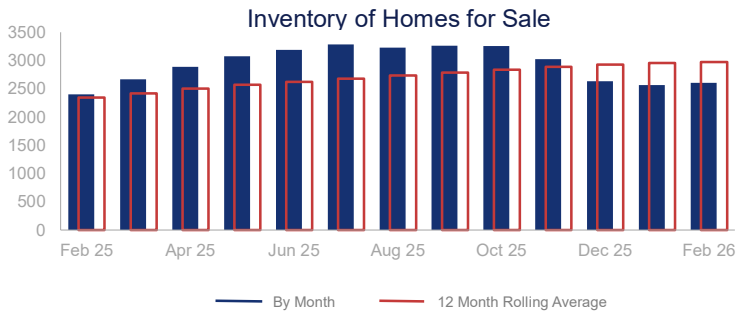
Market Report | February 2026

UTAH COUNTY

Highlights:

- Median Sales Price is up 1.4% over a 12 month rolling average and up 3.1% from the same month last year.
- Inventory of Homes for Sale is up 27.0% over a 12 month rolling average and up 8.4% from the same month last year.
- Days on Market is up 17.5% over a 12 month rolling average and up 1.4% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	2.1%	27.5%	1.4%
Same Month Last Year	1.2%	-1.3%	8.4%



	February 2025		February 2026	+ / -	12 Month Avg	+ / -
New Listings	1076		1089	1.2%	1128	9.0%
Pending Sales	702		820	16.8%	771	6.9%
Closed Sales	682		673	-1.3%	780	7.9%
Median Sales Price	\$499,400		\$515,000	3.1%	\$507,158	1.4%
Average Sales Price	\$573,902		\$594,645	3.6%	\$594,789	2.3%
List to Sale Price Ratio	97.4%		96.5%	-0.9%	97.0%	-2.2%
Days on Market	74		75	1.4%	62	17.5%
Inventory of Homes for Sale	2399		2600	8.4%	2972	27.0%
Months Supply of Inventory	3.1		3.9	25.8%	3.9	20.4%
Single Family Permits	218		180	-17.4%	166	-24.9%

% Change in Median Price

