

Housing Supply Overview



Utah Association
of REALTORS®

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August 2012

As the school-aged among us meander back into classrooms across the country, the rest of us continue to monitor key developments in local real estate. For the 12-month period spanning September 2011 through August 2012, Closed Sales in the state of Utah were up 14.9 percent overall. The price range with the largest gain in sales was the \$150,000 and Below range, where they increased 19.0 percent.

The overall Median Sales Price was down 1.4 percent to \$175,500. The property type with the smallest price decline was the Single-Family segment, where prices decreased 0.5 percent to \$185,000. The price range that tended to sell the quickest was the \$150,001 to \$200,000 range at 81 days; the price range that tended to sell the slowest was the \$750,001 and Above range at 165 days.

Market-wide, inventory levels were down 21.8 percent. The property type that lost the least inventory was the Single-Family segment, where it decreased 21.0 percent. That amounts to 6.5 months supply for Single-Family homes and 7.3 months supply for Townhouse-Condos.

Quick Facts

+ 19.0%	+ 15.9%	+ 15.3%
Price Range With Strongest Sales:	Bedroom Count With Strongest Sales:	Property Type With Strongest Sales:
\$150,000 and Below	4 Bedrooms or More	Condo

Closed Home Sales	2
Days on Market Until Sale	3
Median Sales Price	4
Percent of Original List Price Received	5
Inventory of Homes for Sale	6
Months Supply of Inventory	7

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This report includes data from the Wasatch Front Regional Multiple Listing Service, the Iron County Multiple Listing Service, the Washington County Multiple Listing Service, the Carbon/Emery Multiple Listing Service, the Central Utah Multiple Listing Service, the Grand/San Juan Multiple Listing Service, and the Park City Multiple Listing Service.



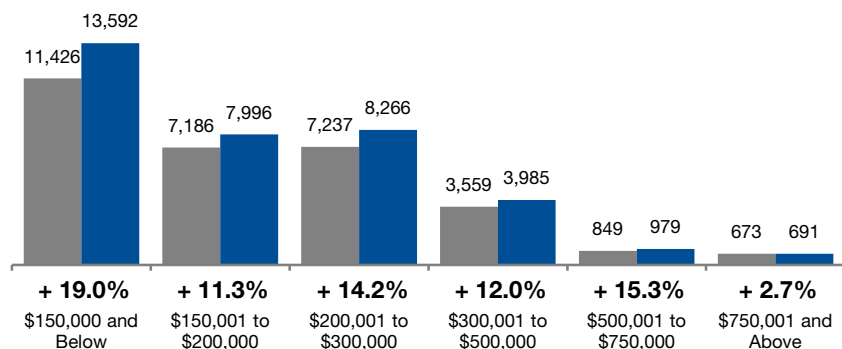
Closed Sales

A count of the actual sales that have closed. Based on a rolling 12-month total.



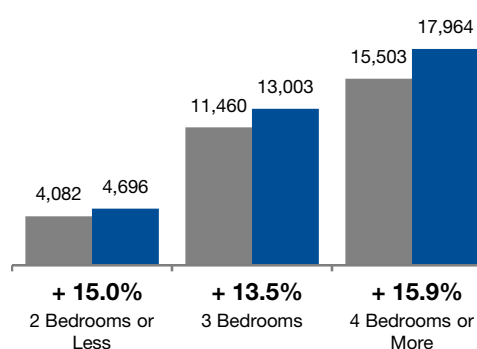
By Price Range

■ 8-2011 ■ 8-2012



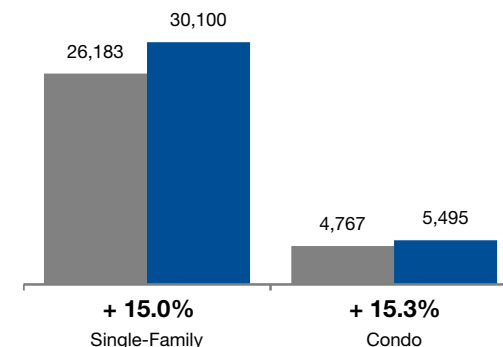
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$150,000 and Below	11,426	13,592	+ 19.0%
\$150,001 to \$200,000	7,186	7,996	+ 11.3%
\$200,001 to \$300,000	7,237	8,266	+ 14.2%
\$300,001 to \$500,000	3,559	3,985	+ 12.0%
\$500,001 to \$750,000	849	979	+ 15.3%
\$750,001 and Above	673	691	+ 2.7%
All Price Ranges	31,045	35,663	+ 14.9%

Single-Family

	8-2011	8-2012	Change
8-2011	8,624	10,245	+ 18.8%
8-2012	6,192	6,871	+ 11.0%
Change	6,674	7,690	+ 15.2%
8-2011	3,294	3,704	+ 12.4%
8-2012	769	910	+ 18.3%
Change	550	559	+ 1.6%
All Price Ranges	26,183	30,100	+ 15.0%

Condo

	8-2011	8-2012	Change
8-2011	2,771	3,314	+ 19.6%
8-2012	974	1,113	+ 14.3%
Change	543	558	+ 2.8%
8-2011	247	276	+ 11.7%
8-2012	75	69	- 8.0%
Change	122	132	+ 8.2%
All Price Ranges	4,767	5,495	+ 15.3%

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	4,082	4,696	+ 15.0%
3 Bedrooms	11,460	13,003	+ 13.5%
4 Bedrooms or More	15,503	17,964	+ 15.9%
All Bedroom Counts	31,045	35,663	+ 14.9%

	8-2011	8-2012	Change
8-2011	2,045	2,351	+ 15.0%
8-2012	9,088	10,287	+ 13.2%
Change	15,050	17,462	+ 16.0%
8-2011	416	60	- 85.6%
8-2012	2,022	2,338	+ 15.6%
Change	2,329	2,683	+ 15.2%
All Bedroom Counts	4,767	5,495	+ 15.3%

Figures on this page are based upon a rolling 12-month calculation to account for small sample sizes in certain segments.

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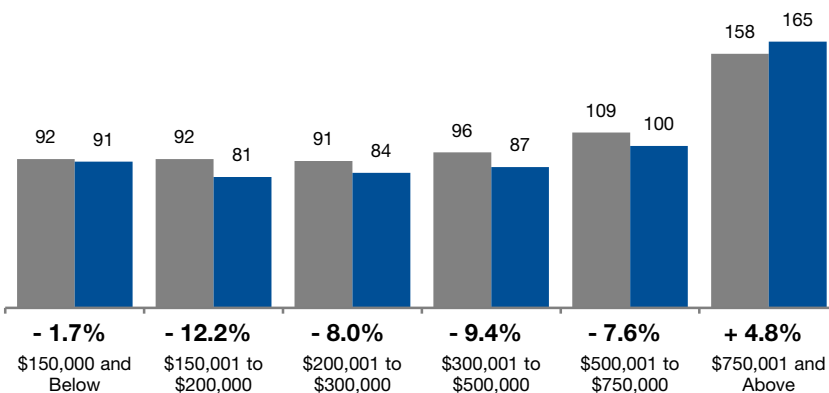
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted. Based on a rolling 12-month average.



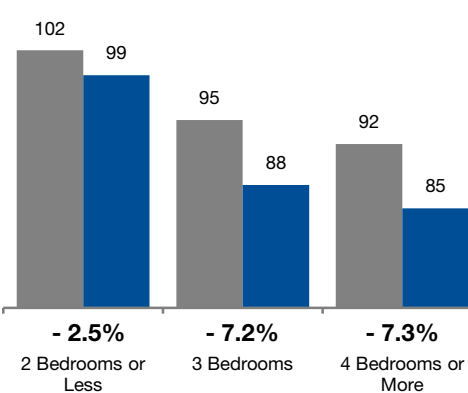
By Price Range

■ 8-2011 ■ 8-2012



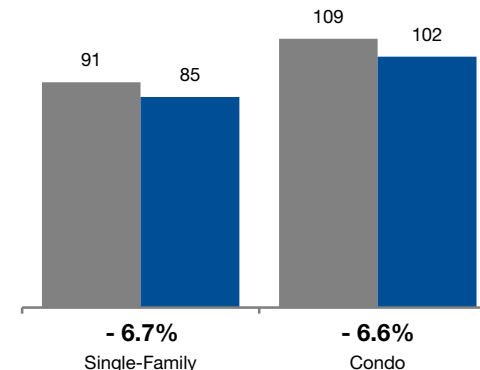
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$150,000 and Below	92	91	-1.7%
\$150,001 to \$200,000	92	81	-12.2%
\$200,001 to \$300,000	91	84	-8.0%
\$300,001 to \$500,000	96	87	-9.4%
\$500,001 to \$750,000	109	100	-7.6%
\$750,001 and Above	158	165	+4.8%
All Price Ranges	94	88	-6.6%

Single-Family

	8-2011	8-2012	Change
2 Bedrooms or Less	89	87	-1.8%
3 Bedrooms	90	79	-11.7%
4 Bedrooms or More	89	82	-7.9%
Single-Family (Total)	93	85	-8.3%
2 Bedrooms or Less	106	97	-9.1%
3 Bedrooms	156	165	+5.6%
All Single-Family	91	85	-6.7%

Condo

	8-2011	8-2012	Change
Single-Family	103	101	-1.5%
Condo	107	91	-15.2%
2 Bedrooms or Less	115	102	-11.8%
3 Bedrooms	135	114	-15.6%
4 Bedrooms or More	133	151	+13.6%
Condo (Total)	167	167	-0.1%
All Condo	109	102	-6.6%

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	102	99	-2.5%
3 Bedrooms	95	88	-7.2%
4 Bedrooms or More	92	85	-7.3%
All Bedroom Counts	94	88	-6.6%

	8-2011	8-2012	Change
2 Bedrooms or Less	92	91	-1.2%
3 Bedrooms	91	85	-6.8%
4 Bedrooms or More	91	85	-7.3%
All Single-Family	91	85	-6.7%

	8-2011	8-2012	Change
Single-Family	112	107	-4.0%
Condo	106	97	-8.9%
2 Bedrooms or Less	111	60	-45.9%
3 Bedrooms	111	60	-45.9%
4 Bedrooms or More	111	60	-45.9%
All Condo	109	102	-6.6%

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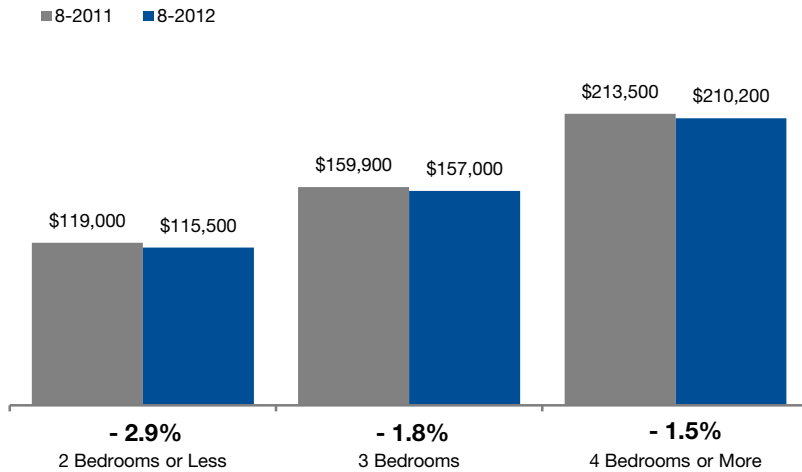
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Median Sales Price

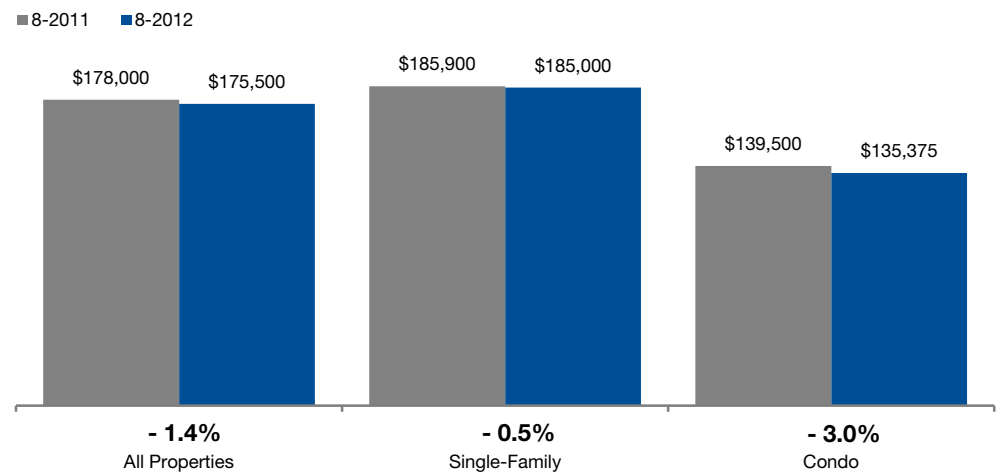
Median price point for all closed sales, not accounting for seller concessions. Based on a rolling 12-month median.



By Bedroom Count



By Property Type



By Bedroom Count	All Properties			Single-Family			Condo		
	8-2011	8-2012	Change	8-2011	8-2012	Change	8-2011	8-2012	Change
2 Bedrooms or Less	\$119,000	\$115,500	- 2.9%	\$114,900	\$114,800	- 0.1%	\$123,550	\$117,500	- 4.9%
3 Bedrooms	\$159,900	\$157,000	- 1.8%	\$165,000	\$163,000	- 1.2%	\$140,000	\$139,900	- 0.1%
4 Bedrooms or More	\$213,500	\$210,200	- 1.5%	\$213,500	\$210,500	- 1.4%	\$213,000	\$207,000	- 2.8%
All Bedroom Counts	\$178,000	\$175,500	- 1.4%	\$185,900	\$185,000	- 0.5%	\$139,500	\$135,375	- 3.0%

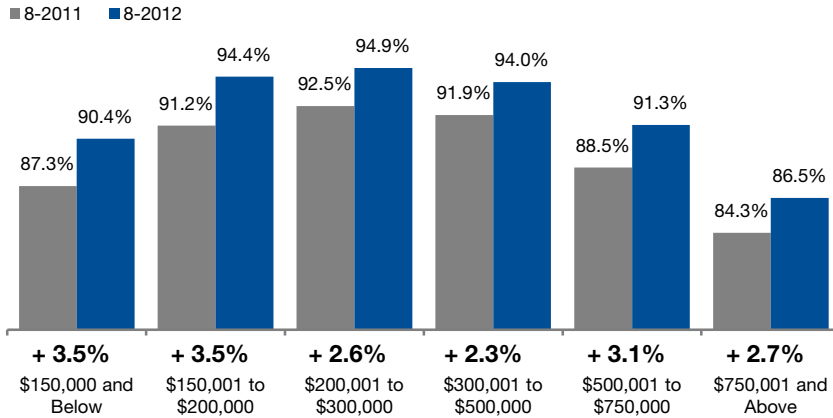
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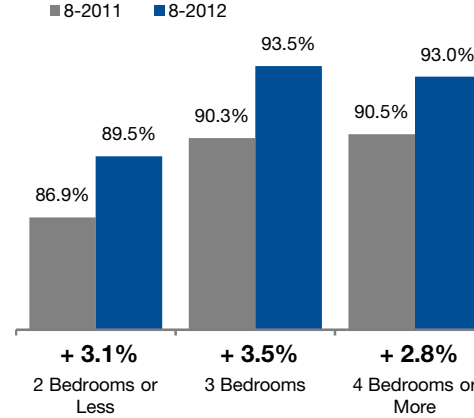
Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. Based on a rolling 12-month average.

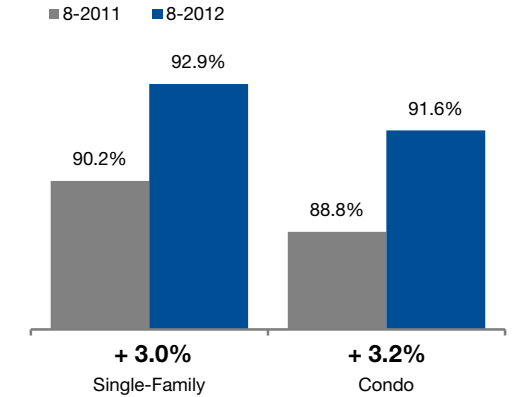
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2011	8-2012	Change
\$150,000 and Below	87.3%	90.4%	+ 3.5%
\$150,001 to \$200,000	91.2%	94.4%	+ 3.5%
\$200,001 to \$300,000	92.5%	94.9%	+ 2.6%
\$300,001 to \$500,000	91.9%	94.0%	+ 2.3%
\$500,001 to \$750,000	88.5%	91.3%	+ 3.1%
\$750,001 and Above	84.3%	86.5%	+ 2.7%
All Price Ranges	90.0%	92.7%	+ 3.1%

Single-Family

By Price Range	8-2011	8-2012	Change
\$150,000 and Below	87.2%	90.2%	+ 3.4%
\$150,001 to \$200,000	91.2%	94.5%	+ 3.6%
\$200,001 to \$300,000	92.6%	95.0%	+ 2.7%
\$300,001 to \$500,000	92.1%	94.2%	+ 2.3%
\$500,001 to \$750,000	88.6%	91.3%	+ 3.0%
\$750,001 and Above	84.5%	86.4%	+ 2.2%
All Price Ranges	90.2%	92.9%	+ 3.0%

Condo

By Price Range	8-2011	8-2012	Change
\$150,000 and Below	87.4%	90.7%	+ 3.7%
\$150,001 to \$200,000	91.3%	94.0%	+ 2.9%
\$200,001 to \$300,000	91.7%	93.4%	+ 1.9%
\$300,001 to \$500,000	89.2%	91.8%	+ 2.9%
\$500,001 to \$750,000	87.3%	90.6%	+ 3.8%
\$750,001 and Above	83.2%	87.2%	+ 4.8%
All Price Ranges	88.8%	91.6%	+ 3.2%

By Bedroom Count

By Bedroom Count	8-2011	8-2012	Change
2 Bedrooms or Less	86.9%	89.5%	+ 3.1%
3 Bedrooms	90.3%	93.5%	+ 3.5%
4 Bedrooms or More	90.5%	93.0%	+ 2.8%
All Bedroom Counts	90.0%	92.7%	+ 3.1%

By Bedroom Count	8-2011	8-2012	Change
2 Bedrooms or Less	86.8%	89.5%	+ 3.1%
3 Bedrooms	90.5%	93.5%	+ 3.3%
4 Bedrooms or More	90.5%	93.1%	+ 2.9%
All Bedroom Counts	90.2%	92.9%	+ 3.0%

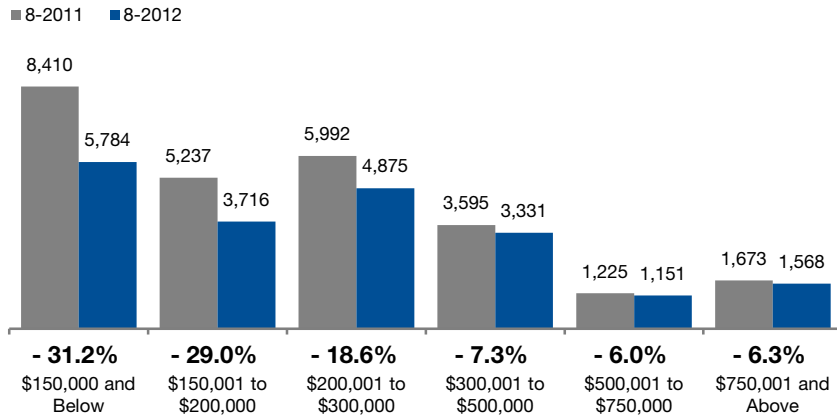
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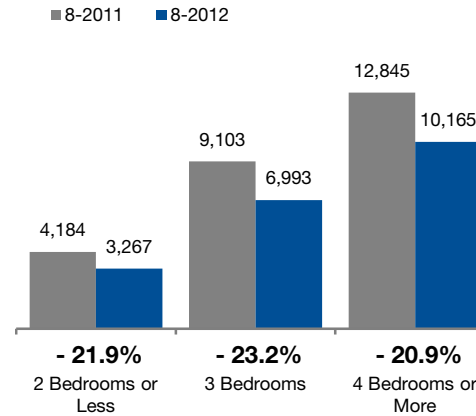
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

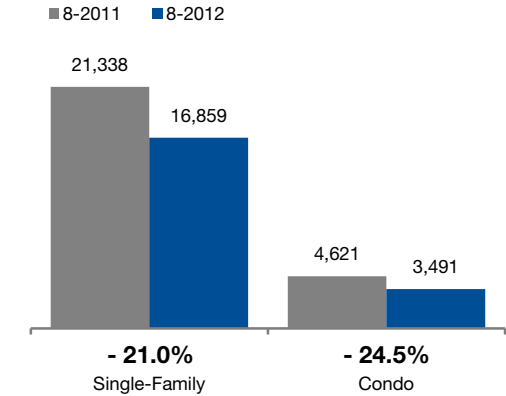
By Price Range



By Bedroom Count



By Property Type



All Properties

By Price Range	8-2011	8-2012	Change
\$150,000 and Below	8,410	5,784	- 31.2%
\$150,001 to \$200,000	5,237	3,716	- 29.0%
\$200,001 to \$300,000	5,992	4,875	- 18.6%
\$300,001 to \$500,000	3,595	3,331	- 7.3%
\$500,001 to \$750,000	1,225	1,151	- 6.0%
\$750,001 and Above	1,673	1,568	- 6.3%
All Price Ranges	26,132	20,425	- 21.8%

Single-Family

By Price Range	8-2011	8-2012	Change
\$150,000 and Below	6,043	4,135	- 31.6%
\$150,001 to \$200,000	4,333	3,083	- 28.8%
\$200,001 to \$300,000	5,382	4,360	- 19.0%
\$300,001 to \$500,000	3,147	2,965	- 5.8%
\$500,001 to \$750,000	1,063	993	- 6.6%
\$750,001 and Above	1,370	1,323	- 3.4%
All Price Ranges	21,338	16,859	- 21.0%

Condo

By Price Range	8-2011	8-2012	Change
\$150,000 and Below	2,325	1,637	- 29.6%
\$150,001 to \$200,000	883	620	- 29.8%
\$200,001 to \$300,000	561	497	- 11.4%
\$300,001 to \$500,000	407	345	- 15.2%
\$500,001 to \$750,000	150	156	+ 4.0%
\$750,001 and Above	295	236	- 20.0%
All Price Ranges	4,621	3,491	- 24.5%

By Bedroom Count	8-2011	8-2012	Change
2 Bedrooms or Less	4,184	3,267	- 21.9%
3 Bedrooms	9,103	6,993	- 23.2%
4 Bedrooms or More	12,845	10,165	- 20.9%
All Bedroom Counts	26,132	20,425	- 21.8%

By Bedroom Count	8-2011	8-2012	Change
2 Bedrooms or Less	1,943	1,546	- 20.4%
3 Bedrooms	7,039	5,507	- 21.8%
4 Bedrooms or More	12,356	9,806	- 20.6%
All Bedroom Counts	21,338	16,859	- 21.0%

Figures on this page are based upon a snapshot of active listings at the end of the month.

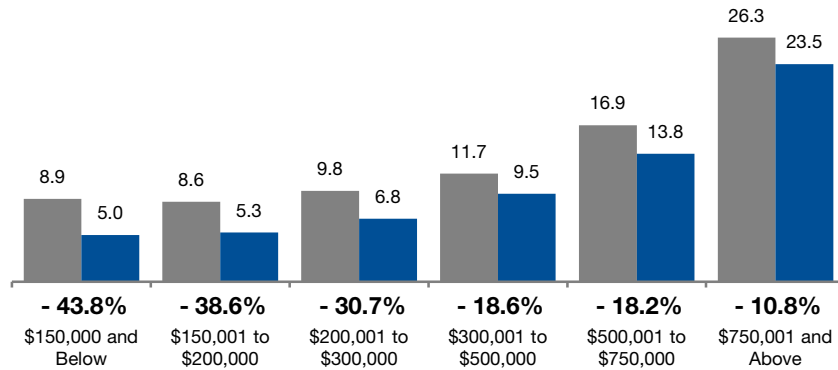
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Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

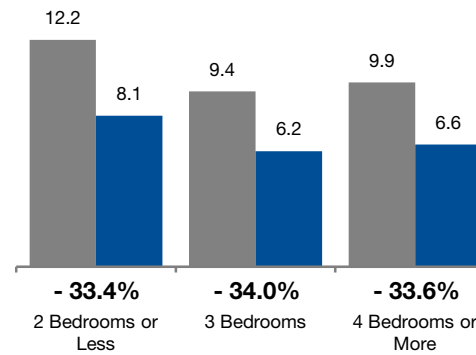
By Price Range

■ 8-2011 ■ 8-2012



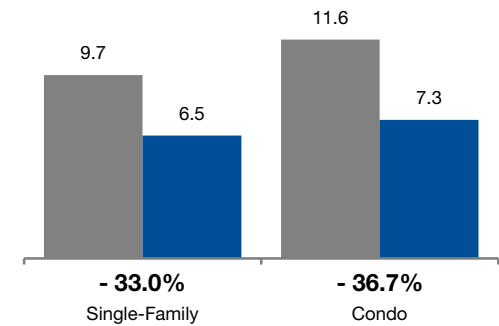
By Bedroom Count

■ 8-2011 ■ 8-2012



By Property Type

■ 8-2011 ■ 8-2012



All Properties

By Price Range

	8-2011	8-2012	Change
\$150,000 and Below	8.9	5.0	- 43.8%
\$150,001 to \$200,000	8.6	5.3	- 38.6%
\$200,001 to \$300,000	9.8	6.8	- 30.7%
\$300,001 to \$500,000	11.7	9.5	- 18.6%
\$500,001 to \$750,000	16.9	13.8	- 18.2%
\$750,001 and Above	26.3	23.5	- 10.8%
All Price Ranges	10.0	6.7	- 33.7%

Single-Family

	8-2011	8-2012	Change
2 Bedrooms or Less	8.5	4.8	- 44.0%
3 Bedrooms	8.3	5.1	- 38.3%
4 Bedrooms or More	9.5	6.5	- 31.1%
Single-Family	12.7	9.8	- 22.8%
Condo	17.3	13.6	- 21.4%
Single-Family	24.7	24.3	- 1.4%
Condo	26.4	23.9	- 9.4%
All Single-Family	9.7	6.5	- 33.0%

Condo

By Bedroom Count

	8-2011	8-2012	Change
2 Bedrooms or Less	12.2	8.1	- 33.4%
3 Bedrooms	9.4	6.2	- 34.0%
4 Bedrooms or More	9.9	6.6	- 33.6%
All Bedroom Counts	10.0	6.7	- 33.7%

	8-2011	8-2012	Change
2 Bedrooms or Less	11.3	7.6	- 32.4%
3 Bedrooms	9.2	6.2	- 32.3%
4 Bedrooms or More	9.8	6.5	- 33.5%
Single-Family	12.4	60.0	+ 385.6%
Condo	13.1	8.6	- 34.3%
Single-Family	10.2	6.2	- 39.3%
Condo	11.6	7.3	- 36.7%

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