

Local Market Update for January 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

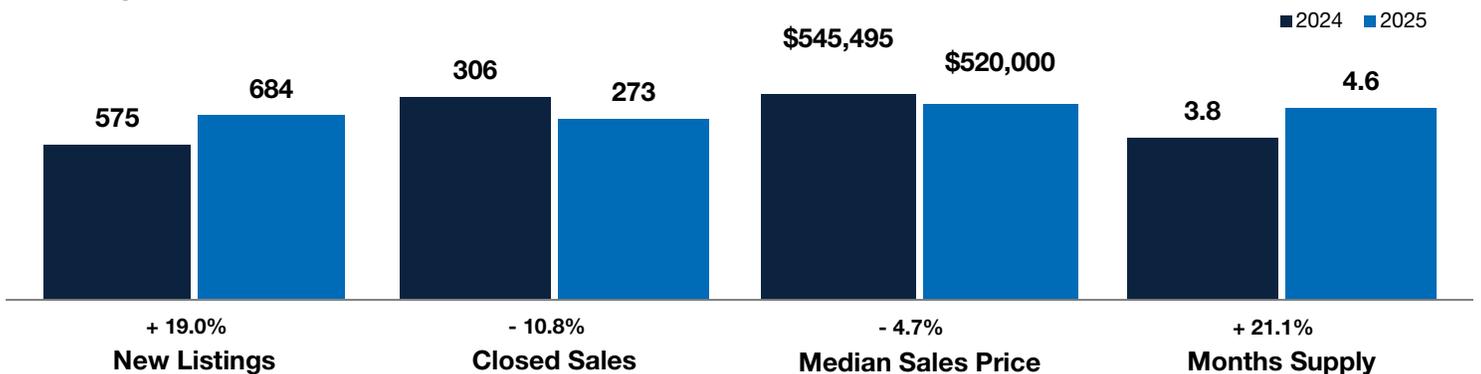


Washington County

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	575	684	+ 19.0%	575	684	+ 19.0%
Pending Sales	354	377	+ 6.5%	354	377	+ 6.5%
Closed Sales	306	273	- 10.8%	306	273	- 10.8%
Median Sales Price*	\$545,495	\$520,000	- 4.7%	\$545,495	\$520,000	- 4.7%
Average Sales Price*	\$727,793	\$580,650	- 20.2%	\$727,793	\$580,650	- 20.2%
Percent of Original List Price Received*	95.7%	95.6%	- 0.1%	95.7%	95.6%	- 0.1%
Days on Market Until Sale	63	65	+ 3.2%	63	65	+ 3.2%
Inventory of Homes for Sale	1,321	1,668	+ 26.3%	--	--	--
Months Supply of Inventory	3.8	4.6	+ 21.1%	--	--	--

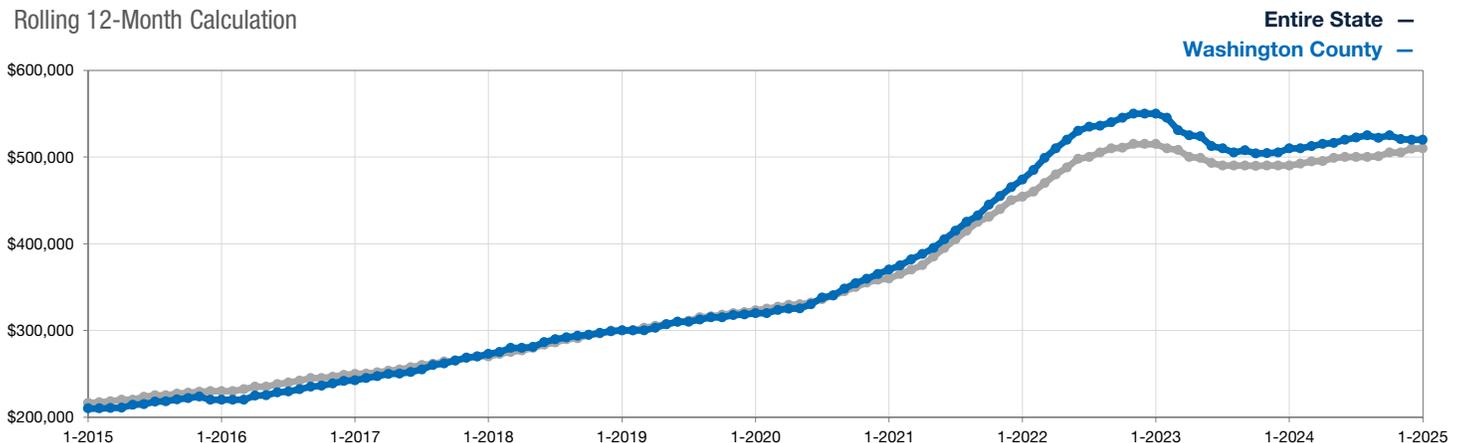
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.