

Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

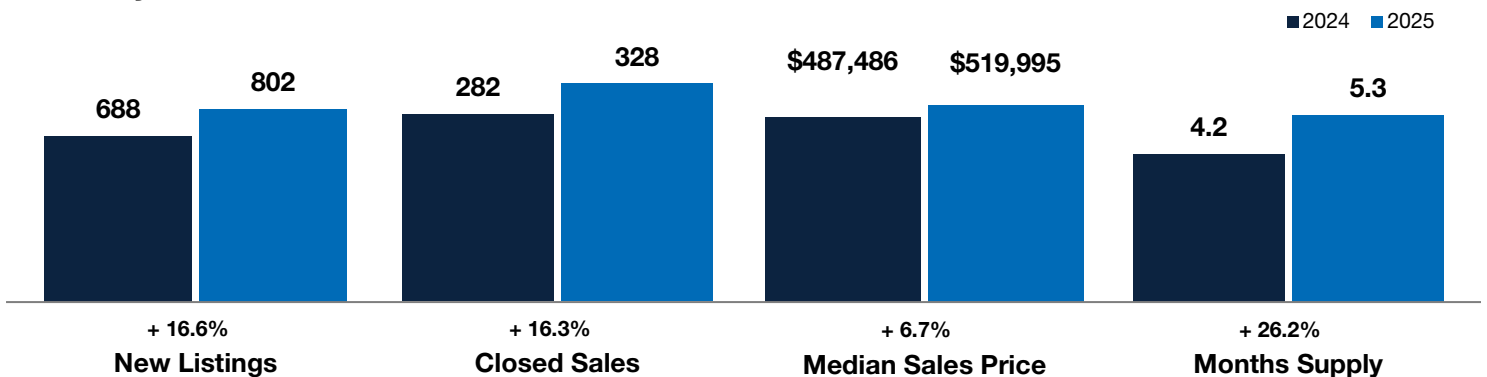


Washington County

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	688	802	+ 16.6%	1,263	1,489	+ 17.9%
Pending Sales	425	412	- 3.1%	780	785	+ 0.6%
Closed Sales	282	328	+ 16.3%	588	609	+ 3.6%
Median Sales Price*	\$487,486	\$519,995	+ 6.7%	\$519,745	\$520,000	+ 0.0%
Average Sales Price*	\$622,021	\$624,146	+ 0.3%	\$677,066	\$607,870	- 10.2%
Percent of Original List Price Received*	95.8%	96.1%	+ 0.3%	95.7%	95.9%	+ 0.2%
Days on Market Until Sale	62	70	+ 12.9%	62	68	+ 9.7%
Inventory of Homes for Sale	1,463	1,929	+ 31.9%	--	--	--
Months Supply of Inventory	4.2	5.3	+ 26.2%	--	--	--

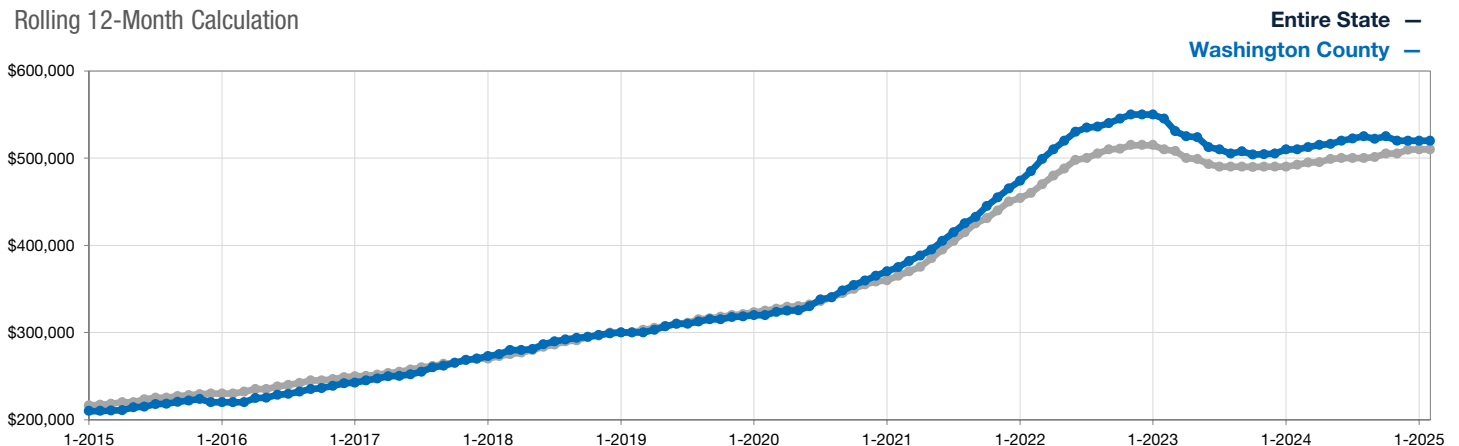
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February



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.