

# Local Market Update for July 2025

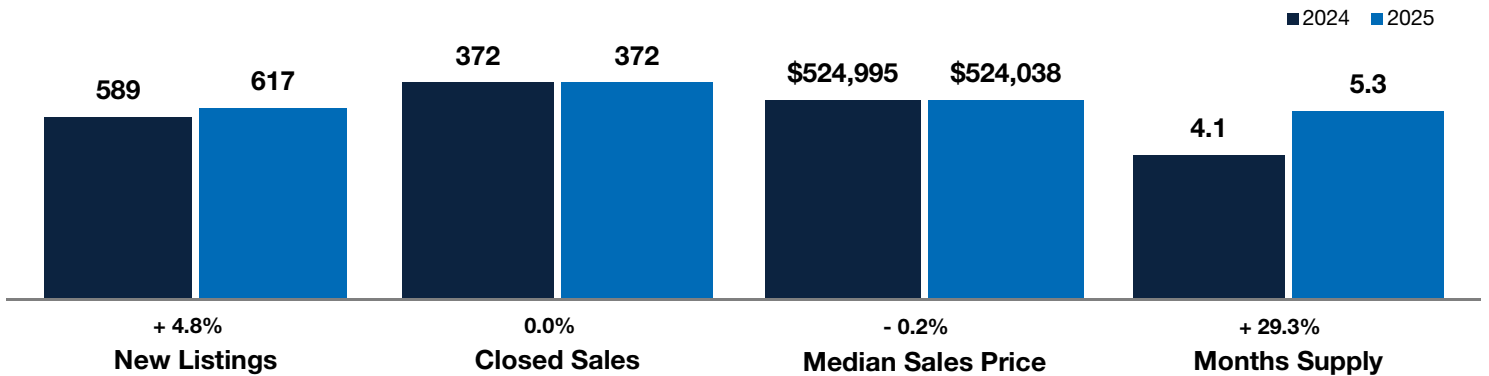
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

## Washington County

Key Metrics	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	589	617	+ 4.8%	4,096	4,682	+ 14.3%
Pending Sales	343	420	+ 22.4%	2,775	2,868	+ 3.4%
Closed Sales	372	372	0.0%	2,663	2,699	+ 1.4%
Median Sales Price*	\$524,995	\$524,038	- 0.2%	\$524,990	\$525,000	+ 0.0%
Average Sales Price*	\$648,159	\$587,765	- 9.3%	\$649,960	\$636,786	- 2.0%
Percent of Original List Price Received*	96.3%	95.3%	- 1.0%	96.3%	95.9%	- 0.4%
Days on Market Until Sale	54	66	+ 22.2%	61	66	+ 8.2%
Inventory of Homes for Sale	1,461	1,982	+ 35.7%	--	--	--
Months Supply of Inventory	4.1	5.3	+ 29.3%	--	--	--

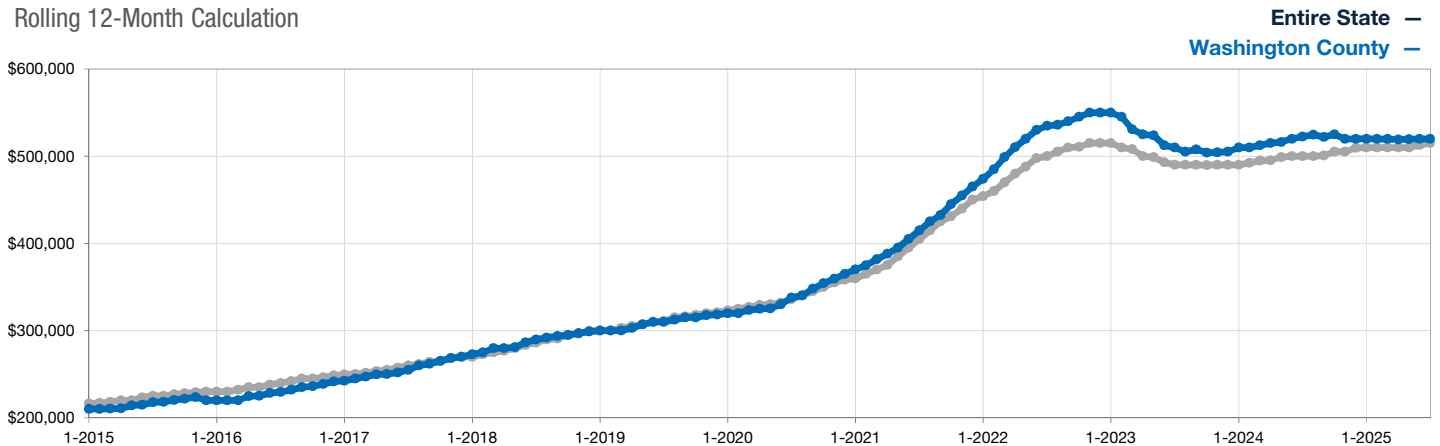
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### July



### 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.