

Local Market Update for August 2025

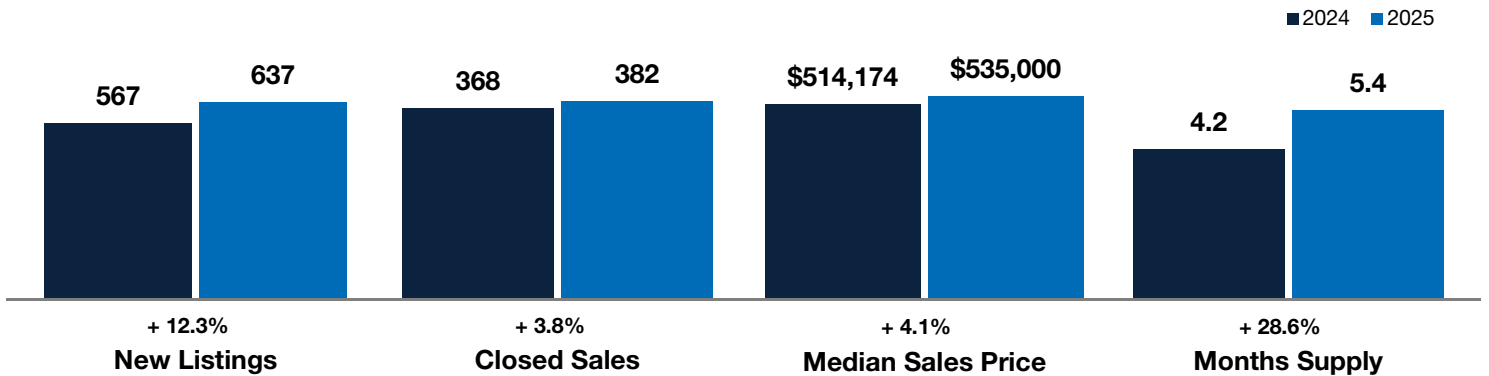
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

Washington County

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	567	637	+ 12.3%	4,661	5,317	+ 14.1%
Pending Sales	317	386	+ 21.8%	3,093	3,243	+ 4.8%
Closed Sales	368	382	+ 3.8%	3,032	3,091	+ 1.9%
Median Sales Price*	\$514,174	\$535,000	+ 4.1%	\$520,810	\$525,500	+ 0.9%
Average Sales Price*	\$618,189	\$666,199	+ 7.8%	\$646,065	\$640,439	- 0.9%
Percent of Original List Price Received*	95.9%	95.3%	- 0.6%	96.3%	95.8%	- 0.5%
Days on Market Until Sale	56	69	+ 23.2%	61	67	+ 9.8%
Inventory of Homes for Sale	1,519	2,015	+ 32.7%	--	--	--
Months Supply of Inventory	4.2	5.4	+ 28.6%	--	--	--

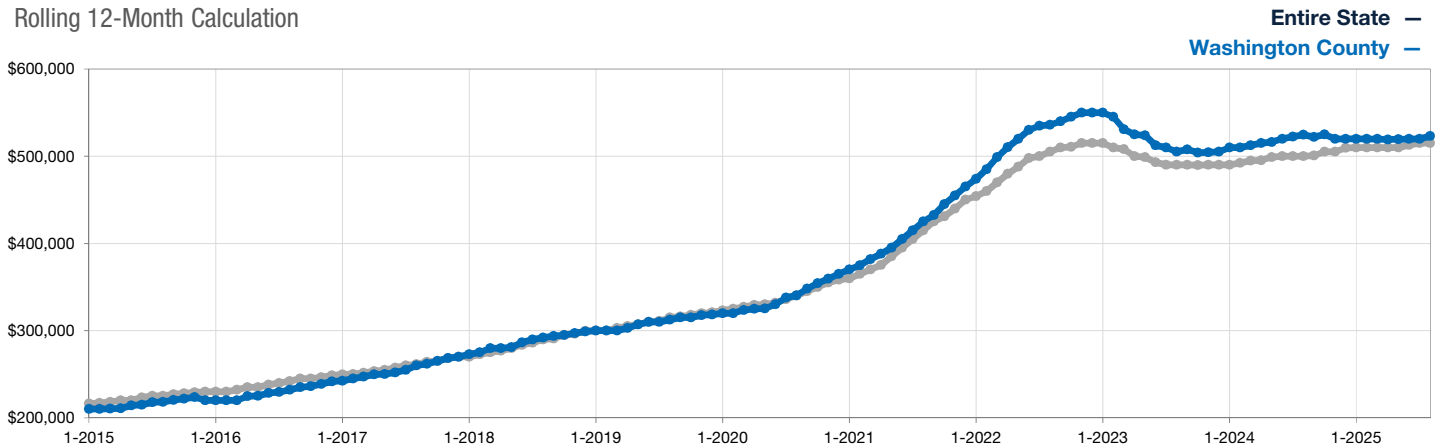
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August



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.