

Local Market Update for December 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

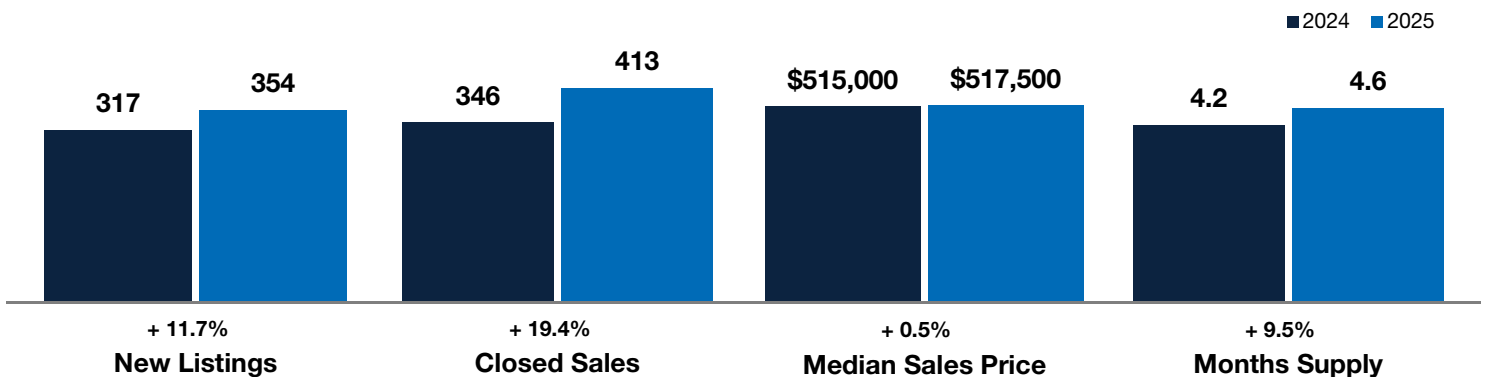


Washington County

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	317	354	+ 11.7%	6,662	7,376	+ 10.7%
Pending Sales	282	345	+ 22.3%	4,360	4,641	+ 6.4%
Closed Sales	346	413	+ 19.4%	4,346	4,563	+ 5.0%
Median Sales Price*	\$515,000	\$517,500	+ 0.5%	\$519,500	\$525,000	+ 1.1%
Average Sales Price*	\$598,416	\$638,895	+ 6.8%	\$632,782	\$647,121	+ 2.3%
Percent of Original List Price Received*	95.8%	94.7%	- 1.1%	96.2%	95.6%	- 0.6%
Days on Market Until Sale	68	71	+ 4.4%	60	69	+ 15.0%
Inventory of Homes for Sale	1,522	1,775	+ 16.6%	--	--	--
Months Supply of Inventory	4.2	4.6	+ 9.5%	--	--	--

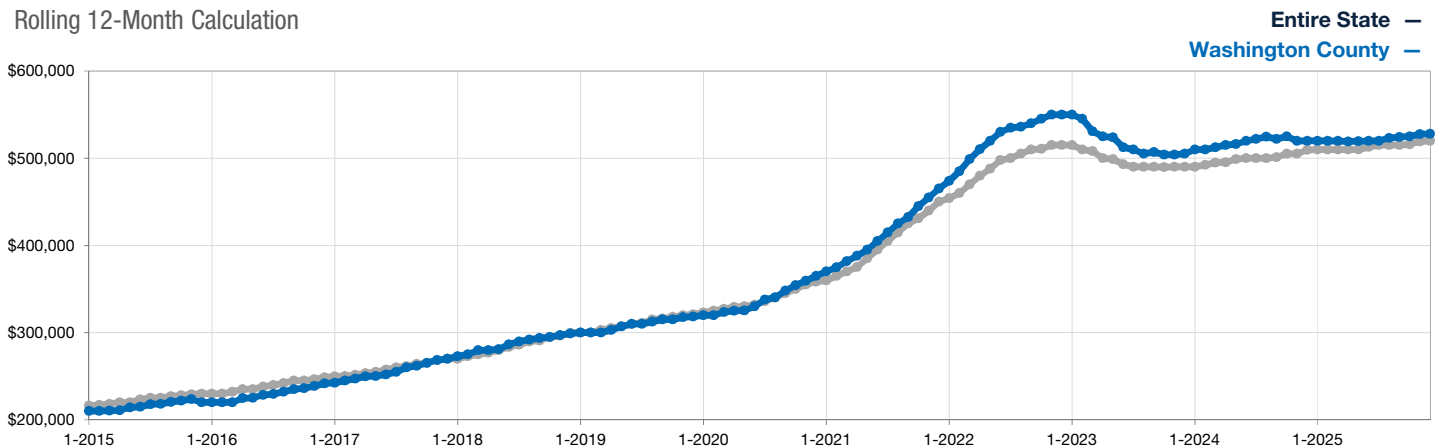
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

December



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.