Local Market Update for January 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

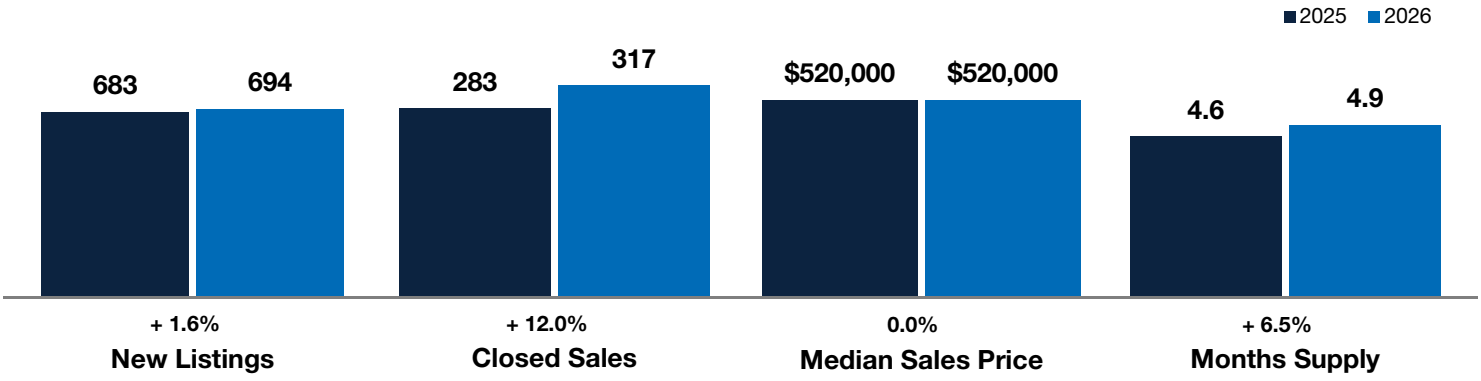
UTAH ASSOCIATION OF REALTORS®

Washington County

	January			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 1-2025**	**Thru 1-2026**	Percent Change
New Listings	683	**694**	+ 1.6%	683	**694**	+ 1.6%
Pending Sales	368	**413**	+ 12.2%	368	**413**	+ 12.2%
Closed Sales	283	**317**	+ 12.0%	283	**317**	+ 12.0%
Median Sales Price*	$520,000	**$520,000**	0.0%	$520,000	**$520,000**	0.0%
Average Sales Price*	$577,793	**$656,469**	+ 13.6%	$577,793	**$656,469**	+ 13.6%
Percent of Original List Price Received*	95.6%	**94.9%**	- 0.7%	95.6%	**94.9%**	- 0.7%
Days on Market Until Sale	67	**84**	+ 25.4%	67	**84**	+ 25.4%
Inventory of Homes for Sale	1,661	**1,896**	+ 14.1%	--	**--**	--
Months Supply of Inventory	4.6	**4.9**	+ 6.5%	--	**--**	--

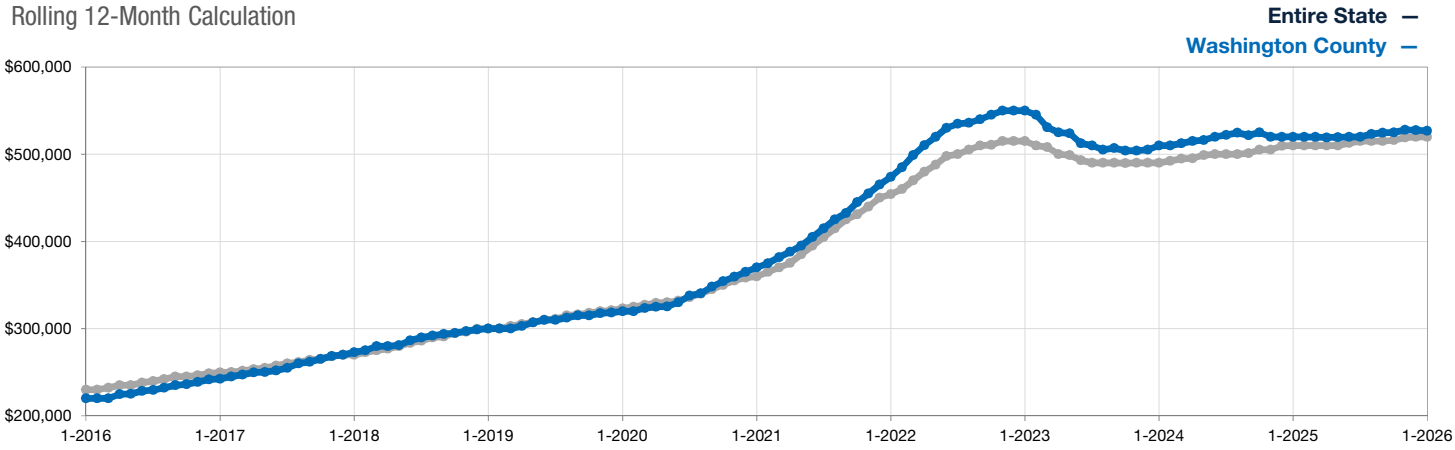
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.