Local Market Update for July 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

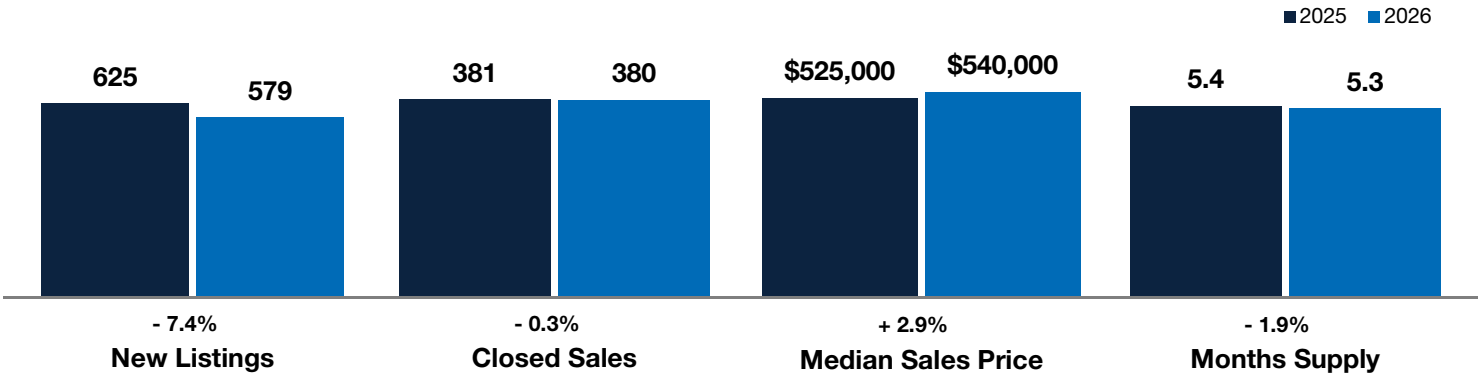
UTAH ASSOCIATION OF REALTORS®

Washington County

	July			Year to Date		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 7-2025**	**Thru 7-2026**	Percent Change
New Listings	625	**579**	- 7.4%	4,712	**4,751**	+ 0.8%
Pending Sales	410	**342**	- 16.6%	2,858	**2,941**	+ 2.9%
Closed Sales	381	**380**	- 0.3%	2,723	**2,821**	+ 3.6%
Median Sales Price*	$525,000	**$540,000**	+ 2.9%	$525,000	**$529,900**	+ 0.9%
Average Sales Price*	$586,437	**$594,035**	+ 1.3%	$635,046	**$648,616**	+ 2.1%
Percent of Original List Price Received*	95.4%	**95.7%**	+ 0.3%	96.0%	**95.6%**	- 0.4%
Days on Market Until Sale	65	**67**	+ 3.1%	66	**72**	+ 9.1%
Inventory of Homes for Sale	2,000	**2,093**	+ 4.7%	--	**--**	--
Months Supply of Inventory	5.4	**5.3**	- 1.9%	--	**--**	--

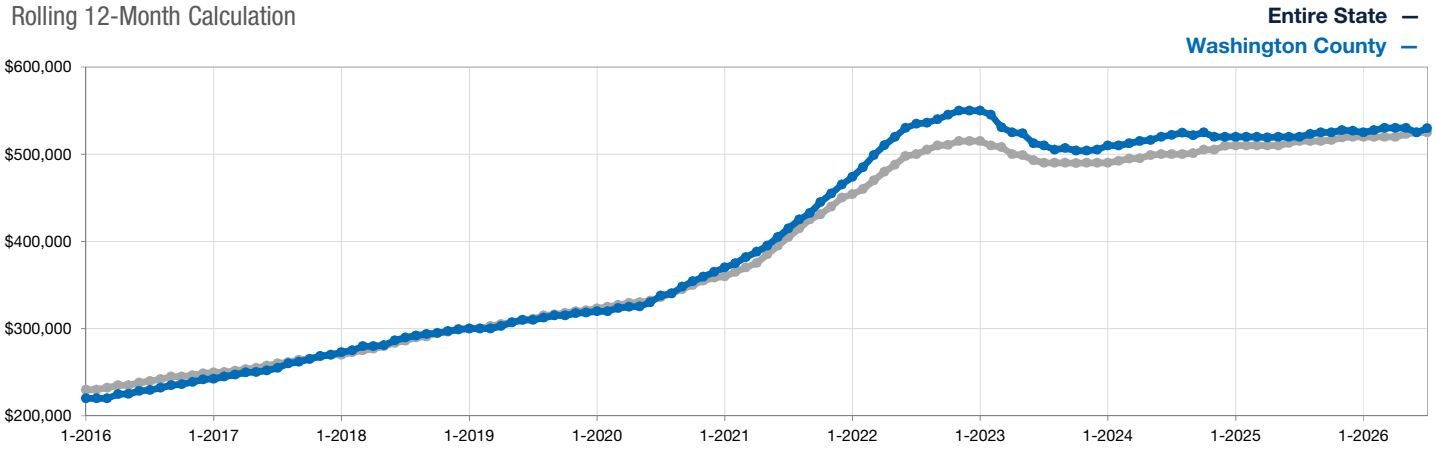
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.