

Local Market Update for February 2023

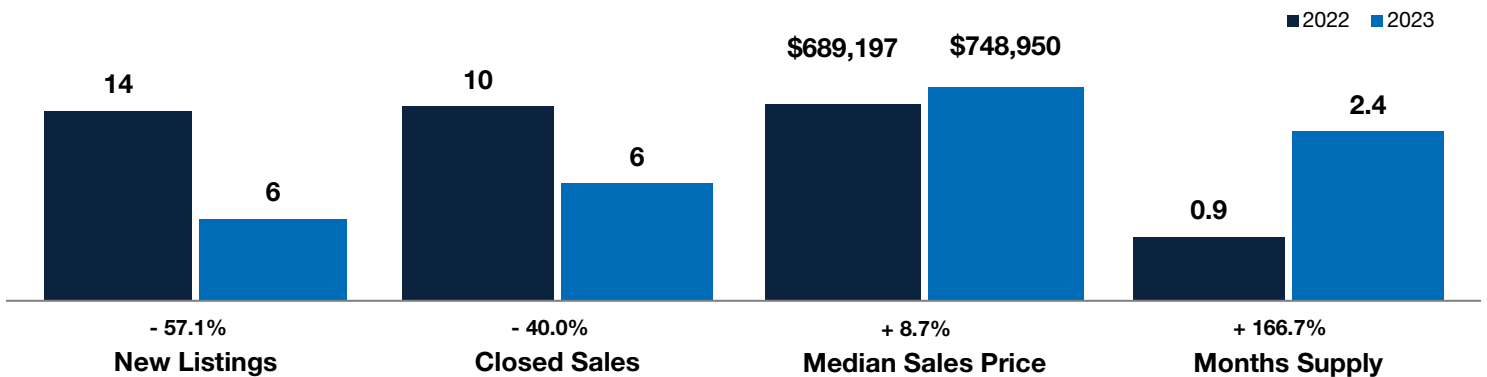
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

Morgan County

Key Metrics	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
New Listings	14	6	- 57.1%	17	11	- 35.3%
Pending Sales	10	4	- 60.0%	14	10	- 28.6%
Closed Sales	10	6	- 40.0%	14	9	- 35.7%
Median Sales Price*	\$689,197	\$748,950	+ 8.7%	\$759,161	\$675,000	- 11.1%
Average Sales Price*	\$762,708	\$802,439	+ 5.2%	\$779,077	\$853,293	+ 9.5%
Percent of Original List Price Received*	111.0%	94.9%	- 14.5%	105.2%	93.6%	- 11.0%
Days on Market Until Sale	54	67	+ 24.1%	50	68	+ 36.0%
Inventory of Homes for Sale	8	20	+ 150.0%	--	--	--
Months Supply of Inventory	0.9	2.4	+ 166.7%	--	--	--

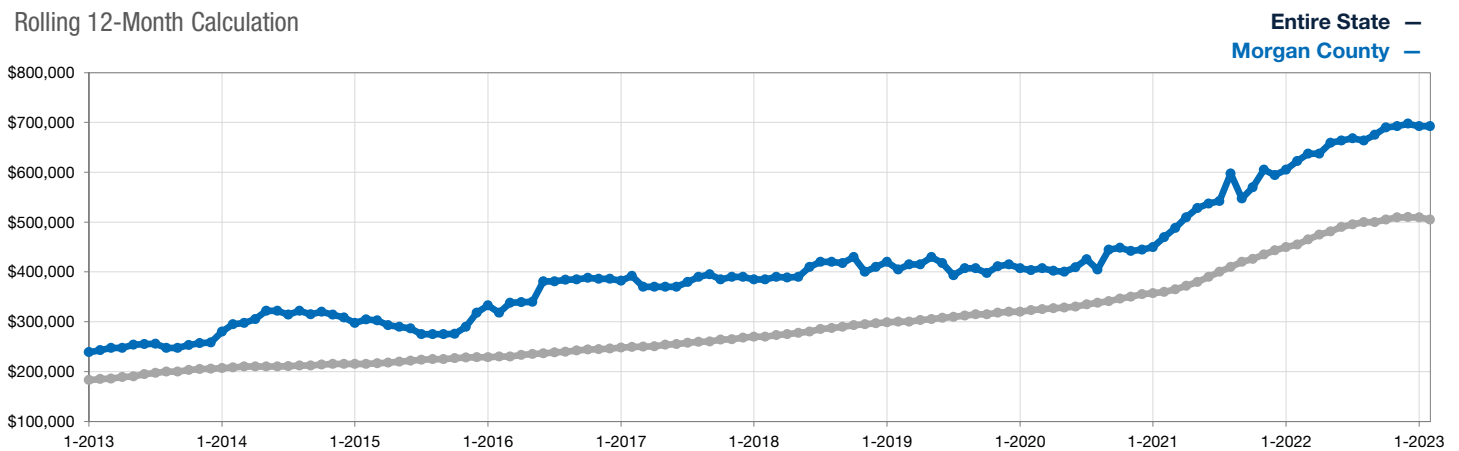
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February



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.