

Local Market Update for August 2024

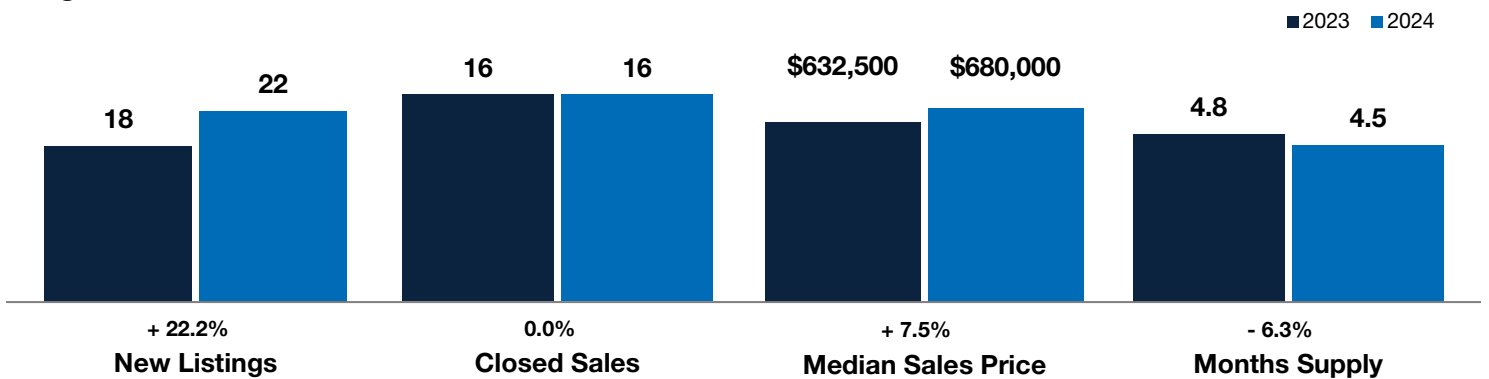
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

Morgan County

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	18	22	+ 22.2%	115	156	+ 35.7%
Pending Sales	10	12	+ 20.0%	73	94	+ 28.8%
Closed Sales	16	16	0.0%	60	95	+ 58.3%
Median Sales Price*	\$632,500	\$680,000	+ 7.5%	\$687,950	\$659,500	- 4.1%
Average Sales Price*	\$825,075	\$830,500	+ 0.7%	\$791,059	\$747,245	- 5.5%
Percent of Original List Price Received*	95.4%	94.3%	- 1.2%	96.1%	96.8%	+ 0.7%
Days on Market Until Sale	37	44	+ 18.9%	51	46	- 9.8%
Inventory of Homes for Sale	39	51	+ 30.8%	--	--	--
Months Supply of Inventory	4.8	4.5	- 6.3%	--	--	--

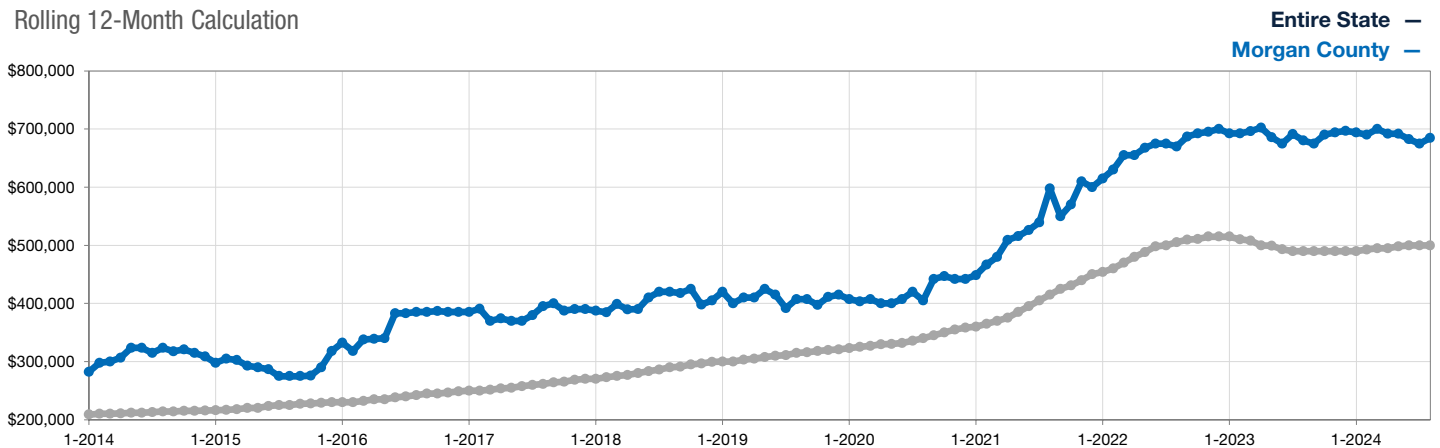
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.