

Local Market Update for February 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

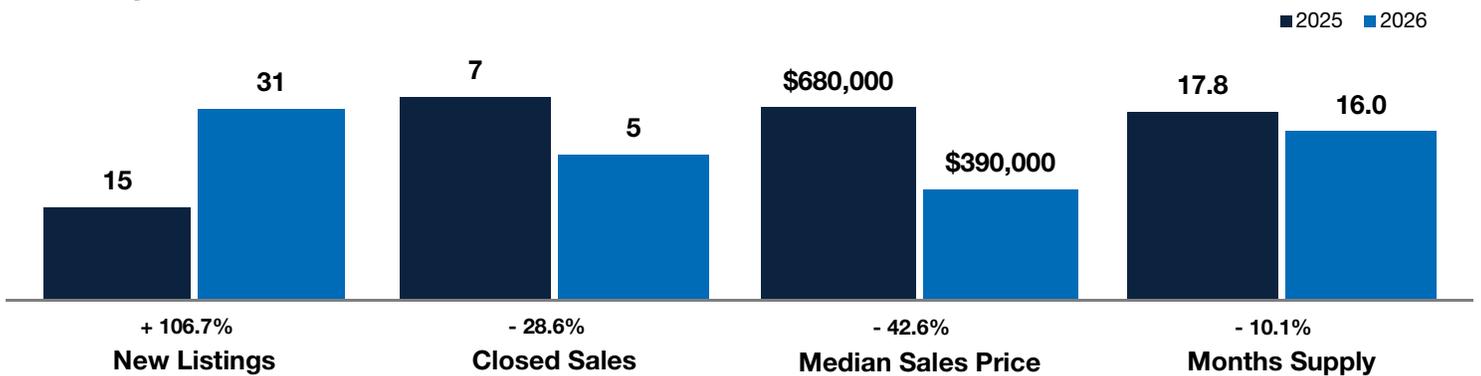


Rich County

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	15	31	+ 106.7%	34	47	+ 38.2%
Pending Sales	5	5	0.0%	11	11	0.0%
Closed Sales	7	5	- 28.6%	10	10	0.0%
Median Sales Price*	\$680,000	\$390,000	- 42.6%	\$715,000	\$477,500	- 33.2%
Average Sales Price*	\$787,071	\$441,495	- 43.9%	\$751,950	\$523,448	- 30.4%
Percent of Original List Price Received*	96.0%	90.8%	- 5.4%	94.6%	88.1%	- 6.9%
Days on Market Until Sale	105	131	+ 24.8%	114	169	+ 48.2%
Inventory of Homes for Sale	116	151	+ 30.2%	--	--	--
Months Supply of Inventory	17.8	16.0	- 10.1%	--	--	--

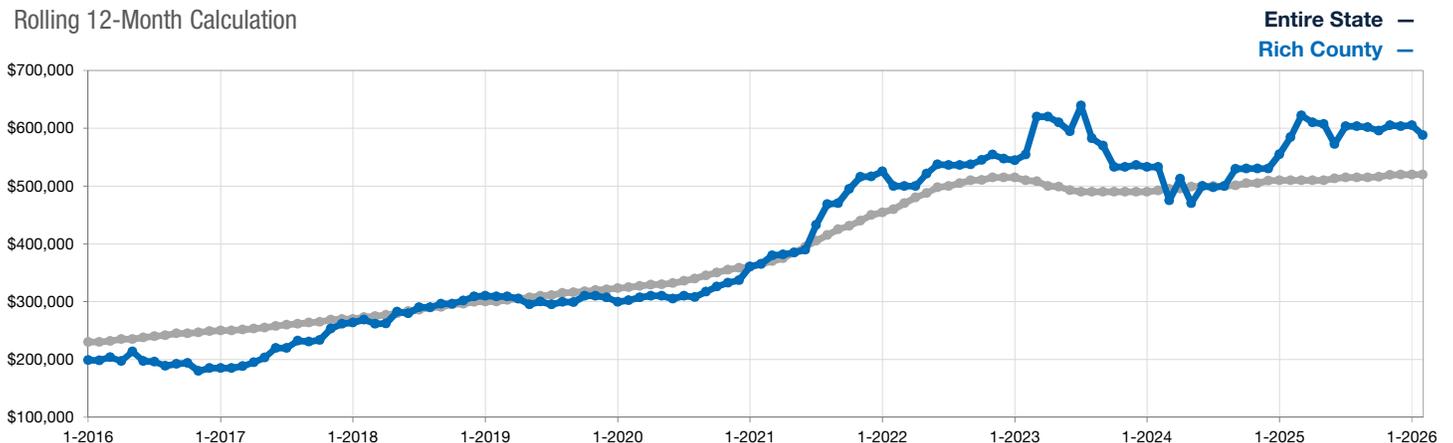
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.