

# StreetMatrix

UTAH

APRIL 2026

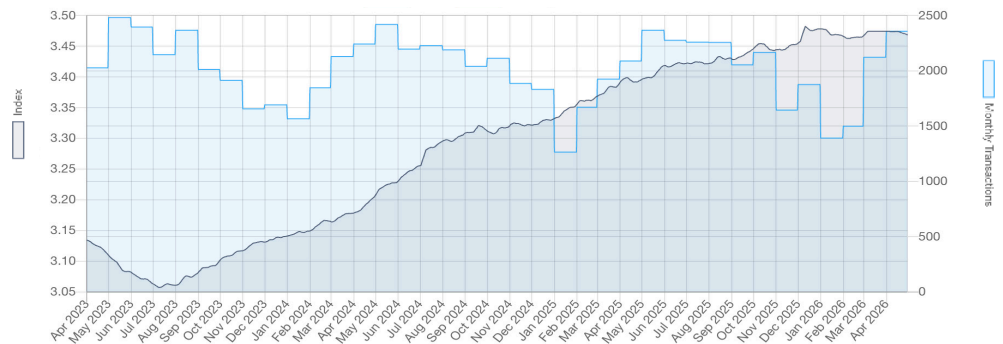
## KEY MARKET TRENDS

- All top five cities and the overall state saw year over year growth in the price index
- Provo has consistently experienced gains in the index during the past three years
- Four of the top five cities saw more year over year transactions, with Orem as the outlier

## EXTERNAL INFLUENCES

- Mortgage rates slid, but remained above February pre-Iran War levels, remaining a headwind against sales growth
- Broader cost-of-living pressures and economic uncertainty are competing with home sale purchases
- Inbound migration from higher-cost states like California has cooled, easing demand

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.14%	12.89%
2 YEAR	8.17%	5.13%
3 YEAR	11.48%	16.29%



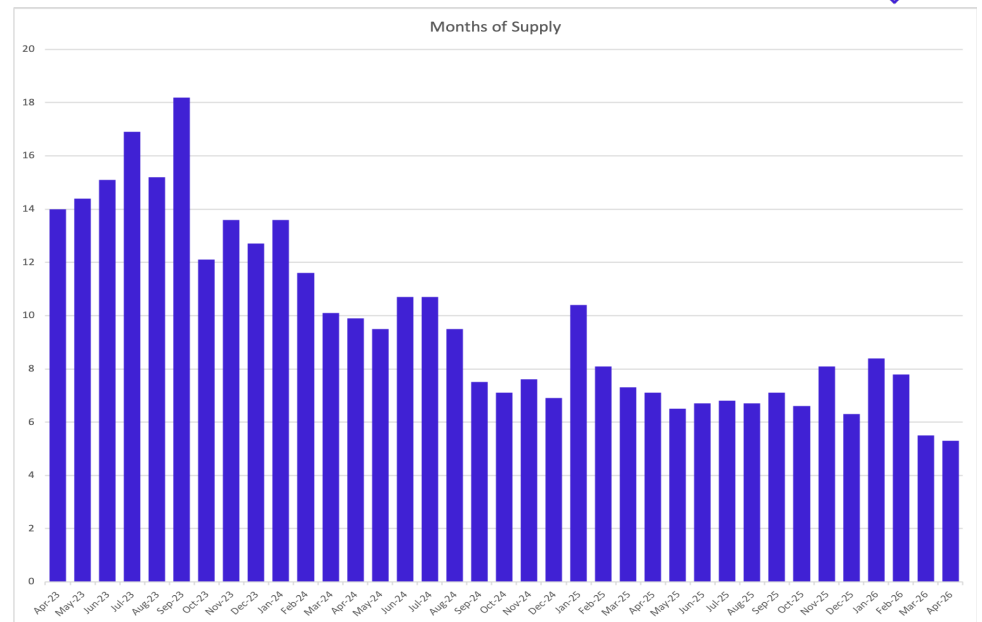
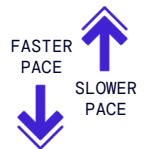
### Top Cities by Population Size

City	Months of Supply
Salt Lake City	2.2
West Valley City	2.0
West Jordan	2.4
Provo	2.5
Orem	5.0

About the StreetMatrix Index - StreetMatrix applies a hedonic methodology to standardized sales, MLS, and public record data, producing a single benchmark number that reflects true market movement while minimizing outliers. Powered by StreetWire's real-time Financial Standard Data Set, it delivers reliable insights into PRICE CHANGE trends and volatility.

## Months of Supply

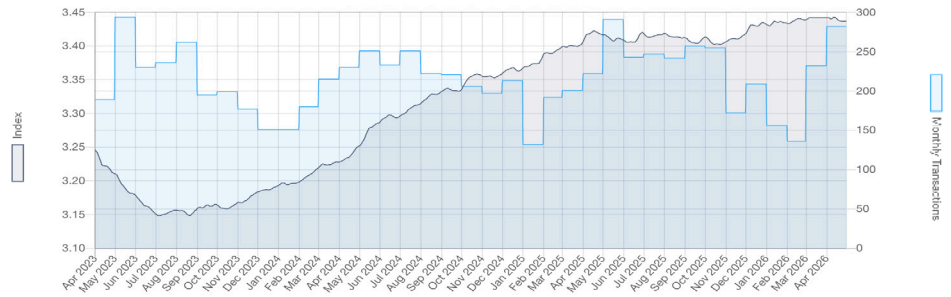
Number of months to sell all inventory at the current sales rate. (A.K.A. the market pace.)



# UTAH Top Cities by population size

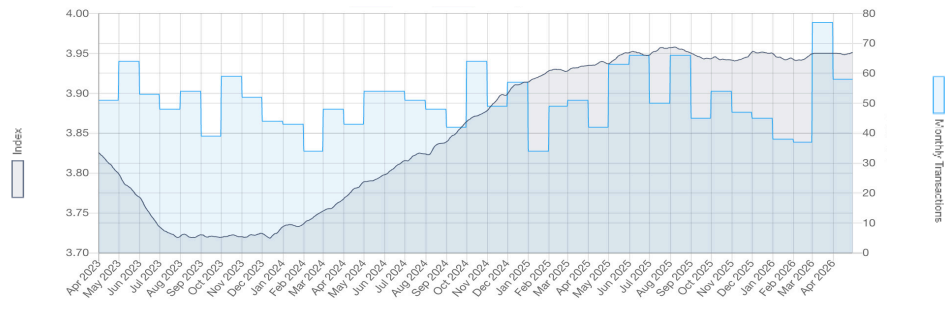
## SALT LAKE CITY

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.60%	27.03%
2 YEAR	5.72%	22.61%
3 YEAR	7.06%	49.21%



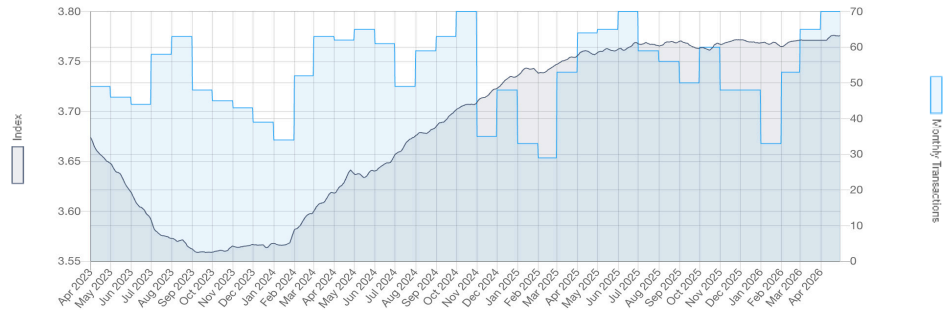
## WEST VALLEY CITY

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.36%	38.10%
2 YEAR	4.28%	34.88%
3 YEAR	3.98%	13.73%



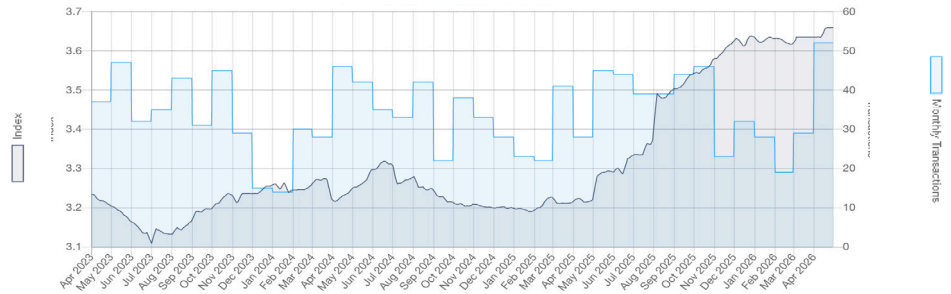
## WEST JORDAN

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.47%	9.38%
2 YEAR	3.79%	12.90%
3 YEAR	3.50%	42.86%



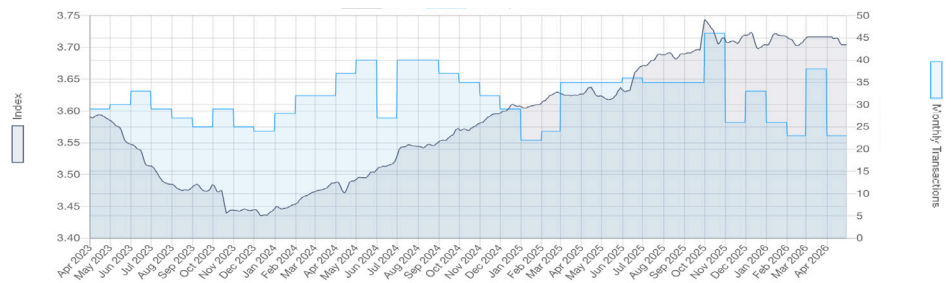
## PROVO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	13.63%	85.71%
2 YEAR	12.64%	13.04%
3 YEAR	14.16%	40.54%



## OREM

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.25%	-34.29%
2 YEAR	6.10%	-37.84%
3 YEAR	3.33%	-20.69%



### Questions or comments?

Contact report author, Jonathan Miller, at [jmiller@streetmatrix.net](mailto:jmiller@streetmatrix.net).  
 For details on how this report was created, please see our report methodology.  
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