

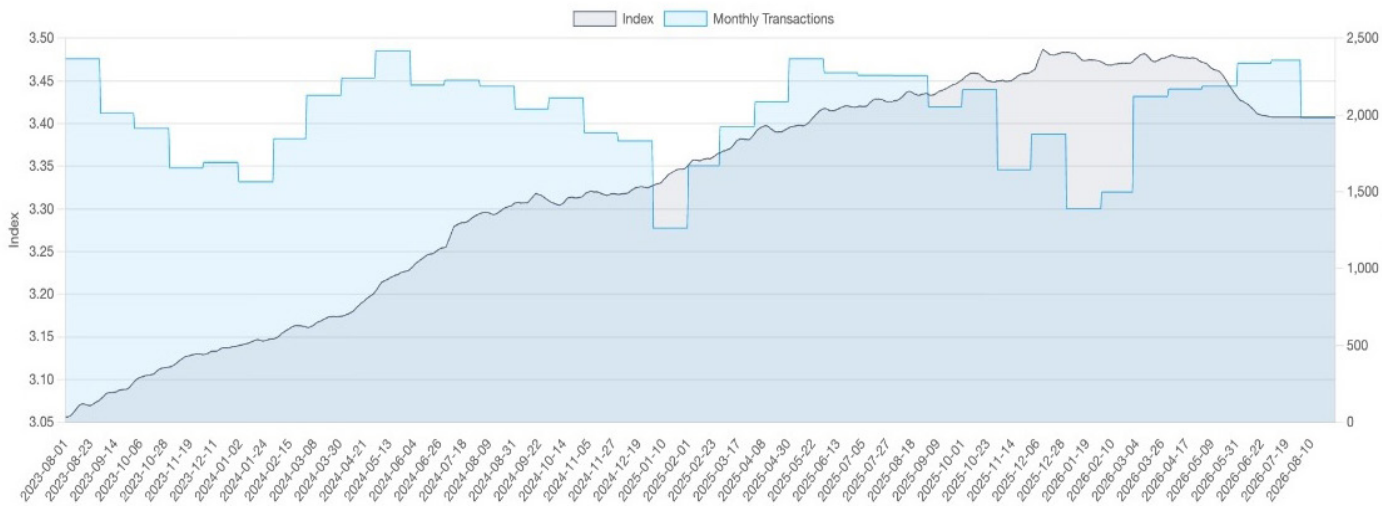
KEY MARKET TRENDS

- The top five cities continued to experience modest annual price growth
- Four of the top five cities saw a decline in year-over-year transactions
- Statewide annual prices and transaction growth declined annually

EXTERNAL INFLUENCES

- Mortgage rates continue to push higher, driven by the AI boom, tariffs, and the Iran War
- Fed policy uncertainty and bond market volatility slowed demand
- Rising insurance premiums and property taxes added to affordability pressures

UTAH STATEWIDE



1 YEAR CHANGE

INDEX	TRANSACTIONS
-0.80%	-12.10%

2 YEAR CHANGE

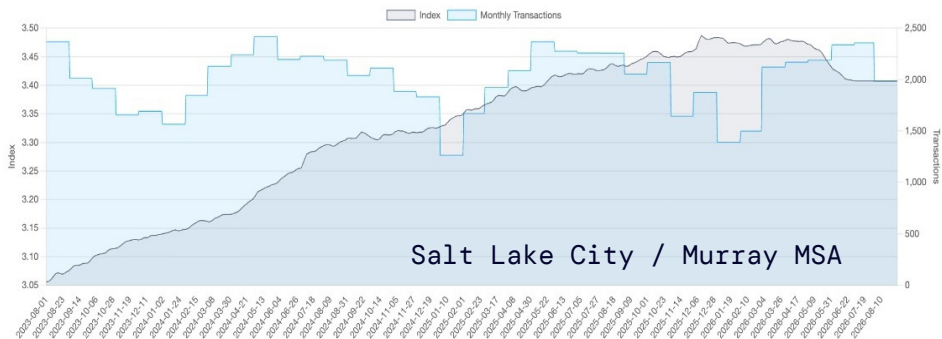
INDEX	TRANSACTIONS
3.06%	-9.37%

3 YEAR CHANGE

INDEX	TRANSACTIONS
10.78%	-16.19%

METROPOLITAN STATISTICAL AREA

Metropolitan Statistical Area is a Census/OMB-defined region consisting of a population center and surrounding counties that are economically integrated with it, primarily through commuting ties. An MSA must include at least one urban area with 50,000 or more residents. The largest MSA that exists in the state has been presented below.

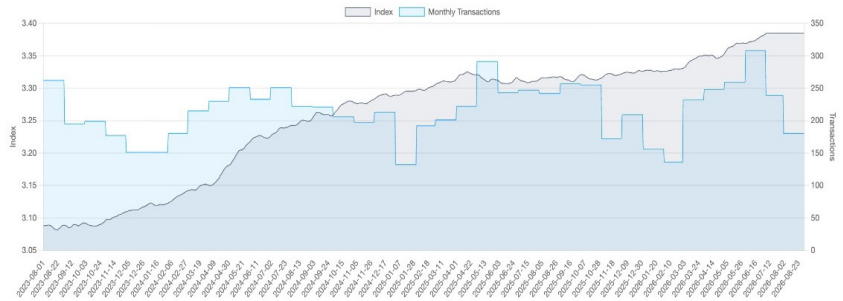


	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.80%	-12.10%
2 YEAR	3.06%	-9.37%
3 YEAR	10.78%	-16.19%

UTAH Top Cities by population size

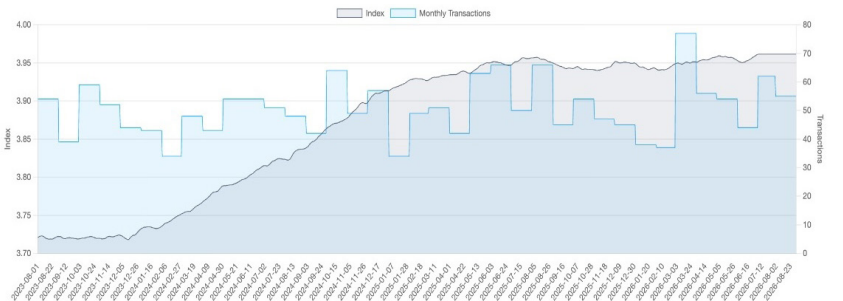
SALT LAKE CITY

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.02%	-25.62%
2 YEAR	4.05%	-18.92%
3 YEAR	9.59%	-31.30%



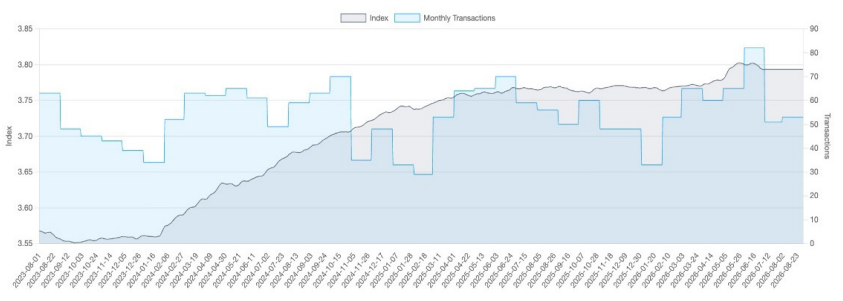
WEST VALLEY CITY

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.29%	-16.67%
2 YEAR	3.21%	14.58%
3 YEAR	6.43%	1.85%



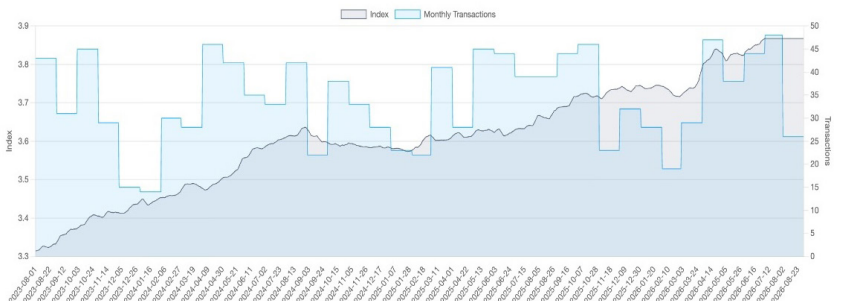
WEST JORDAN

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.65%	-5.36%
2 YEAR	3.00%	-10.17%
3 YEAR	6.66%	-15.87%



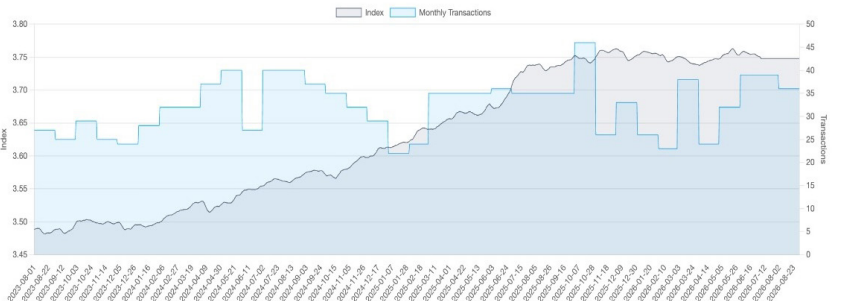
PROVO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	4.95%	-33.33%
2 YEAR	6.45%	-38.10%
3 YEAR	15.99%	-39.53%



OREM

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.33%	2.86%
2 YEAR	4.89%	-10.00%
3 YEAR	7.45%	33.33%



Questions or comments?

Contact report author, Jonathan Miller, at atmiller@streetmatrix.net.
For details on how this report was created, please see our report methodology.
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