

StreetMatrix

UTAH

JUNE 2026

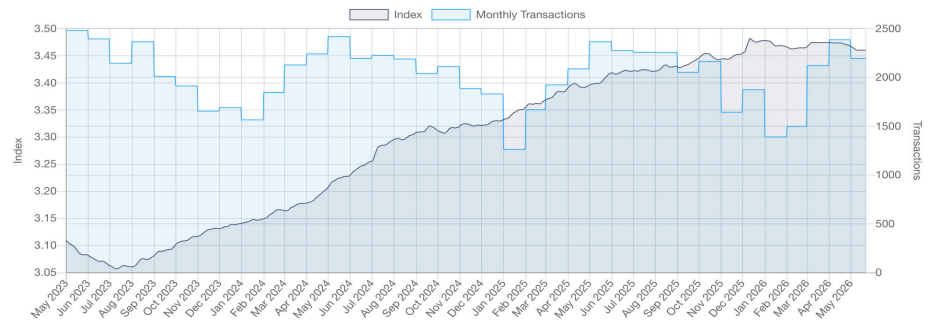
KEY MARKET TRENDS

- Provo saw the most price growth of the top-five cities
- West Valley City was the only one of the top-five to see a fall in annual sales
- Statewide annual price gains were less than in each of the top five cities

EXTERNAL INFLUENCES

- Interest rate pressure from the Iran War continues to push mortgage rates higher
- Relatively strong job creation has kept sales elevated
- Migration, while falling, continues as a dominant driver of housing demand

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	-0.35%	1.32%
2 YEAR	4.71%	5.01%
3 YEAR	11.42%	-3.76%

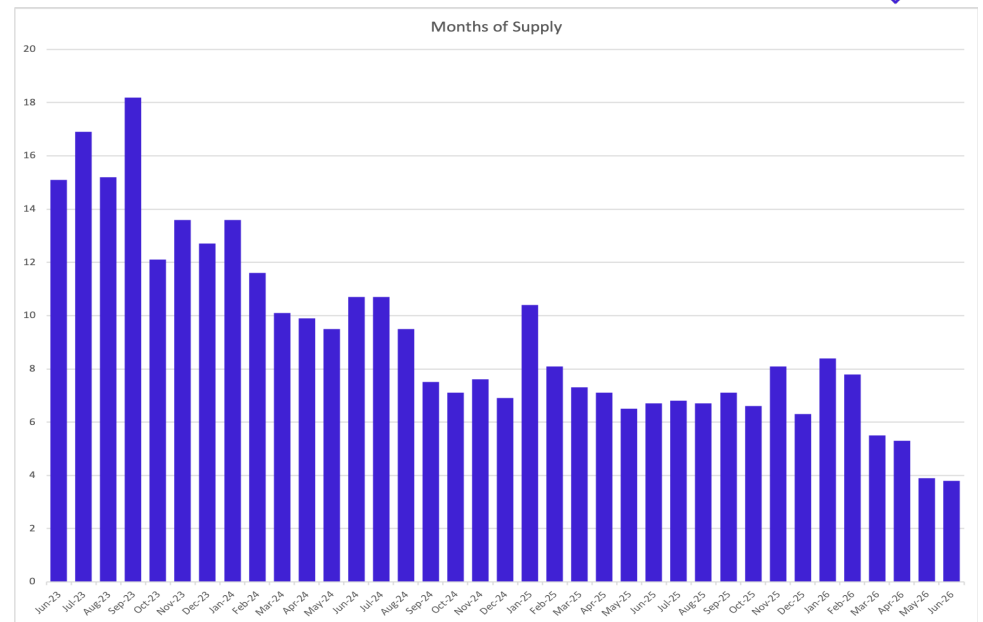
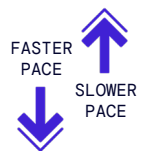


Top Cities by Population Size	
City	Months of Supply
Salt Lake City	1.9
West Valley City	3.0
West Jordan	1.5
Provo	3.6
Orem	2.9

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

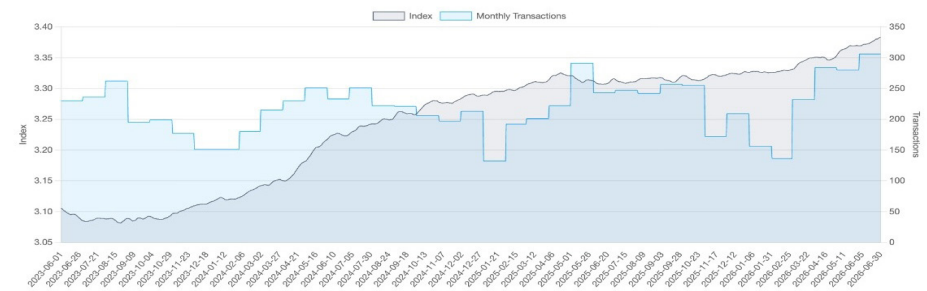
Number of months to sell all inventory at the current sales rate. (A.K.A. the market pace.)



UTAH * Top Cities by population size

SALT LAKE CITY

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	2.05%	25.93%
2 YEAR	4.91%	31.33%
3 YEAR	9.65%	33.04%



WEST VALLEY CITY

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.35%	-34.85%
2 YEAR	3.83%	-20.37%
3 YEAR	6.12%	-18.87%



WEST JORDAN

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	0.69%	15.71%
2 YEAR	3.87%	32.79%
3 YEAR	5.69%	84.09%



PROVO

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	6.57%	0.00%
2 YEAR	7.89%	25.71%
3 YEAR	15.48%	37.50%



OREM

	INDEX CHANGE	TRANSACTIONS CHANGE
1 YEAR	1.24%	5.56%
2 YEAR	5.50%	40.74%
3 YEAR	6.79%	15.15%



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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