

# StreetMatrix

UTAH

MAY 2026

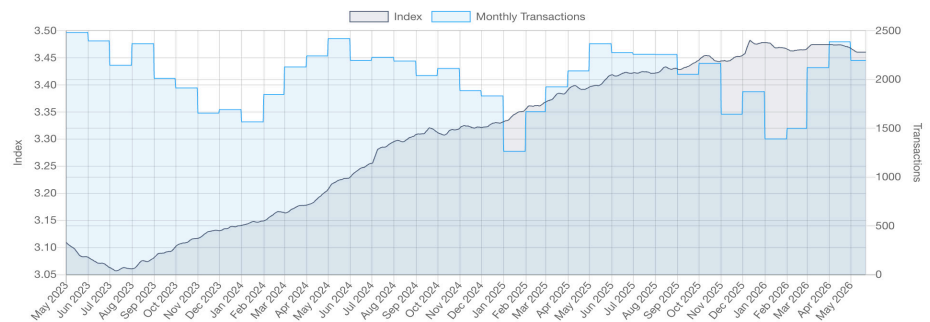
## KEY MARKET TRENDS

- The index for four of the top five cities and the state rose annually
- Three of the top five cities and the state saw year-over-year declines in transactions
- The market pace for four of the top five cities and the state was faster than the prior month

## EXTERNAL INFLUENCES

- Mortgage rates have continued to rise, reaching eight-month highs
- Continued economic uncertainty has made the seasonal spring market boost underwhelming
- Inbound migration from adjacent higher-cost states like California continues to cool

|        | INDEX CHANGE | TRANSACTIONS CHANGE |
|--------|--------------|---------------------|
| 1 YEAR | 1.53%        | -7.23%              |
| 2 YEAR | 7.24%        | -9.22%              |
| 3 YEAR | 12.21%       | -11.53%             |



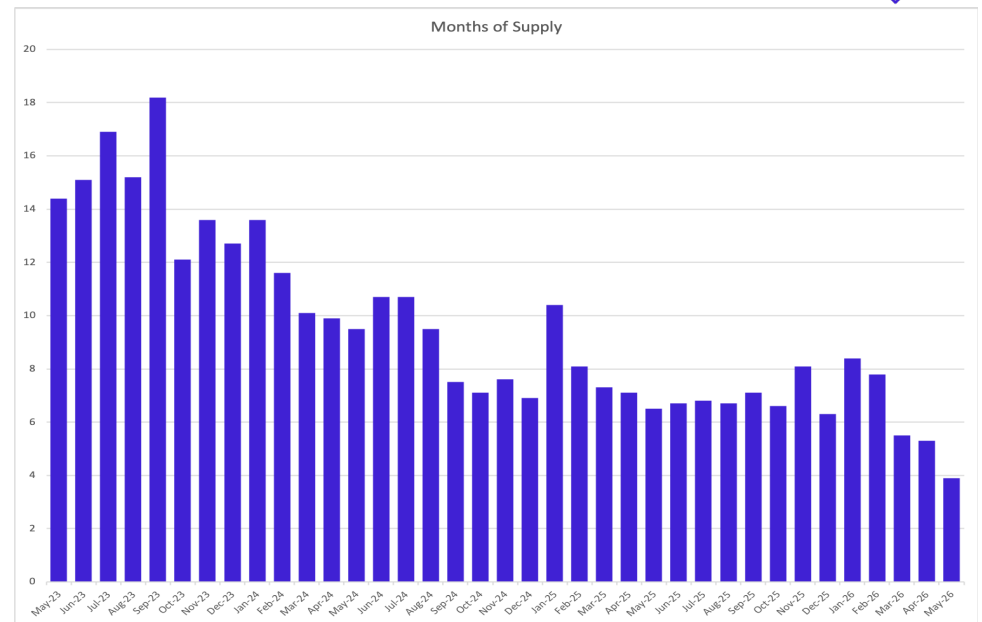
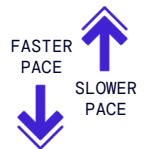
### Top Cities by Population Size

| City             | Months of Supply |
|------------------|------------------|
| Salt Lake City   | 2.1              |
| West Valley City | 1.9              |
| West Jordan      | 2.1              |
| Provo            | 3.6              |
| Orem             | 3.3              |

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

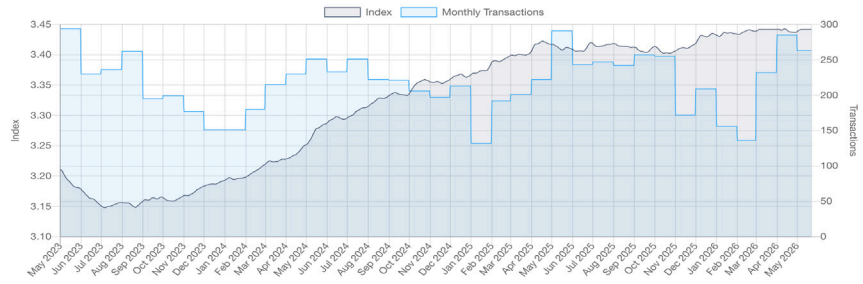
Number of months to sell all inventory at the current sales rate. (A.K.A. the market pace.)



UTAH  **Top Cities**  
by population size

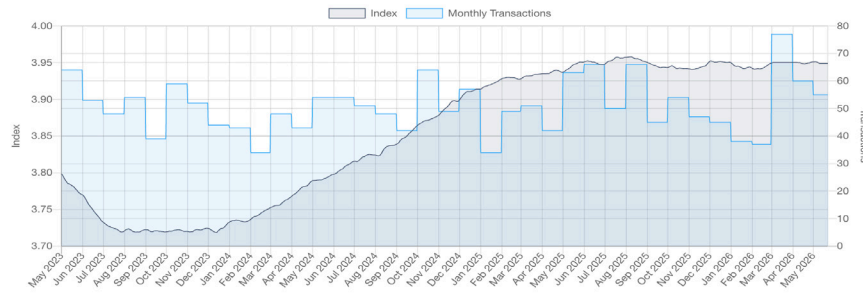
**SALT LAKE CITY**

|        | INDEX CHANGE | TRANSACTIONS CHANGE |
|--------|--------------|---------------------|
| 1 YEAR | 0.88%        | -7.90%              |
| 2 YEAR | 4.89%        | 6.77%               |
| 3 YEAR | 8.15%        | -8.84%              |



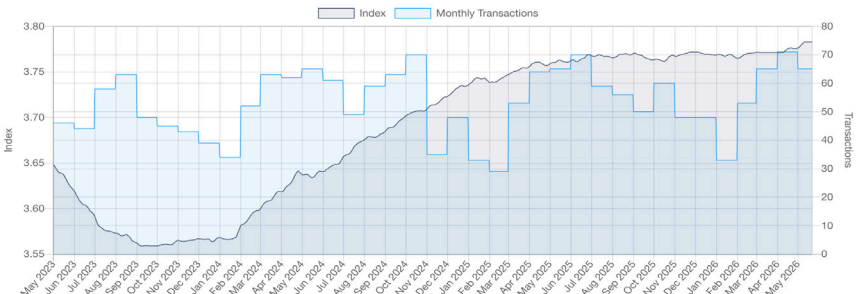
**WEST VALLEY CITY**

|        | INDEX CHANGE | TRANSACTIONS CHANGE |
|--------|--------------|---------------------|
| 1 YEAR | -0.01%       | -12.70%             |
| 2 YEAR | 4.10%        | 1.85%               |
| 3 YEAR | 4.53%        | -14.06%             |



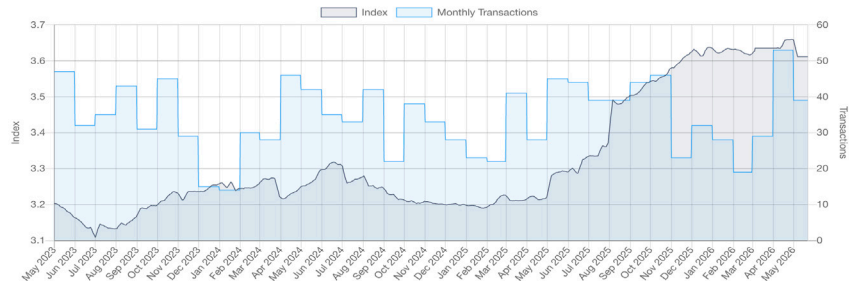
**WEST JORDAN**

|        | INDEX CHANGE | TRANSACTIONS CHANGE |
|--------|--------------|---------------------|
| 1 YEAR | 0.57%        | 3.08%               |
| 2 YEAR | 3.97%        | 3.08%               |
| 3 YEAR | 4.24%        | 45.65%              |



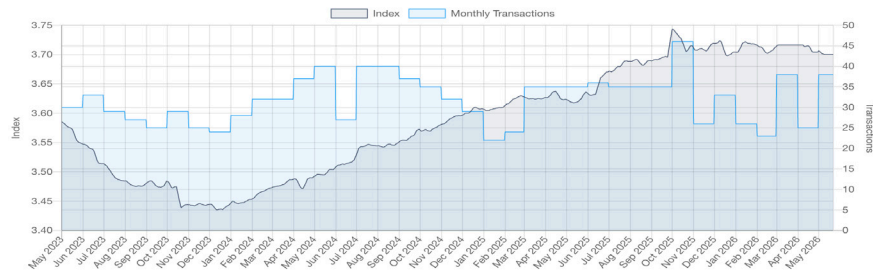
**PROVO**

|        | INDEX CHANGE | TRANSACTIONS CHANGE |
|--------|--------------|---------------------|
| 1 YEAR | 9.69%        | -11.11%             |
| 2 YEAR | 10.43%       | -4.76%              |
| 3 YEAR | 13.59%       | -14.89%             |



**OREM**

|        | INDEX CHANGE | TRANSACTIONS CHANGE |
|--------|--------------|---------------------|
| 1 YEAR | 2.10%        | 11.43%              |
| 2 YEAR | 5.62%        | -2.50%              |
| 3 YEAR | 4.06%        | 30.00%              |



**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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