The State of the State’s Housing Market

September 13th, 2023
State of Utah’s Market

10-year building-boom ended abruptly in 2022

Housing shortage is likely to increase

Prices corrected after record growth

Utah faces the most unaffordable market in history

Homeownership is a fading dream for renters
Decreasing Housing Construction
Permitted Housing Units 2010-2022

Source: Kem C. Gardner Policy Institute
Utah’s Housing Shortage to Increase

Source: Kem C. Gardner Policy Institute
Bad Company: Utah Ranks 8th Highest Med. Sales Price
Median Sales Price Existing Single-Family Homes 1970-2023Q2

Source: National Association of Realtors
Utah’s Most Unaffordable Market in History

Utah Median Multiple Affordability Rating, 2000-2022

Source: US Census Bureau & UtahRealEstate.com

Kem C. Gardner Policy Institute

DAVID ECCLES SCHOOL OF BUSINESS

UNIVERSITY OF UTAH
Rising Price and Interest Rates Drive New Mortgage Payments to Historic Highs

Source: Kem C. Gardner Policy Institute, Freddie Mac, UtahRealEstate.com
Income Requirements Keep Increase – Utah is Priced Out

Income Required to Finance Median Priced Home

<table>
<thead>
<tr>
<th>Quarter</th>
<th>Income Required</th>
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</thead>
<tbody>
<tr>
<td>Q2 2021</td>
<td>$98,640</td>
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<tr>
<td>Q2 2022</td>
<td>$145,920</td>
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<tr>
<td>Q2 2023</td>
<td>$150,000</td>
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</tbody>
</table>

Source: Source: Kem C. Gardner Policy Institute, Freddie Mac, UtahRealEstate.com
State of the State’s Housing Market
2022-2024

The pandemic years created unmatched volatility in Utah’s housing market.