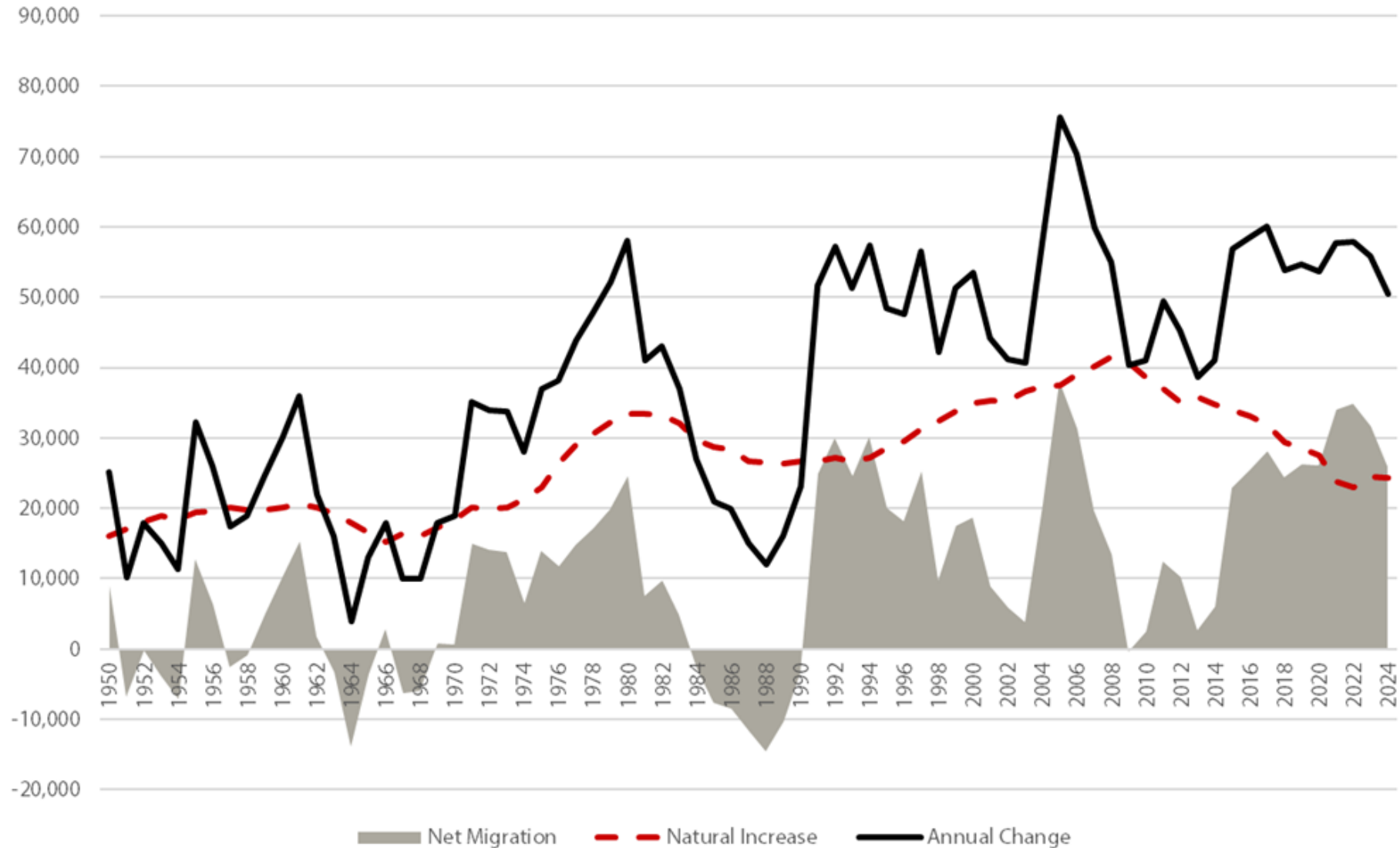


Sandy Housing Market Update

July 22nd , 2025

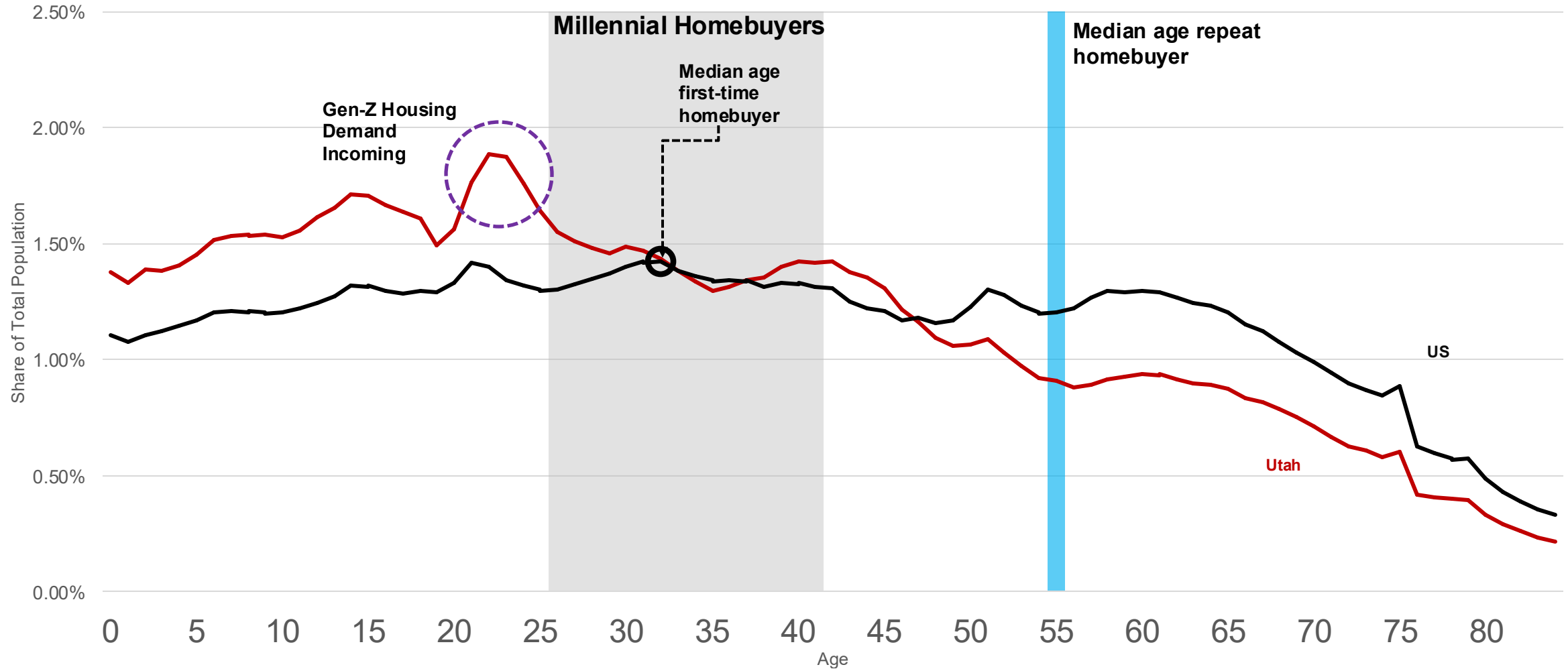
INFORMED DECISIONS™

Growth: Utah's Constant Companion

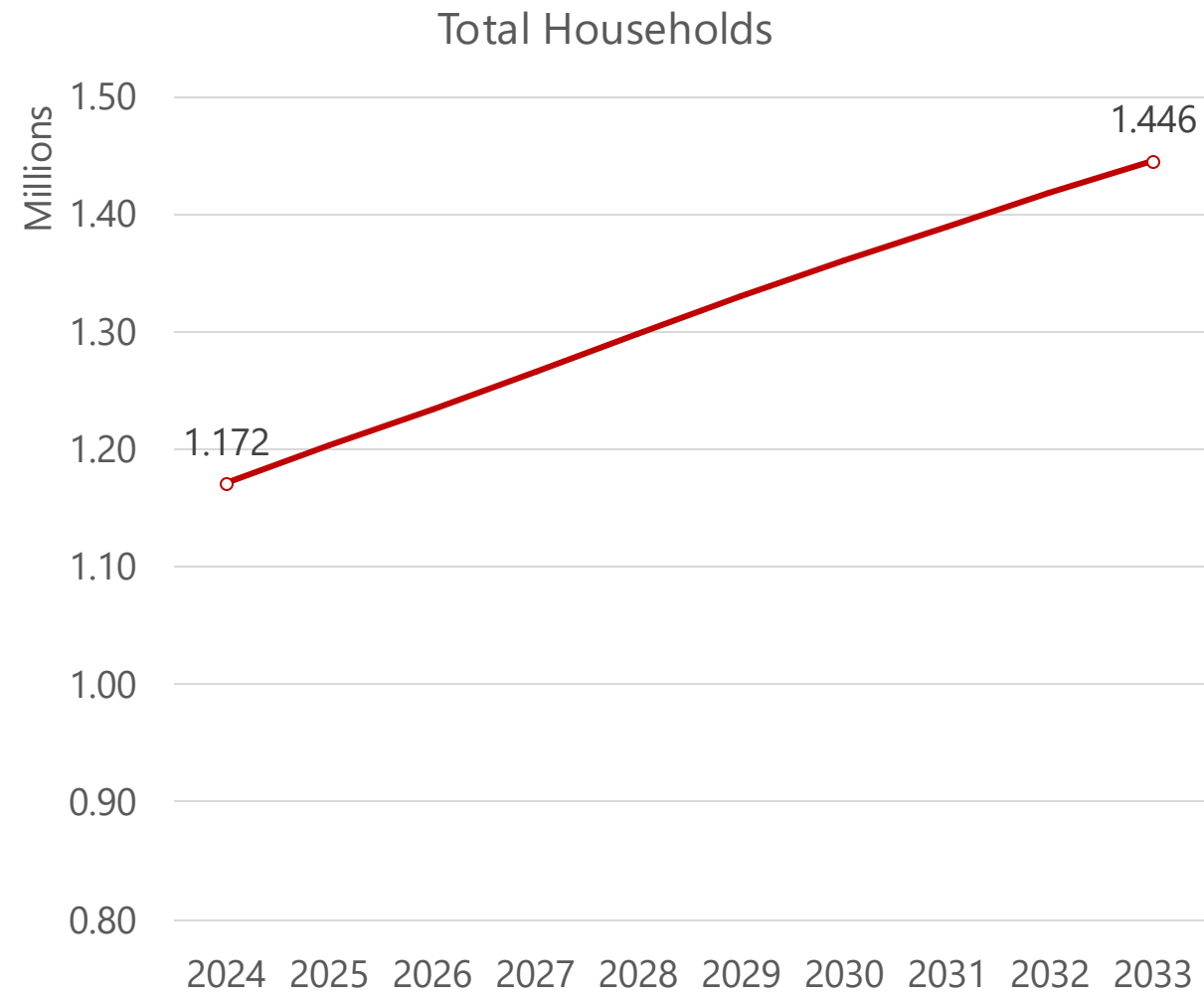


Source: Kem C. Gardner Policy Institute

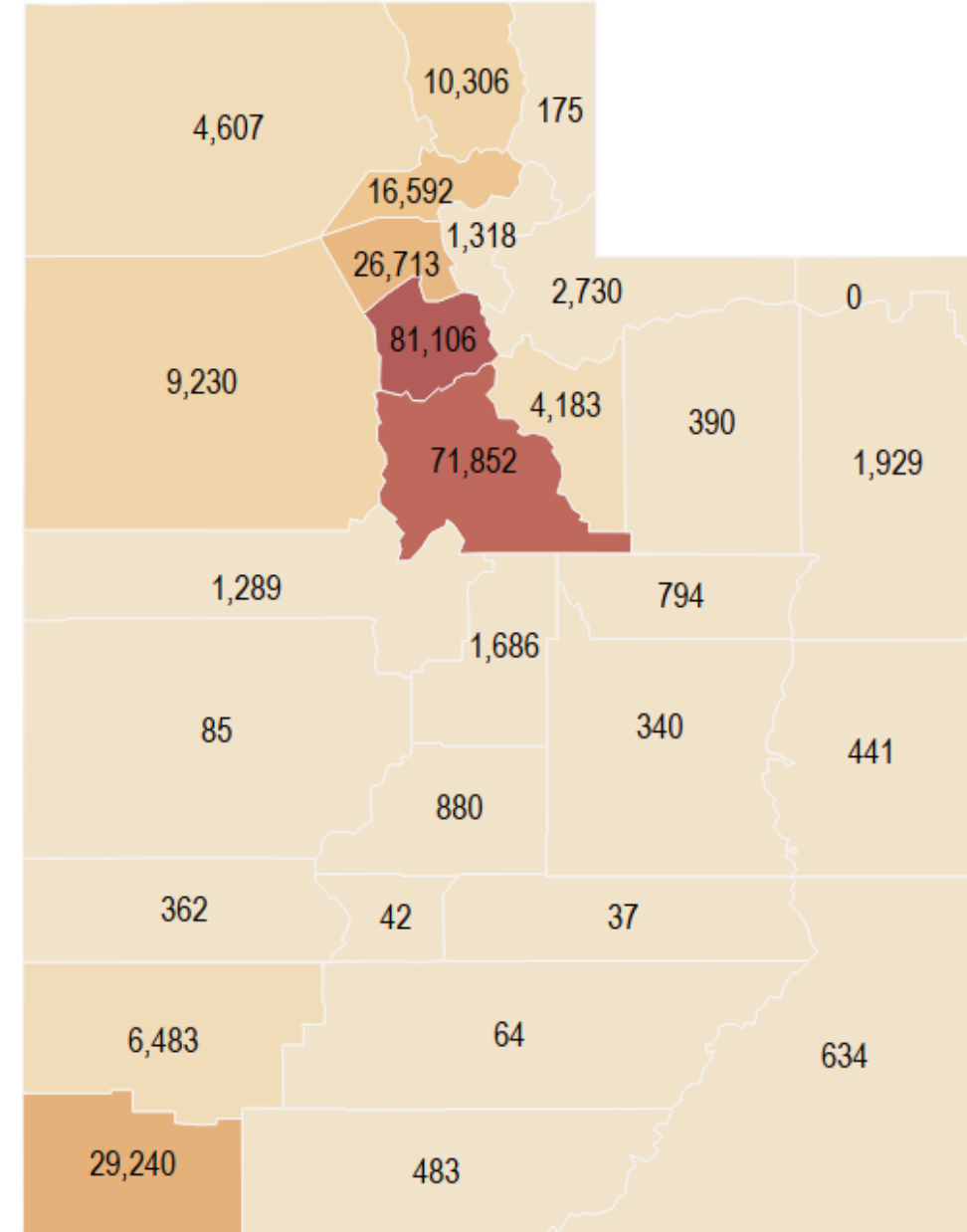
Demographics = Destiny



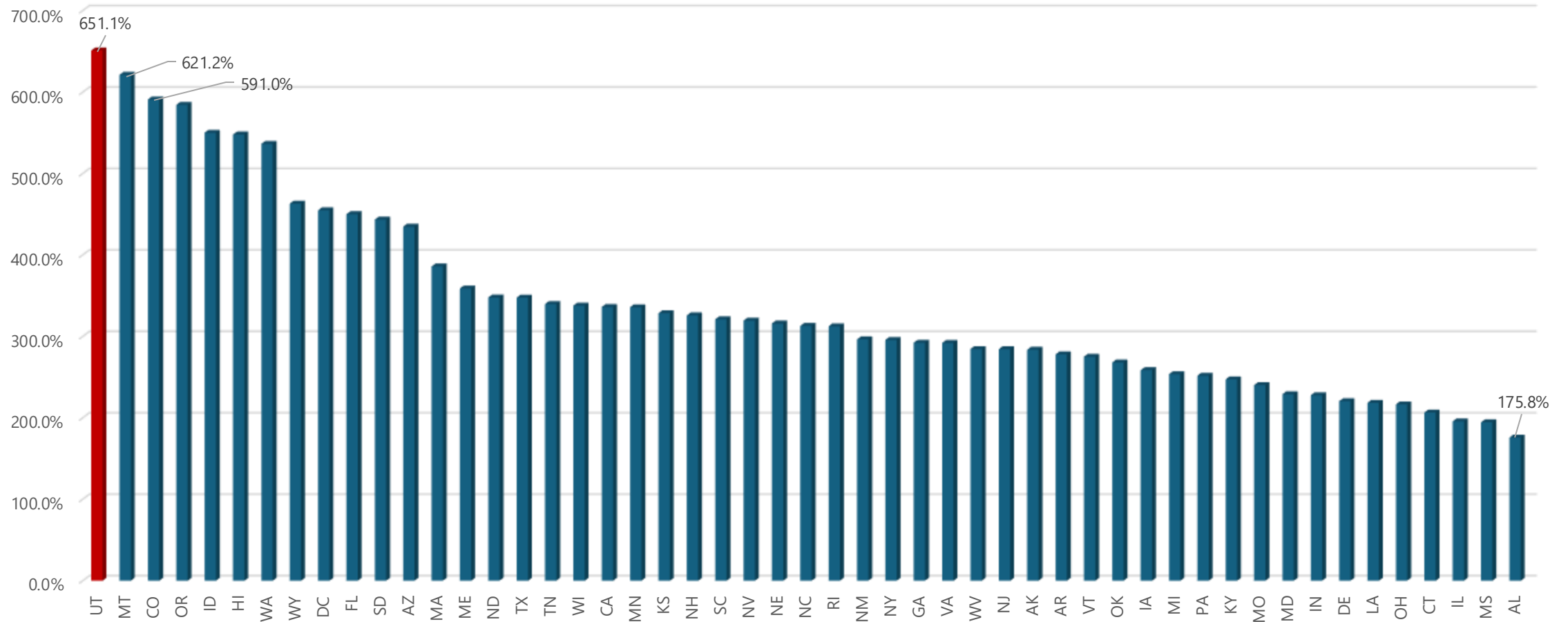
Housing Demand 2024-2033



Source: Kem C. Gardner Policy Institute



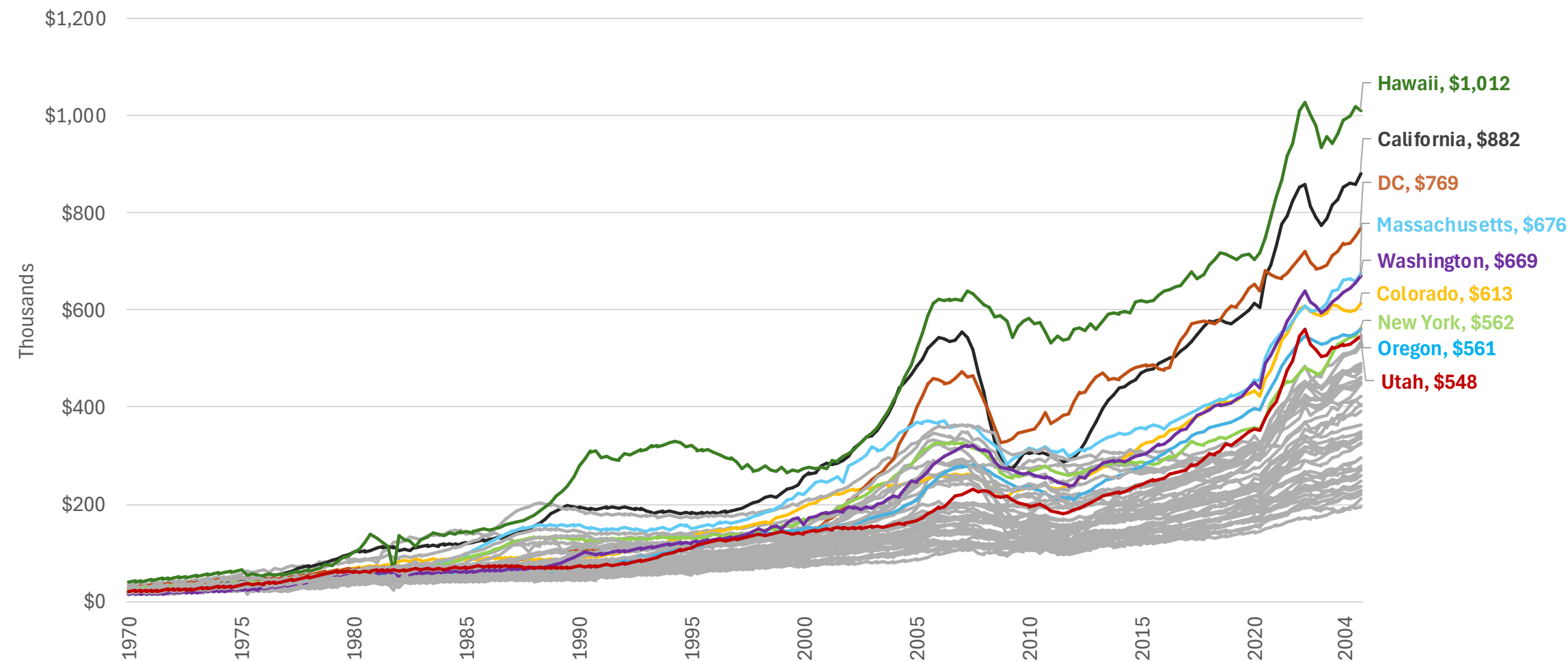
Utah Leads the Way in Price Growth: Percent Increase in FHFA's Housing Price Index by State, 1991-2024



Source: Federal Housing Finance Agency, purchase only, expanded price index

Utah Ranks 9th in Median Sales Price of SF Homes

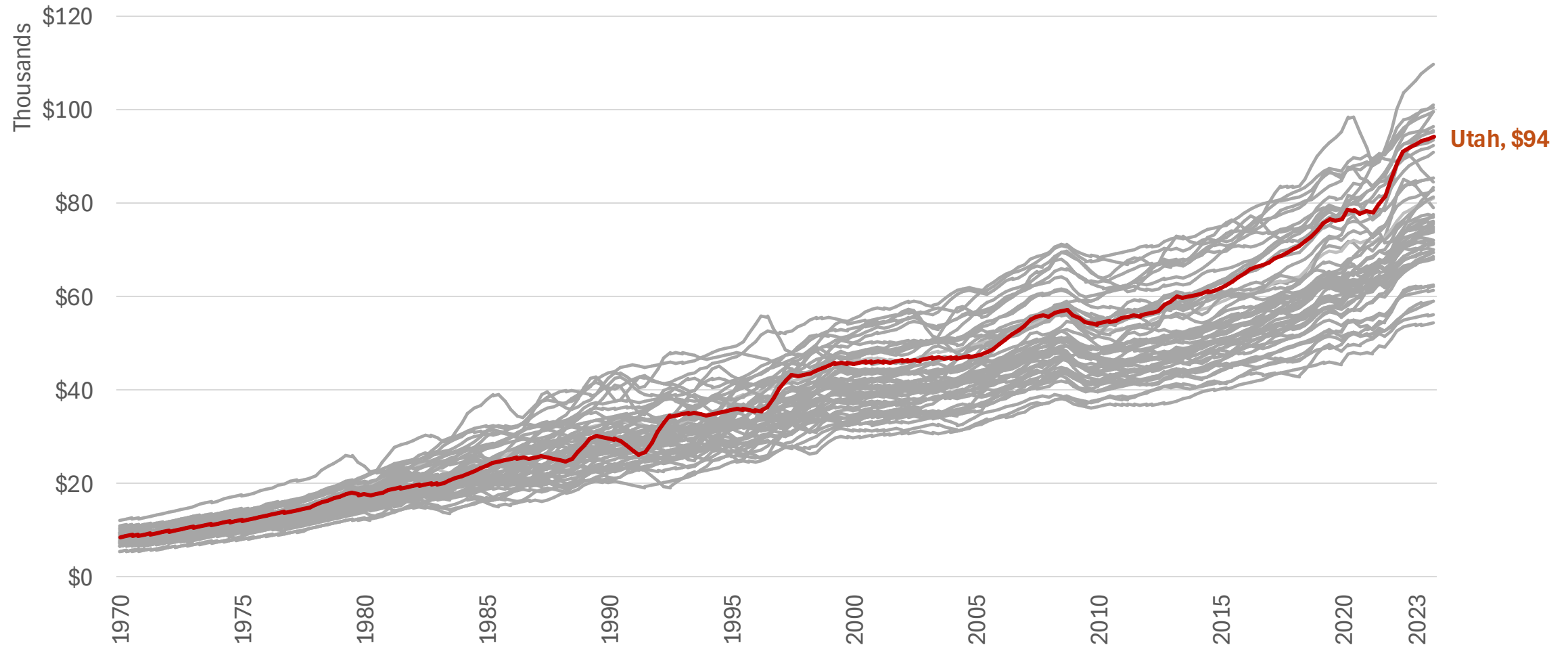
Quarterly Median Sales Price of Single-Family Homes 1970-2024 Q4



Source: National Association of Realtors

Utah Ranks 9th in Median Household Income

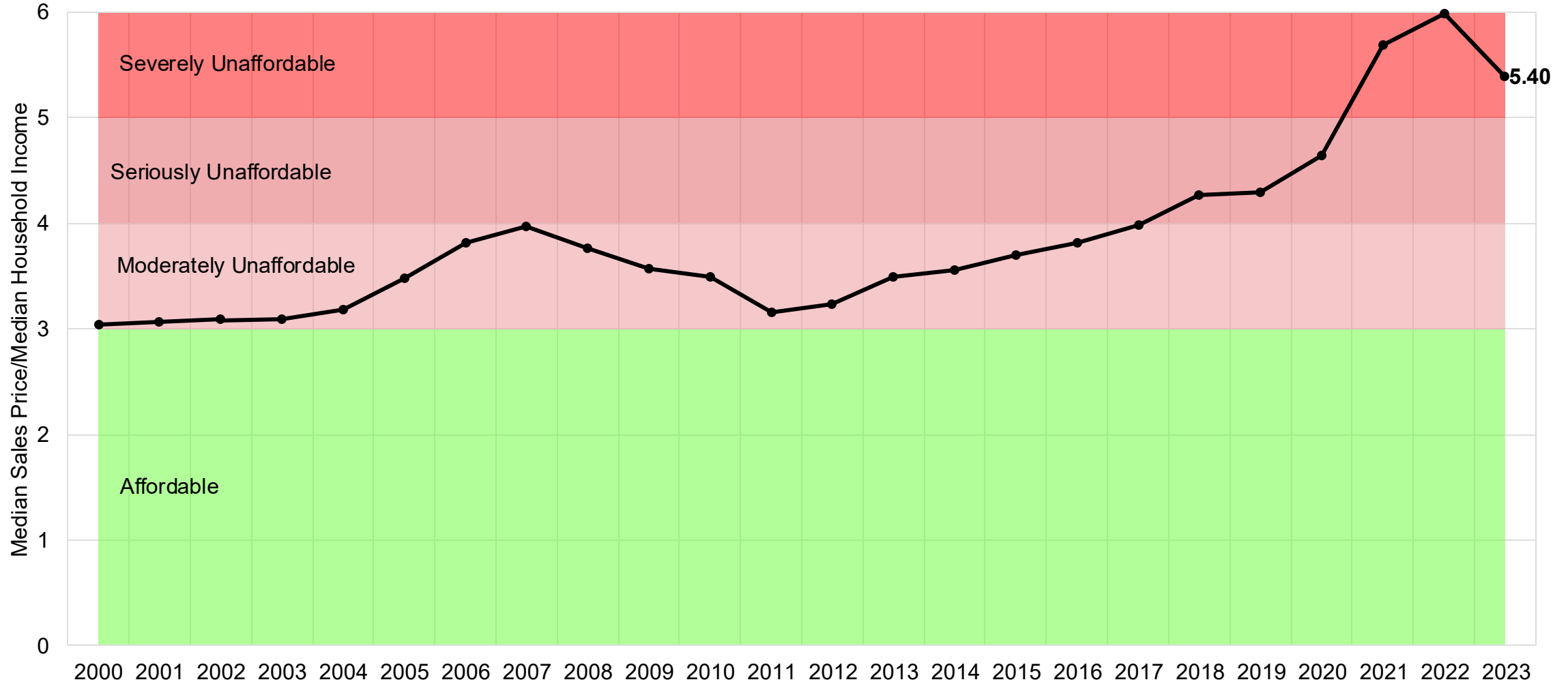
State Median Household Income (1970-2023)



Source: US Census

Historic Median Multiple, Utah

Median Sales Price/Median Household Income



Source: The Kem C. Gardner Policy Institute

Median Sales Price, Sandy

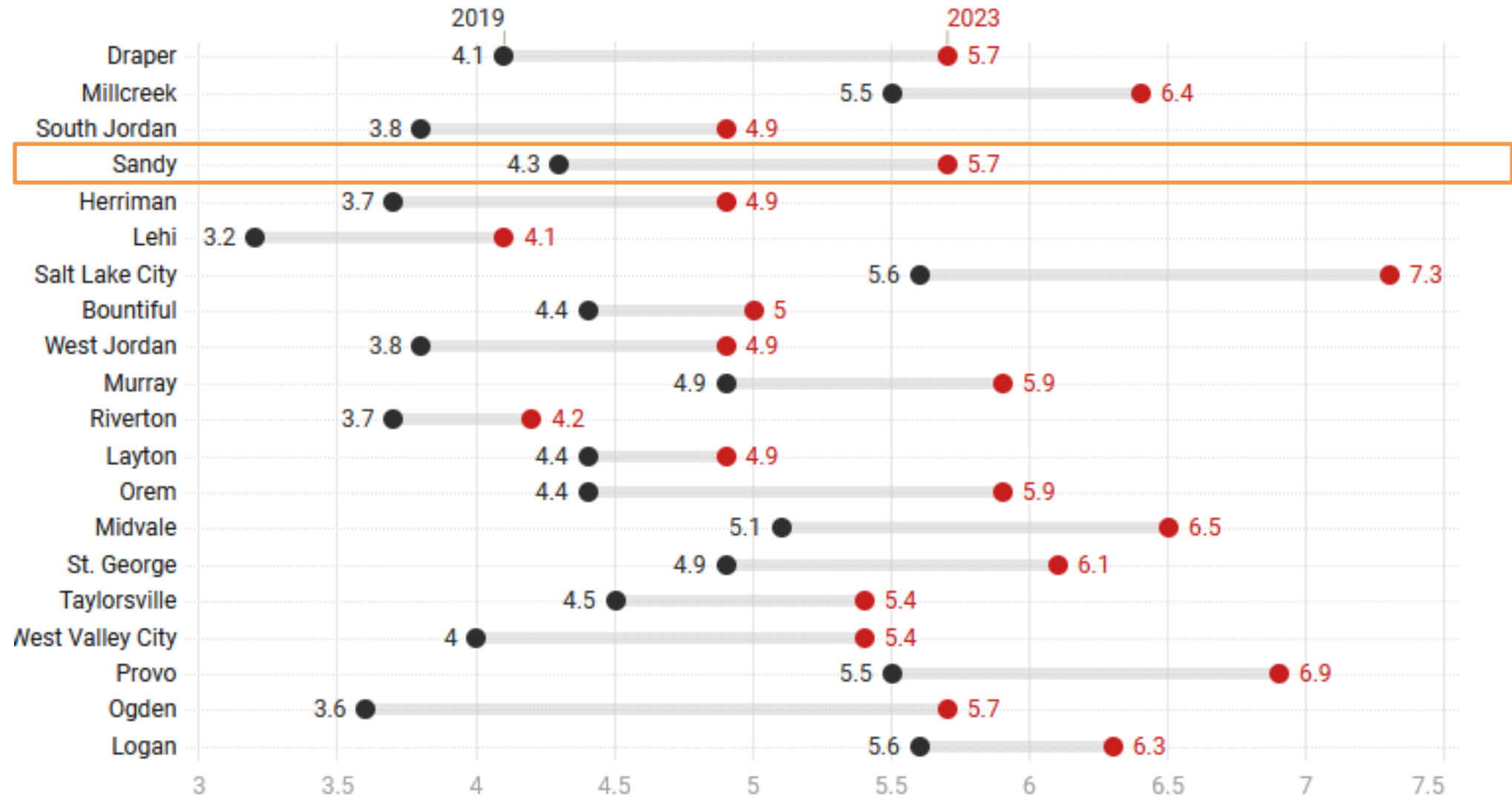
(Through June 2025)

Price



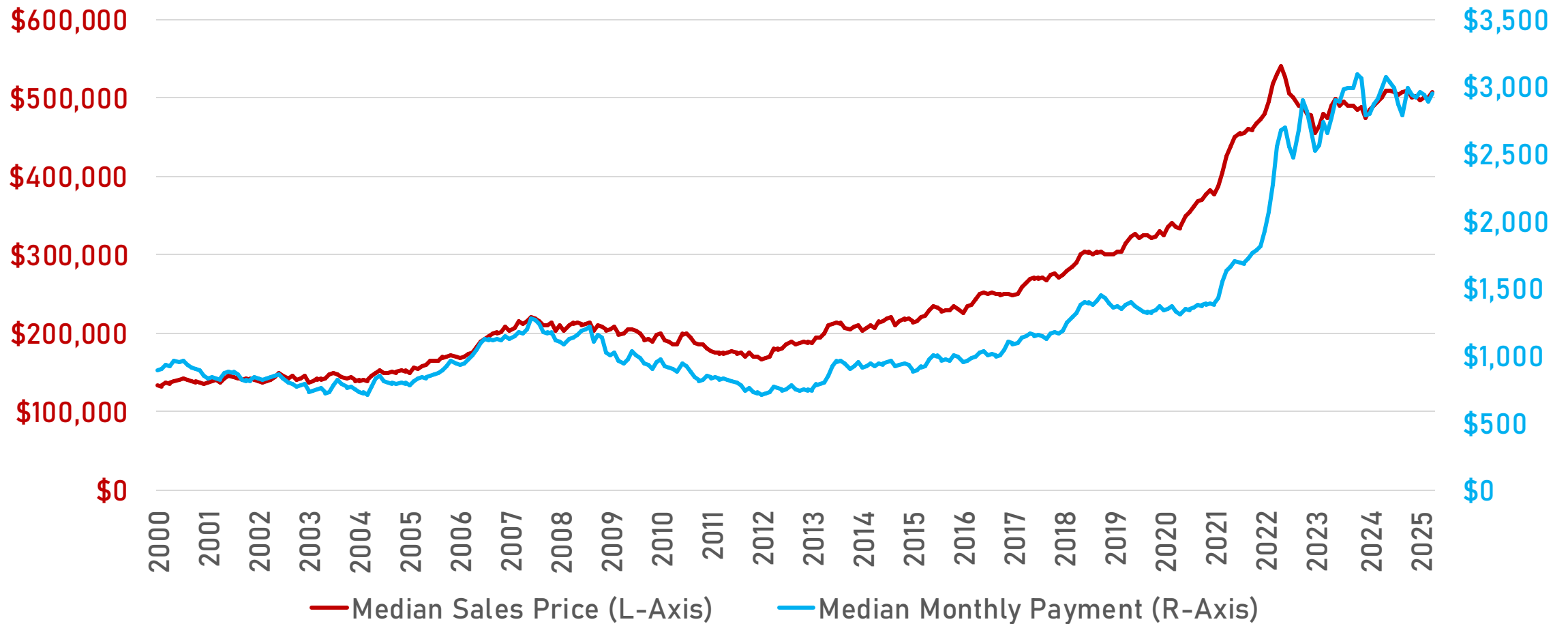
Median Multiple Change for 20 Biggest Cities

City Median Price/City Median Household Income

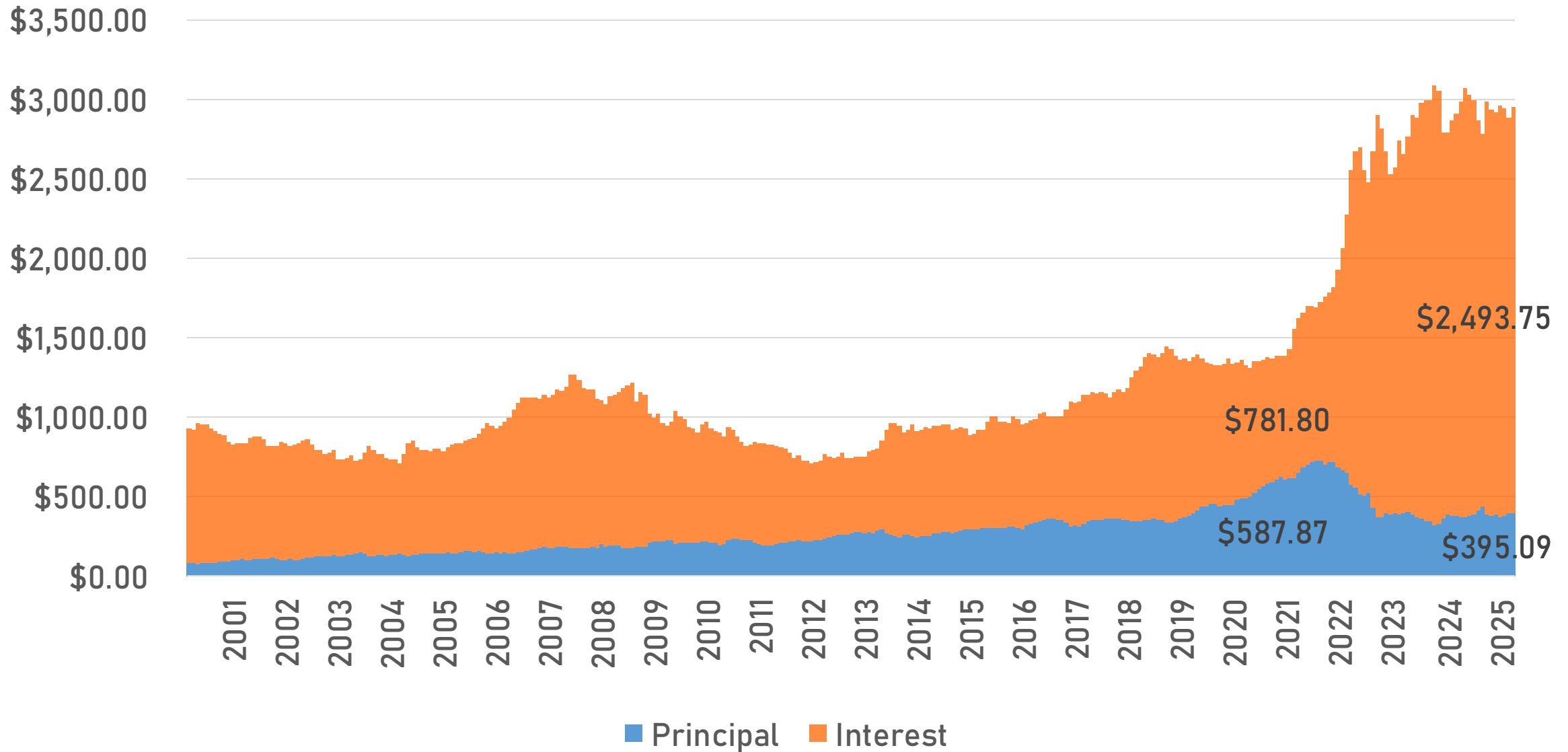


Source: The Kem C. Gardner Policy Institute

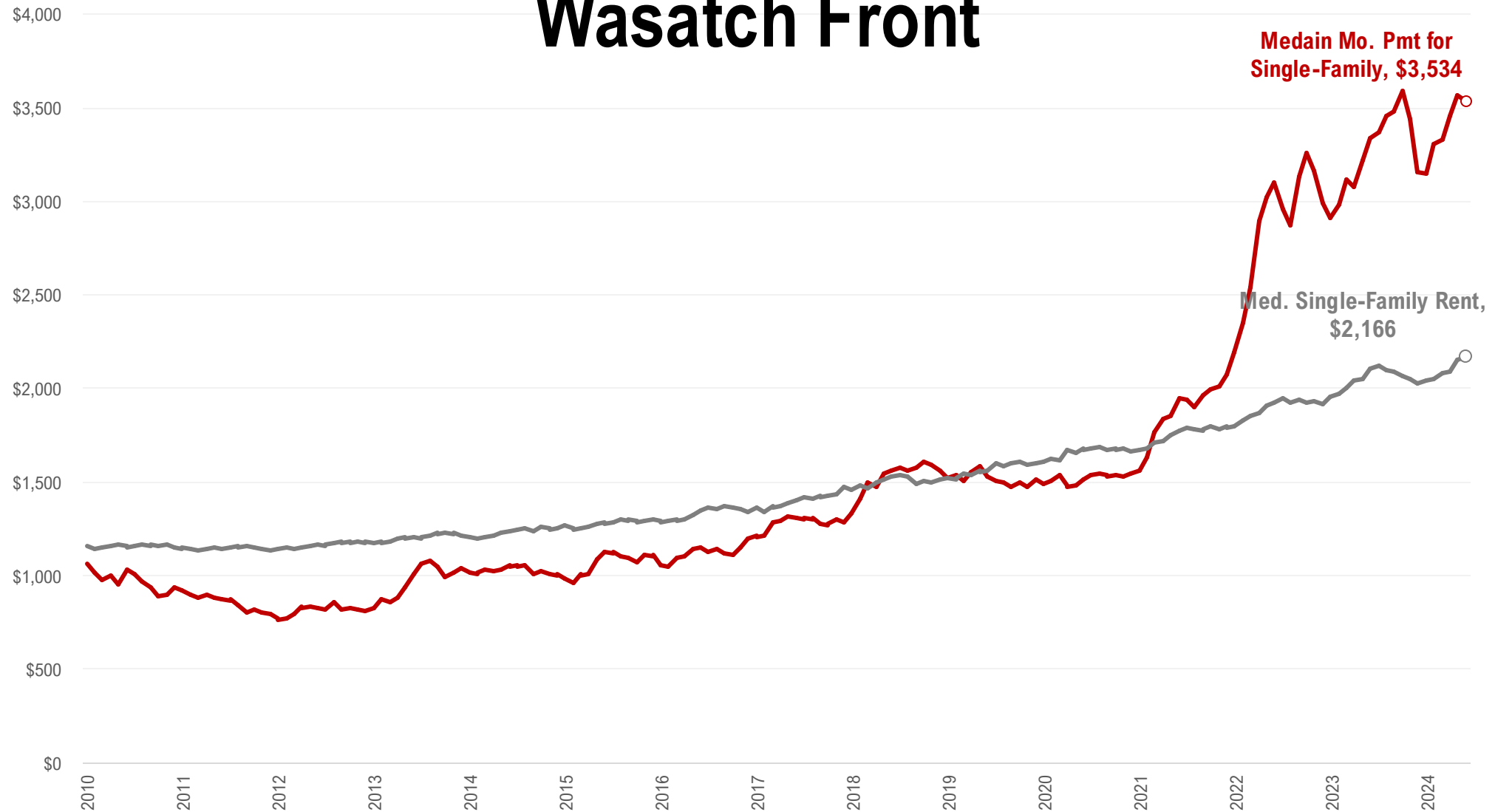
Utah Median Price vs. Payment



Interest Rates Eat up Monthly PMT

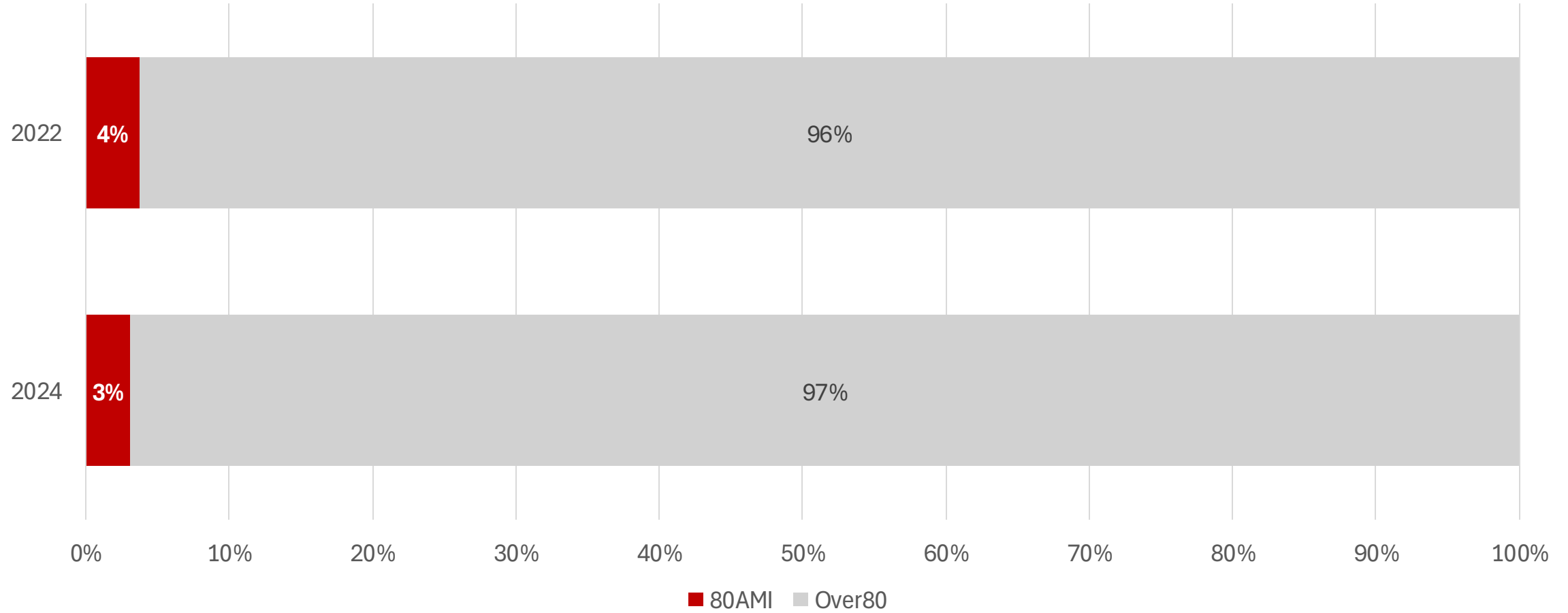


Cost of Renting vs. Owning Single-Family Home: Wasatch Front



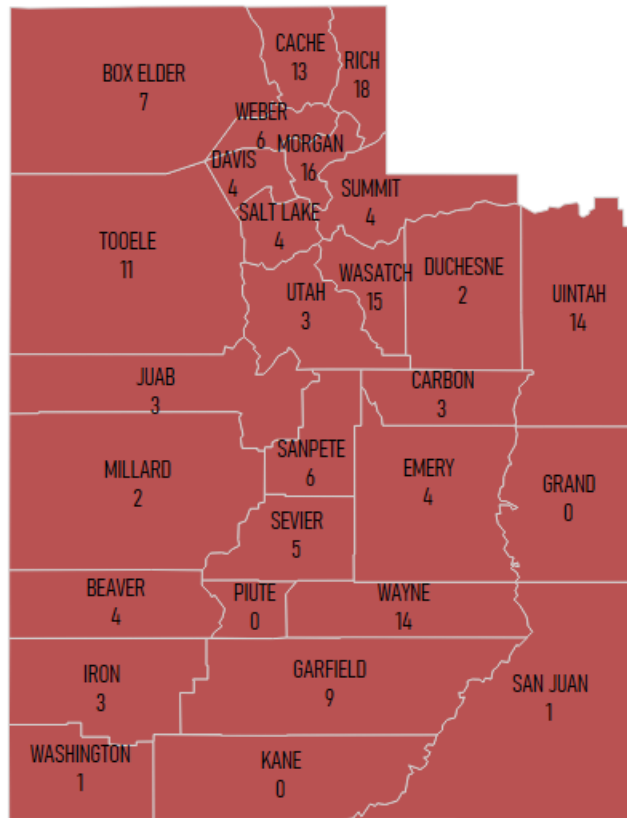
Source: Kem C. Gardner Analysis of UtahRealEstate.com and RentRange Data

Share of Homes Sold Affordable to Moderate Income HHs, Sandy, 2022&2024

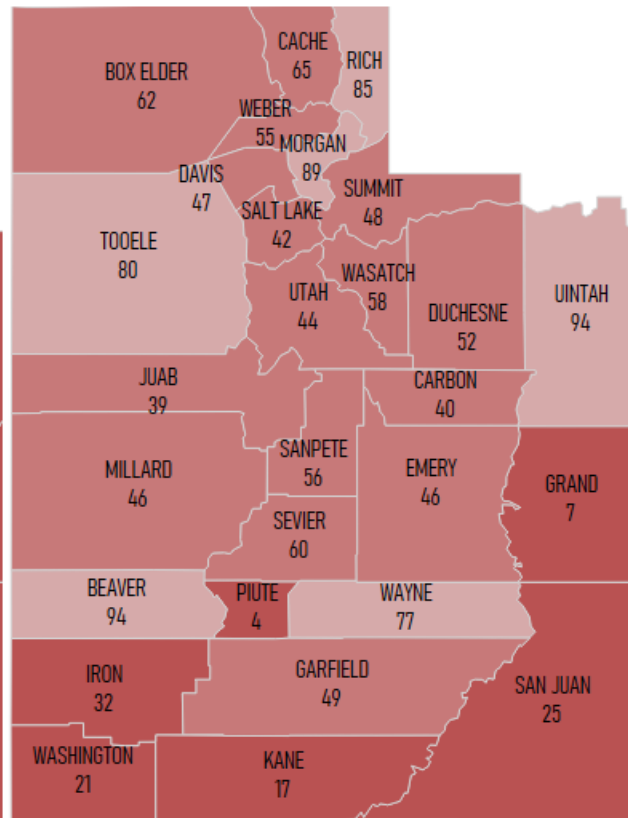


Affordable Renter Units Available/ 100 Household, Utah, 2024

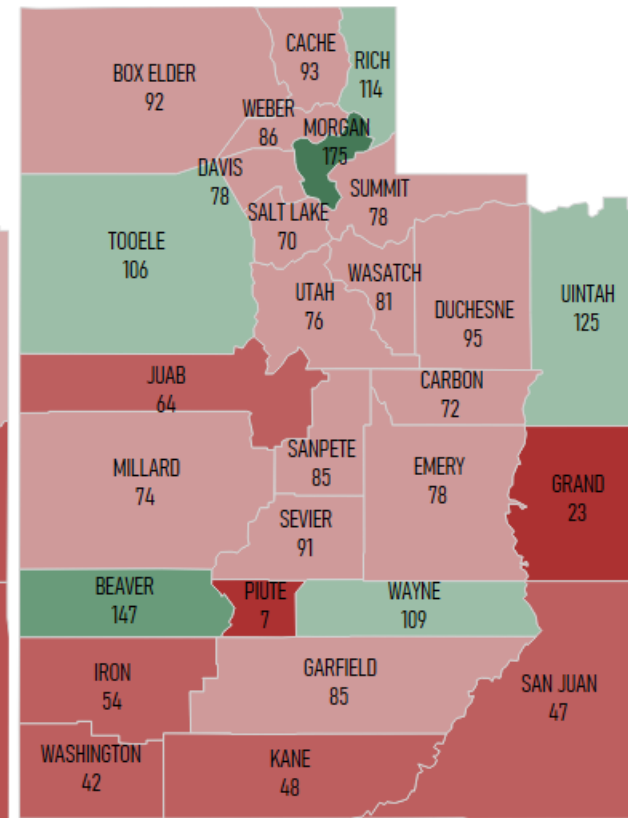
30% AMI & Below



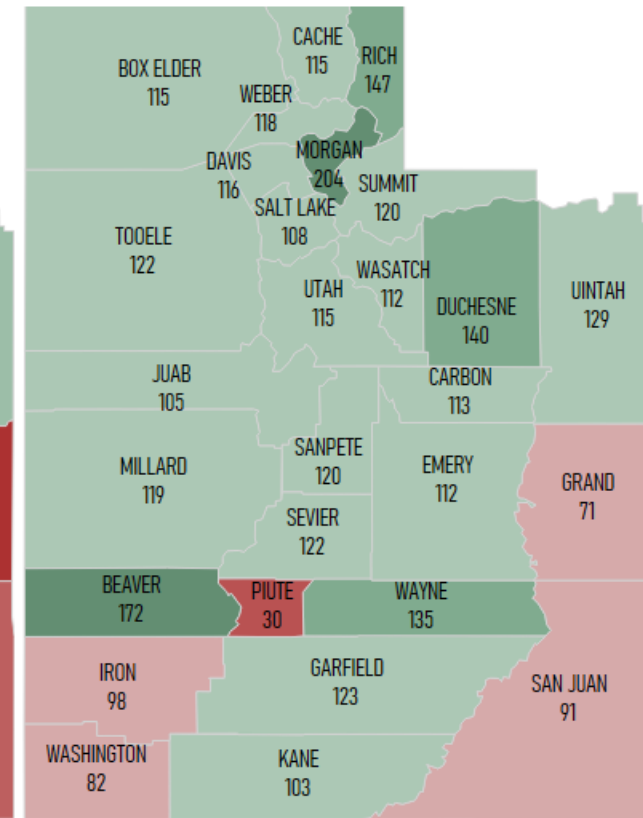
50% AMI & Below



60% AMI & Below

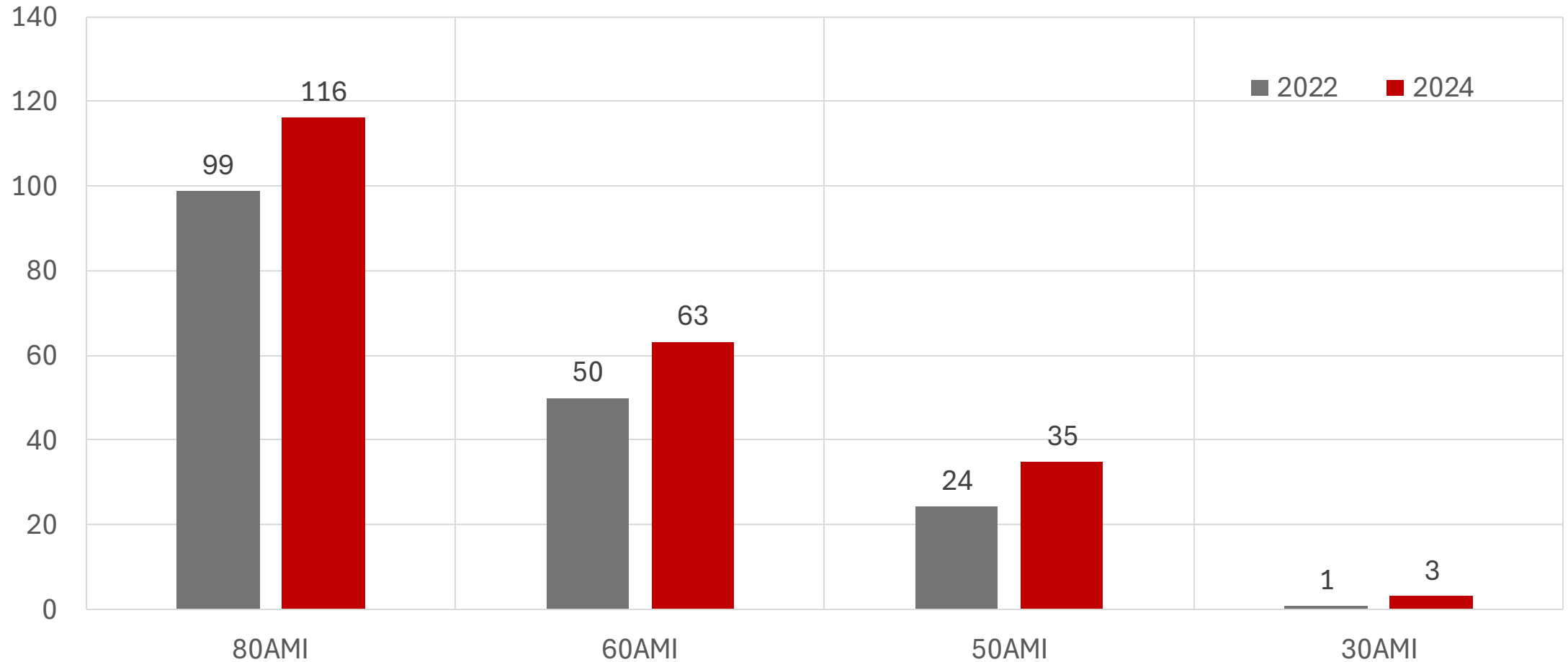


80% AMI & Below

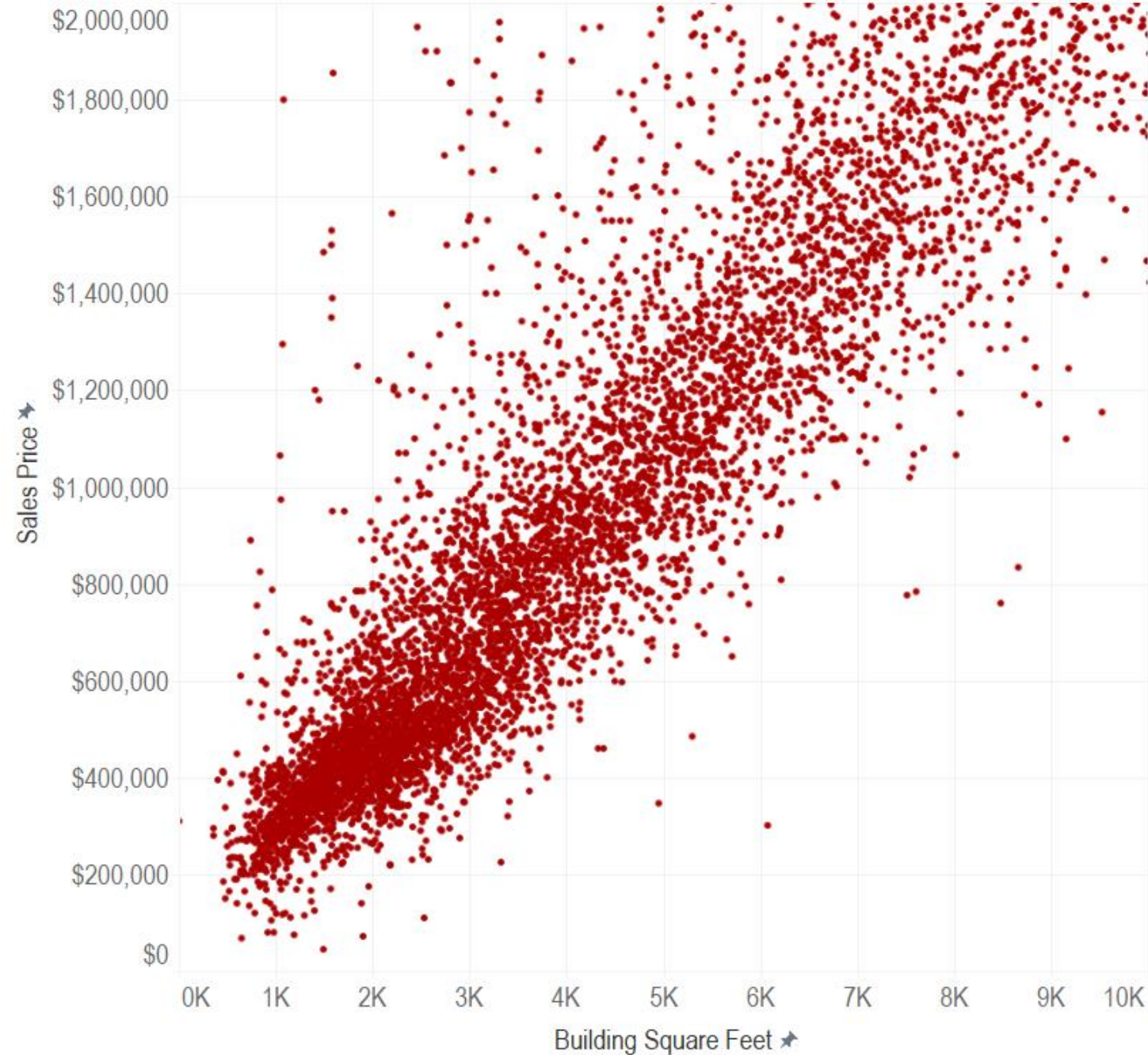


Source: Kem C. Gardner Policy Institute.

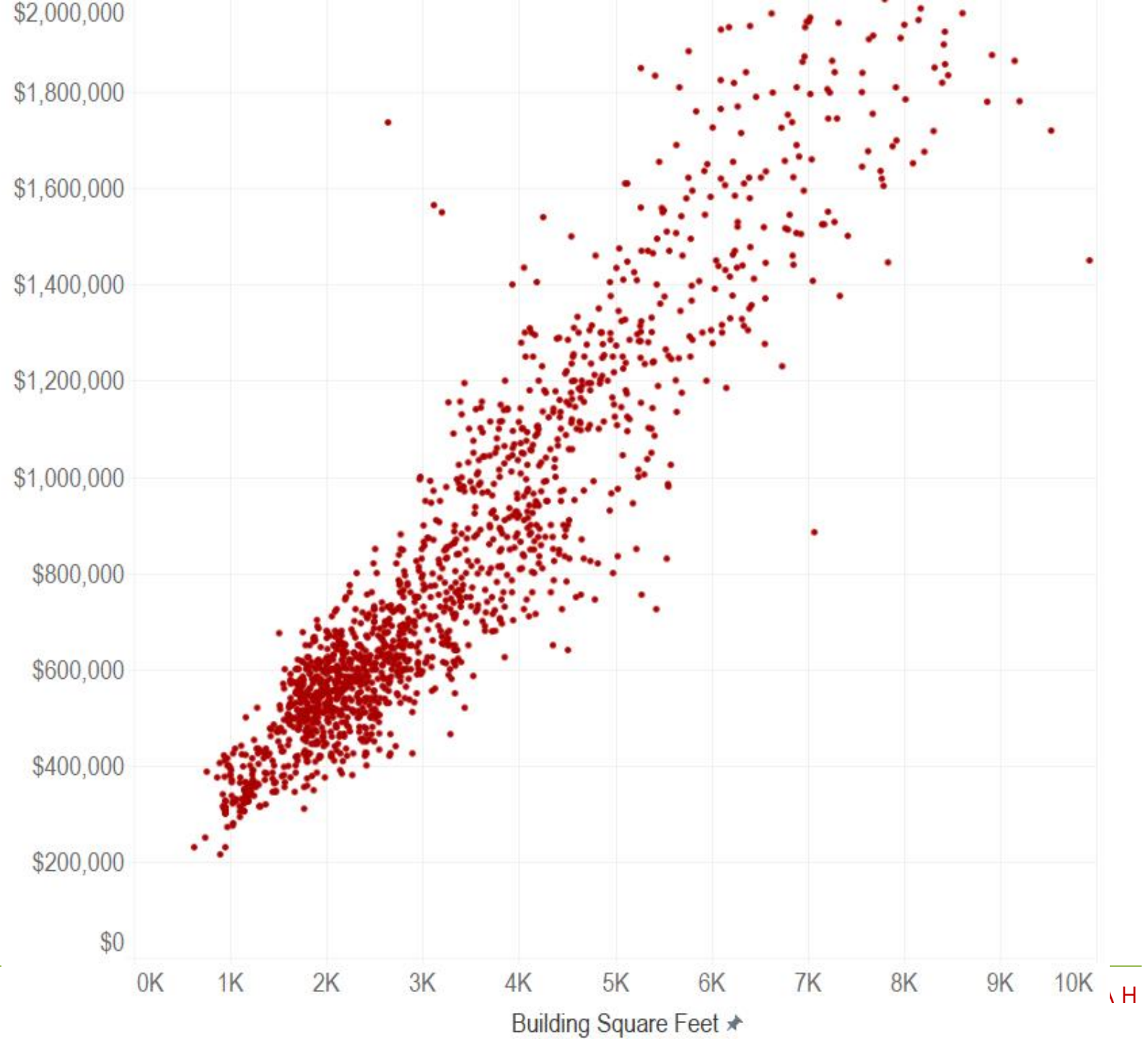
Affordable Renter Units Available/ 100 Household, Sandy, 2022 & 2024



House Size Drives Price



Sandy Price to Size



APR 14 1964

2-121

Flatiron
Park

8600 S

1300 E

1700 E