

Local Market Update for January 2024

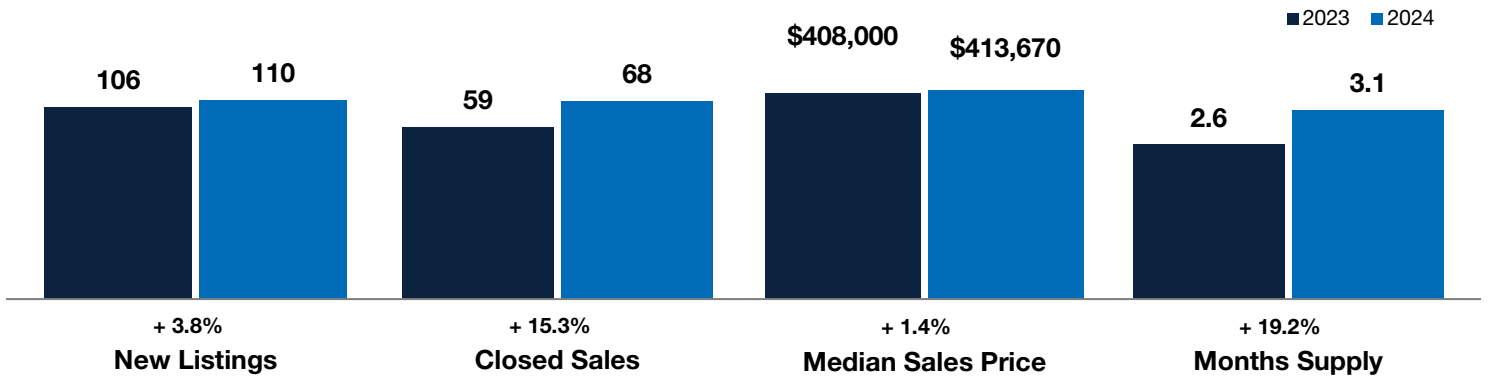
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

Cache County

Key Metrics	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
New Listings	106	110	+ 3.8%	106	110	+ 3.8%
Pending Sales	80	73	- 8.8%	80	73	- 8.8%
Closed Sales	59	68	+ 15.3%	59	68	+ 15.3%
Median Sales Price*	\$408,000	\$413,670	+ 1.4%	\$408,000	\$413,670	+ 1.4%
Average Sales Price*	\$443,432	\$434,952	- 1.9%	\$443,432	\$434,952	- 1.9%
Percent of Original List Price Received*	94.2%	94.8%	+ 0.6%	94.2%	94.8%	+ 0.6%
Days on Market Until Sale	60	87	+ 45.0%	60	87	+ 45.0%
Inventory of Homes for Sale	278	305	+ 9.7%	--	--	--
Months Supply of Inventory	2.6	3.1	+ 19.2%	--	--	--

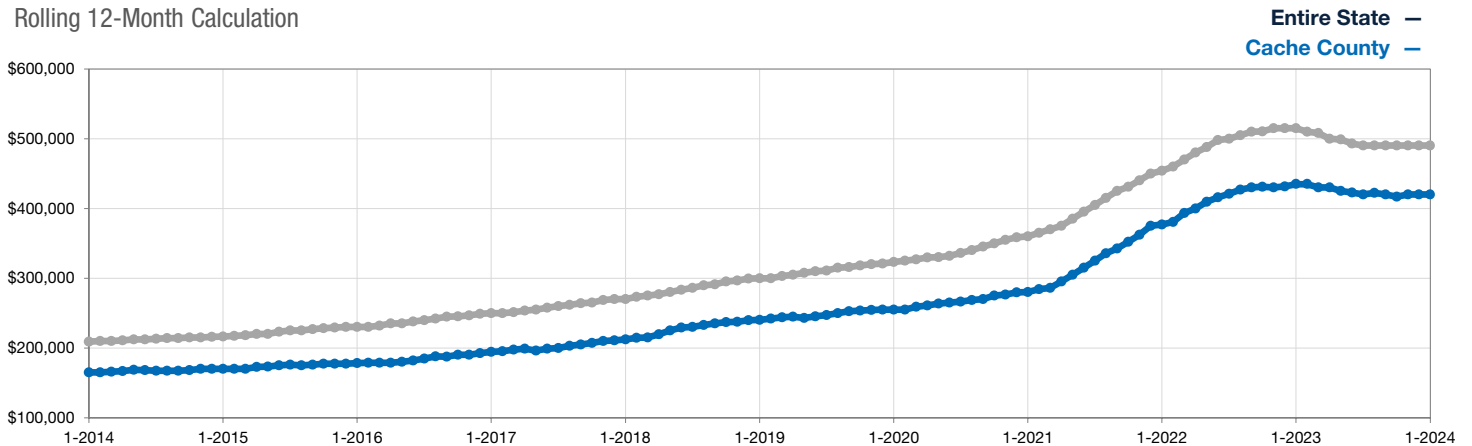
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.