

Local Market Update for April 2024

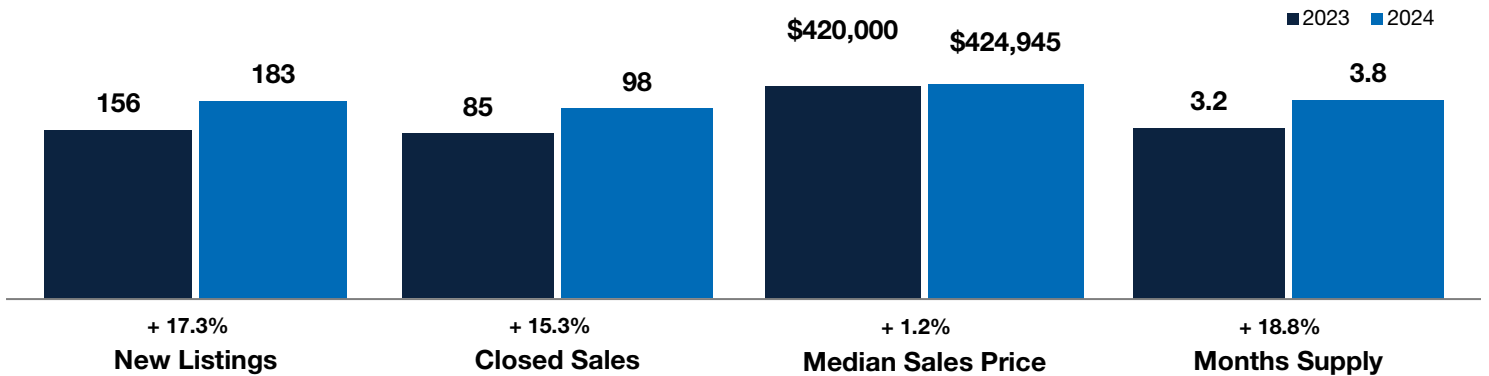
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

Cache County

Key Metrics	April			Year to Date		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
New Listings	156	183	+ 17.3%	519	593	+ 14.3%
Pending Sales	110	107	- 2.7%	370	403	+ 8.9%
Closed Sales	85	98	+ 15.3%	308	337	+ 9.4%
Median Sales Price*	\$420,000	\$424,945	+ 1.2%	\$420,000	\$424,900	+ 1.2%
Average Sales Price*	\$450,924	\$511,501	+ 13.4%	\$445,732	\$467,602	+ 4.9%
Percent of Original List Price Received*	96.6%	97.4%	+ 0.8%	96.0%	95.9%	- 0.1%
Days on Market Until Sale	69	59	- 14.5%	65	77	+ 18.5%
Inventory of Homes for Sale	331	378	+ 14.2%	--	--	--
Months Supply of Inventory	3.2	3.8	+ 18.8%	--	--	--

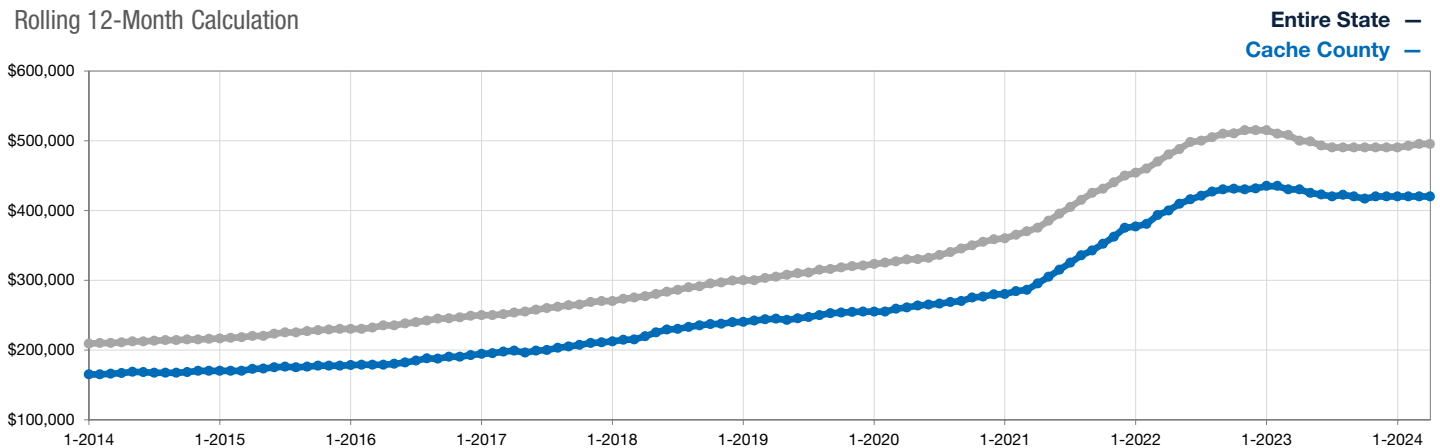
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April



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.