

Local Market Update for July 2024

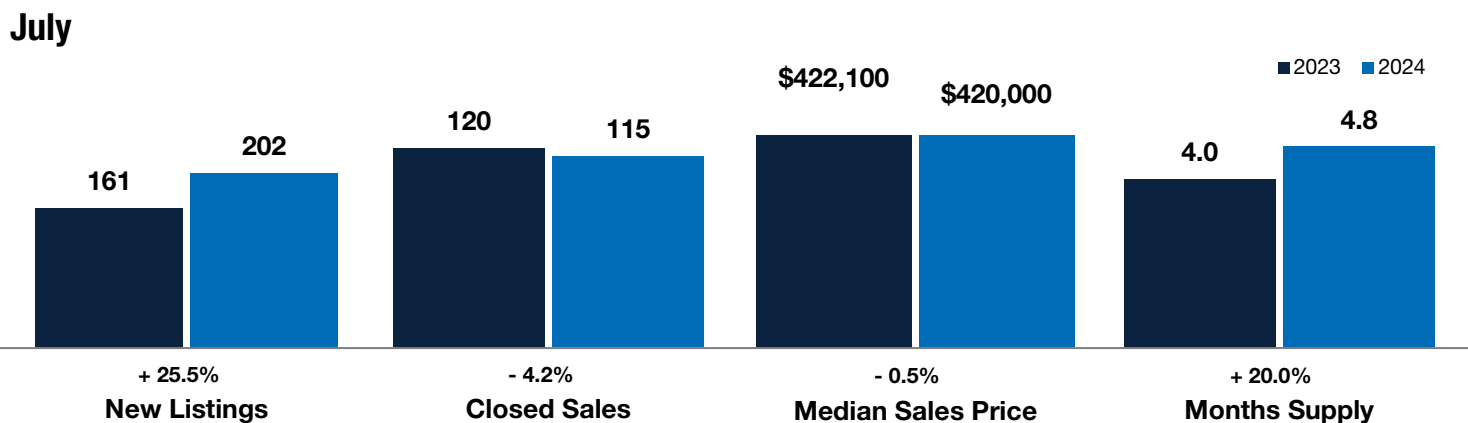
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®



Cache County

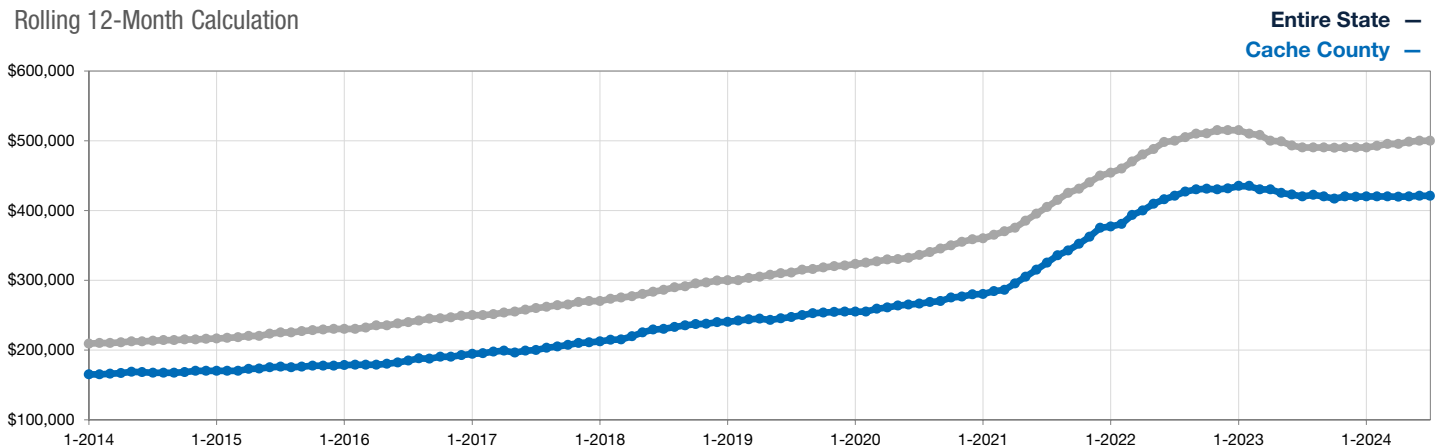
Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	161	202	+ 25.5%	1,050	1,170	+ 11.4%
Pending Sales	108	88	- 18.5%	731	753	+ 3.0%
Closed Sales	120	115	- 4.2%	682	705	+ 3.4%
Median Sales Price*	\$422,100	\$420,000	- 0.5%	\$422,750	\$425,900	+ 0.7%
Average Sales Price*	\$469,579	\$432,616	- 7.9%	\$455,626	\$465,500	+ 2.2%
Percent of Original List Price Received*	96.2%	98.4%	+ 2.3%	96.1%	96.7%	+ 0.6%
Days on Market Until Sale	66	70	+ 6.1%	64	70	+ 9.4%
Inventory of Homes for Sale	396	475	+ 19.9%	--	--	--
Months Supply of Inventory	4.0	4.8	+ 20.0%	--	--	--

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



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.