

# Local Market Update for August 2024

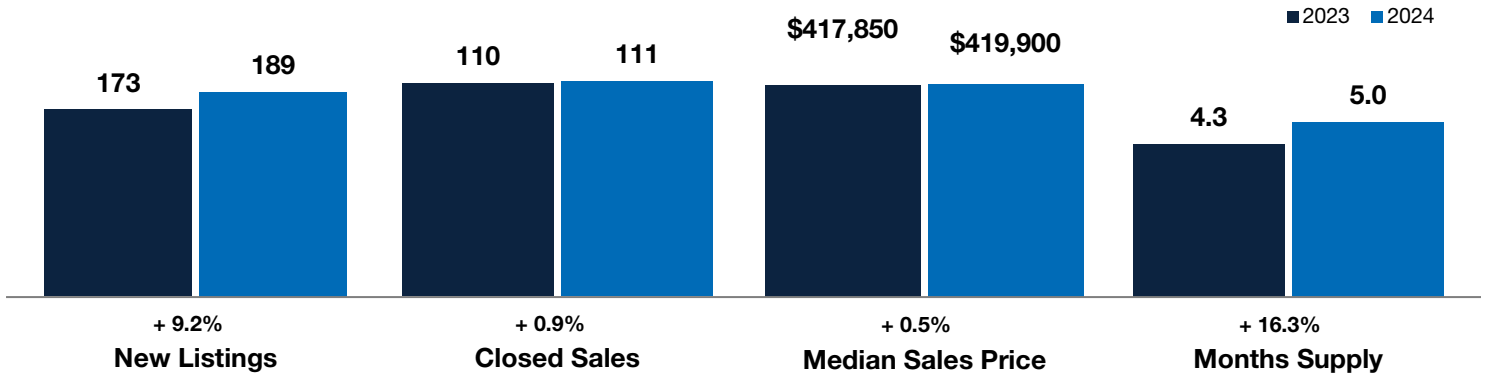
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

## Cache County

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	173	189	+ 9.2%	1,223	1,362	+ 11.4%
Pending Sales	104	107	+ 2.9%	835	868	+ 4.0%
Closed Sales	110	111	+ 0.9%	792	822	+ 3.8%
Median Sales Price*	\$417,850	<b>\$419,900</b>	+ 0.5%	\$422,500	<b>\$425,000</b>	+ 0.6%
Average Sales Price*	\$456,841	<b>\$465,539</b>	+ 1.9%	\$455,795	<b>\$465,168</b>	+ 2.1%
Percent of Original List Price Received*	96.0%	<b>96.1%</b>	+ 0.1%	96.1%	<b>96.6%</b>	+ 0.5%
Days on Market Until Sale	62	57	- 8.1%	64	67	+ 4.7%
Inventory of Homes for Sale	424	501	+ 18.2%	--	--	--
Months Supply of Inventory	4.3	5.0	+ 16.3%	--	--	--

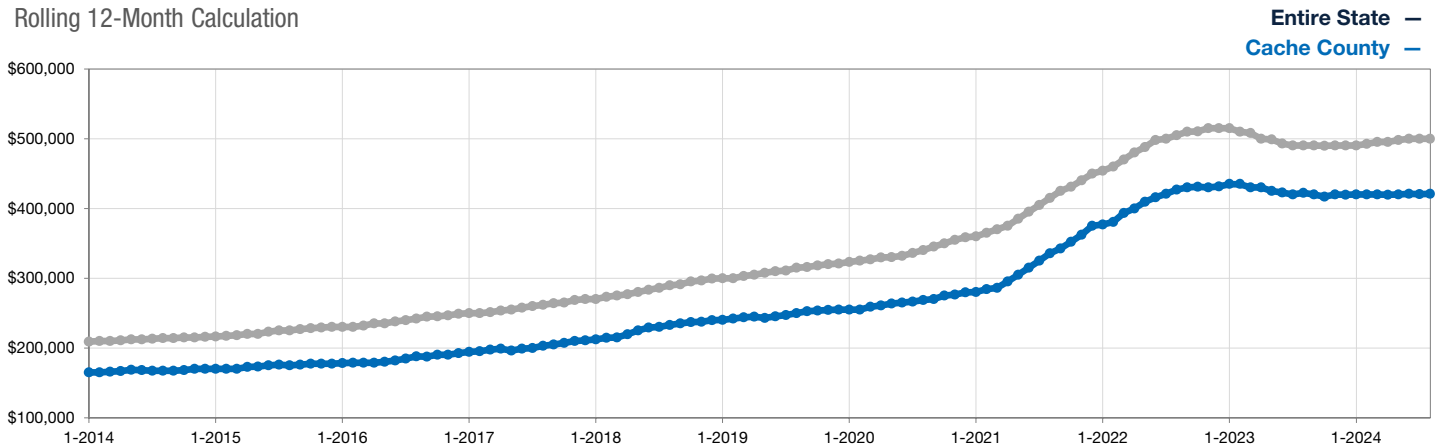
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### August



### 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.