

# Local Market Update for January 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

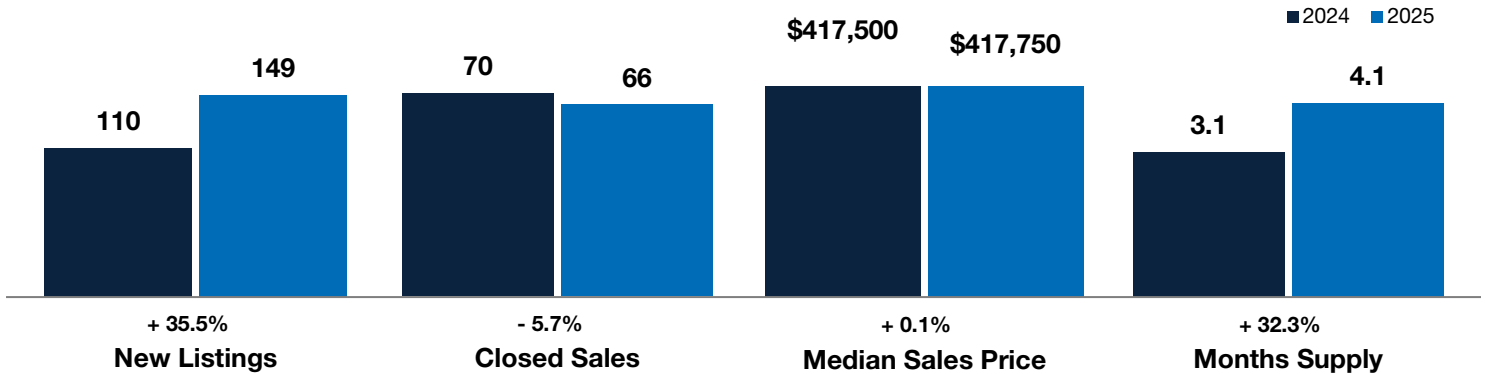


## Cache County

Key Metrics	January			Year to Date		
	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	110	149	+ 35.5%	110	149	+ 35.5%
Pending Sales	84	82	- 2.4%	84	82	- 2.4%
Closed Sales	70	66	- 5.7%	70	66	- 5.7%
Median Sales Price*	\$417,500	\$417,750	+ 0.1%	\$417,500	\$417,750	+ 0.1%
Average Sales Price*	\$435,432	\$428,997	- 1.5%	\$435,432	\$428,997	- 1.5%
Percent of Original List Price Received*	94.9%	96.6%	+ 1.8%	94.9%	96.6%	+ 1.8%
Days on Market Until Sale	85	73	- 14.1%	85	73	- 14.1%
Inventory of Homes for Sale	303	432	+ 42.6%	--	--	--
Months Supply of Inventory	3.1	4.1	+ 32.3%	--	--	--

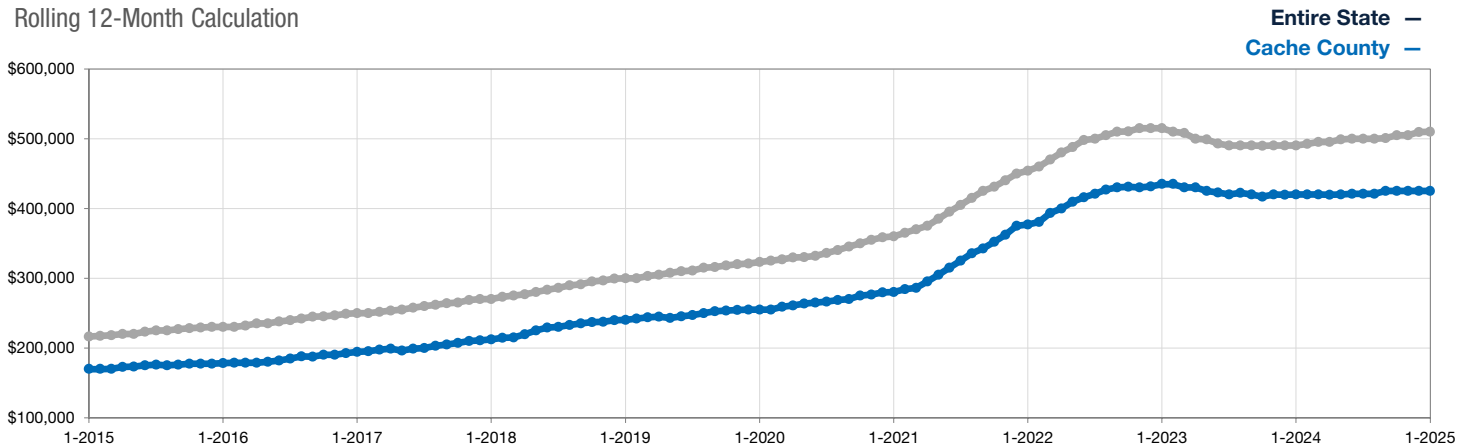
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### 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.