

# Local Market Update for February 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

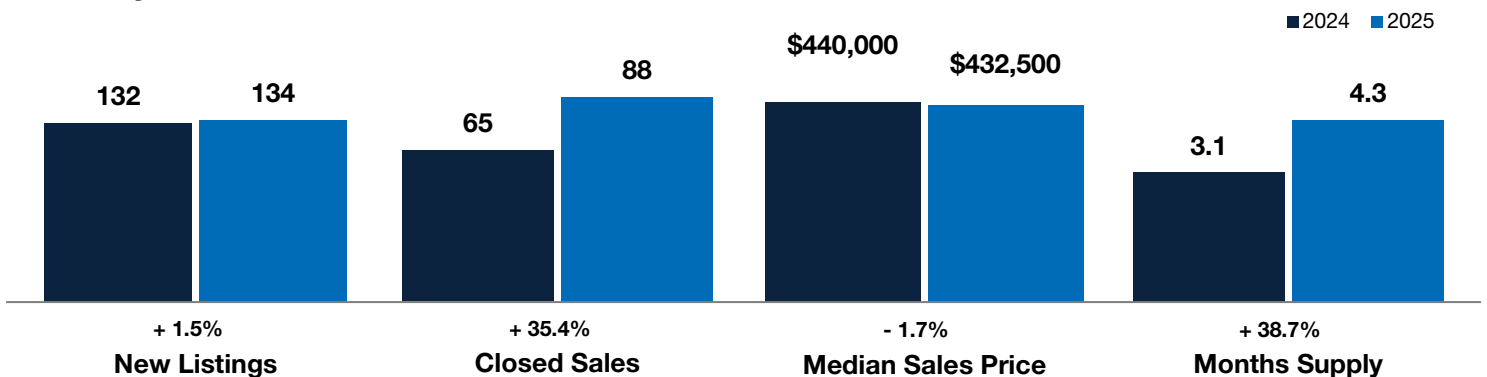


## Cache County

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	132	134	+ 1.5%	242	288	+ 19.0%
Pending Sales	106	76	- 28.3%	190	168	- 11.6%
Closed Sales	65	88	+ 35.4%	135	158	+ 17.0%
Median Sales Price*	\$440,000	\$432,500	- 1.7%	\$420,000	\$429,000	+ 2.1%
Average Sales Price*	\$448,358	\$466,512	+ 4.0%	\$441,656	\$451,898	+ 2.3%
Percent of Original List Price Received*	95.2%	95.4%	+ 0.2%	95.1%	95.9%	+ 0.8%
Days on Market Until Sale	97	93	- 4.1%	91	86	- 5.5%
Inventory of Homes for Sale	305	443	+ 45.2%	--	--	--
Months Supply of Inventory	3.1	4.3	+ 38.7%	--	--	--

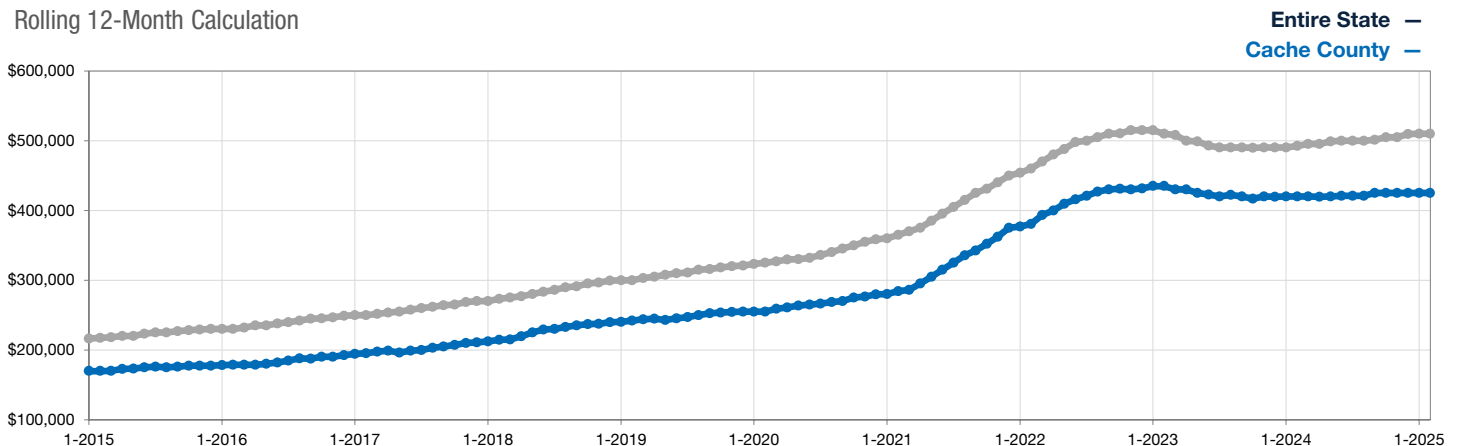
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### February



### 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.