

Local Market Update for March 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

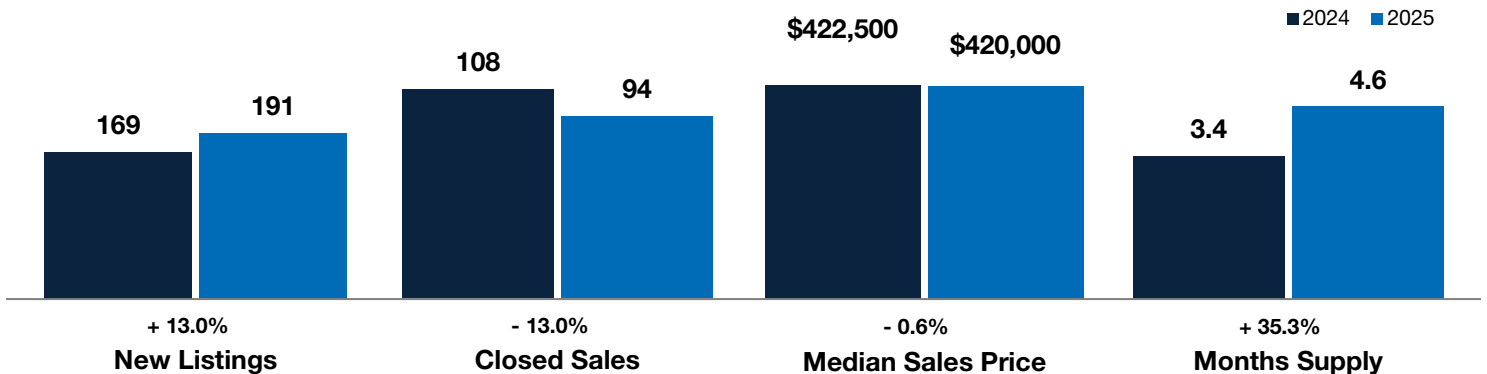


Cache County

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	169	191	+ 13.0%	411	482	+ 17.3%
Pending Sales	107	105	- 1.9%	297	284	- 4.4%
Closed Sales	108	94	- 13.0%	243	255	+ 4.9%
Median Sales Price*	\$422,500	\$420,000	- 0.6%	\$422,500	\$421,500	- 0.2%
Average Sales Price*	\$456,726	\$452,707	- 0.9%	\$448,354	\$450,995	+ 0.6%
Percent of Original List Price Received*	95.7%	95.9%	+ 0.2%	95.3%	95.9%	+ 0.6%
Days on Market Until Sale	76	80	+ 5.3%	84	84	0.0%
Inventory of Homes for Sale	341	473	+ 38.7%	--	--	--
Months Supply of Inventory	3.4	4.6	+ 35.3%	--	--	--

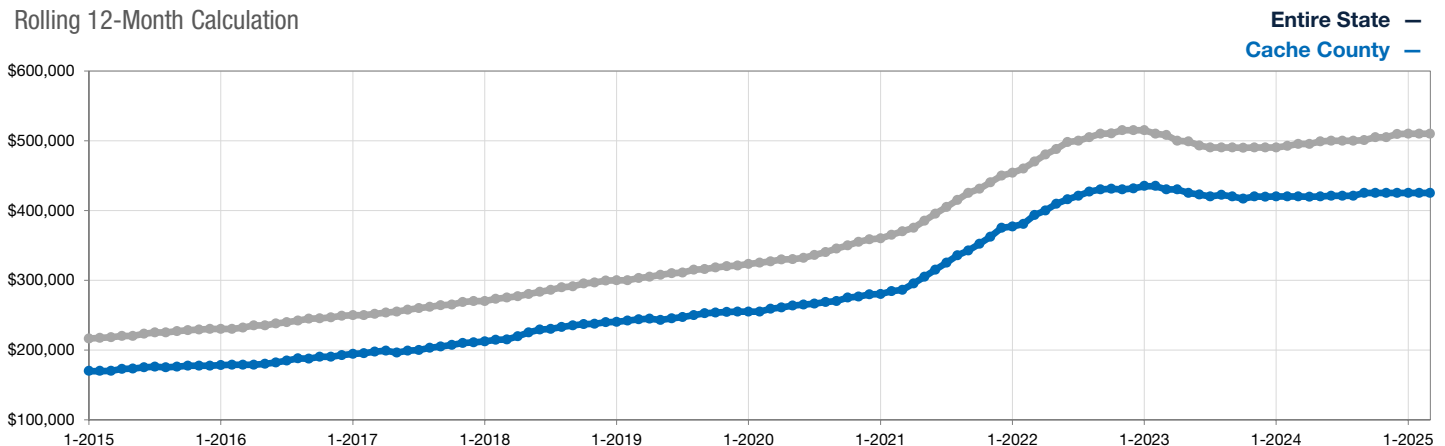
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

March



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.