

Local Market Update for August 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

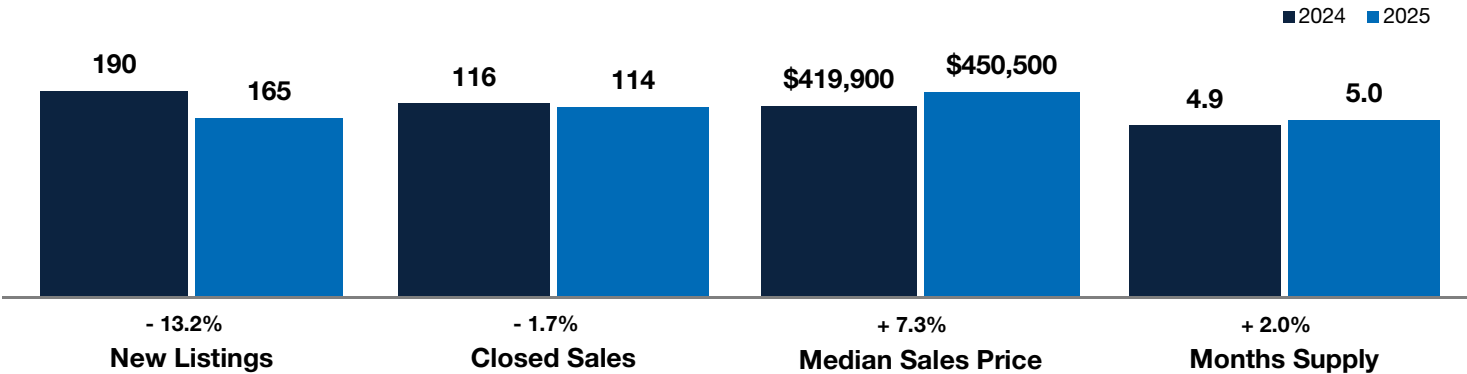


Cache County

Key Metrics	August			Year to Date		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	190	165	- 13.2%	1,365	1,510	+ 10.6%
Pending Sales	123	103	- 16.3%	881	931	+ 5.7%
Closed Sales	116	114	- 1.7%	830	894	+ 7.7%
Median Sales Price*	\$419,900	\$450,500	+ 7.3%	\$425,000	\$435,000	+ 2.4%
Average Sales Price*	\$463,718	\$480,139	+ 3.5%	\$465,148	\$472,150	+ 1.5%
Percent of Original List Price Received*	96.2%	96.4%	+ 0.2%	96.6%	96.3%	- 0.3%
Days on Market Until Sale	57	77	+ 35.1%	67	74	+ 10.4%
Inventory of Homes for Sale	495	547	+ 10.5%	--	--	--
Months Supply of Inventory	4.9	5.0	+ 2.0%	--	--	--

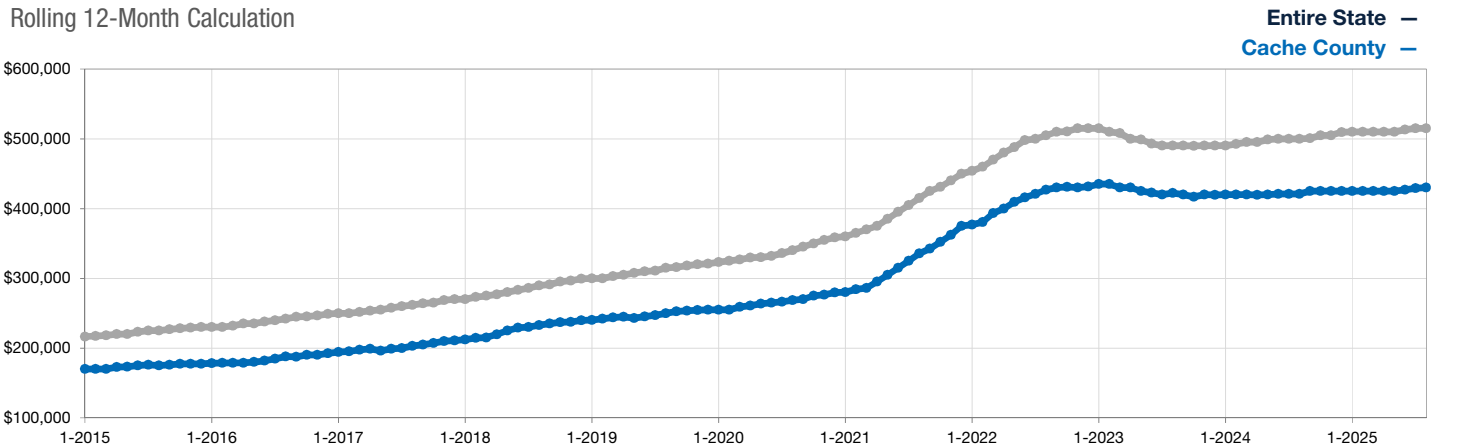
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.