

Local Market Update for October 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

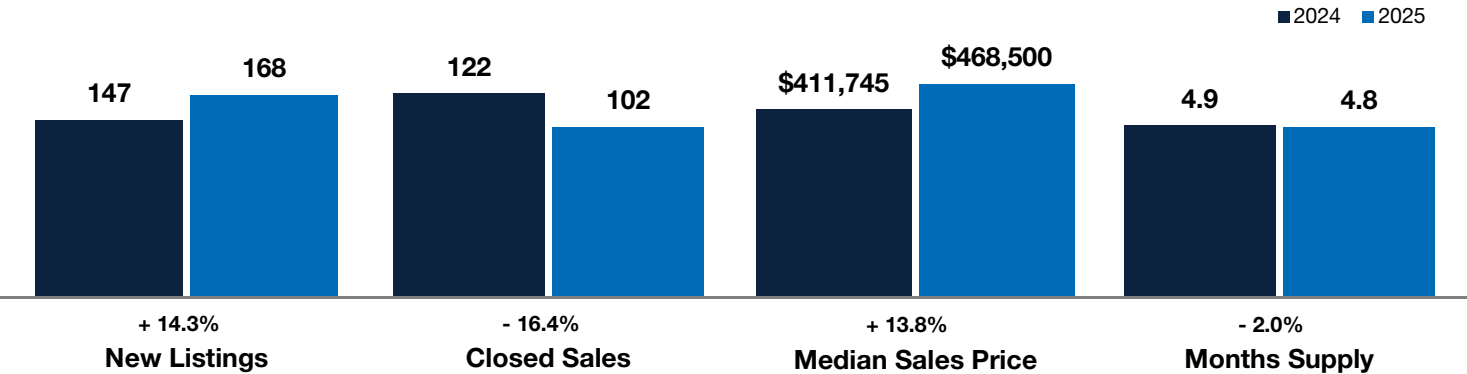


Cache County

Key Metrics	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
New Listings	147	168	+ 14.3%	1,703	1,839	+ 8.0%
Pending Sales	99	99	0.0%	1,103	1,145	+ 3.8%
Closed Sales	122	102	- 16.4%	1,062	1,119	+ 5.4%
Median Sales Price*	\$411,745	\$468,500	+ 13.8%	\$425,000	\$439,000	+ 3.3%
Average Sales Price*	\$457,454	\$513,868	+ 12.3%	\$464,492	\$479,388	+ 3.2%
Percent of Original List Price Received*	97.3%	95.1%	- 2.3%	96.7%	96.2%	- 0.5%
Days on Market Until Sale	59	85	+ 44.1%	67	75	+ 11.9%
Inventory of Homes for Sale	508	522	+ 2.8%	--	--	--
Months Supply of Inventory	4.9	4.8	- 2.0%	--	--	--

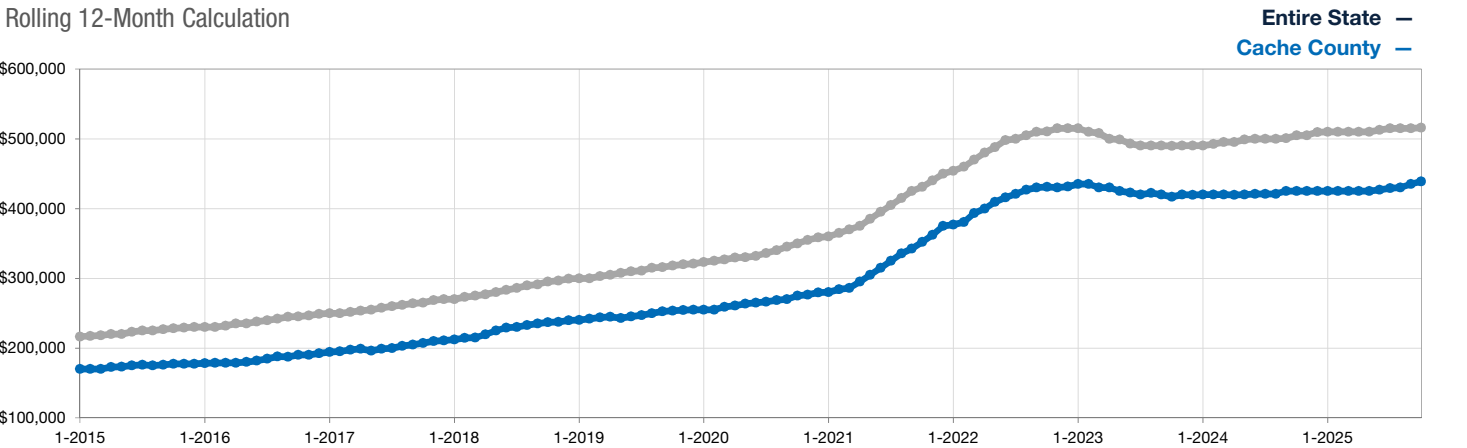
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

October



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.