

Local Market Update for November 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

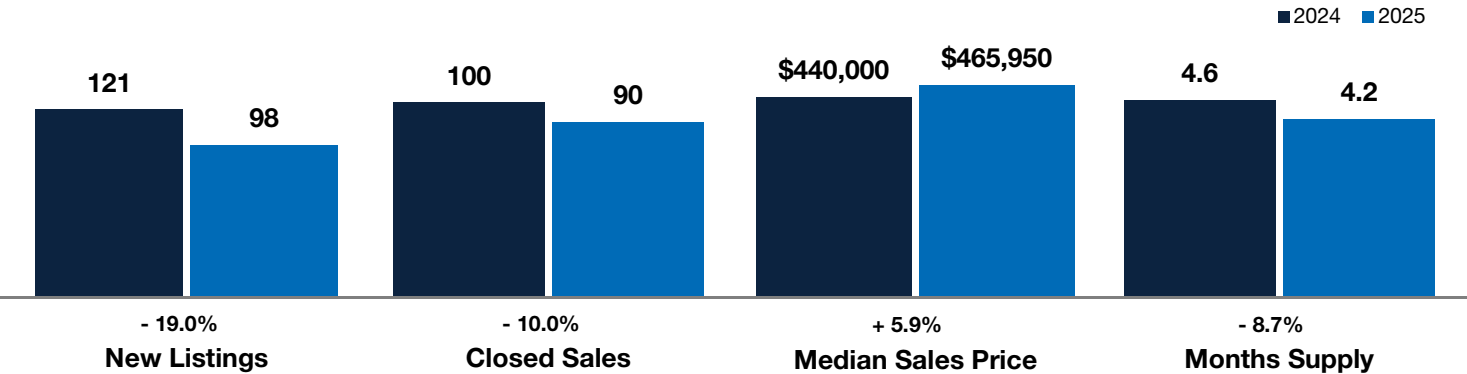


Cache County

Key Metrics	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	121	98	- 19.0%	1,824	1,939	+ 6.3%
Pending Sales	84	91	+ 8.3%	1,187	1,246	+ 5.0%
Closed Sales	100	90	- 10.0%	1,162	1,213	+ 4.4%
Median Sales Price*	\$440,000	\$465,950	+ 5.9%	\$425,000	\$440,000	+ 3.5%
Average Sales Price*	\$494,724	\$523,133	+ 5.7%	\$467,070	\$482,342	+ 3.3%
Percent of Original List Price Received*	95.8%	95.8%	0.0%	96.6%	96.2%	- 0.4%
Days on Market Until Sale	75	69	- 8.0%	67	75	+ 11.9%
Inventory of Homes for Sale	485	462	- 4.7%	--	--	--
Months Supply of Inventory	4.6	4.2	- 8.7%	--	--	--

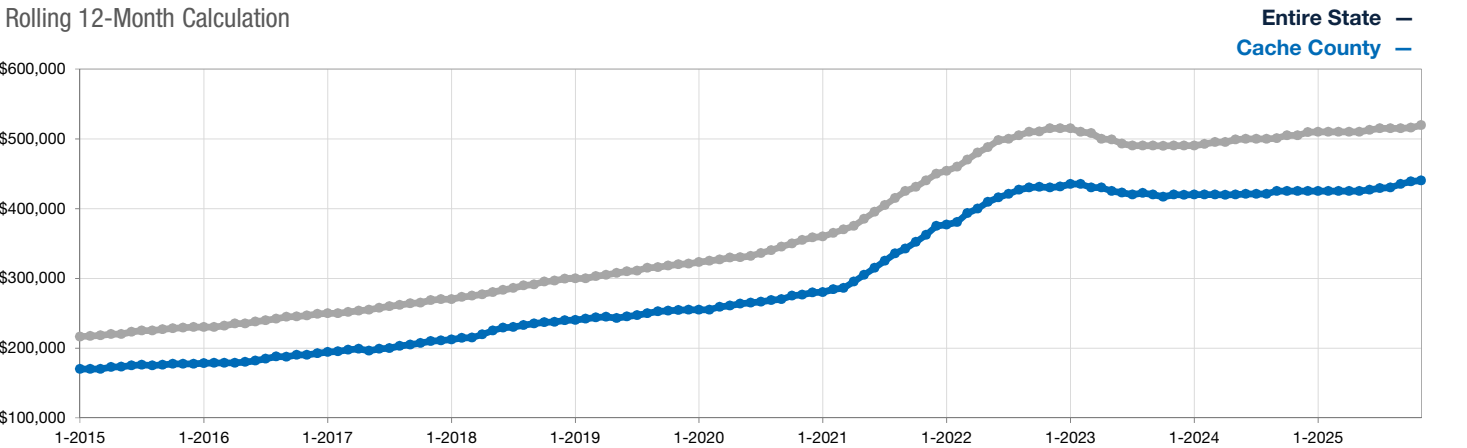
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

November



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.