

# Local Market Update for December 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

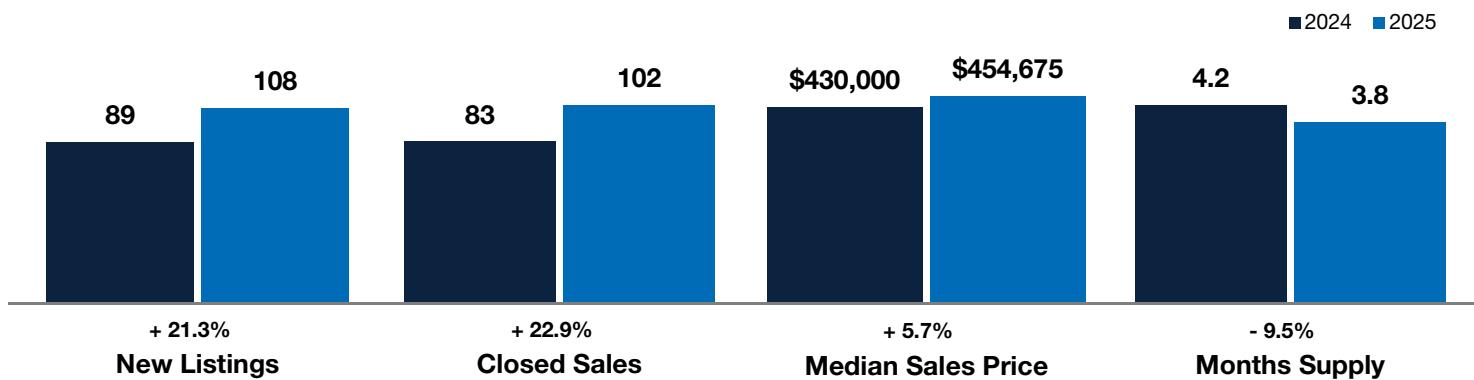


## Cache County

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	89	108	+ 21.3%	1,913	2,050	+ 7.2%
Pending Sales	70	63	- 10.0%	1,257	1,316	+ 4.7%
Closed Sales	83	102	+ 22.9%	1,246	1,318	+ 5.8%
Median Sales Price*	\$430,000	<b>\$454,675</b>	+ 5.7%	\$425,000	<b>\$440,000</b>	+ 3.5%
Average Sales Price*	\$458,017	<b>\$505,970</b>	+ 10.5%	\$466,352	<b>\$483,924</b>	+ 3.8%
Percent of Original List Price Received*	94.6%	<b>95.3%</b>	+ 0.7%	96.5%	<b>96.1%</b>	- 0.4%
Days on Market Until Sale	86	89	+ 3.5%	69	76	+ 10.1%
Inventory of Homes for Sale	442	<b>422</b>	- 4.5%	--	--	--
Months Supply of Inventory	4.2	<b>3.8</b>	- 9.5%	--	--	--

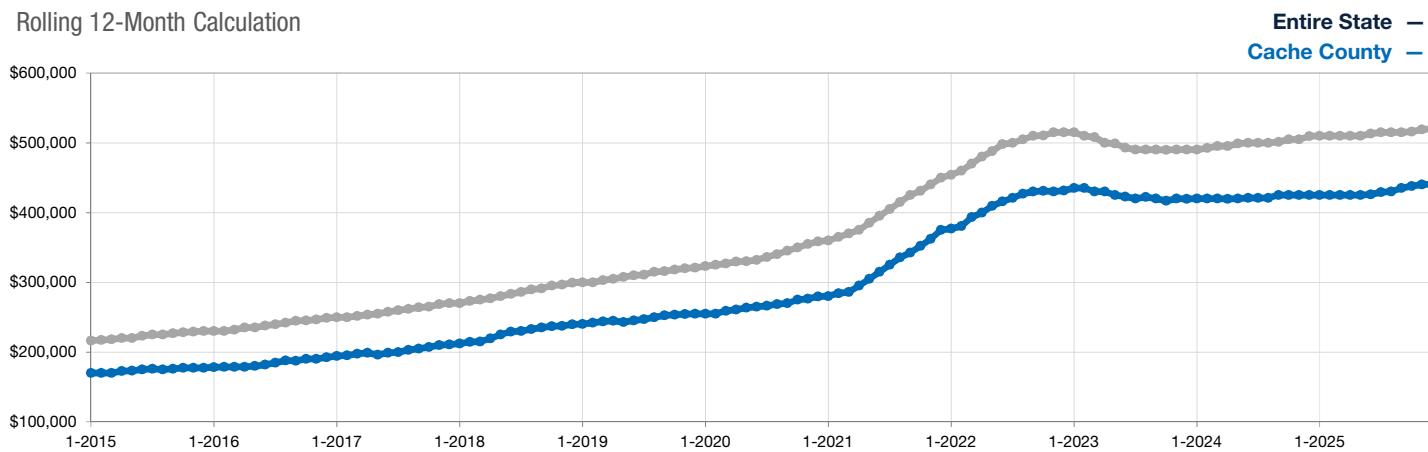
\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

### December



### 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.