

Local Market Update for December 2025

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

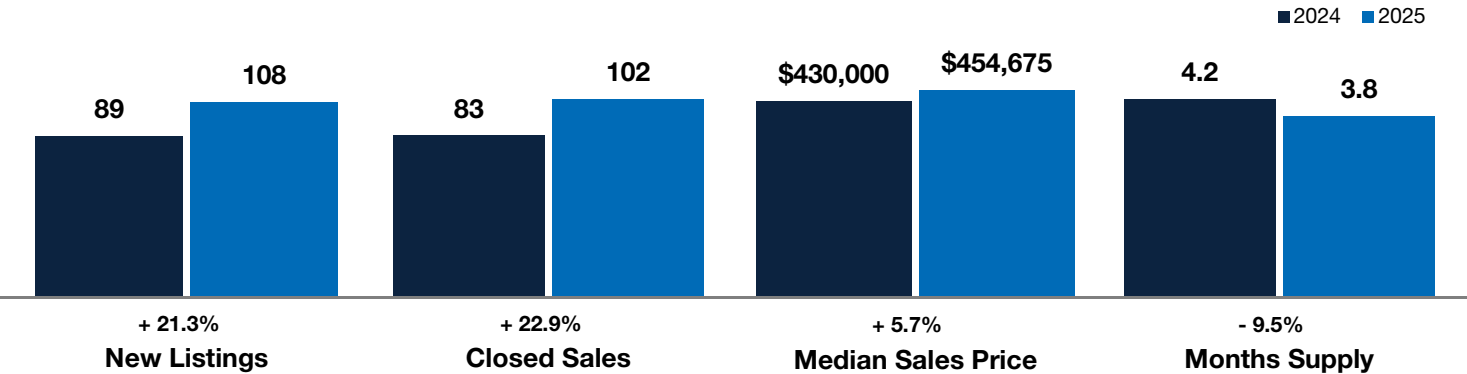


Cache County

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	\$454,675	+ 5.7%	\$425,000	\$440,000	+ 3.5%
Average Sales Price*	\$458,017	\$505,970	+ 10.5%	\$466,352	\$483,924	+ 3.8%
Percent of Original List Price Received*	94.6%	95.3%	+ 0.7%	96.5%	96.1%	- 0.4%
Days on Market Until Sale	86	89	+ 3.5%	69	76	+ 10.1%
Inventory of Homes for Sale	442	422	- 4.5%	--	--	--
Months Supply of Inventory	4.2	3.8	- 9.5%	--	--	--

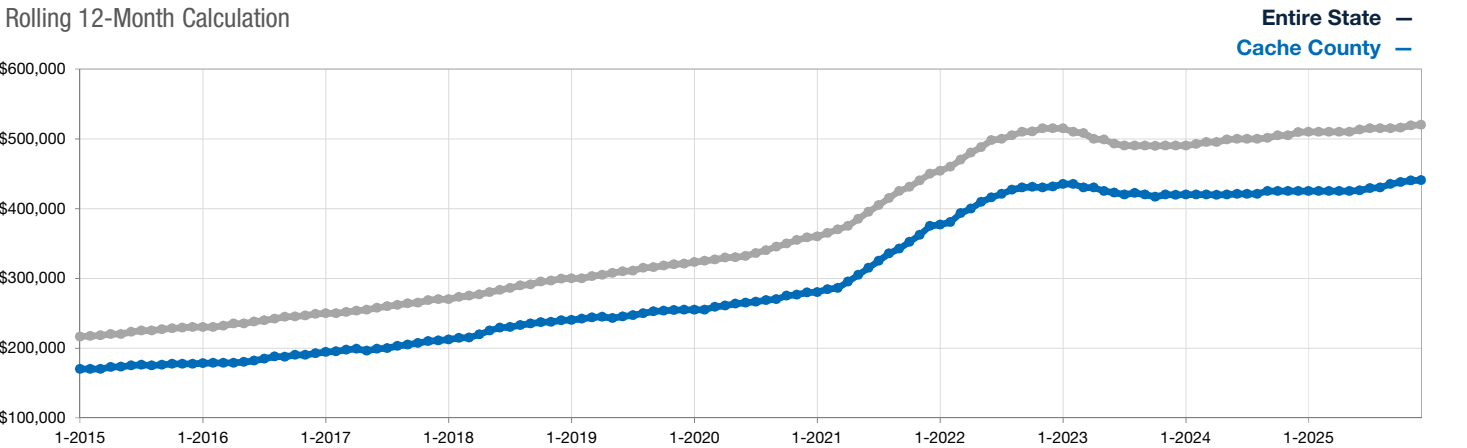
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

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.