

Local Market Update for January 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

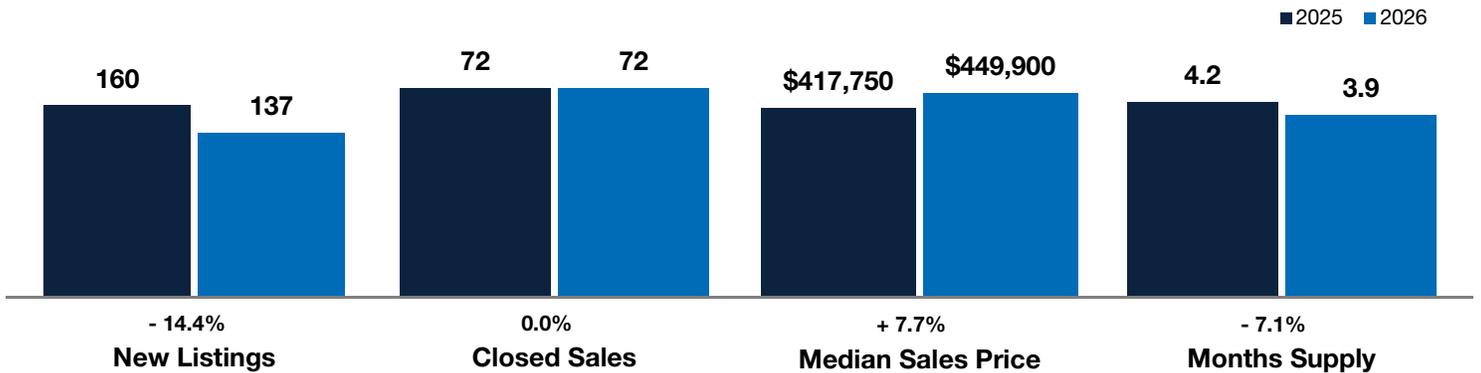


Cache County

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	160	137	- 14.4%	160	137	- 14.4%
Pending Sales	95	77	- 18.9%	95	77	- 18.9%
Closed Sales	72	72	0.0%	72	72	0.0%
Median Sales Price*	\$417,750	\$449,900	+ 7.7%	\$417,750	\$449,900	+ 7.7%
Average Sales Price*	\$429,960	\$484,052	+ 12.6%	\$429,960	\$484,052	+ 12.6%
Percent of Original List Price Received*	96.4%	95.1%	- 1.3%	96.4%	95.1%	- 1.3%
Days on Market Until Sale	75	81	+ 8.0%	75	81	+ 8.0%
Inventory of Homes for Sale	441	423	- 4.1%	--	--	--
Months Supply of Inventory	4.2	3.9	- 7.1%	--	--	--

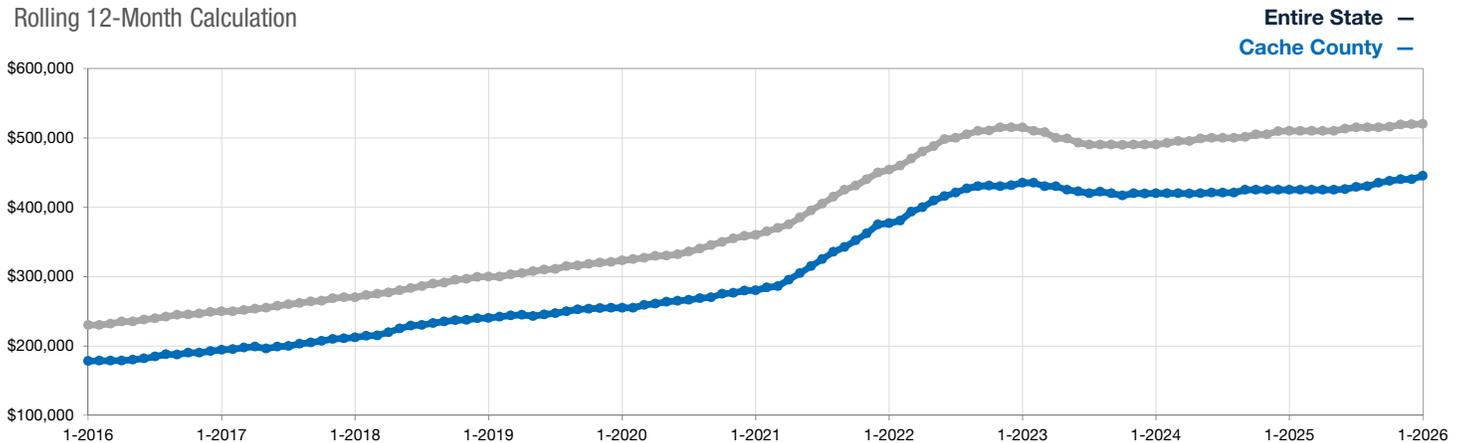
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

January



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.