

Local Market Update for February 2026

A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

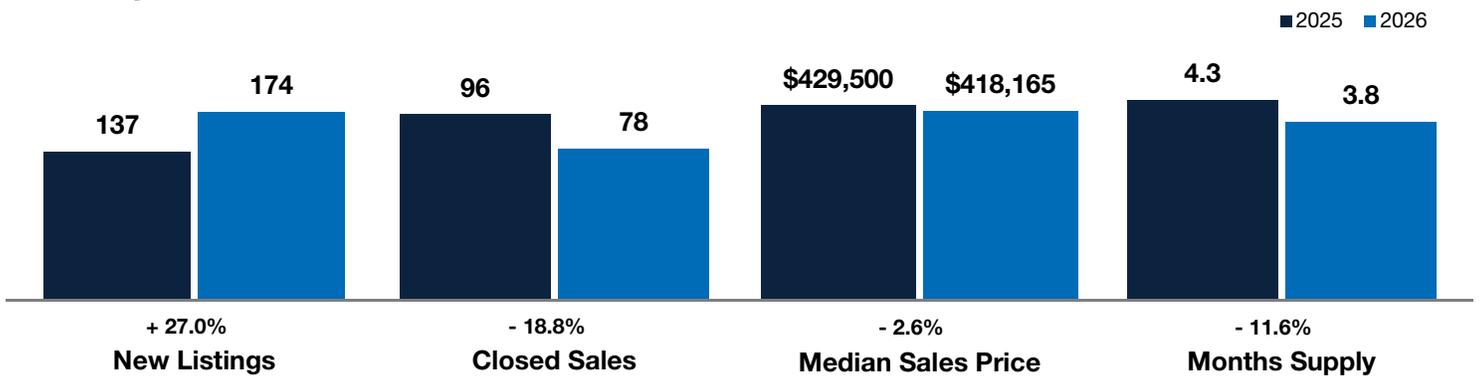


Cache County

Key Metrics	February			Year to Date		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	137	174	+ 27.0%	297	313	+ 5.4%
Pending Sales	87	102	+ 17.2%	182	197	+ 8.2%
Closed Sales	96	78	- 18.8%	168	150	- 10.7%
Median Sales Price*	\$429,500	\$418,165	- 2.6%	\$421,750	\$427,450	+ 1.4%
Average Sales Price*	\$464,066	\$463,271	- 0.2%	\$449,449	\$474,219	+ 5.5%
Percent of Original List Price Received*	95.6%	95.9%	+ 0.3%	96.0%	95.5%	- 0.5%
Days on Market Until Sale	92	93	+ 1.1%	85	87	+ 2.4%
Inventory of Homes for Sale	445	426	- 4.3%	--	--	--
Months Supply of Inventory	4.3	3.8	- 11.6%	--	--	--

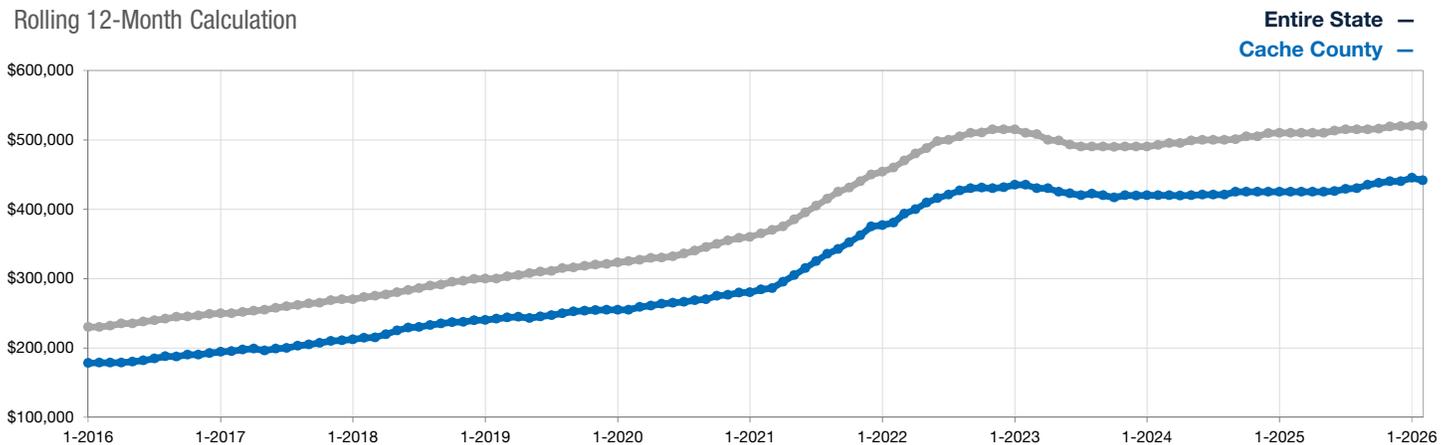
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

February



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.