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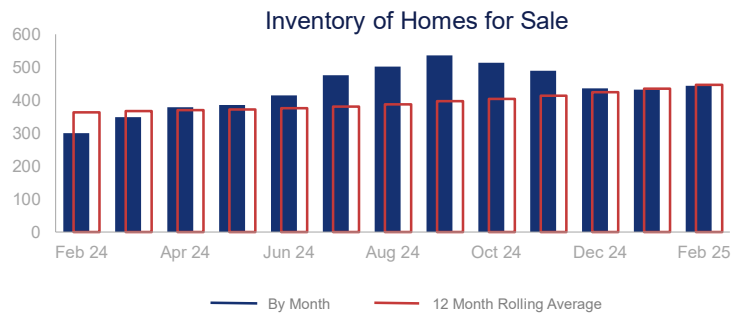
## Market Report | February 2025

### CACHE COUNTY

#### Highlights:

- Median Sales Price is up 2.6% over a 12 month rolling average but down 1.7% from the same month last year.
- Inventory of Homes for Sale is up 22.9% over a 12 month rolling average and up 47.7% from the same month last year.
- Closed Sales are up 8.8% over a 12 month rolling average and up 44.3% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-10.1%	33.3%	2.5%
Same Month Last Year	3.9%	44.3%	47.7%



	February 2024		February 2025	+ / -	12 Month Avg	+ / -
New Listings	129		134	3.9%	160	15.6%
Pending Sales	100		76	-24.0%	89	1.4%
Closed Sales	61		88	44.3%	100	8.8%
Median Sales Price	\$440,000		\$432,500	-1.7%	\$431,979	2.6%
Average Sales Price	\$450,833		\$466,512	3.5%	\$470,161	3.3%
List to Sale Price Ratio	95.4%		95.4%	0.0%	96.5%	-4.4%
Days on Market	98		93	-5.1%	68	1.1%
Inventory of Homes for Sale	300		443	47.7%	446	22.9%
Months Supply of Inventory	3.0		4.3	43.3%	4.4	18.7%
Single Family Permits	37		35	-5.4%	41	10.8%

#### % Change in Median Price

