



BROKERS • COLONIAL • DONAHOE

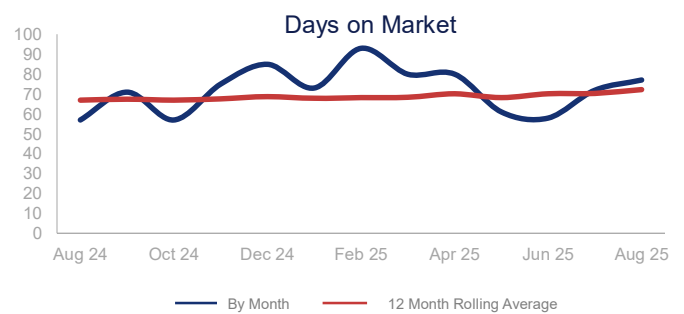
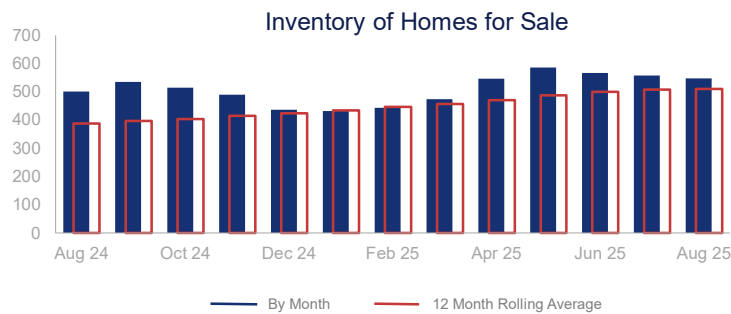
Market Report | August 2025

CACHE COUNTY

Highlights:

- Median Sales Price is up 2.4% over a 12 month rolling average and up 7.3% from the same month last year.
- Inventory of Homes for Sale is up 31.7% over a 12 month rolling average and up 9.2% from the same month last year.
- Days on Market is up 8.0% over a 12 month rolling average and up 35.1% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-7.8%	-23.0%	-1.8%
Same Month Last Year	-12.7%	2.7%	9.2%



	August 2024		August 2025	+ / -	12 Month Avg	+ / -
New Listings	189		165	-12.7%	168	12.6%
Pending Sales	107		103	-3.7%	96	7.2%
Closed Sales	111		114	2.7%	103	7.7%
Median Sales Price	\$419,900		\$450,500	7.3%	\$435,334	2.4%
Average Sales Price	\$465,539		\$480,139	3.1%	\$473,427	2.2%
List to Sale Price Ratio	96.1%		96.4%	0.3%	96.3%	-3.9%
Days on Market	57		77	35.1%	72	8.0%
Inventory of Homes for Sale	501		547	9.2%	510	31.7%
Months Supply of Inventory	5.0		4.8	-4.0%	4.7	19.8%

% Change in Median Price

