



BROKERS • COLONIAL • DONAHOE

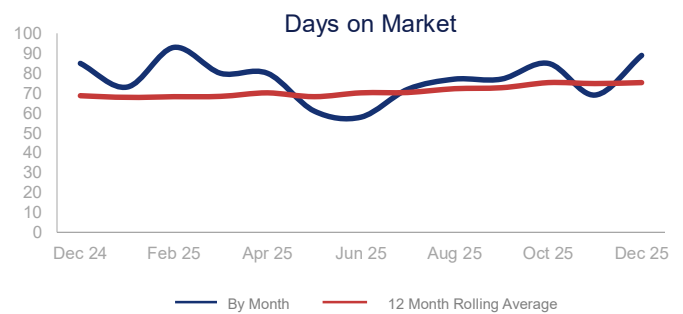
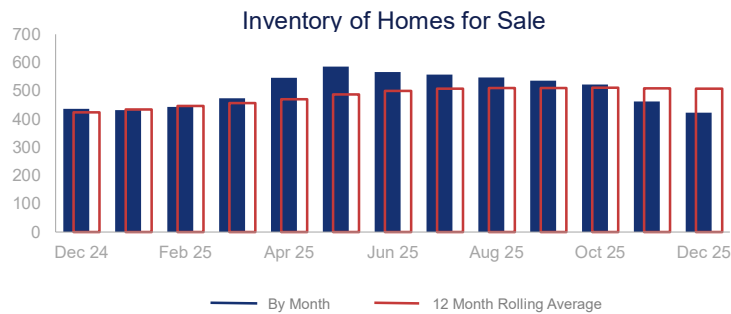
Market Report | December 2025

CACHE COUNTY

Highlights:

- Median Sales Price is up 2.7% over a 12 month rolling average but down 1.2% from the same month last year.
- Inventory of Homes for Sale is up 19.9% over a 12 month rolling average but down 3.2% from the same month last year.
- Days on Market is up 9.7% over a 12 month rolling average and up 4.7% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	10.2%	13.3%	-8.7%
Same Month Last Year	24.1%	36.0%	-3.2%



	December 2024		December 2025	+ / -	12 Month Avg	+ / -
New Listings	87		108	24.1%	168	7.1%
Pending Sales	68		63	-7.4%	98	7.8%
Closed Sales	75		102	36.0%	105	7.0%
Median Sales Price	\$459,990		\$454,675	-1.2%	\$443,978	2.7%
Average Sales Price	\$464,984		\$505,970	8.8%	\$485,631	3.4%
List to Sale Price Ratio	94.3%		95.3%	1.1%	96.1%	-3.5%
Days on Market	85		89	4.7%	75	9.7%
Inventory of Homes for Sale	436		422	-3.2%	508	19.9%
Months Supply of Inventory	4.2		4.1	-2.4%	4.7	11.4%
Single Family Permits	29		9	-69.0%	35	-16.9%

% Change in Median Price

