



BROKERS • COLONIAL • DONAHOE

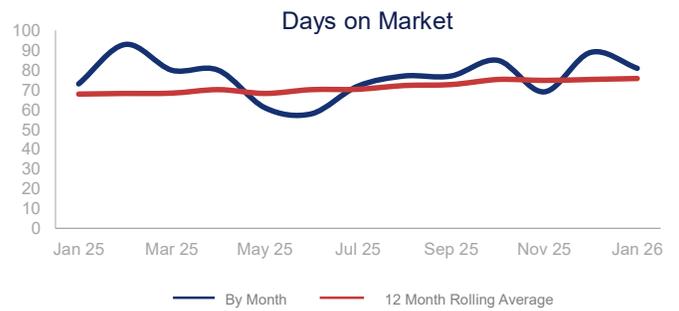
Market Report | January 2026

CACHE COUNTY

Highlights:

- Median Sales Price is up 3.1% over a 12 month rolling average and up 7.7% from the same month last year.
- Inventory of Homes for Sale is up 16.8% over a 12 month rolling average but down 2.1% from the same month last year.
- Days on Market is up 11.6% over a 12 month rolling average and up 11.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	26.9%	-29.4%	0.2%
Same Month Last Year	-8.1%	9.1%	-2.1%



	January 2025		January 2026	+ / -	12 Month Avg	+ / -
New Listings	149		137	-8.1%	167	4.3%
Pending Sales	82		77	-6.1%	97	6.5%
Closed Sales	66		72	9.1%	106	7.7%
Median Sales Price	\$417,750		\$449,900	7.7%	\$445,678	3.1%
Average Sales Price	\$428,997		\$484,052	12.8%	\$488,487	4.1%
List to Sale Price Ratio	96.6%		95.1%	-1.6%	96.0%	-3.4%
Days on Market	73		81	11.0%	76	11.6%
Inventory of Homes for Sale	432		423	-2.1%	507	16.8%
Months Supply of Inventory	4.1		5.9	43.9%	4.8	12.7%
Single Family Permits	14		23	64.3%	36	-12.3%

% Change in Median Price

