



BROKERS • COLONIAL • DONAHOE

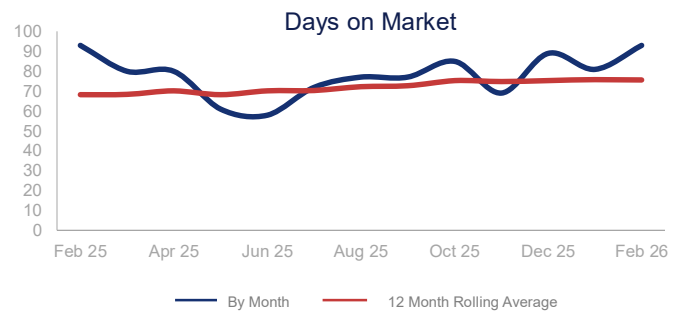
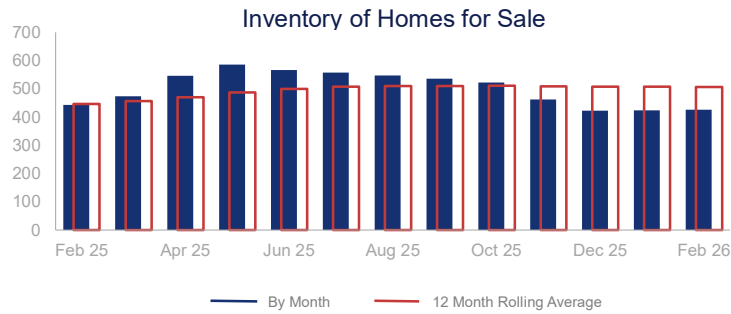
Market Report | February 2026

CACHE COUNTY

Highlights:

- Median Sales Price is up 3.0% over a 12 month rolling average but down 3.3% from the same month last year.
- Inventory of Homes for Sale is up 13.3% over a 12 month rolling average but down 3.8% from the same month last year.
- Days on Market is up 10.9% over a 12 month rolling average and even from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	27.0%	8.3%	0.7%
Same Month Last Year	29.9%	-11.4%	-3.8%



	February 2025		February 2026	+ / -	12 Month Avg	+ / -
New Listings	134		174	29.9%	170	6.1%
Pending Sales	76		102	34.2%	99	11.3%
Closed Sales	88		78	-11.4%	105	4.5%
Median Sales Price	\$432,500		\$418,165	-3.3%	\$444,894	3.0%
Average Sales Price	\$466,512		\$463,271	-0.7%	\$488,461	3.9%
List to Sale Price Ratio	95.4%		95.9%	0.5%	96.0%	-3.5%
Days on Market	93		93	0.0%	76	10.9%
Inventory of Homes for Sale	443		426	-3.8%	505	13.3%
Months Supply of Inventory	4.3		5.5	27.9%	4.9	12.2%
Single Family Permits	35		12	-65.7%	34	-16.7%

% Change in Median Price

