

Local Market Update for April 2026

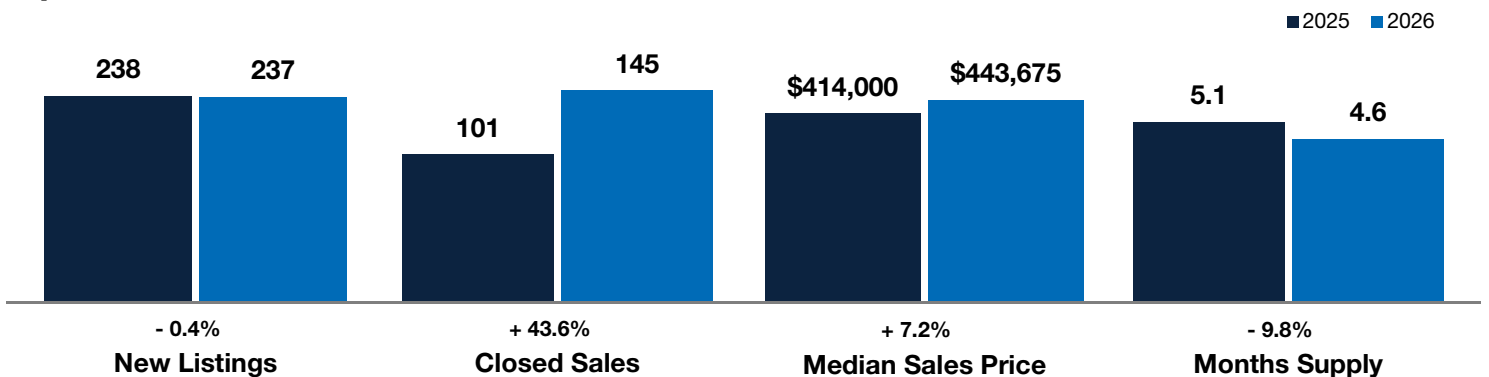
A RESEARCH TOOL PROVIDED BY THE UTAH ASSOCIATION OF REALTORS®

Cache County

Key Metrics	April			Year to Date		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
New Listings	238	237	- 0.4%	730	808	+ 10.7%
Pending Sales	134	139	+ 3.7%	434	499	+ 15.0%
Closed Sales	101	145	+ 43.6%	367	422	+ 15.0%
Median Sales Price*	\$414,000	\$443,675	+ 7.2%	\$420,000	\$440,000	+ 4.8%
Average Sales Price*	\$437,488	\$465,615	+ 6.4%	\$446,410	\$476,883	+ 6.8%
Percent of Original List Price Received*	97.0%	96.2%	- 0.8%	96.2%	96.2%	0.0%
Days on Market Until Sale	79	71	- 10.1%	82	82	0.0%
Inventory of Homes for Sale	538	537	- 0.2%	--	--	--
Months Supply of Inventory	5.1	4.6	- 9.8%	--	--	--

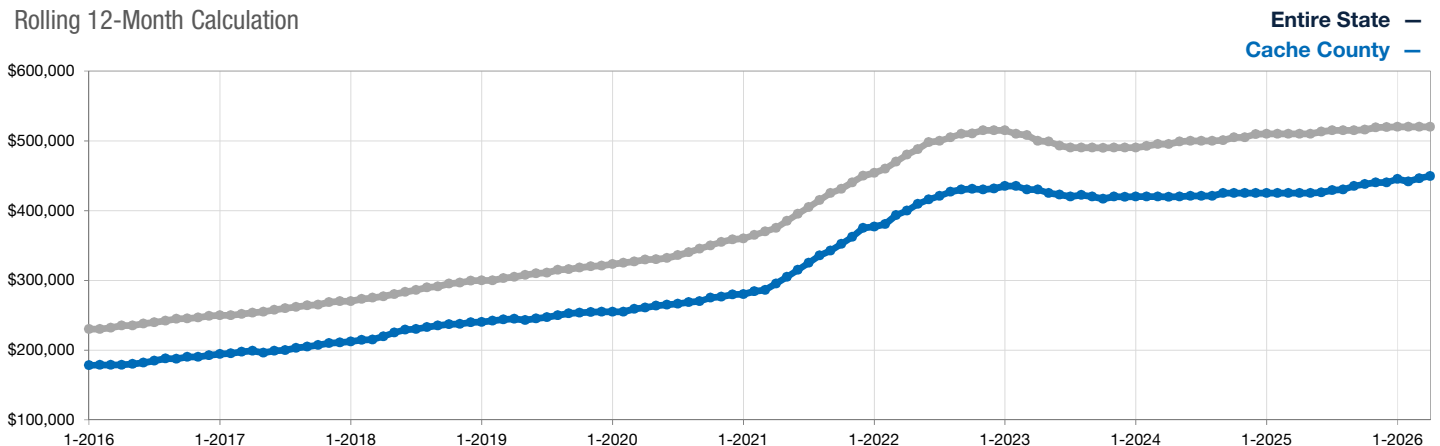
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

April



Median Sales Price

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.