

Cache County, UT

County · UT · Utah

\$451K

MEDIAN SALE PRICE

444

SALES (12 MO)

\$443K

MEDIAN VALUE (AVM)

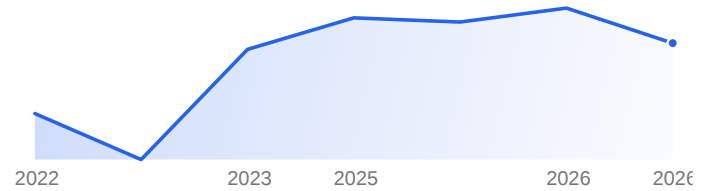
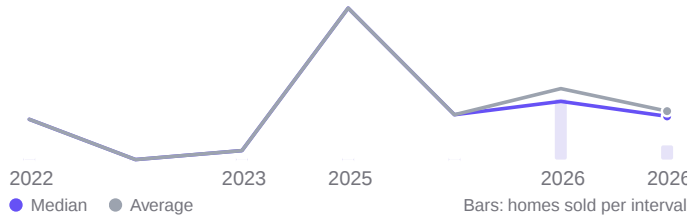
MARKET TRENDS (5 YEARS)

Sale prices

Median \$391K · Average \$420K

Price per square foot

\$264/ft²

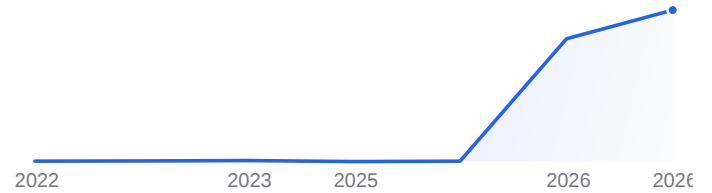


Sale premium vs estimated value

-8.7%

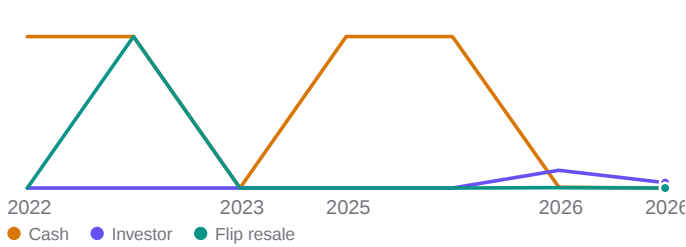
Annual turnover (share of homes sold)

1.2%



BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

0%

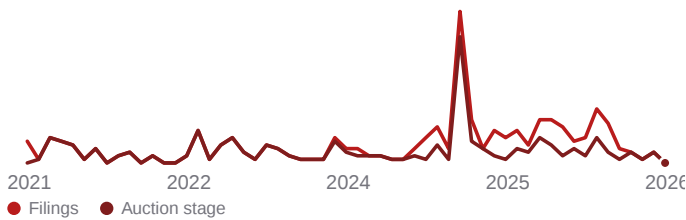
Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



Typical hold before selling

0.1 yrs

Preforeclosure filings



HOUSING STOCK

Homes	38,503
Median value (AVM)	\$443K
Median size	1,543 ft²
Median year built	1996
Single family	81%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.1%
Owner occupied	76%
Company owned	34%
Median loan-to-value	42%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	146,187
Density	126 / mi²
Median household income	\$74K
Average household income	\$95K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	210
Homes occupied	96%
Bachelor's or higher	27%
Poverty rate	12.1%
Unemployment	1.1%
Average temp	47°F
Annual precip	20 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.