

Mendon

City · UT · Utah > Cache County

\$576K

MEDIAN SALE PRICE

6

SALES (12 MO)

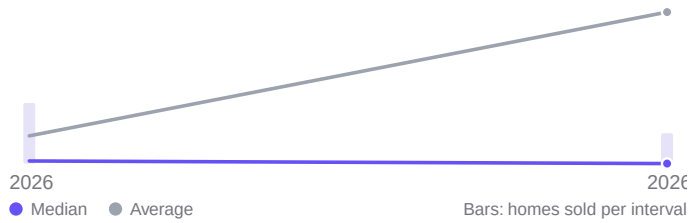
\$632K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

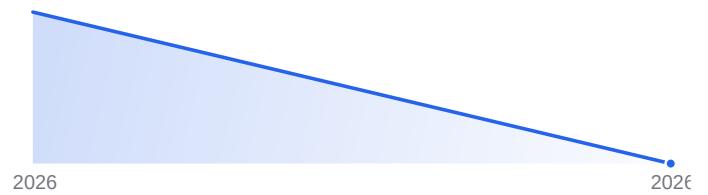
Sale prices

Median \$500K · Average \$707K



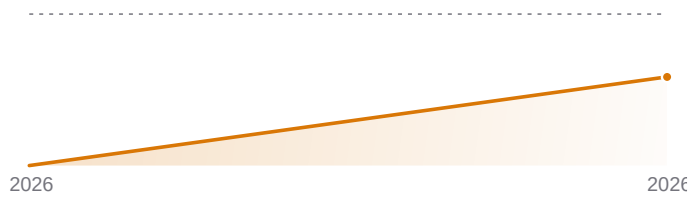
Price per square foot

\$313/ft²



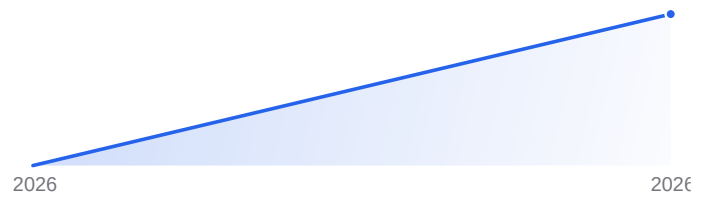
Sale premium vs estimated value

-9.1%



Annual turnover (share of homes sold)

0.8%



BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



Preforeclosure filings

Filings 1 · Auction stage 0



Financing (share of purchase price) Loan (LTV) 75% · Down payment 1.0%



HOUSING STOCK

Homes	745
Median value (AVM)	\$632K
Median size	1,928 ft²
Median year built	1998
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.3%
Owner occupied	82%
Company owned	34%
Median loan-to-value	36%
Typical ownership tenure	8.3 yrs

COMMUNITY

Population	1,422
Density	994 / mi²
Median household income	\$117K
Average household income	\$159K

Crime index (US avg 100)	26
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	288
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	2.3%
Unemployment	1.0%
Average temp	47°F
Annual precip	23 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.