

# Logan 84321

ZIP code · UT · Utah > Cache County > Logan

**\$447K**

MEDIAN SALE PRICE

**149**

SALES (12 MO)

**\$413K**

MEDIAN VALUE (AVM)

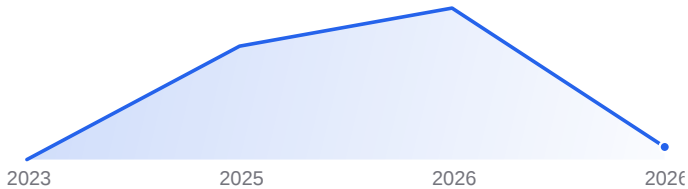
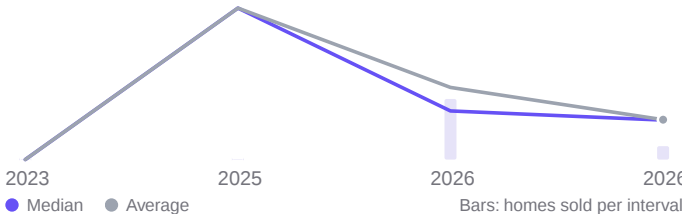
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$407K · Average \$409K

Price per square foot

\$260/ft<sup>2</sup>

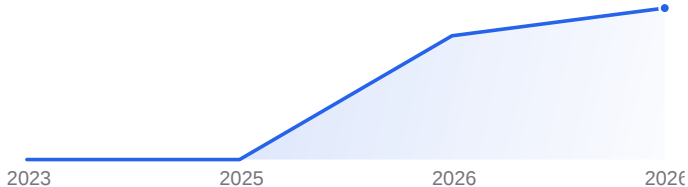


Sale premium vs estimated value

-9.1%

Annual turnover (share of homes sold)

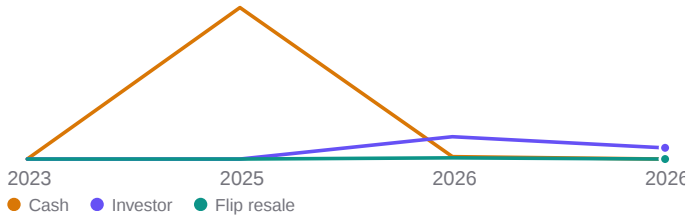
1.2%



## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 7.4% · Flip resale 0%

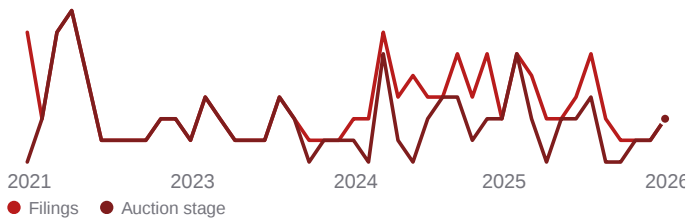


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.0%



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 12,010    |
| Median value (AVM) | \$413K    |
| Median size        | 1,432 ft² |
| Median year built  | 1987      |
| Single family      | 74%       |
| Condos             | 4.7%      |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 59%     |
| Underwater (LTV 125% or more) | 1.4%    |
| Owner occupied                | 69%     |
| Company owned                 | 35%     |
| Median loan-to-value          | 41%     |
| Typical ownership tenure      | 7.0 yrs |

## COMMUNITY

|                         |           |
|-------------------------|-----------|
| Population              | 56,064    |
| Density                 | 486 / mi² |
| Median household income | \$65K     |

|                                  |              |
|----------------------------------|--------------|
| Average household income         | <b>\$79K</b> |
| Crime index (US avg 100)         | <b>104</b>   |
| Air pollution index (US avg 100) | <b>110</b>   |
| Earthquake index (US avg 100)    | <b>206</b>   |
| Homes occupied                   | <b>96%</b>   |
| Bachelor's or higher             | <b>25%</b>   |
| Poverty rate                     | <b>15.6%</b> |
| Unemployment                     | <b>1.1%</b>  |
| Average temp                     | <b>44°F</b>  |
| Annual precip                    | <b>22 in</b> |
| Sunshine                         | <b>66%</b>   |

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.