

Mendon 84325

ZIP code · UT · Utah > Cache County > Mendon

\$576K

MEDIAN SALE PRICE

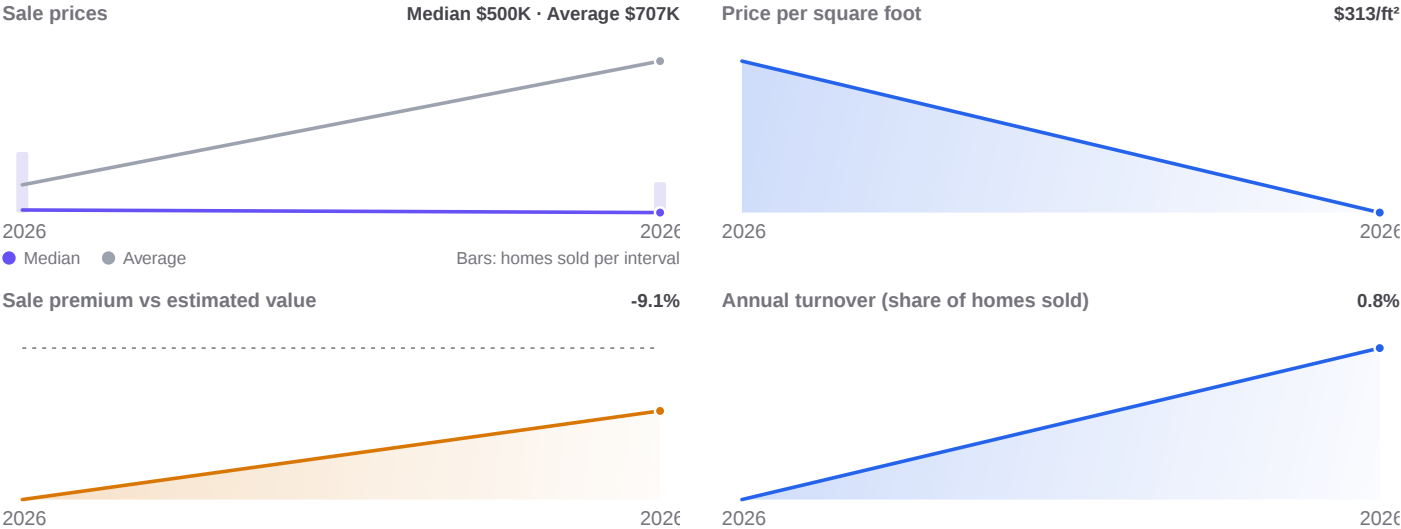
6

SALES (12 MO)

\$632K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)



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	3,042
Density	63 / mi²
Median household income	\$106K
Average household income	\$138K

Crime index (US avg 100)	50
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	297
Homes occupied	97%
Bachelor's or higher	29%
Poverty rate	2.9%
Unemployment	1.1%
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.