

YOUR MONTHLY UPDATE

with the Kristina Eck Team

YOUR LOCAL NEIGHBORHOOD REAL ESTATE NEWSLETTER

JUNE 2026



WHAT'S INSIDE

• **Maximizing Affordability**
in Today's Market

• **A Note From Kristina**
Why so many people are moving
to Cache Valley

• **Market Update**
What the numbers are looking like

• **Local Events**
Explore Community Happenings

• **Vendor Spotlight**
Our favorite cleaners

• **Backyard Trends**
For summer gatherings

• **Current Listings**
For summer gatherings

• **Maintenance Checklist**
For the beginning of Summer

• **Why Summer Listings**
Attract Serious Buyers

• **Local Business Spotlight**
Our favorite cool summer activity

• **A yummy recipe!**
See on the last page!



A NOTE FROM KRISTINA



WHY SO MANY PEOPLE ARE MOVING TO CACHE VALLEY ... AND WHY I UNDERSTAND

I've lived in a lot of different places throughout my life including Georgia, New Jersey, Connecticut, and several places along the Wasatch Front in Utah. I've owned many homes over the years, and honestly, all of that moving around is a big part of what led me into real estate. Going through the process so many times myself gave me firsthand experience with the excitement, stress, emotions, and decisions that buyers and sellers face. I realized early on that understanding those experiences personally helped me connect with people in a different way, and I knew I could use that understanding to truly help others through one of the biggest decisions of their lives. No matter where life took me, though, I always hoped I would eventually make my way back to Cache Valley.

I was actually raised in Bear Lake, Laketown to be exact, where for the longest time there was only one boy in my tiny class. Growing up in a small town teaches you a lot about community, hard work, and appreciating the simple things in life. I later studied at Utah State University before life and opportunities eventually took me to other places around the country. While living in different states and cities was an adventure, I always knew I wanted to land back here in Northern Utah. I still remember driving through Sardine Canyon while visiting home and seeing Cache Valley open up below me. Every single time, I would think, "I hope I can live here again someday."

Now, after making Providence, Utah my home for the last 23 years, I honestly feel like one of the luckiest people around. I truly cannot think of anywhere else I would rather live. My views every morning of the valley and the Wellsville Mountains start my day off with gratitude, and I completely understand why so many people are moving to Cache Valley from along the Wasatch Front and across the country. As a longtime Cache Valley Realtor and local real estate expert, I've watched buyers from Salt Lake County, Davis County, Utah County.



WHY I LOVE Cache Valley



STUNNING VIEWS

From the Wellsville Mountains to wide open valley views, there's beauty in every direction.



STRONG COMMUNITY

Small-town charm where neighbors know each other and show up for one another.



MORE HOME FOR YOUR MONEY

Larger homes, bigger lots, and more lifestyle for less compared to many Wasatch Front areas.



OUTDOOR LIFESTYLE

Hike Logan Canyon, fish the rivers, ski nearby mountains, and enjoy four beautiful seasons.



EXCELLENT SCHOOLS

Great schools and family-friendly neighborhoods that make it a wonderful place to raise kids.



LOCAL CHARM

Historic downtown Logan, local restaurants, and small businesses that make our community unique.



COMMUNITY EVENTS

From the Cache County Fair to the Cruise-In, events that bring our community together.

California, Texas, and beyond discover what makes Logan Providence, North Logan, Hyde Park, River Heights, and surrounding communities such an incredible place to live. Yes, affordability plays a big role. Right now, average home values in Cache Valley are generally in the low to mid \$400,000s, while many areas along the Wasatch Front are sitting closer to the mid \$500,000s and beyond. That price difference can completely change someone's lifestyle.

Look at my featured listings, all priced well, to get an idea of what values are here in Cache Valley. Buyers are often surprised by how much more home, land, garage space, and lifestyle they can find here compared to many areas along the Wasatch Front.

In Cache Valley, buyers are often able to get:

- More square footage
- Larger lots
- Three car garages
- RV and toy parking
- Custom homes and neighborhoods
- Mountain and valley views
- Less traffic and congestion
- A stronger sense of community

But honestly, people are moving to Cache Valley for much more than just lower housing prices. They are moving here for quality of life.

There is something special about living in Northern Utah where you can spend the morning hiking Logan Canyon, enjoy local restaurants and events in downtown Logan, and still make it home in time to watch the sunset hit the Wellsville Mountains. Families love the slower pace, excellent schools, outdoor recreation, and the feeling that neighbors still know each other here.

And this time of year especially reminds me why I love living here so much. I'm already looking forward to the Cache County Fair and Rodeo and the Cache Valley Cruise-In, two of those classic Cache Valley traditions that bring the community together every summer. Events like these are part of what makes living in Cache Valley feel different from larger cities along the Wasatch Front.

After spending years moving around and experiencing different parts of the country, I can honestly say, no place has ever felt more like home to me than Cache Valley. And after selling real estate here for 23 years, I love helping others discover why they want to call Cache Valley home too!



LESS TRAFFIC

Less congestion and a slower pace of life means more time for what matters most.



HOME

No place has ever felt more like home than Cache Valley.



QUALITY OF LIFE

Work-life balance, fresh air, and room to breathe.



FAMILY-FRIENDLY

A safe, welcoming place where families can grow and thrive.



GROWTH & OPPORTUNITY

A community that continues to grow while maintaining the values and lifestyle we love.

"After living in several states across the country, I can honestly say there is nowhere I'd rather call home than Cache Valley"



A COMMUNITY UPDATE

Cache Valley LOCAL EVENTS

- Saturdays CACHE VALLEY GARDENERS' MARKET
HISTORIC CACHE COUNTY COURTHOUSE
- June 13 CACHE VALLEY SUMMER KICKOFF
CACHE COUNTY FAIRGROUNDS
- June 18-20 SUMMERFEST ARTS FAIRE
CACHE COUNTY FAIRGROUNDS
- July 2 - 4 CACHE VALLEY CRUISE IN
CACHE COUNTY FAIRGROUNDS

YOU ARE INVITED TO OUR
Pool Party

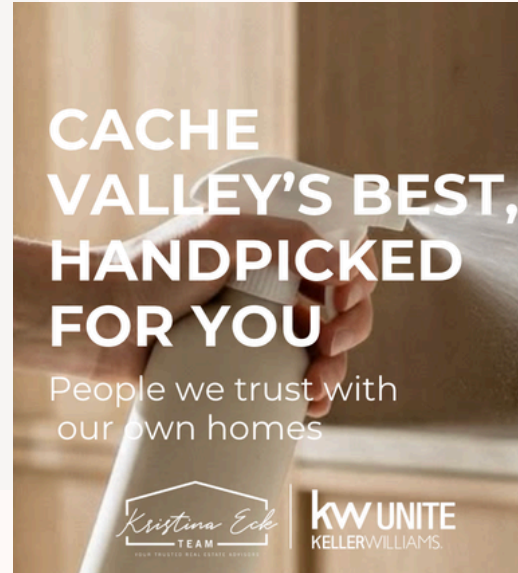
LOGAN AQUATIC CENTER
451 S 500 W LOGAN, UT 84321
TUESDAY JUNE 23 7:00- 9:00 PM
HOT DOGS & CHIPS WILL BE PROVIDED



SCAN TO RSVP

VENDOR SPOTLIGHT

JENNY JOS CLEANING



Check out our Preferred Vendor:



- Deep cleaning
- Maid Services
- Move-in or move-out
- Regular home cleaning
- Commercial cleaning

Get a quote:
(435) 225-4193

*Mention The Kristina Eck Team to save 10%

Backyard Trends for Summer Gatherings



DIY DRINK STATIONS

Self-serve agua fresca, infused water, or mocktail bars. Guests love making their own — and it takes the host off bartending duty all night.



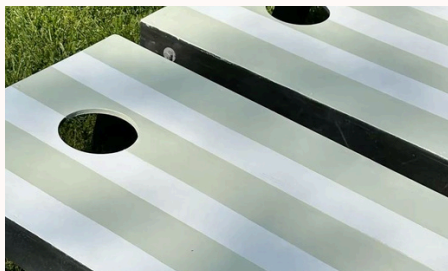
CANOPIES & SHADE

Linen or macramé overhead draping, shade sails, or a simple pergola moment. It makes any backyard feel intentional and way more Instagram-worthy.



GRAZING TABLES

Big sprawling boards with fruit, cheese, dips, and finger foods. No plates required, everyone grazes, and it looks beautiful without much effort.



LAWN GAMES

Bocce, croquet, and cornhole are back — but make them aesthetic. Wooden sets, neutral tones, or matching colors to your party palette.



LOW LIGHTING

String lights, candles, lanterns on the ground, and solar stake lights. The vibe shift from overhead to ambient lighting is everything after dark.



BAREFOOT-FRIENDLY SETUPS

Outdoor rugs, cushion seating on the grass, and low tables. Especially for pool parties. People want to feel relaxed, not like they're at a formal event.

FEATURED LISTINGS

HOMES & LAND AVAILABLE RIGHT NOW

MLS# 2135121



HEATED SHOP SPACE

315 S BEAR LAKE BLVD,
GARDEN CITY, UTAH 84028

\$1,649,000	6,886 SQFT	4 BEDS	4.5 BATHS

MLS# 2145180



FURNITURE INCLUDED

3479 S BLACK HAWK CIR #13
GARDEN CITY, UT 84028

\$1,550,000	4,080 SQFT	5 BEDS	4 BATHS

MLS# 2154053

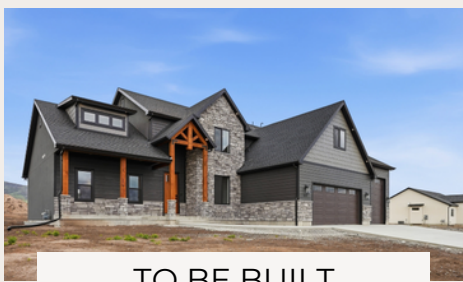


VACATION READY

140 W 150 S #22
GARDEN CITY, UT 84028

\$510,000	1,776 SQFT	3 BEDS	4 BATHS

MLS# 2155328



TO BE BUILT

2970 N MAHOGANY VALLEY RD
NORTH LOGAN, UT 84341

\$1,120,000	4,637 SQFT	6 BEDS	3.5 BATHS

MLS# 2073256



LAKE VIEW LOT

79 BROWN BEAR WAY
FISH HAVEN, ID 83287

\$189,000	0.85 ACRES

MLS# 2084075

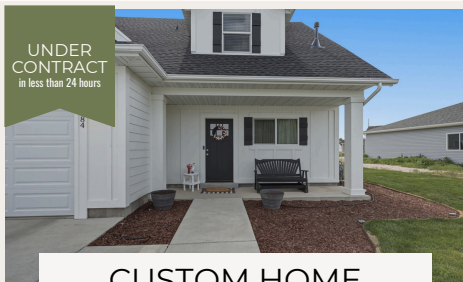


INVESTMENT POTENTIAL

427 W BLUEGRASS WAY
GARDEN CITY, UT 84028

\$99,900	0.31 ACRES

MLS# 2133914



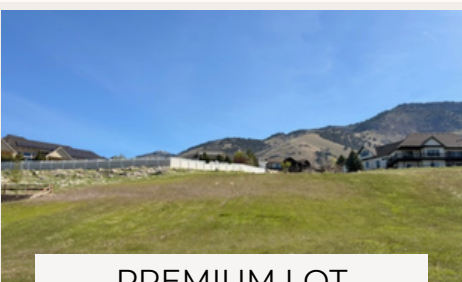
UNDER CONTRACT
in less than 24 hours

CUSTOM HOME

1884 N 515 W LOGAN, UT 84341

\$520,000	1,928 SQ FT	4 BEDS	2.5 BATHS

MLS# 2148419



PREMIUM LOT

2970 N MAHOGANY VALLEY RD
NORTH LOGAN, UT 84341

\$225,000	0.81 ACRES

MLS# 2073252



UNDER CONTRACT
Multiple offers

SPACIOUS HOME

923 W 2880 S NIBLEY, UT 84321

\$435,000	2,845 SQFT	6 BEDS	3 BATHS

Maximizing Affordability

IN TODAY'S MARKET

Cache Valley buyers are still feeling the effects of higher interest rates and affordability pressures in 2026, but there are still smart ways to make homeownership more attainable in our local market:

- **Explore Rate Buydowns:** Many lenders and even some sellers are offering temporary or permanent rate buydowns to help reduce monthly payments and make upfront costs more manageable.
- **Look Beyond the Most Competitive Areas:** Expanding your search into growing communities like Hyde Park, Nibley, Smithfield, Wellsville, or surrounding areas can open the door to more affordable options while still offering strong long-term value.
- **Leverage Assistance Programs:** Utah continues to offer down payment assistance programs and first-time buyer resources that can help buyers get into a home sooner than they think.
- **Focus on Total Monthly Costs:** Property taxes, utilities, HOA fees, and insurance costs can vary throughout Cache Valley. Looking at the total monthly cost — not just the list price — can help buyers make a smarter financial decision.
- **Stay Flexible on “Must-Haves”:** Buyers who stay focused on location, layout, and long-term potential rather than cosmetic upgrades often find the best opportunities in today's market.

As inventory continues to shift throughout the summer, staying informed on local market trends can help buyers recognize opportunities when they appear. Working with a knowledgeable local agent also gives buyers access to new listings, negotiation strategies, and insight into different neighborhoods throughout Cache Valley.

With the right strategy and realistic expectations, buyers in 2026 are still finding homes that fit both their lifestyle and budget.

Cache Valley MARKET UPDATE

FOR MAY 2026



SOLD LISTINGS



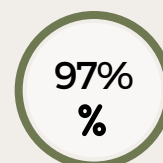
AVG DAYS ON MARKET



AVG. LIST PRICE



AVG. SALE PRICE



SALE PRICE RATIO

*PULLED FROM MLS



June

MAINTENANCE CHECKLIST

- ✓ CLEAN GARBAGE DISPOSAL
- ✓ CLEAN BATHROOM FANS
- ✓ INSPECT OUTDOOR LIGHTING
- ✓ CHECK SMOKE/CO2 DETECTORS
- ✓ ORGANIZE PANTRY

CACHE COUNTY SCHOOL

BOUNDARIES CHANGING FOR 2026-27

As Cache Valley continues to grow, Cache County School District has officially released updated school boundaries for the 2026-27 school year. These school boundary changes may affect which elementary schools, middle schools, and high schools students attend throughout communities like Logan, Providence, Hyde Park, Smithfield, Hyrum, Richmond, Mendon, North Logan, Nibley, and surrounding areas in Cache County.

For many Cache Valley families, school districts and neighborhood school boundaries are an important part of buying or selling a home. From school commute times and bus routes to future home values and neighborhood growth, these updates may impact current homeowners, future buyers, and families planning a move within Cache Valley real estate markets.

According to Cache County School District, the updated boundaries are designed to help balance student enrollment, reduce overcrowding, and prepare for the continued residential growth happening across Northern Utah and Cache Valley communities.

Scan here for the new boundary maps!



A recipe for our favorite

Backyard Dip

- 2 blocks (8 oz.) cream cheese, softened
- 1 package (1 oz.) ranch dressing mix
- 1 medium red bell pepper, chopped (1 cup)
- 1 can (4. ¼ oz.) chopped ripe olives, drained
- 1 can (11 oz.) whole kernel corn, drained
- 1 can (4 oz.) chopped green chilies, drained
- Dip tortilla chips or Ruffles Chips in it!

Local business SPOTLIGHT



339 N Main St Suite 105, Logan, UT 84321

Color Me Mine in Logan is one of those hidden gems that's perfect all summer long! When it's too hot to be outside, this is the best way to spend an afternoon with your kids. Paint, pottery, and good company, it doesn't get much better than that! I took my granddaughter here and she absolutely loved it! It's the kind of experience that slows you down in the best way and leaves you with something totally one of a kind. Go check them out this month and show them some love!

CALL US FOR

A *free* MARKET ANALYSIS



KRISTINA ECK
REALTOR®
(435) 757-7259



ABBY FLEENOR
REALTOR®
(205) 393-5390



KRISTINAECKTEAM.COM