

# YOUR MONTHLY UPDATE

*with the Kristina Eck Team*

YOUR LOCAL NEIGHBORHOOD REAL ESTATE NEWSLETTER

MAY 2026



## WHAT'S INSIDE

### • New to our Team

Meet the newest additions to our team

### • A Note from Kristina

A quick update on today's market & interest rates

### • Community Update

Explore what's happening around town

### • Vendor Spotlight

Trusted local lawncare services for spring

### • Spring Home Tips

Simple ways to get your home ready for the warm weather

### • Understanding Closing Costs

Tips before you buy

### • Featured listings

Explore our latest homes and properties



SPRING 2026

# New to the Kristina Eck Team

We're so excited to welcome Abby and Kori to the Kristina Eck Team. Each brings a unique skillset, fresh perspective, and a genuine passion for creating a seamless experience for every client. We feel so lucky to have them on the team this season.



*Abby Fleenor*

Abby is our newest licensed Realtor on the team! She brings a natural eye for design and a thoughtful approach to helping clients find spaces that feel personal, functional, and truly like home. Abby's warmth and intentionality make the process feel comfortable and well-guided, and we're so excited to have her helping clients through such an important part of their lives.



*Kori Palmer*

We are so lucky to have Kori as our very own assistant and transaction coordinator. She brings organization, creativity, and strong attention to detail to every part of the process. Born and raised in Cache Valley, Kori earned her degree in Marketing, bringing a fresh perspective to the team's branding and client experience. And as Kristina's niece, she has a deep understanding of the care and trust that go into every transaction!



## Why work with our team?

- Local expertise across Cache Valley, Bear Lake, and Idaho
- Seamless, organized experience from start to finish
- Strong marketing and strategic approach to every listing
- A team that truly cares about your goals
- Clear communication and guidance every step of the way
- Trusted relationships and a collaborative team approach





## 🌸 A NOTE FROM KRISTINA 🌸

The real estate market continues to shift as we move through spring, and one of the biggest factors right now is interest rates. While many expected rates to come down more quickly this year, they've remained a bit higher than anticipated—largely due to ongoing inflation pressures.

### • Interest Rates Holding Steady

Mortgage rates remain just above 6%, keeping buyers more cautious but still active when the right home comes up.

### • Why Rates Aren't Dropping Faster

Higher energy prices are adding pressure to inflation, which slows the pace of rate cuts and keeps borrowing costs elevated.

### • What We're Seeing Locally

In Cache Valley, homes are still selling, but buyers are taking more time and being more selective.

### • Opportunities for Buyers

With less competition than peak years, buyers have more room to negotiate and make confident decisions.

### • Advice for Sellers

Pricing and presentation matter. Well-positioned homes are still moving, while overpriced homes are sitting longer.

If you have questions about what this means for you, our team is always here to help!

## Cache Valley MARKET UPDATE

FOR APRIL 2026



SOLD LISTINGS



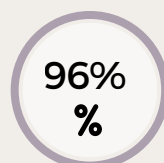
AVG DAYS ON MARKET



AVG. LIST PRICE



AVG. SALE PRICE



SALE PRICE RATIO

\*PULLED FROM MLS

# Happy Mothers Day!

CELEBRATING ALL THE AMAZING WOMEN IN OUR LIVES THIS MONTH

There's something special about May in Cache Valley. The valley starts to come alive, the mountains turn that deep spring green, and everything just feels a little lighter. Mother's Day always gives me a moment to slow down and reflect on what matters most. One of my greatest blessings is being close to the people I love. I have the gift of living near my own mother here in Providence, and as a mom myself, having my daughters just minutes away in Hyrum and Smithfield is something I never take for granted. I also feel so grateful to be a bonus mom to my husband's three kids. In a world that moves fast, there is something incredibly meaningful about being able to show up for each other in the everyday moments. A quick visit, a shared meal, or simply knowing family is close by... that's what truly makes a place feel like home. Wishing all the amazing moms a Mother's Day filled with love, connection, and the simple moments that matter most.

*-Kristina Eck*



# A COMMUNITY UPDATE

## Cache Valley LOCAL EVENTS

- May 7-9 VINTAGE MARKET DAYS  
CACHE COUNTY FAIRGROUNDS
- Saturdays CACHE VALLEY GARDENERS' MARKET  
HISTORIC COURTHOUSE, LOGAN
- May 15-16 CACHE ROCK & GEM CLUB SHOW  
CACHE COUNTY EVENT CENTER
- Wednesdays ALIVE AFTER 5 CONCERT SERIES  
LAUB PLAZA
- May 26 MEMORIAL DAY PROGRAM  
LOGAN CITY CEMETERY

## VENDOR SPOTLIGHT

### TERRA VISTA LAWN CARE



Check out our Preferred Vendor:

**TERRA VISTA LAWN CARE**

- Mowing • Edging
- Fertilizing
- Weed Control
- Aeration • Clean-Ups

**Get a quote:  
435-994-8196**

\*Mention The Kristina Eck Team to save 10%

**CACHE VALLEY'S BEST, HANDPICKED FOR YOU**

People we trust with our own homes

*Kristina Eck* TEAM | **KW UNITE**  
KELLERWILLIAMS

## Spring Home Tips



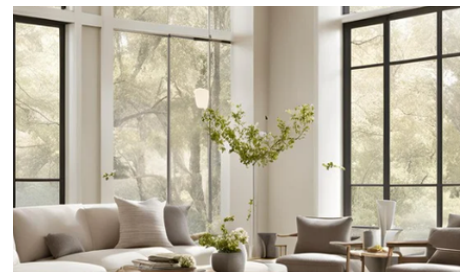
### EXTERIOR REFRESH

A new front door, updated siding, or a fresh coat of paint can dramatically boost curb appeal and make a lasting first impression.



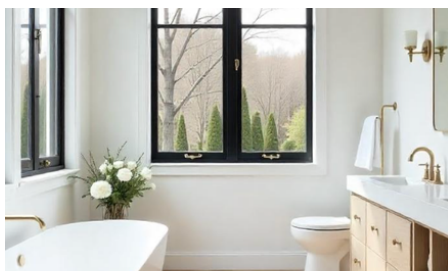
### MINOR KITCHEN REMODEL

Replacing counters, adding a backsplash, and upgrading fixtures can transform the space without the cost of a full remodel.



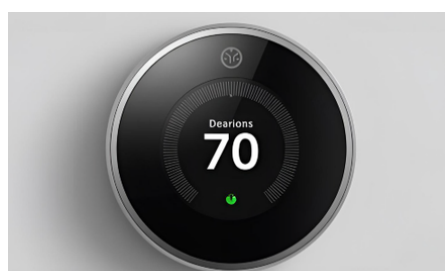
### ENERGY-EFFICIENT WINDOWS

Buyers value lower utility bills and improved comfort, making this upgrade both practical and appealing.



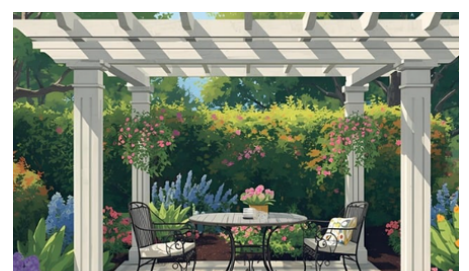
### BATHROOM TOUCH-UPS

Fresh grout, updated mirrors, and modern faucets go a long way toward making bathrooms feel clean and current.



### SMART HOME FEATURES

Adding a smart thermostat, video doorbell, or lighting system can make your home stand out to tech-savvy buyers.



### OUTDOOR LIVING ENHANCEMENTS

A simple deck, pergola, or refreshed landscaping can create usable outdoor space that buyers are actively seeking in 2026.

# CURRENT 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
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MLS# 2145180



FURNITURE INCLUDED

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

\$1,550,000	4,080 SQFT	5 BEDS	4 BATHS
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MLS# 2154053

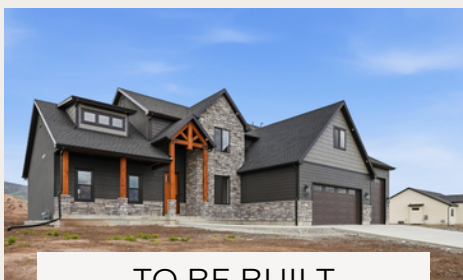


VACATION READY

140 W 150 S #22  
GARDEN CITY, UT 84028

\$510,000	1,776 SQFT	3 BEDS	4 BATHS
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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
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MLS# 2073256



LAKE VIEW LOT

79 BROWN BEAR WAY  
FISH HAVEN, ID 83287

\$189,000	0.85 ACRES
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MLS# 2084075



INVESTMENT POTENTIAL

427 W BLUEGRASS WAY  
GARDEN CITY, UT 84028

\$99,900	0.31 ACRES
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MLS# 2133914

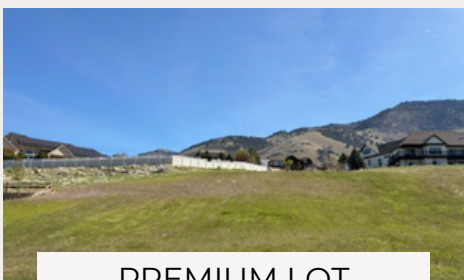


PEACEFUL AREA

739 W SNOWBERRY CT  
GARDEN CITY, UT 84028

\$60,000	0.13 ACRES
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MLS# 2148419

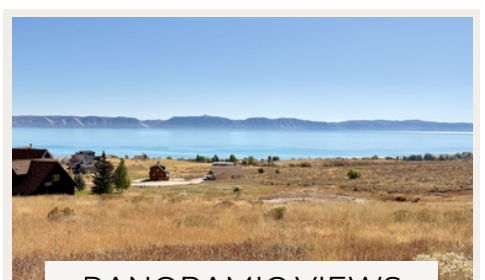


PREMIUM LOT

2970 N MAHOGANY VALLEY RD  
NORTH LOGAN, UT 84341

\$225,000	0.81 ACRES
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MLS# 2073252



PANORAMIC VIEWS

197 BROWN BEAR WAY  
FISH HAVEN, ID 83287

\$160,000	0.79 ACRES
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# May

## MAINTENANCE CHECKLIST

- ☑ INSPECT OUTDOOR FAUCETS
- ☑ SERVICE LAWNMOWER
- ☑ CLEAN GRILL
- ☑ INSPECT DECK/PATIO
- ☑ CLEAN WINDOWS AND SCREENS

## UNDERSTANDING CLOSING COSTS

### Before You Buy

Closing costs can surprise first-time buyers, but preparing ahead makes the process much smoother. These costs often catch new homeowners off guard, adding unexpected expenses to the home-buying journey.

#### WHAT THEY INCLUDE:

In Utah, closing costs typically include lender fees, appraisal costs, title insurance, escrow fees, and prepaid items like property taxes and homeowners insurance. Buyers should also budget separately for inspections, which are paid earlier in the process.

#### AVERAGE RANGE:

Most buyers in Utah can expect to pay around 2–4% of the purchase price in closing costs, though this can vary depending on the loan type and purchase details. It's always best to get a detailed estimate from your lender early on.

#### NEGOTIATION POTENTIAL:

In today's market, it's becoming more common for buyers to negotiate seller concessions to help cover closing costs. This can be a valuable strategy depending on the property and overall market conditions.

## Local business SPOTLIGHT



MERAKI  
— FLORAL CO. —

96 E Center St, Logan, UT 84321

Your go to flower + gift shop right here in Logan (In the cute Sinclair Gas Station on Center Street!) They offer full-service floral (weddings, events, daily deliveries), custom gift boxes curated just for you, unique, high-end blooms + fresh weekly color palettes, locally sourced flowers coming in season, plants, candles, jewelry + more for the perfect gift. Make sure to stop by to freshen up your space this month!

## CALL US FOR

### A *free* MARKET ANALYSIS



KRISTINA ECK  
REALTOR®  
(435) 757-7259



ABBY FLEENOR  
REALTOR®  
(205) 393-5390



KRISTINAECKTEAM.COM



@KRISTINAECKTEAM

## A recipe for Kristina's famous Chocolate Chip Cookies

- |  |   |
|--|---|
| <p>1. 1 lb Butter<br/>2 C Brown Sugar<br/>1 ½ C White Sugar<br/>2 tbsp vanilla<br/>3 eggs<br/>Mix well</p> | <p>2. 6 C Flour<br/>½ tsp Salt<br/>1 ½ tsp Baking Soda<br/>4 C Chocolate Chips<br/>Bake at 350°<br/>11-12 minutes</p> |
|--|---|



KW UNITE  
KELLER WILLIAMS