



Bear River City, Utah.

Current market data.

10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

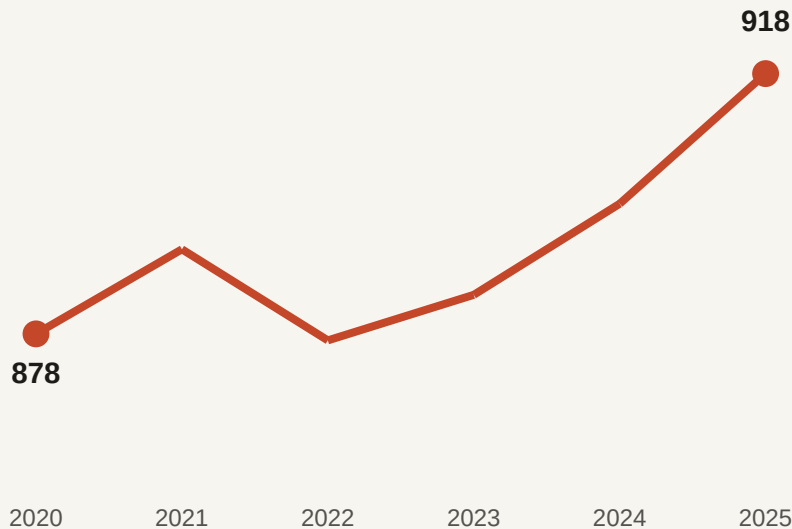


POPULATION

**Growing. Up 4.6% since
2020.**

918

people, the 160th-largest of Utah's cities and towns.



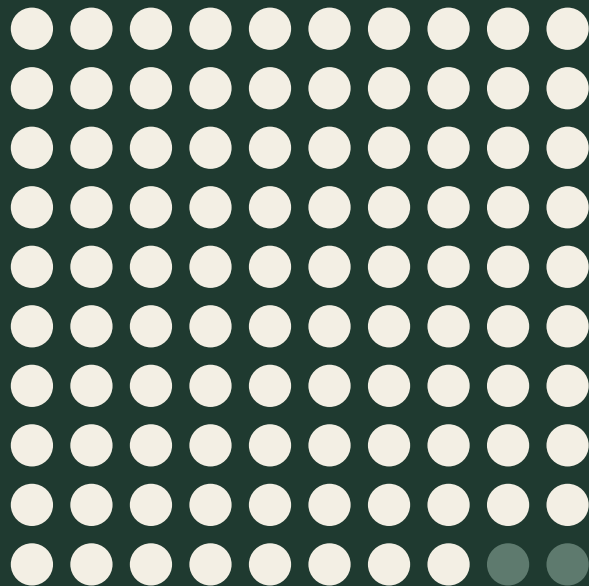
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

98.0%

of 98 jobs located in Bear River City are filled by
in-commuters.

Source: Census LEHD LODES, 2023



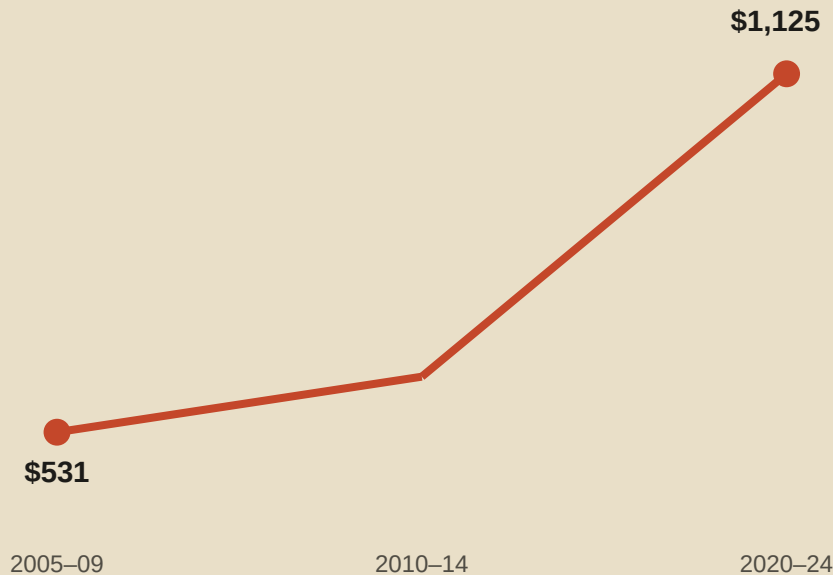
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 112%
since the 2005–2009
survey, before inflation.

\$1,125

a month. Utah's median is \$1,496.





THE SEAM

Cross one tract line and median rent jumps \$730.

A \$730 gap between neighbors, the sharpest rent edge between adjacent tracts in Box Elder County.

TRACT 9605

\$858

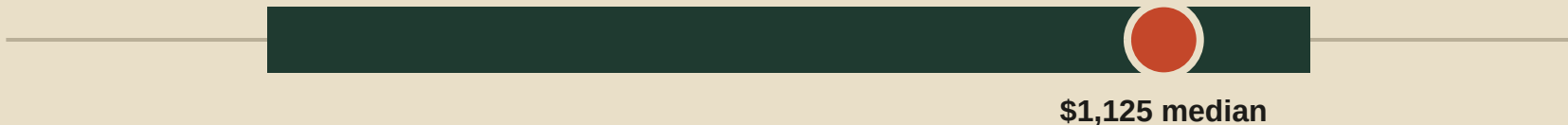
TRACT 9608.01

\$1,588

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$787–\$1,180



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

12

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.4% to the 272 homes here.

0–1

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 12% less than Utah's.

\$433,100

median home value in Bear River City.

Bear River City



\$433,100

Utah



\$489,400

U.S.



\$332,700

THAT WAS BEAR RIVER CITY'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/ut/bear-river-city/

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