



Big Water, Utah.

Current market data.

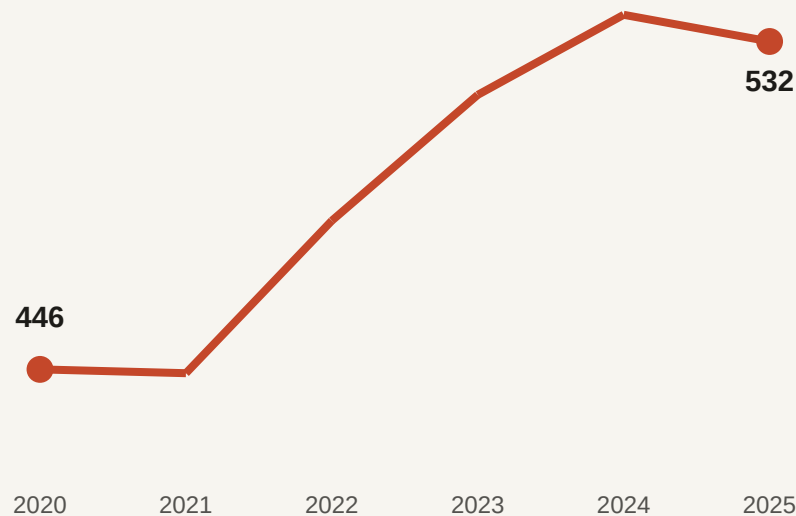
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 19.3% since 2020.

532

people, the 189th-largest of Utah's cities and towns.



THE WORKDAY

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

96.9%

of 97 jobs located in Big Water are filled by in-commuters.



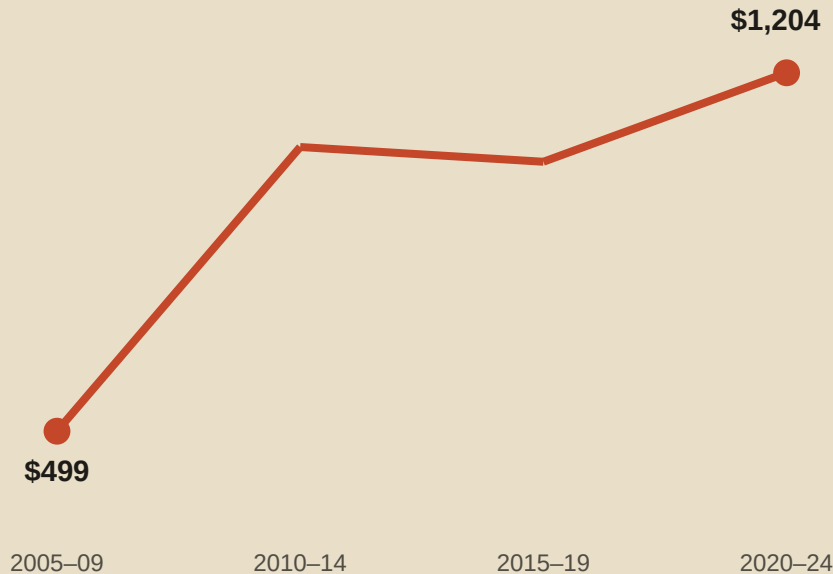
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 141%
since the 2005–2009
survey, before inflation.

\$1,204

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



THE SEAM

Cross one tract line and median rent jumps \$216.

A \$216 gap between neighbors, the sharpest rent edge between adjacent tracts in Kane County.

TRACT 1302

\$1,026

TRACT 1301

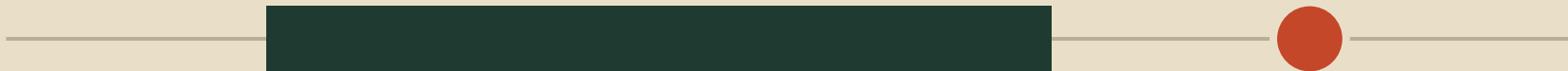
\$1,242



ROOM TO BUILD

The median rent is above what local wages can carry.

\$723–\$1,085



\$1,204 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

57

homes permitted, 2022–2025

5%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 301 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 44% less than Utah's.

\$272,500

median home value in Big Water.

Big Water



\$272,500

Utah



\$489,400

U.S.



\$332,700

THAT WAS BIG WATER'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/big-water/**](https://almanacdata.ai/e/ut/big-water/)

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