



Clearfield, Utah.

Current market data.

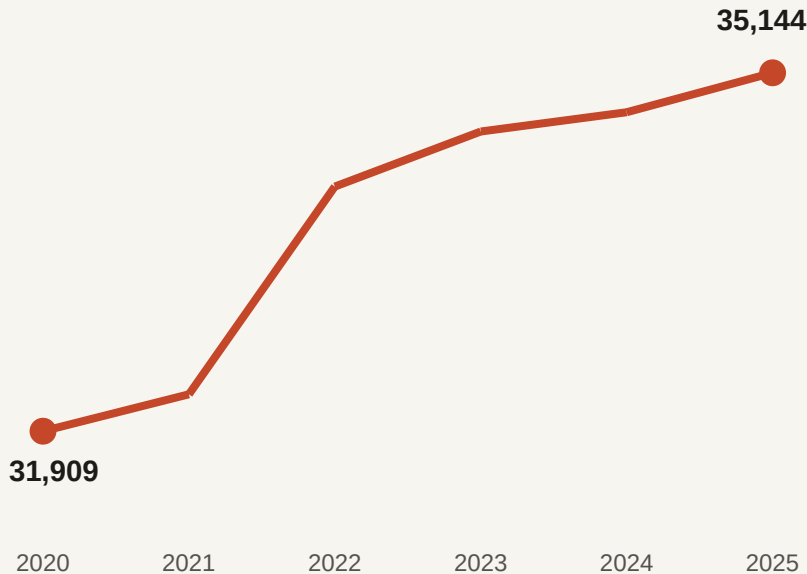
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.1% since 2020.

35,144

people, the 34th-largest of Utah's cities and towns.

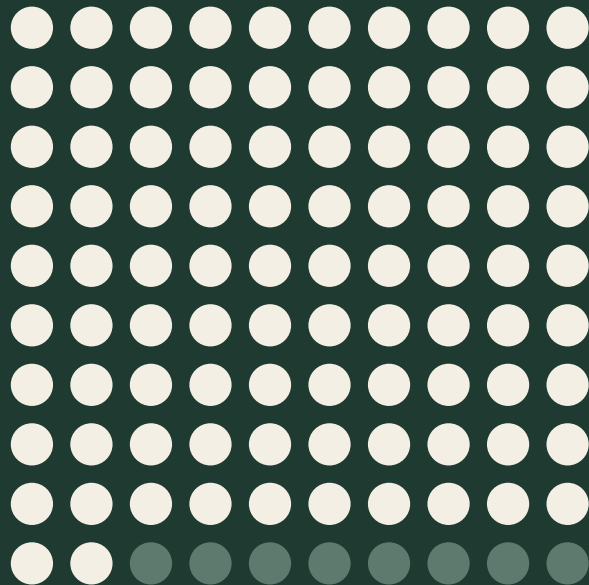


THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

91.9%

of 17,154 jobs located in Clearfield are filled by in-commuters.



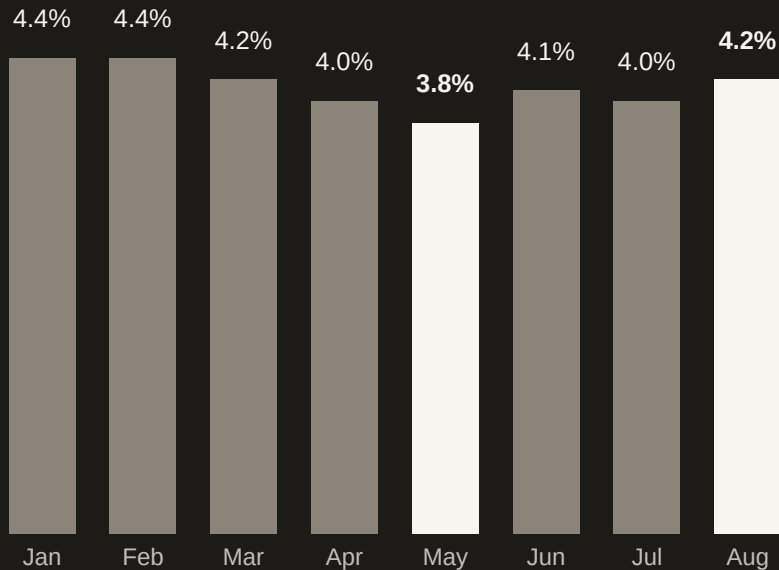
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.8%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.2%.

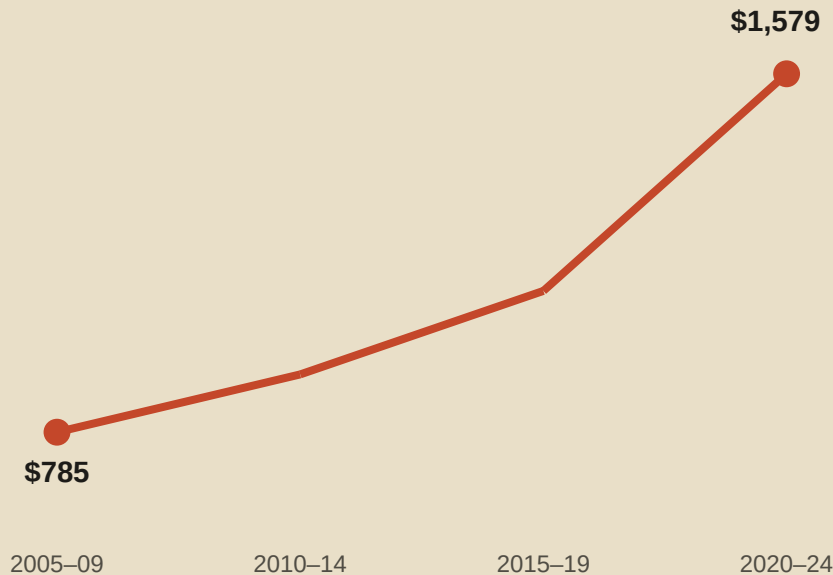


RENT

Median rent is up 101%
since the 2005–2009
survey, before inflation.

\$1,579

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,497 gap between neighbors, the sharpest rent edge between adjacent tracts in Davis County.

TRACT 1251.02

\$1,451

TRACT 1251.04

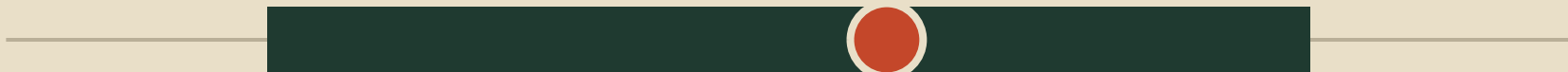
\$2,948



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,217–\$1,826



\$1,579 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

2,382

homes permitted in ten years,
2016–2025

75%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.4% to the 12,042 homes here.

60–172

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



HOME VALUE

A median home costs 24% less than Utah's.

\$373,900

median home value in Clearfield.

Clearfield



\$373,900

Utah



\$489,400

U.S.



\$332,700

THAT WAS CLEARFIELD'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/clearfield/**](https://almanacdata.ai/e/ut/clearfield/)

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