



Eagle Mountain, Utah.

Current market data.

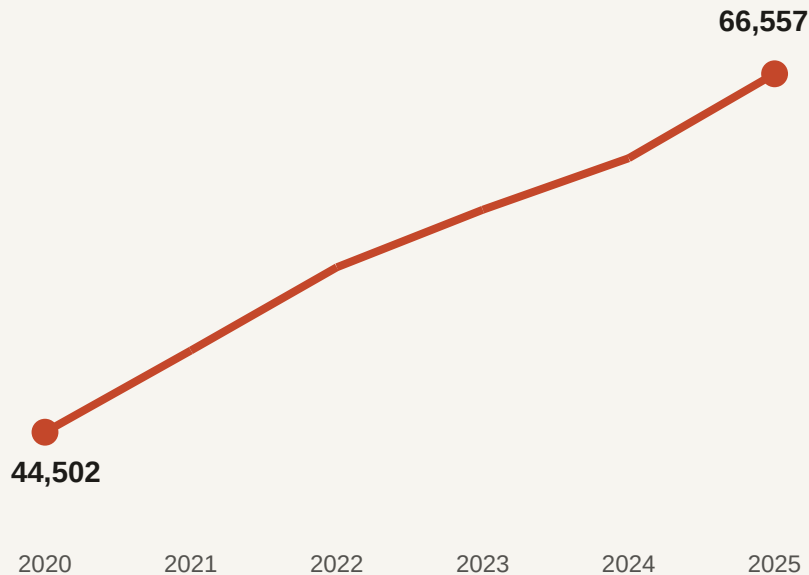
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 49.6% since 2020.

66,557

people, the 12th-largest of Utah's cities and towns.



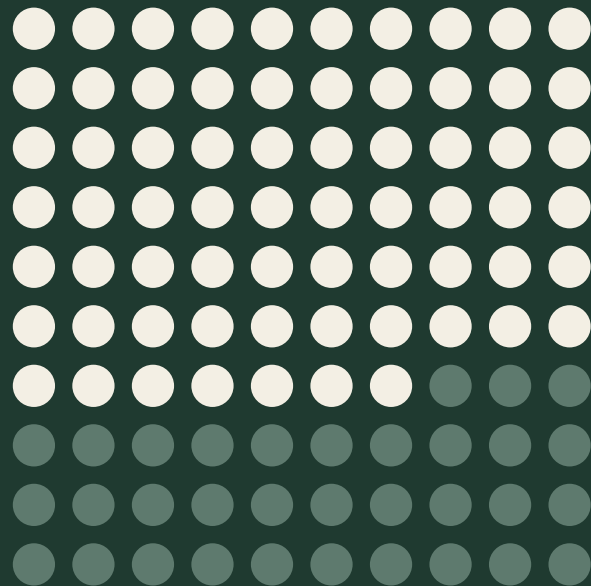
THE WORKDAY

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

67.4%

of 5,153 jobs located in Eagle Mountain are filled by
in-commuters.

Source: Census LEHD LODES, 2023



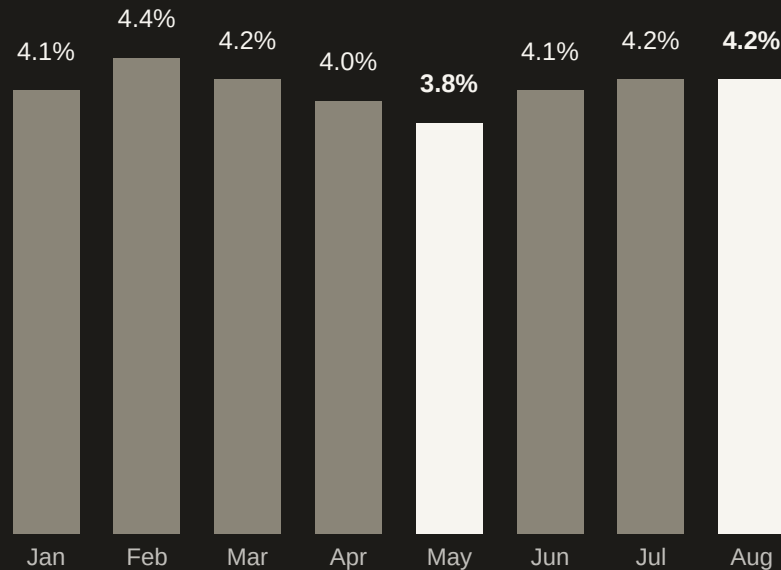
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.8%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.4%.

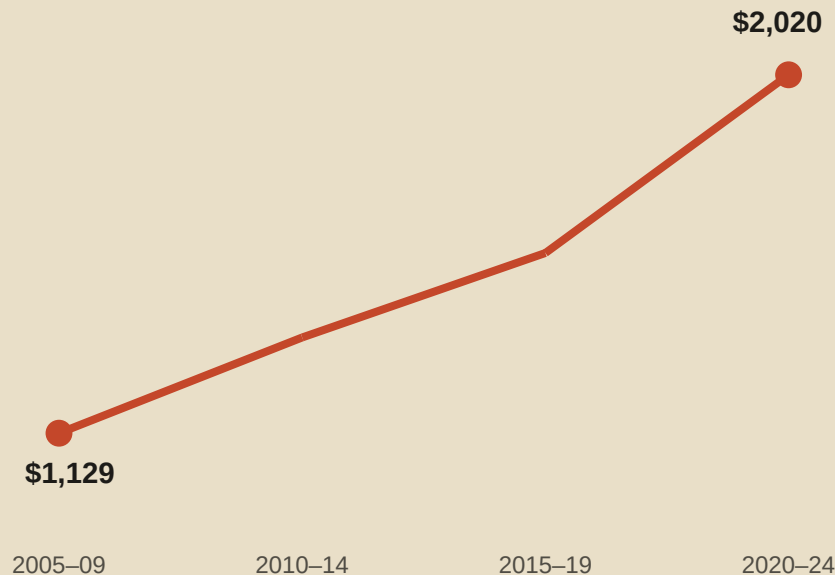


RENT

**Median rent is up 79%
since the 2005–2009
survey, before inflation.**

\$2,020

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,892 gap between neighbors, the sharpest rent edge between adjacent tracts in Utah County.

TRACT 7.06

\$1,609

TRACT 7.07

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,003–\$1,505



is the monthly rent range local workforce wages support.

BUILDING

8% of the housing here was built before 2000.

10,966

homes permitted in ten years,
2016–2025

6%

of those were in multifamily
buildings

8%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.4% to the 12,942 homes here.

42–52

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



HOME VALUE

A median home costs 6%
more than Utah's.

\$518,100

median home value in Eagle Mountain.

Eagle Mountain



\$518,100

Utah



\$489,400

U.S.



\$332,700

THAT WAS EAGLE MOUNTAIN'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/eagle-mountain/**](https://almanacdata.ai/e/ut/eagle-mountain/)

The Almanac · your hyper-diligent research partner