



Francis, Utah.

Current market data.

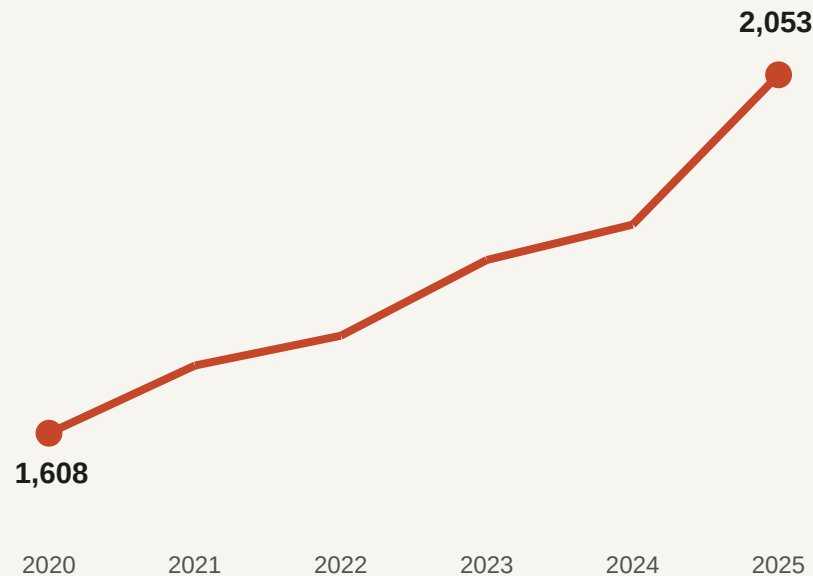
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 27.7% since 2020.

2,053

people, the 121st-largest of Utah's cities and towns.



THE WORKDAY

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

90.8%

of 262 jobs located in Francis are filled by in-commuters.



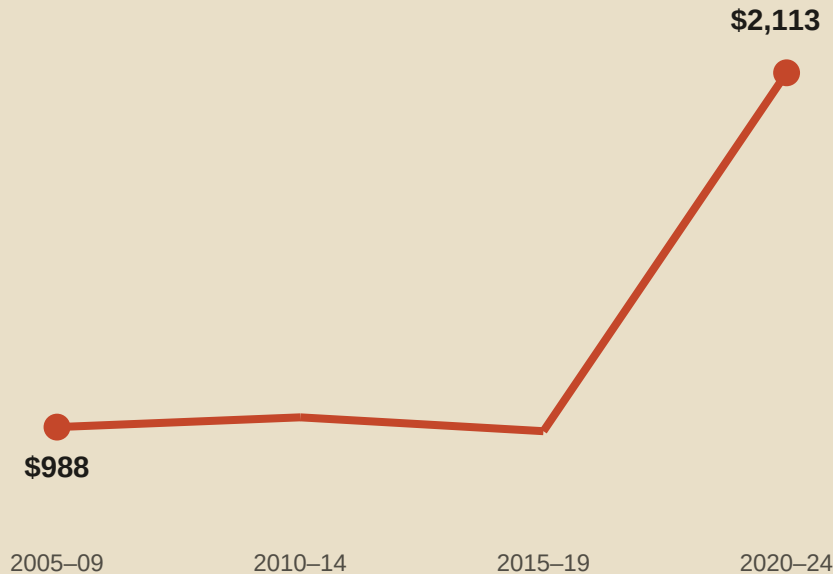
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 114%
since the 2005–2009
survey, before inflation.

\$2,113

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,208 gap between neighbors, the sharpest rent edge between adjacent tracts in Summit County.

TRACT 9642.01

\$1,293

TRACT 9641.03

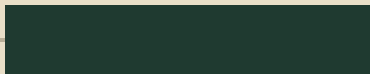
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$841–\$1,262



\$2,113 median

is the monthly rent range local workforce wages support.

BUILDING

41% of the housing here was built before 2000.

327

homes permitted in ten years,
2016–2025

1%

of those were in multifamily
buildings

41%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 604 homes here.

1–3

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



HOME VALUE

A median home costs 62%
more than Utah's.

\$792,700

median home value in Francis.

Francis



\$792,700

Utah



\$489,400

U.S.



\$332,700

THAT WAS FRANCIS'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/francis/**](https://almanacdata.ai/e/ut/francis/)

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