



Fruit Heights, Utah.

Current market data.

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

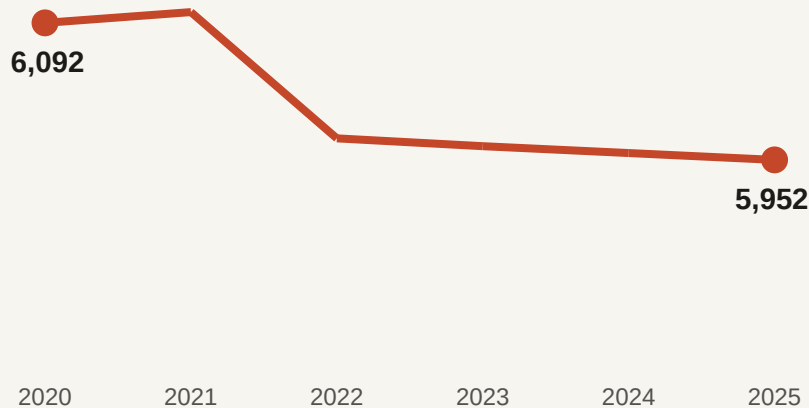


POPULATION

Down 2.3% since 2020.

5,952

people, the 88th-largest of Utah's cities and towns.



THE WORKDAY

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

92.5%

of 717 jobs located in Fruit Heights are filled by in-commuters.



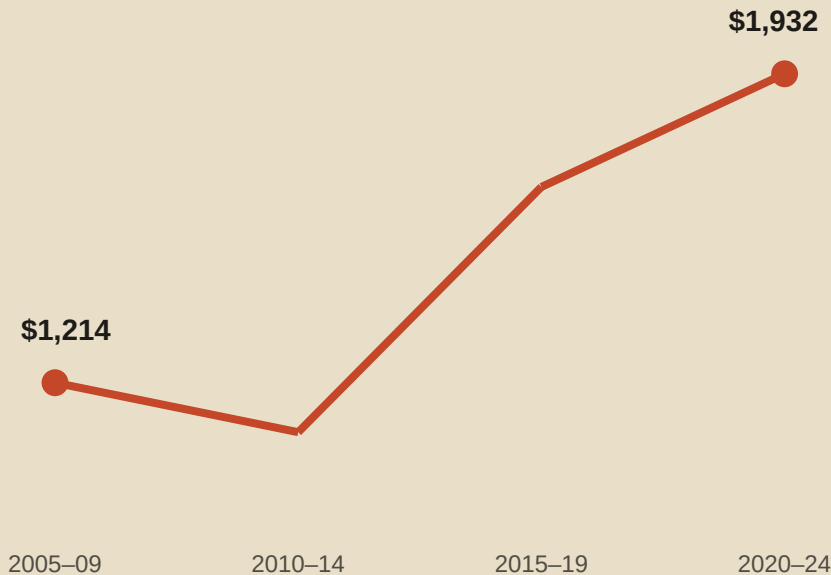
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 59%
since the 2005–2009
survey, before inflation.

\$1,932

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

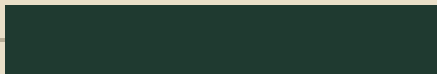
\$2,948



ROOM TO BUILD

The median rent is above what local wages can carry.

\$850–\$1,275



\$1,932 median

is the monthly rent range local workforce wages support.

BUILDING

68% of the housing here was built before 2000.

102

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

68%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.0–0.3% to the 2,007 homes here.

1–7

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



HOME VALUE

A median home costs 36% more than Utah's.

\$667,700

median home value in Fruit Heights.

Fruit Heights



\$667,700

Utah



\$489,400

U.S.



\$332,700

THAT WAS FRUIT HEIGHTS'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/fruit-heights/**](https://almanacdata.ai/e/ut/fruit-heights/)

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