



Highland, Utah.

Current market data.

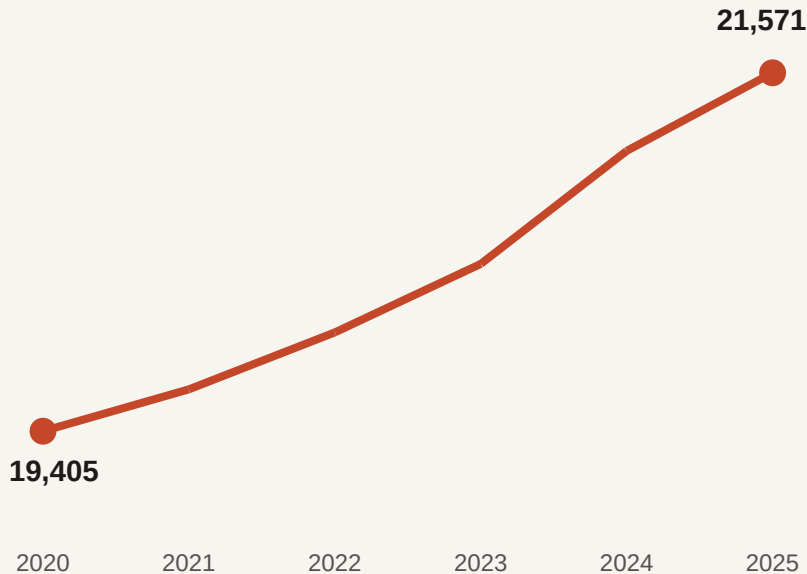
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.2% since 2020.

21,571

people, the 46th-largest of Utah's cities and towns.

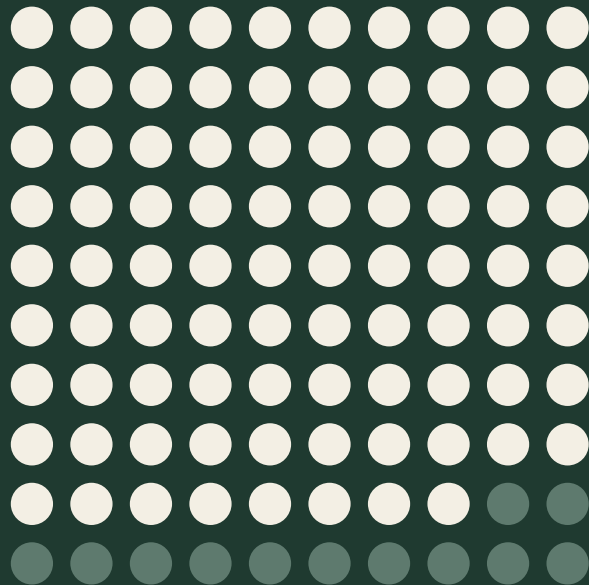


THE WORKDAY

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

88.4%

of 3,842 jobs located in Highland are filled by in-commuters.



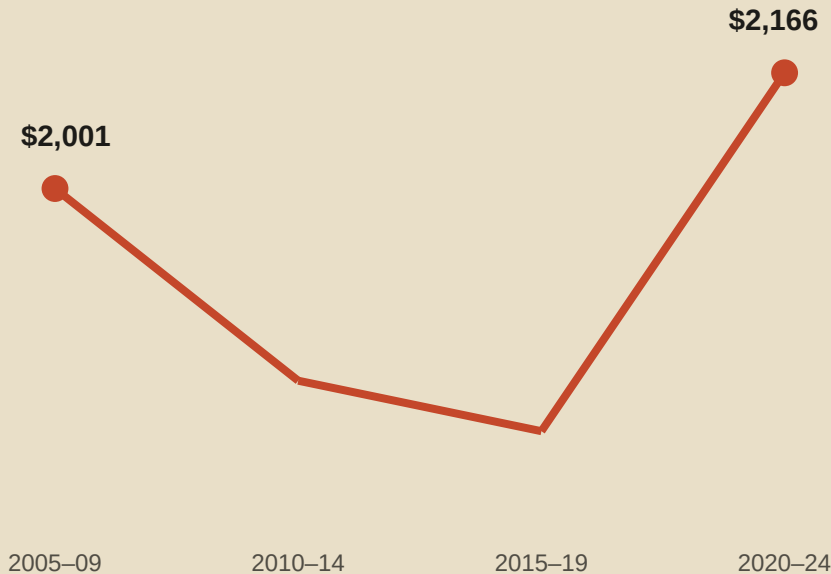
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 8%
since the 2005–2009
survey, before inflation.

\$2,166

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

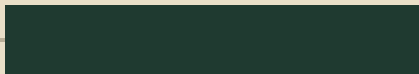
TRACT 7.07

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$932–\$1,398



\$2,166 median

is the monthly rent range local workforce wages support.

BUILDING

35% of the housing here was built before 2000.

1,363

homes permitted in ten years,
2016–2025

18%

of those were in multifamily
buildings

35%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 5,206 homes here.

7–38

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



HOME VALUE

A median home costs 90% more than Utah's.

\$928,300

median home value in Highland.

Highland



\$928,300

Utah



\$489,400

U.S.



\$332,700

THAT WAS HIGHLAND'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/highland/**](https://almanacdata.ai/e/ut/highland/)

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