



Hinckley, Utah.

Current market data.

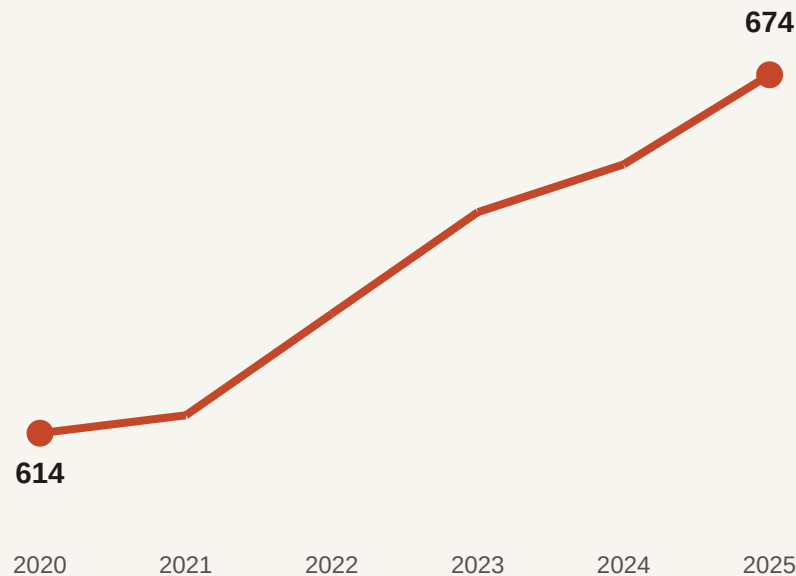
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 9.8% since 2020.

674

people, the 177th-largest of Utah's cities and towns.



THE WORKDAY

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

90.0%

of 40 jobs located in Hinckley are filled by in-commuters.



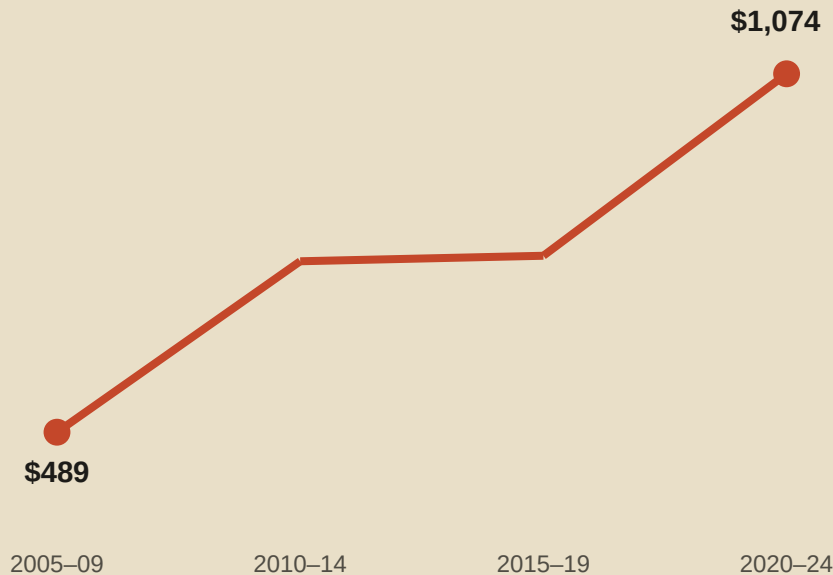
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 120%
since the 2005–2009
survey, before inflation.

\$1,074

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



THE SEAM

Cross one tract line and median rent jumps \$247.

A \$247 gap between neighbors, the sharpest rent edge between adjacent tracts in Millard County.

TRACT 9743

\$785

TRACT 9741

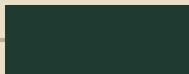
\$1,032



ROOM TO BUILD

The median rent is above what local wages can carry.

\$268–\$402



\$1,074 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

19

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.4% to the 267 homes here.

0–1

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



HOME VALUE

A median home costs 54% less than Utah's.

\$224,400

median home value in Hinckley.

Hinckley



\$224,400

Utah



\$489,400

U.S.



\$332,700

THAT WAS HINCKLEY'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/hinckley/**](https://almanacdata.ai/e/ut/hinckley/)

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