



Layton, Utah.

Current market data.

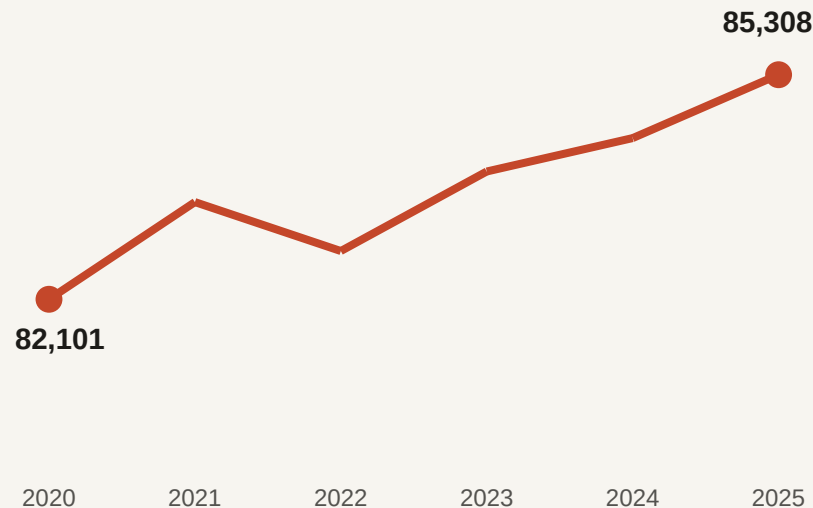
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.9% since 2020.

85,308

people, the 11th-largest of Utah's cities and towns.

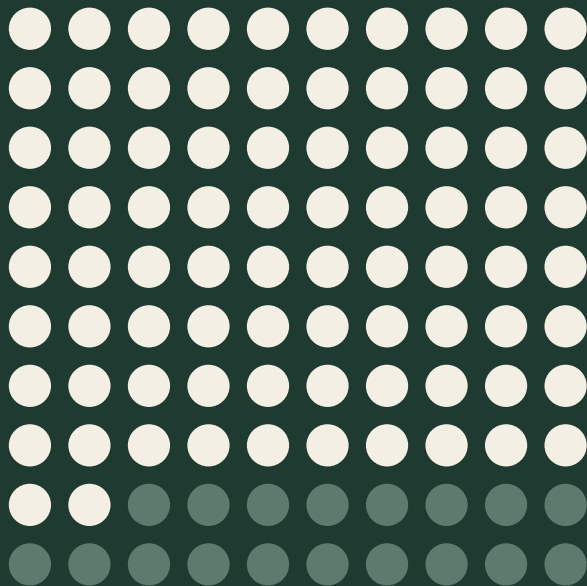


THE WORKDAY

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

81.9%

of 31,550 jobs located in Layton are filled by in-commuters.



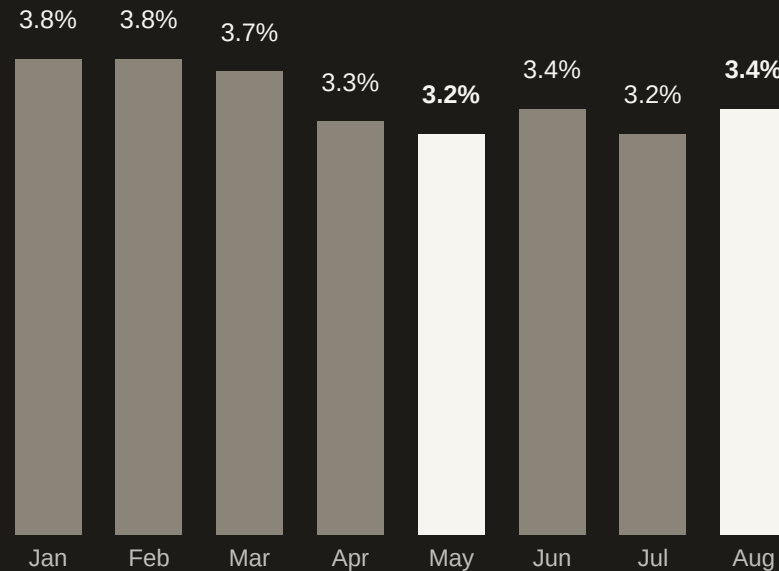
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.2%.

3.4%

in August 2026, the latest month released. A year earlier it was 3.5%.



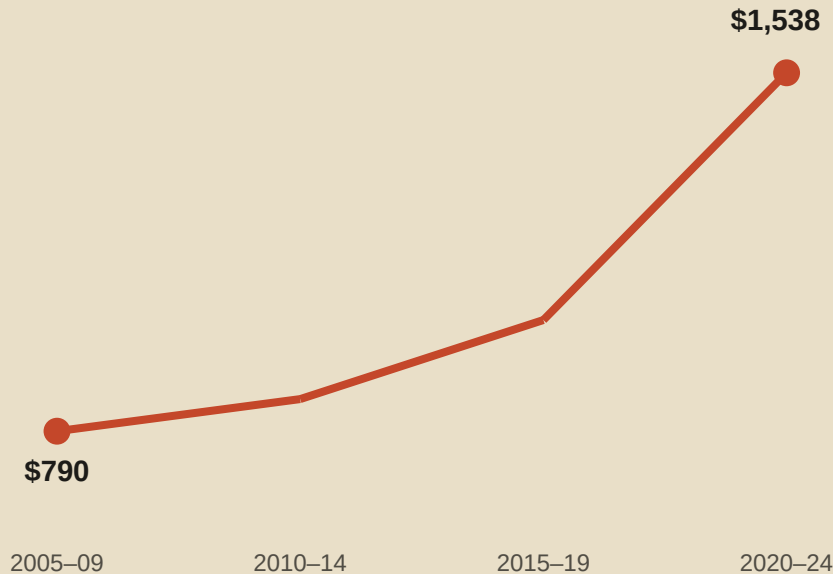


RENT

Median rent is up 95%
since the 2005–2009
survey, before inflation.

\$1,538

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

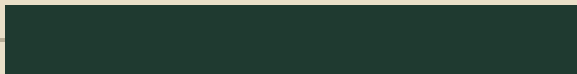
\$2,948



ROOM TO BUILD

The median rent is above what local wages can carry.

\$784–\$1,176



\$1,538 median

is the monthly rent range local workforce wages support.

BUILDING

63% of the housing here was built before 2000.

4,486

homes permitted in ten years,
2016–2025

36%

of those were in multifamily
buildings

63%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 29,155 homes here.

97–316

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



HOME VALUE

A median home costs 2%
less than Utah's.

\$477,700

median home value in Layton.

Layton



Utah



U.S.





THAT WAS LAYTON'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/layton/**](https://almanacdata.ai/e/ut/layton/)

The Almanac · your hyper-diligent research partner