



Leeds, Utah.

Current market data.

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

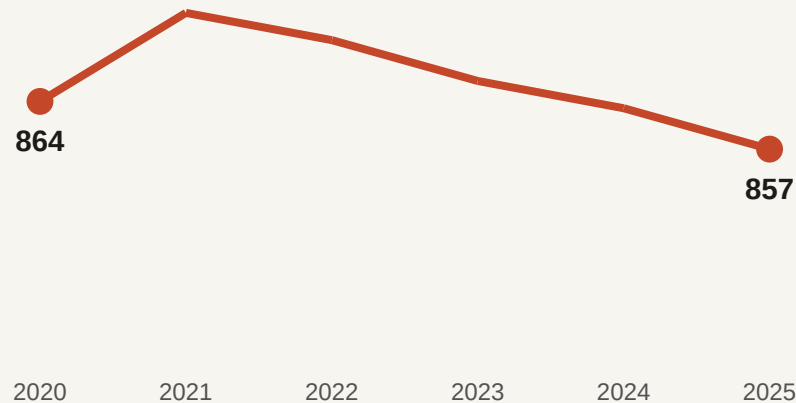


POPULATION

Down 0.8% since 2020.

857

people, the 167th-largest of Utah's cities and towns.



THE WORKDAY

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

94.3%

of 122 jobs located in Leeds are filled by in-commuters.



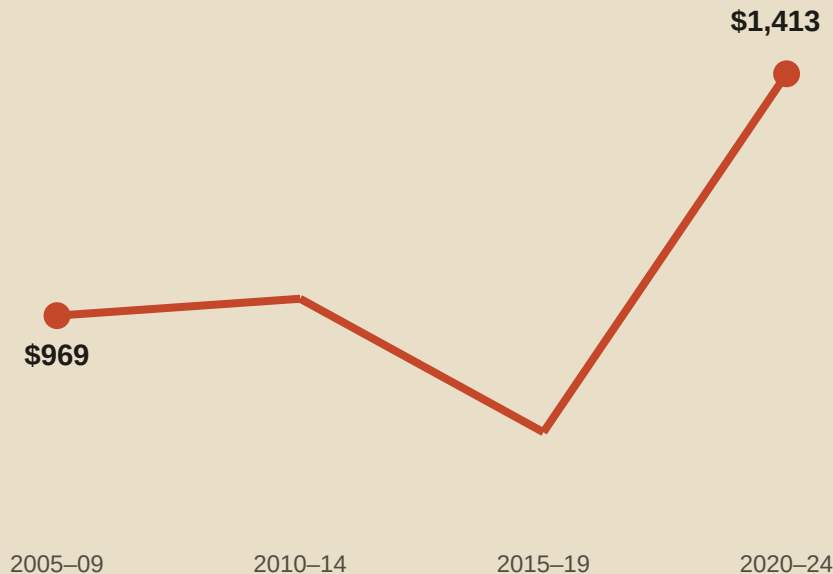
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 46%
since the 2005–2009
survey, before inflation.

\$1,413

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



THE SEAM

Cross one tract line and median rent jumps \$1,111.

A \$1,111 gap between neighbors, the sharpest rent edge between adjacent tracts in Washington County.

TRACT 2718

\$1,415

TRACT 2717.04

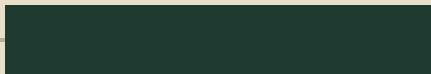
\$2,526



ROOM TO BUILD

The median rent is above what local wages can carry.

\$617–\$926



\$1,413 median

is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

7

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 360 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 2% less than Utah's.

\$480,600

median home value in Leeds.

Leeds



Utah



U.S.



THAT WAS LEEDS'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/leeds/**](https://almanacdata.ai/e/ut/leeds/)

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