



Monticello, Utah.

Current market data.

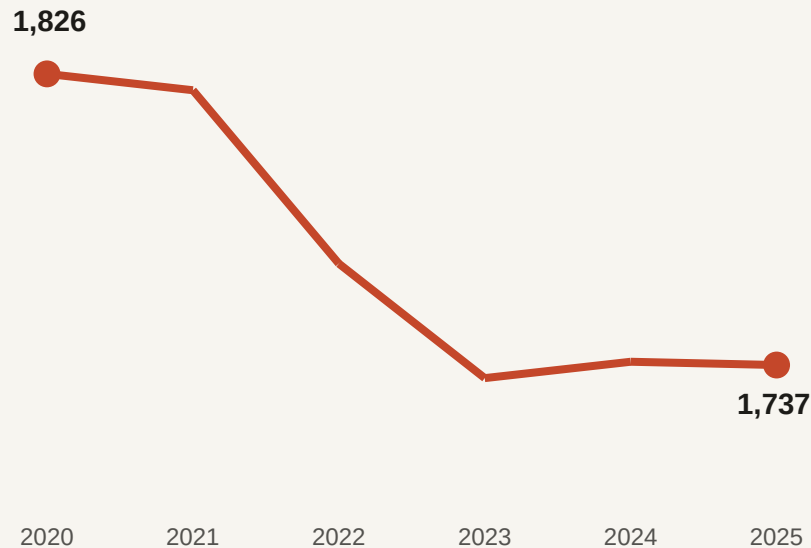
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.9% since 2020.

1,737

people, the 128th-largest of Utah's cities and towns.



THE WORKDAY

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

78.8%

of 904 jobs located in Monticello are filled by in-commuters.



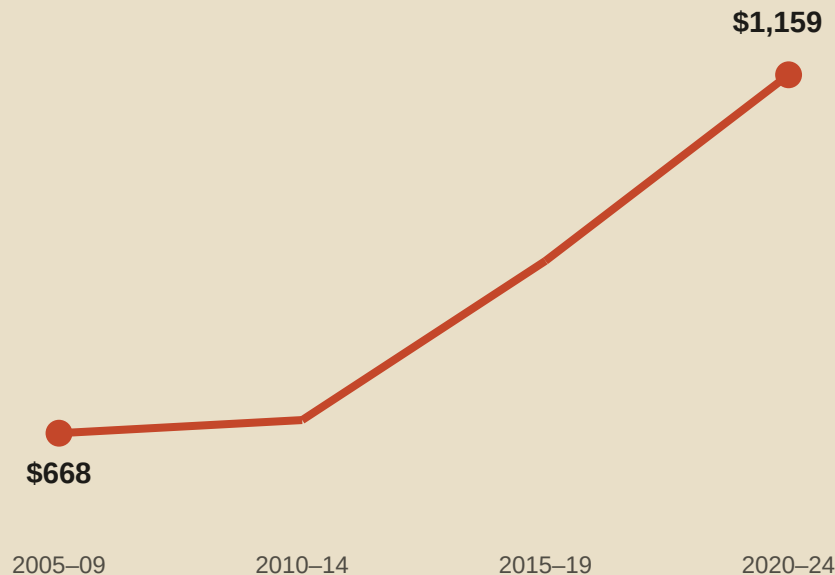
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 74%
since the 2005–2009
survey, before inflation.

\$1,159

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





THE SEAM

Cross one tract line and median rent jumps \$369.

A \$369 gap between neighbors, the sharpest rent edge between adjacent tracts in San Juan County.

TRACT 9420

\$800

TRACT 9781

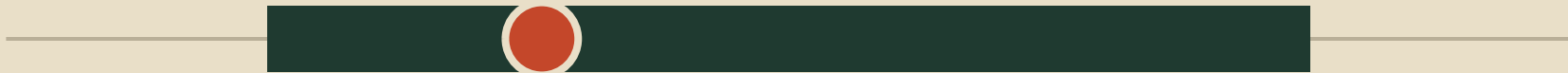
\$1,169



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,024–\$1,536



\$1,159 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

16

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.1% to the 835 homes here.

1–9

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



HOME VALUE

A median home costs 38% less than Utah's.

\$301,400

median home value in Monticello.

Monticello



\$301,400

Utah



\$489,400

U.S.



\$332,700

THAT WAS MONTICELLO'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/monticello/

The Almanac · your hyper-diligent research partner