



Morgan, Utah.

Current market data.

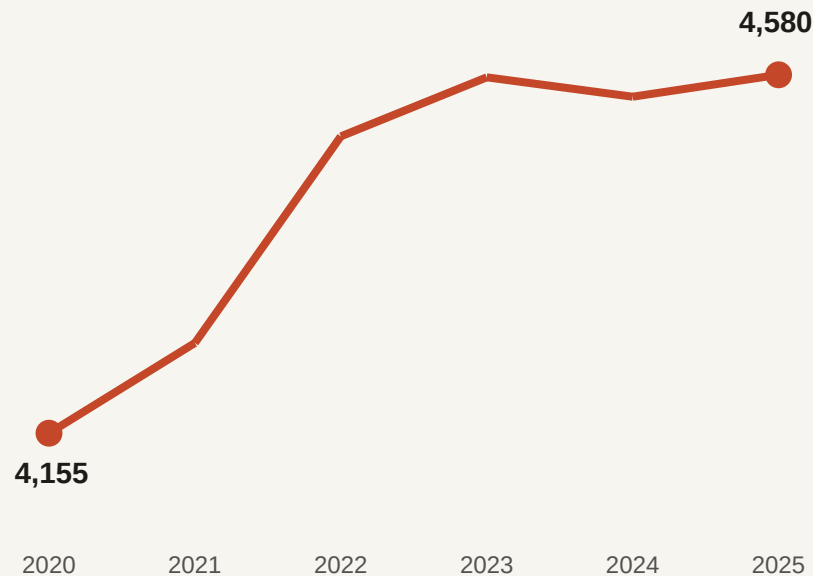
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.2% since 2020.

4,580

people, the 96th-largest of Utah's cities and towns.

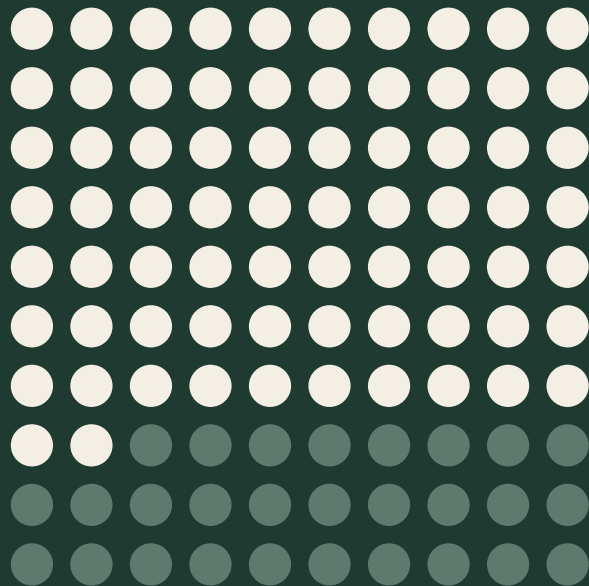


THE WORKDAY

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

71.9%

of 1,472 jobs located in Morgan are filled by in-commuters.



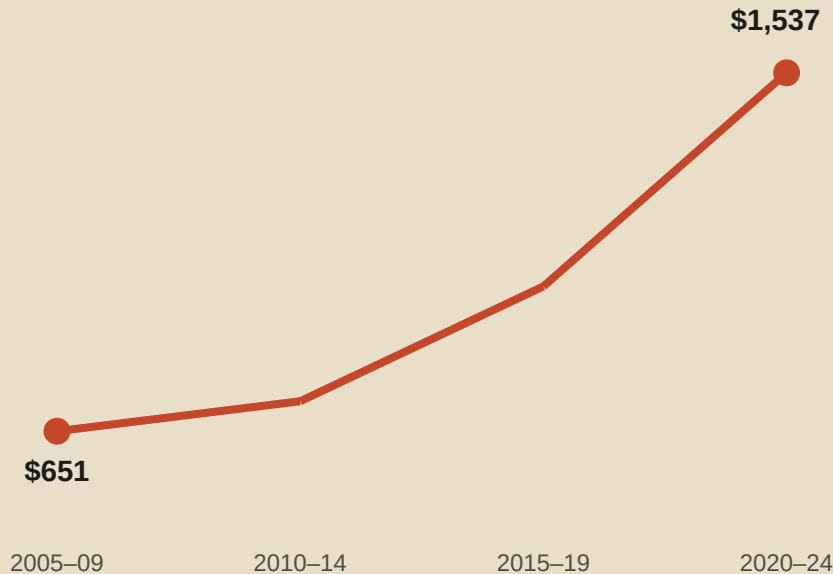
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 136%
since the 2005–2009
survey, before inflation.

\$1,537

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





THE SEAM

Cross one tract line and median rent jumps \$702.

A \$702 gap between neighbors, the sharpest rent edge between adjacent tracts in Morgan County.

TRACT 9701.01

\$1,384

TRACT 9702

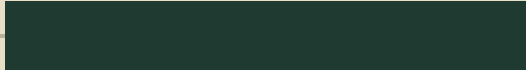
\$2,086



ROOM TO BUILD

The median rent is above what local wages can carry.

\$748–\$1,122



\$1,537 median

is the monthly rent range local workforce wages support.

BUILDING

56% of the housing here was built before 2000.

354

homes permitted in ten years,
2016–2025

46%

of those were in multifamily
buildings

56%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.2% to the 1,268 homes here.

2–15

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.

\$479,900

median home value in Morgan.

Morgan



\$479,900

Utah



\$489,400

U.S.



\$332,700

THAT WAS MORGAN'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/morgan/

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