



Nephi, Utah.

Current market data.

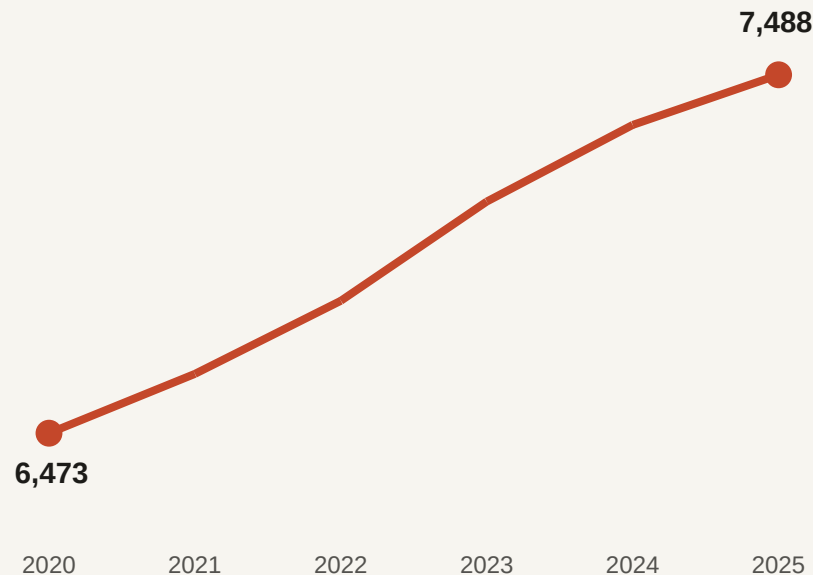
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 15.7% since 2020.

7,488

people, the 82nd-largest of Utah's cities and towns.

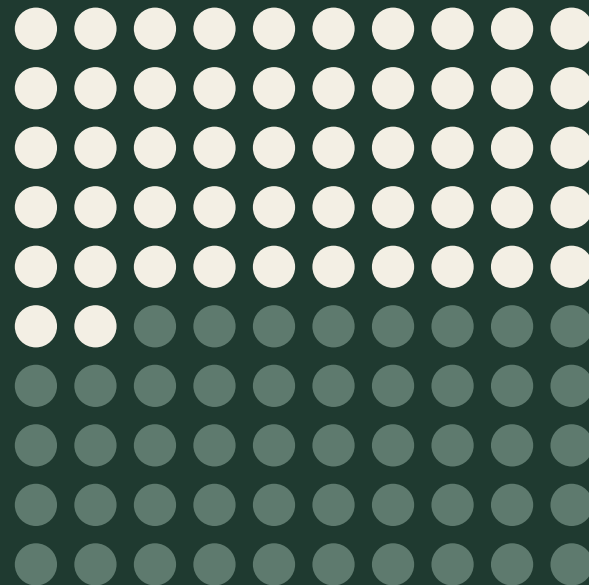


THE WORKDAY

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

52.1%

of 2,760 jobs located in Nephi are filled by in-commuters.



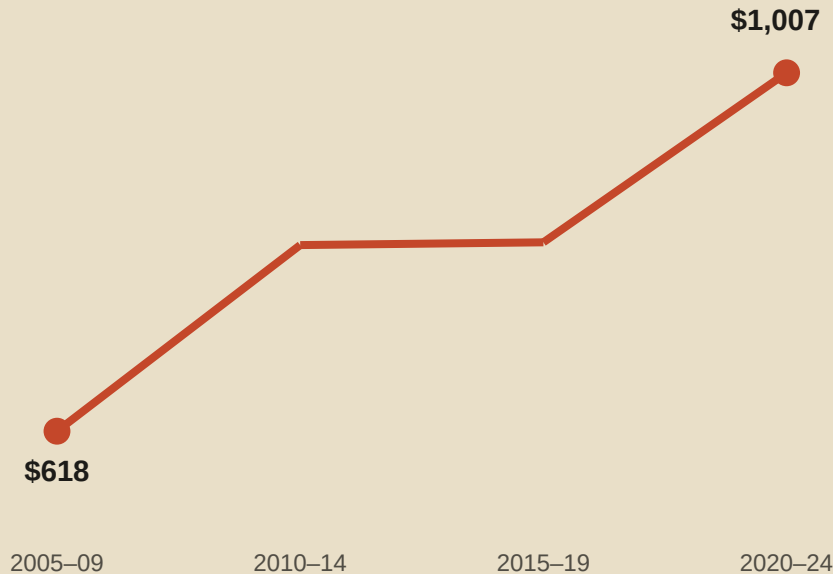
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 63%
since the 2005–2009
survey, before inflation.

\$1,007

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



THE SEAM

Cross one tract line and median rent jumps \$218.

A \$218 gap between neighbors, the sharpest rent edge between adjacent tracts in Juab County.

TRACT 102

\$789

TRACT 101

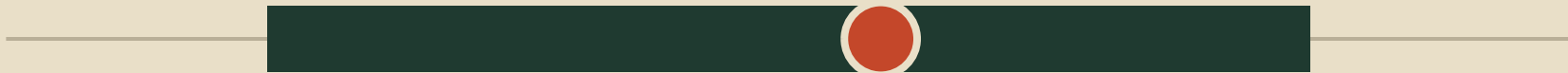
\$1,007



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$778–\$1,167



\$1,007 median

is the monthly rent range local workforce wages support.

BUILDING

68% of the housing here was built before 2000.

631

homes permitted in ten years,
2016–2025

37%

of those were in multifamily
buildings

68%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.2% to the 2,257 homes here.

6–28

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



HOME VALUE

A median home costs 15%
less than Utah's.

\$416,000

median home value in Nephi.

Nephi



\$416,000

Utah



\$489,400

U.S.



\$332,700

THAT WAS NEPHI'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/nephi/**](https://almanacdata.ai/e/ut/nephi/)

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