



Nibley, Utah.

Current market data.

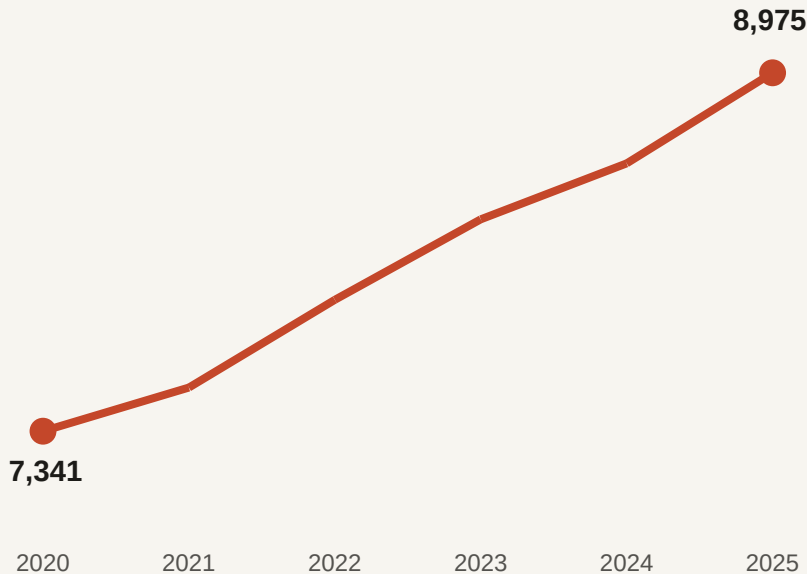
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 22.3% since 2020.

8,975

people, the 74th-largest of Utah's cities and towns.

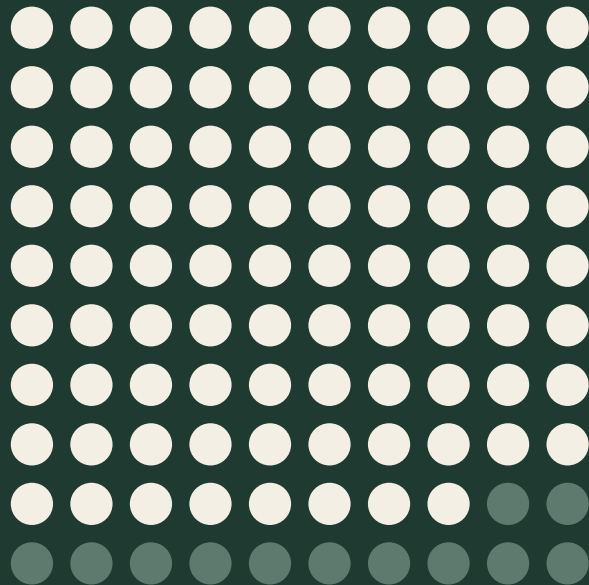


THE WORKDAY

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

87.7%

of 1,646 jobs located in Nibley are filled by in-commuters.



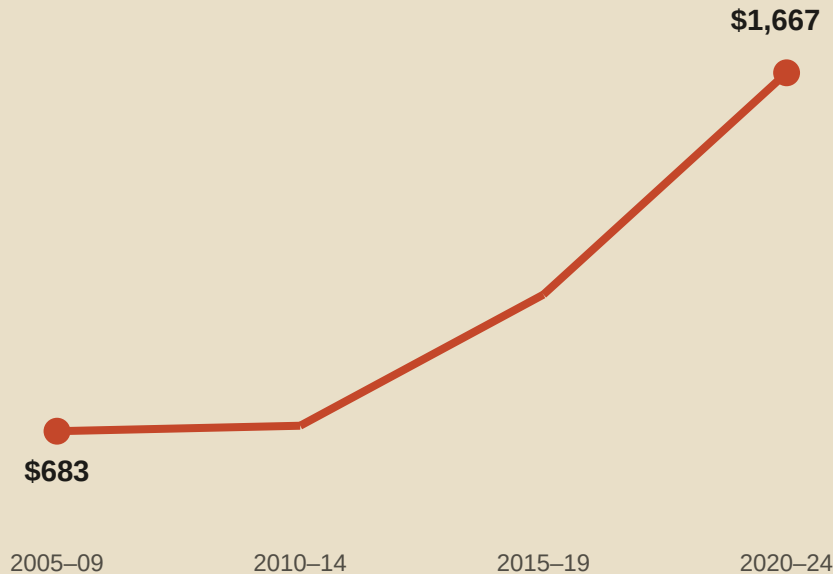
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 144%
since the 2005–2009
survey, before inflation.

\$1,667

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





THE SEAM

Cross one tract line and median rent doubles.

A \$911 gap between neighbors, the sharpest rent edge between adjacent tracts in Cache County.

TRACT 1.02

\$675

TRACT 3.01

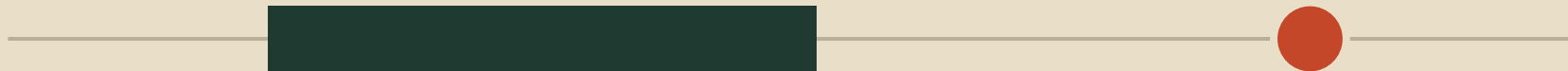
\$1,586



ROOM TO BUILD

The median rent is above what local wages can carry.

\$854–\$1,282



\$1,667 median

is the monthly rent range local workforce wages support.

BUILDING

24% of the housing here was built before 2000.

521

homes permitted, 2022–2025

15%

of those were in multifamily
buildings

24%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 2,230 homes here.

2–16

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



HOME VALUE

A median home costs 6%
less than Utah's.

\$461,100

median home value in Nibley.

Nibley



\$461,100

Utah



\$489,400

U.S.



\$332,700

THAT WAS NIBLEY'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/nibley/**](https://almanacdata.ai/e/ut/nibley/)

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