



Pleasant View, Utah.

Current market data.

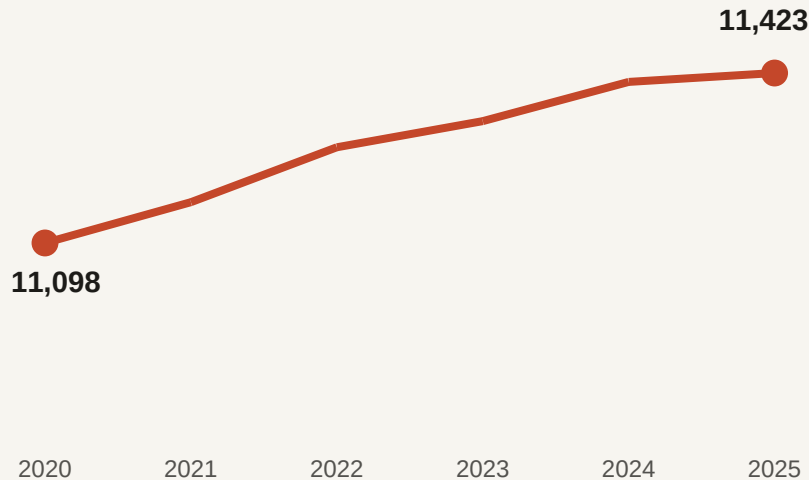
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.9% since 2020.

11,423

people, the 64th-largest of Utah's cities and towns.



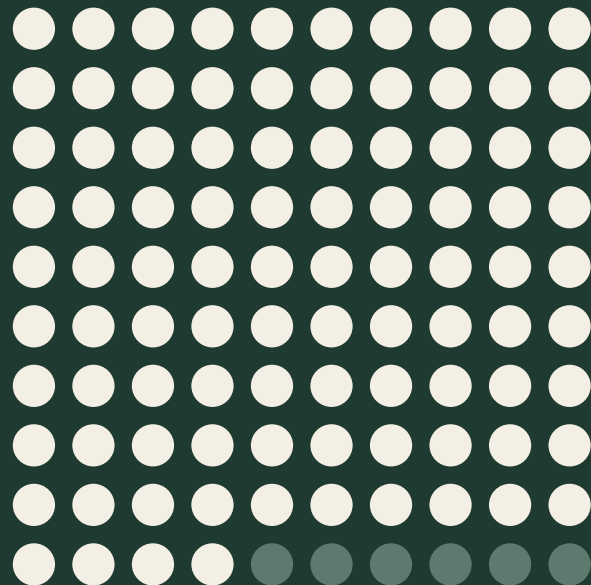
THE WORKDAY

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

93.6%

of 4,501 jobs located in Pleasant View are filled by
in-commuters.

Source: Census LEHD LODES, 2023



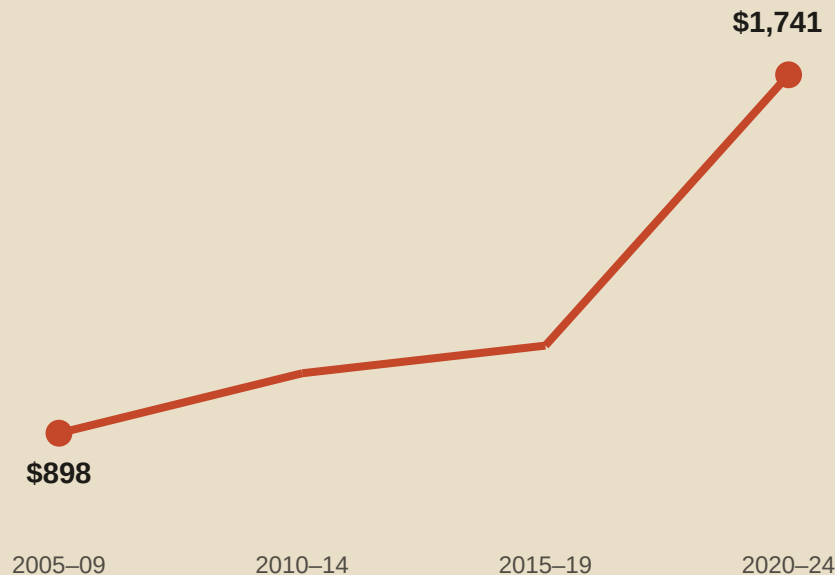
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 94%
since the 2005–2009
survey, before inflation.

\$1,741

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,509 gap between neighbors, the sharpest rent edge between adjacent tracts in Weber County.

TRACT 2104.08

\$1,149

TRACT 2105.16

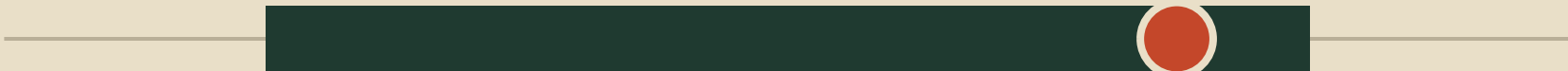
\$2,658



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,212–\$1,818



\$1,741 median

is the monthly rent range local workforce wages support.

BUILDING

41% of the housing here was built before 2000.

703

homes permitted in ten years,
2016–2025

32%

of those were in multifamily
buildings

41%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.3% to the 3,455 homes here.

8–45

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



HOME VALUE

A median home costs 21% more than Utah's.

\$593,400

median home value in Pleasant View.

Pleasant View



\$593,400

Utah



\$489,400

U.S.



\$332,700

THAT WAS PLEASANT VIEW'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/pleasant-view/

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