



River Heights, Utah.

Current market data.

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

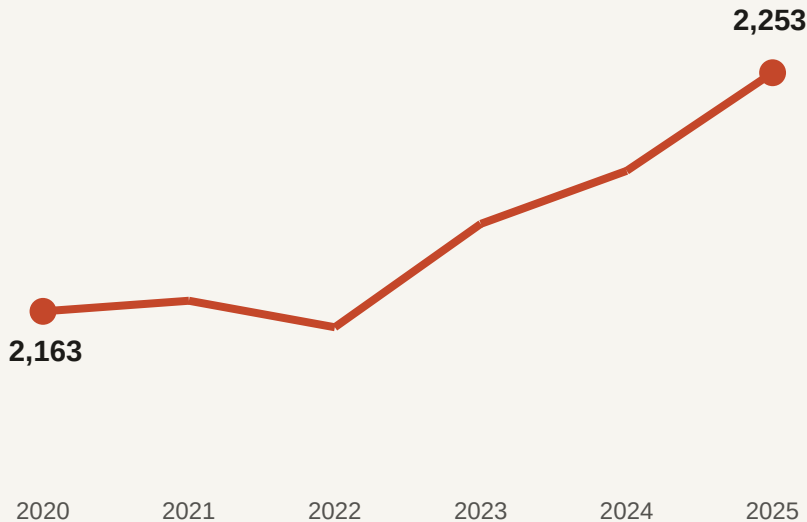


POPULATION

**Growing. Up 4.2% since
2020.**

2,253

people, the 118th-largest of Utah's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.9%

of 320 jobs located in River Heights are filled by in-commuters.



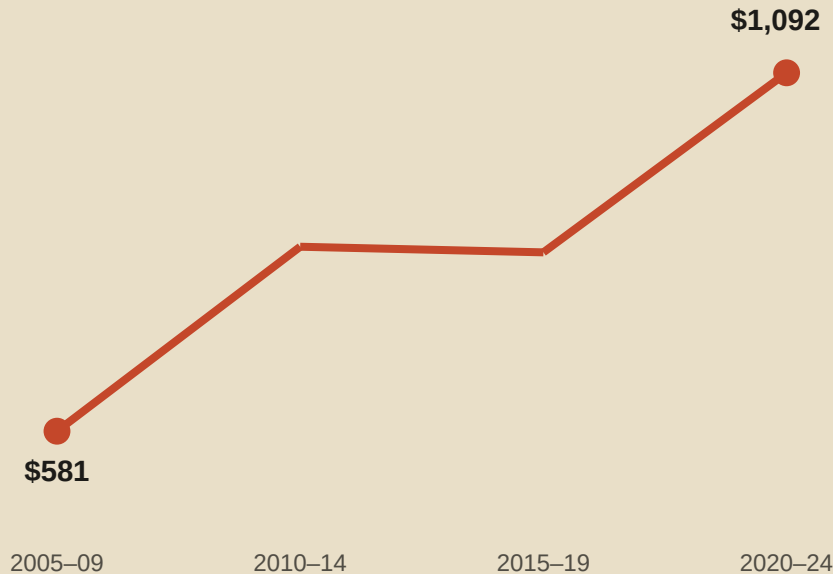
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 88%
since the 2005–2009
survey, before inflation.

\$1,092

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

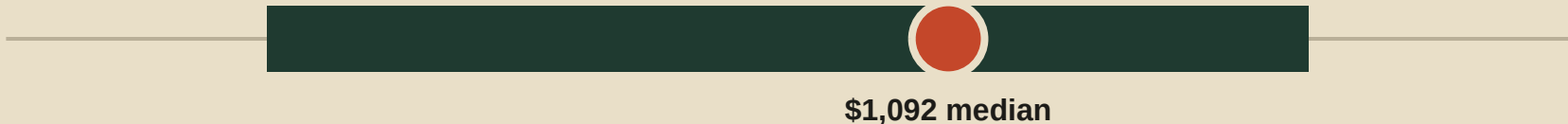
TRACT 3.01

\$1,586

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$823–\$1,234



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 702 homes here.

1–3

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



HOME VALUE

A median home costs 5% less than Utah's.

\$464,400

median home value in River Heights.

River Heights



Utah



U.S.



THAT WAS RIVER HEIGHTS'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/river-heights/**](https://almanacdata.ai/e/ut/river-heights/)

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