



Roy, Utah.

Current market data.

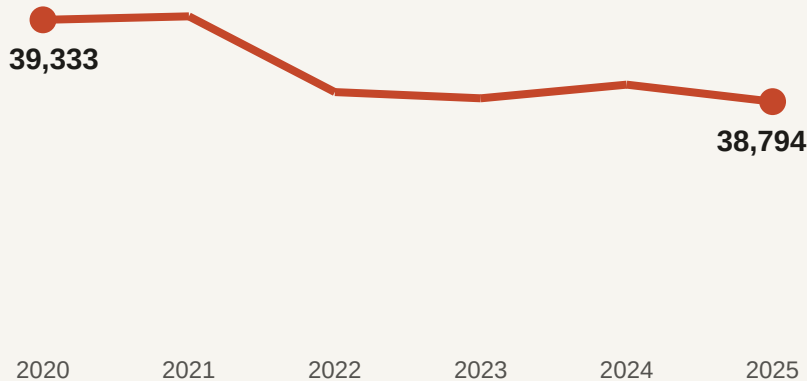
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.4% since 2020.

38,794

people, the 27th-largest of Utah's cities and towns.



THE WORKDAY

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

86.1%

of 9,560 jobs located in Roy are filled by in-commuters.



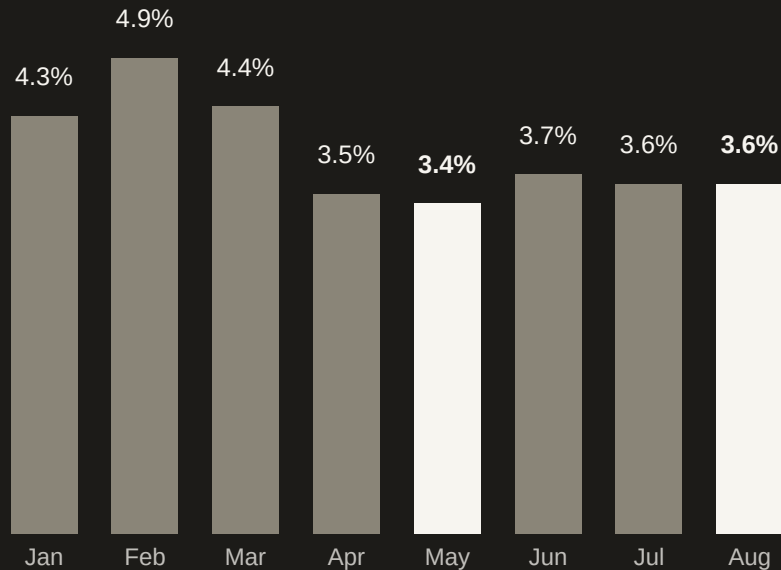
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.4%.

3.6%

in August 2026, the latest month released. A year earlier it was 3.6%.

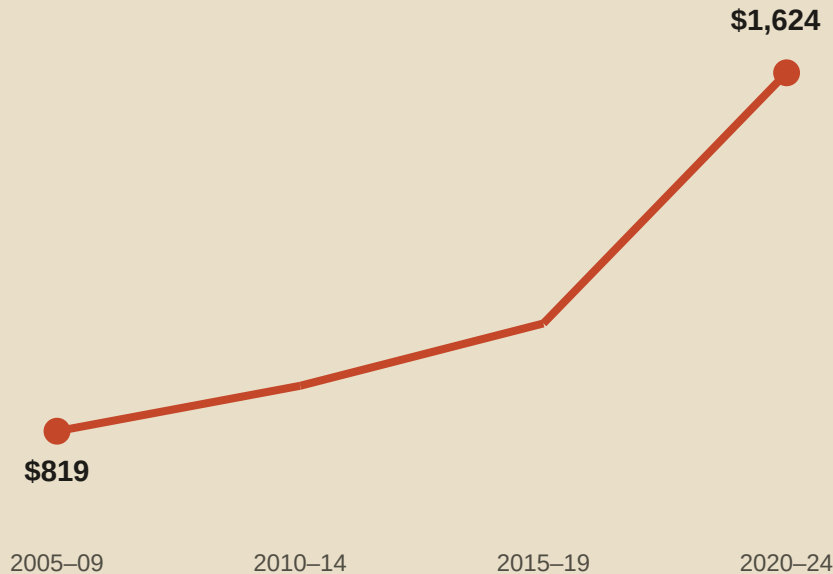


RENT

Median rent is up 98%
since the 2005–2009
survey, before inflation.

\$1,624

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

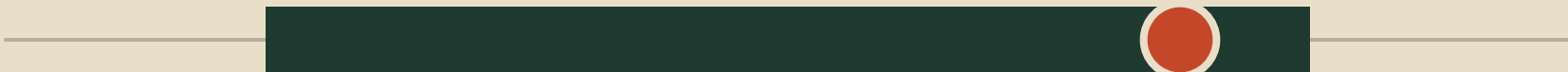
\$2,658



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,129–\$1,694



\$1,624 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

904

homes permitted in ten years,
2016–2025

58%

of those were in multifamily
buildings

78%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 13,605 homes here.

26–96

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



HOME VALUE

A median home costs 22% less than Utah's.

\$383,000

median home value in Roy.

Roy



\$383,000

Utah



\$489,400

U.S.



\$332,700



THAT WAS ROY'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/roy/**](https://almanacdata.ai/e/ut/roy/)

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