



Spanish Fork, Utah.

Current market data.

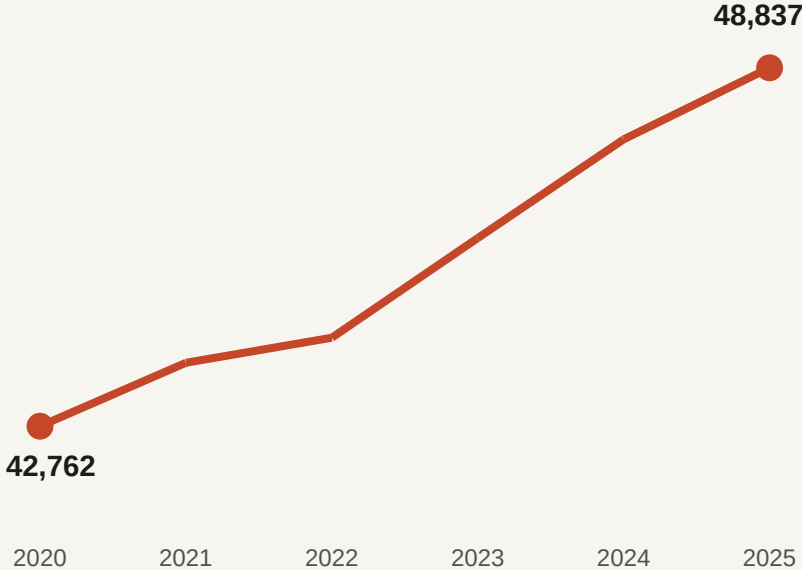
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 14.2% since 2020.

48,837

people, the 20th-largest of Utah's cities and towns.



Source: Census Population Estimates, 2025

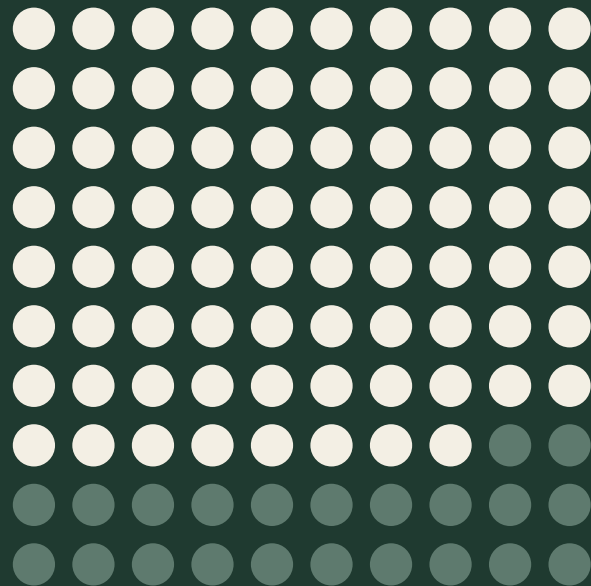
THE WORKDAY

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

77.6%

of 16,377 jobs located in Spanish Fork are filled by
in-commuters.

Source: Census LEHD LODES, 2023



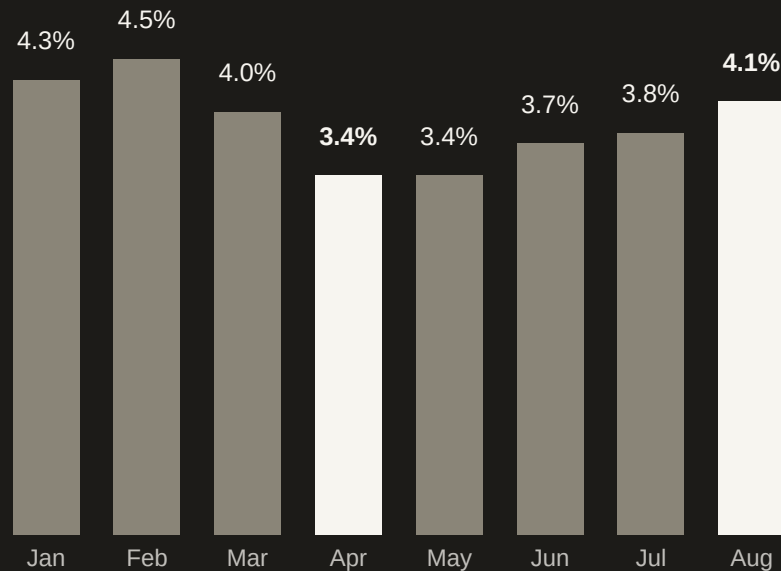
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.4%.

4.1%

in August 2026, the latest month released. A year earlier it was 4.0%.

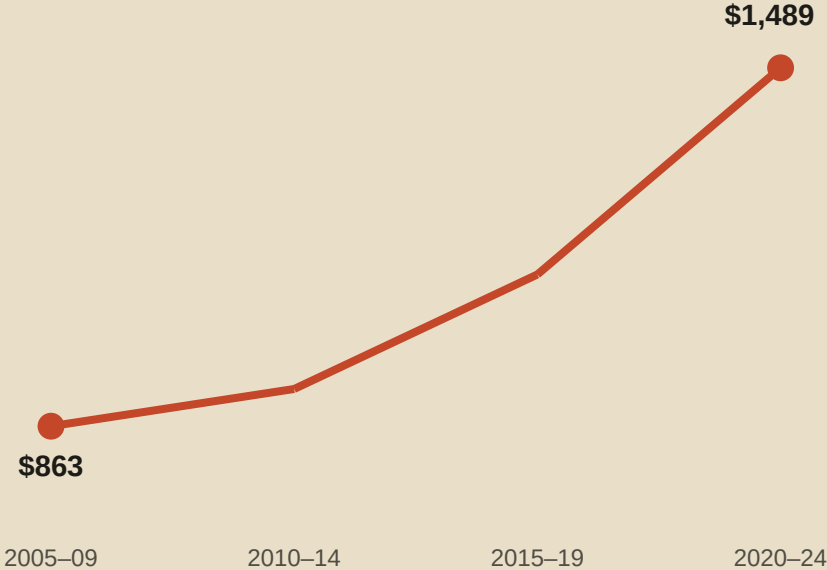


RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,489

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



Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A \$1,892 gap between neighbors, the sharpest rent edge between adjacent tracts in Utah County.

TRACT 7.06

\$1,609

TRACT 7.07

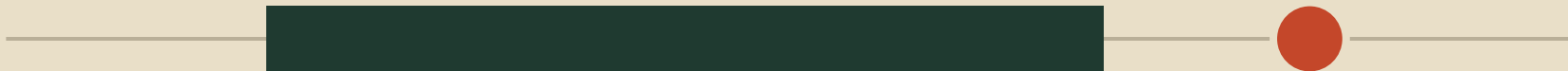
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$917–\$1,376



\$1,489 median

is the monthly rent range local workforce wages support.

BUILDING

47% of the housing here was built before 2000.

4,094

homes permitted in ten years,
2016–2025

15%

of those were in multifamily
buildings

47%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 12,630 homes here.

40–164

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



HOME VALUE

A median home costs 2%
less than Utah's.

\$481,500

median home value in Spanish Fork.

Spanish Fork



\$481,500

Utah



\$489,400

U.S.



\$332,700

THAT WAS SPANISH FORK'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/spanish-fork/

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