



West Bountiful, Utah.

Current market data.

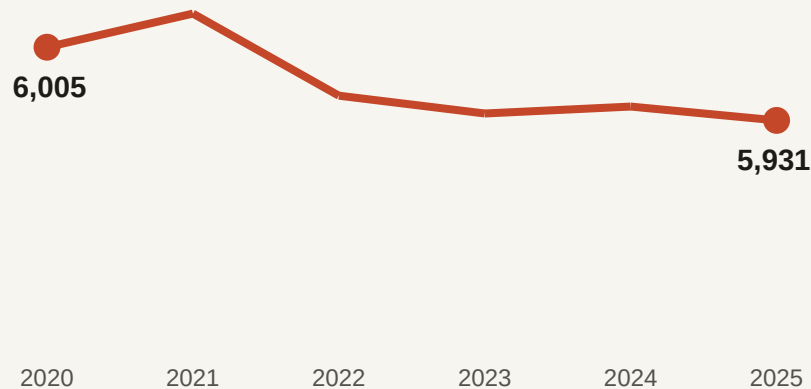
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.2% since 2020.

5,931

people, the 89th-largest of Utah's cities and towns.



THE WORKDAY

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

97.6%

of 2,702 jobs located in West Bountiful are filled by
in-commuters.

Source: Census LEHD LODES, 2023



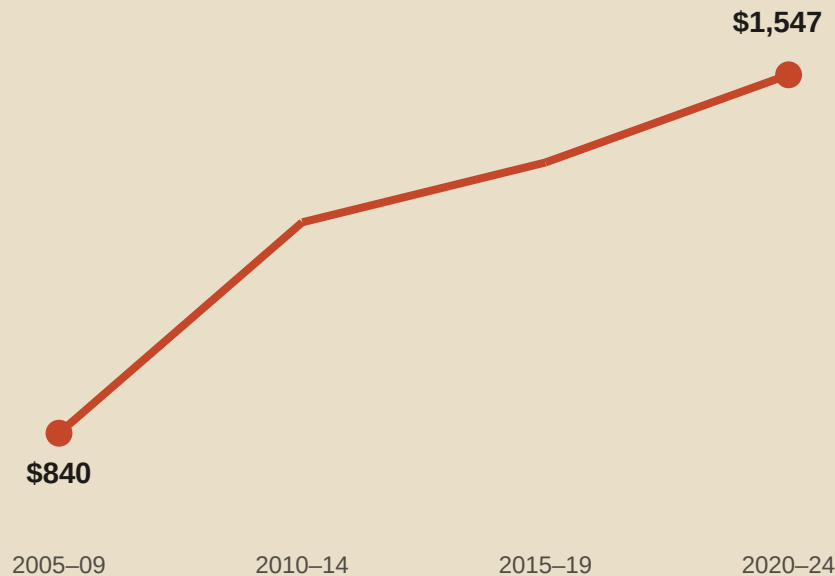
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 84%
since the 2005–2009
survey, before inflation.

\$1,547

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,497 gap between neighbors, the sharpest rent edge between adjacent tracts in Davis County.

TRACT 1251.02

\$1,451

TRACT 1251.04

\$2,948

ROOM TO BUILD

The median rent is above what local wages can carry.

\$870–\$1,306



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

214

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

79%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–1.3% to the 2,011 homes here.

3–27

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



HOME VALUE

A median home costs **18%**
more than Utah's.

\$579,400

median home value in West Bountiful.

West Bountiful



\$579,400

Utah



\$489,400

U.S.



\$332,700



THAT WAS WEST BOUNTIFUL'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/west-bountiful/

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