



West Valley City, Utah.

Current market data.

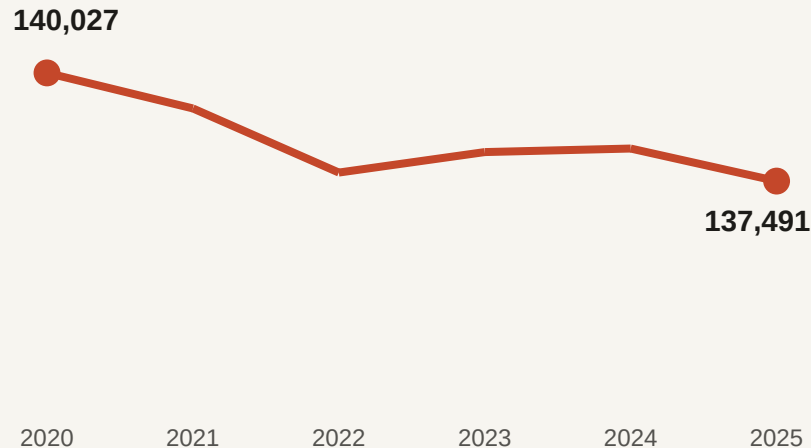
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.8% since 2020.

137,491

people, the 2nd-largest of Utah's cities and towns.



THE WORKDAY

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

86.2%

of 70,759 jobs located in West Valley City are filled by
in-commuters.



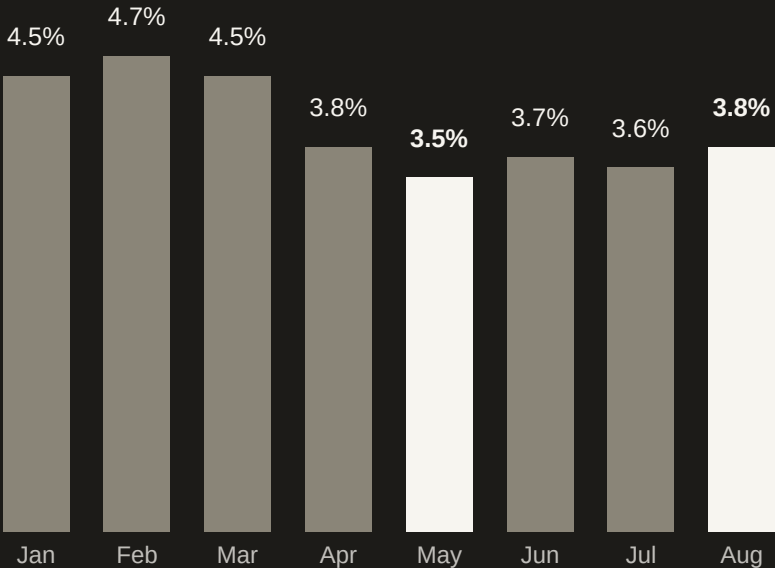
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.5%.

3.8%

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



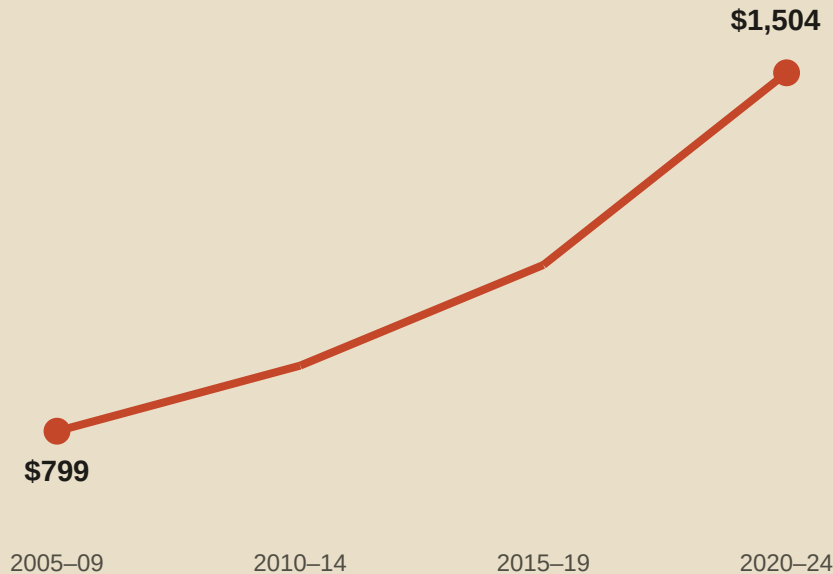
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

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

\$1,504

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,003 gap between neighbors, the sharpest rent edge between adjacent tracts in Salt Lake County.

TRACT 1130.17

\$1,498

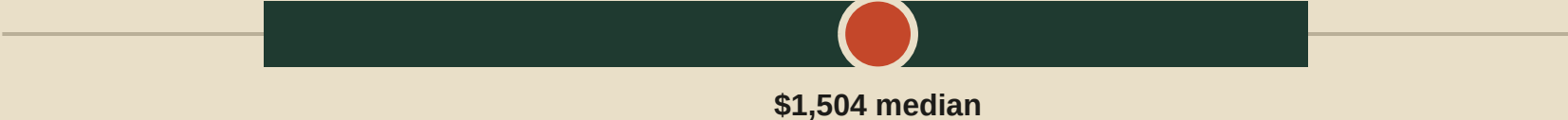
TRACT 1146.02

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,162–\$1,743



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2,578

homes permitted in ten years,
2016–2025

50%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.7% to the 41,433 homes here.

159–708

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



HOME VALUE

A median home costs 14%
less than Utah's.

\$419,100

median home value in West Valley City.

West Valley City



\$419,100

Utah



\$489,400

U.S.



\$332,700

THAT WAS WEST VALLEY CITY'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-valley-city/**](https://almanacdata.ai/e/ut/west-valley-city/)

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