



ZIP 84301, Bear River City, Utah.

Current market data.

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

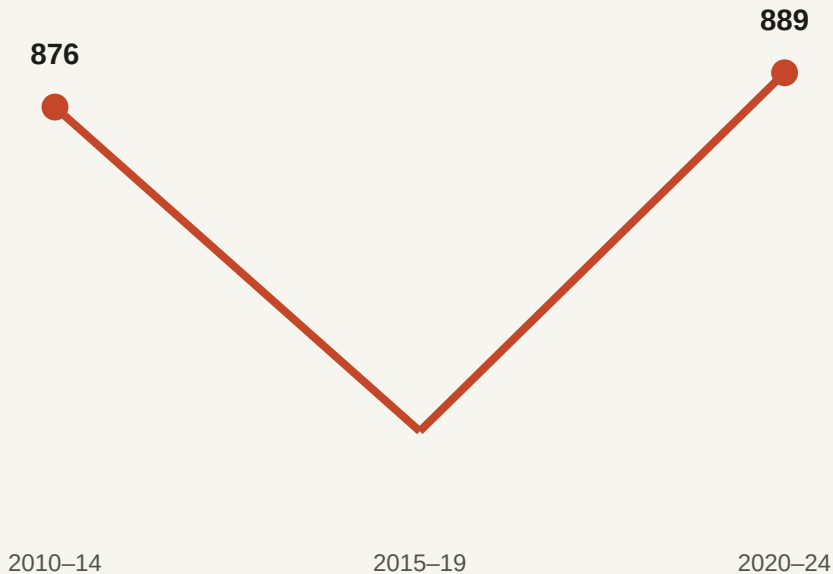


POPULATION

889 people call ZIP 84301 home.

889

people.





RENT

**Median rent is up 81%
since the 2010–2014
survey, before inflation.**

\$1,125

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

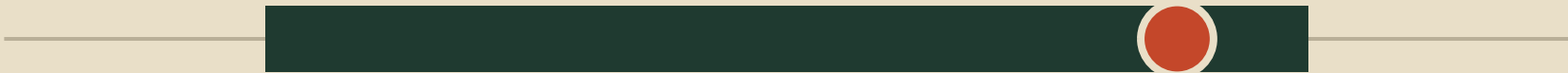




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$783–\$1,174



\$1,125 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 294 homes here.

0–1

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



HOME VALUE

A median home costs 12% less than Utah's.

\$433,100

median home value in ZIP 84301.

ZIP 84301



\$433,100

Utah



\$489,400

U.S.



\$332,700

THAT WAS ZIP 84301'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/zip/84301/

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