ZIP 84520, East Carbon, Utah.

Current market data.

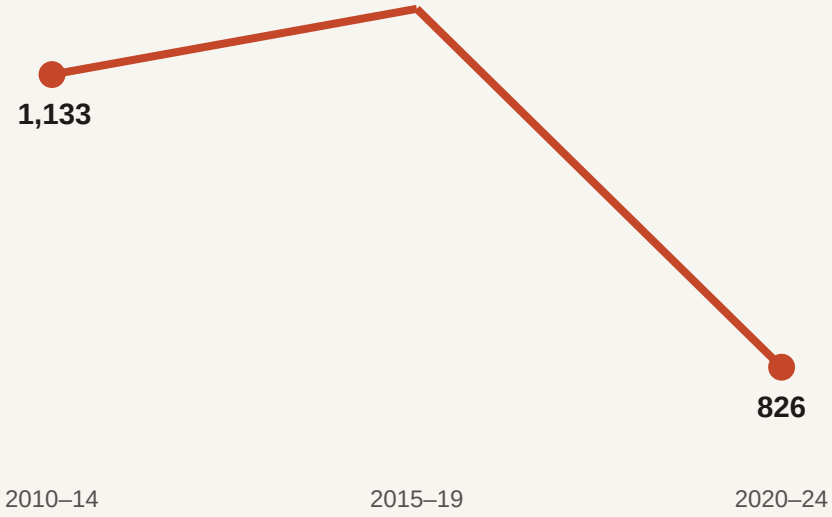
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

826 people call ZIP 84520 home.

826

people.



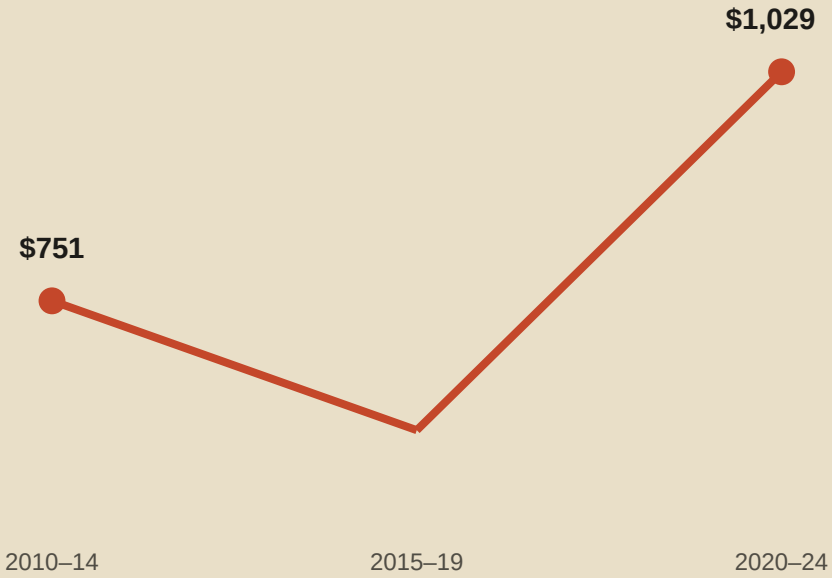
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 37% since the 2010–2014 survey, before inflation.

$1,029

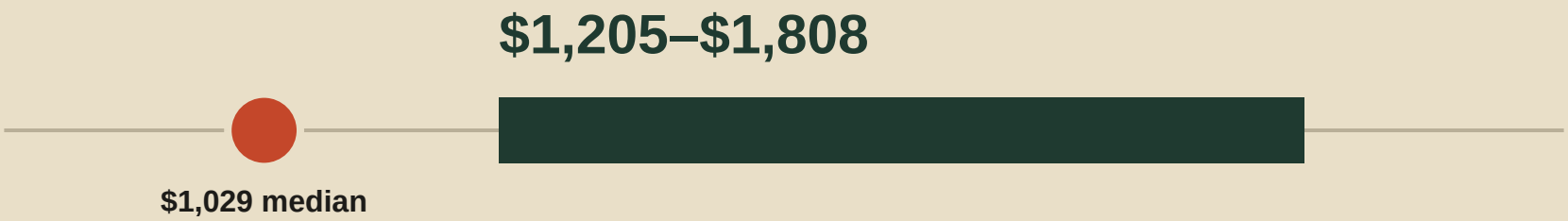
a month. Utah's median is $1,496.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

100%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 537 homes here.

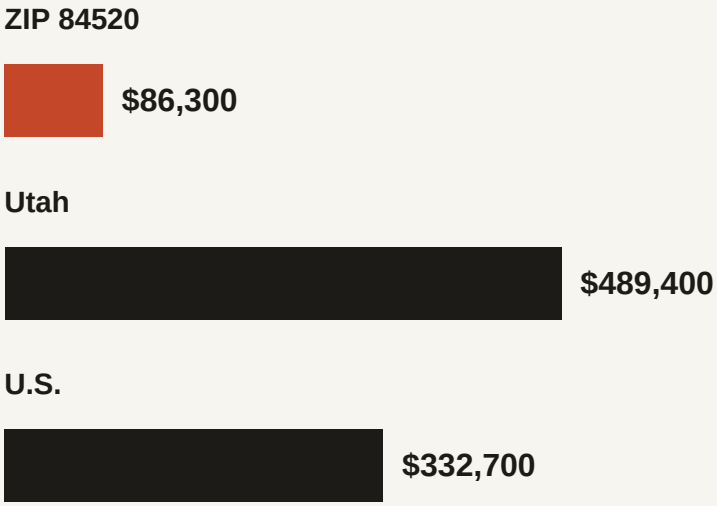
1–2

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 82% less than Utah's.



$86,300

median home value in ZIP 84520.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 84520'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/84520/**