ZIP 84604, Provo, Utah.

Current market data.

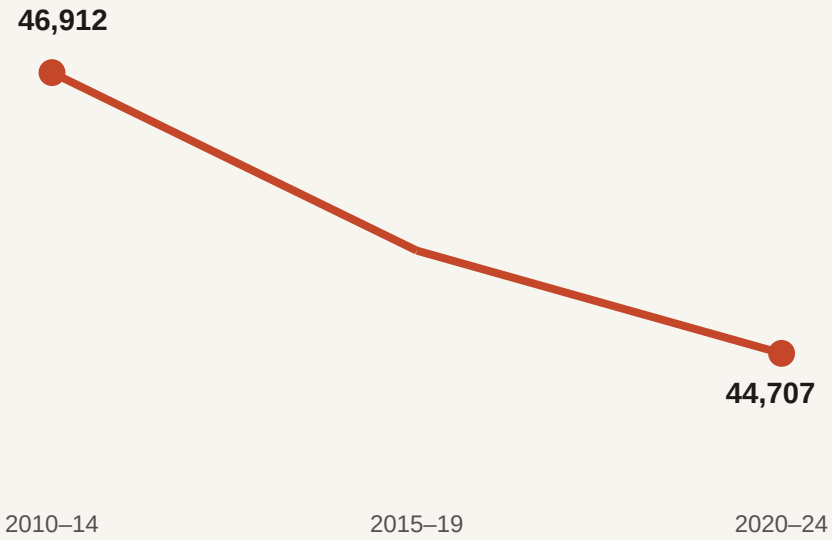
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

44,707 people call ZIP 84604 home.

44,707

people.



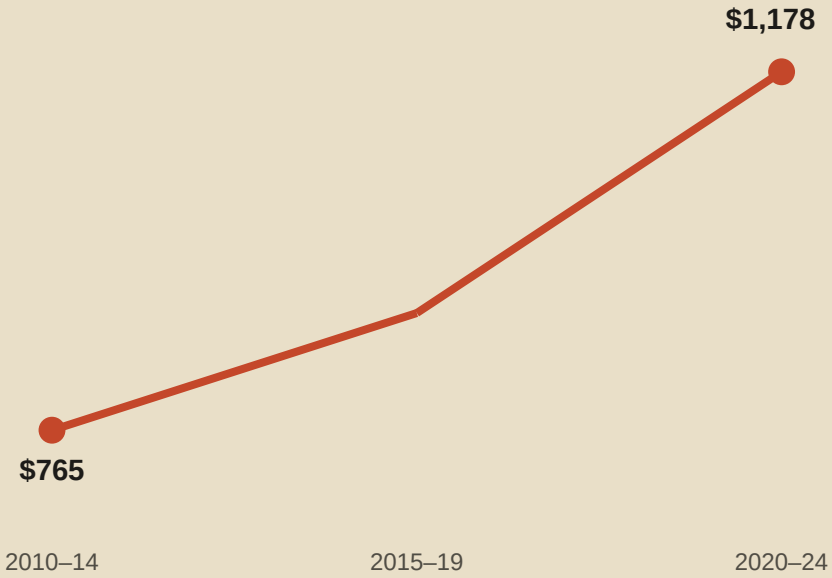
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 54% since the 2010–2014 survey, before inflation.

$1,178

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

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.

83%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1–3% to the 13,486 homes here.

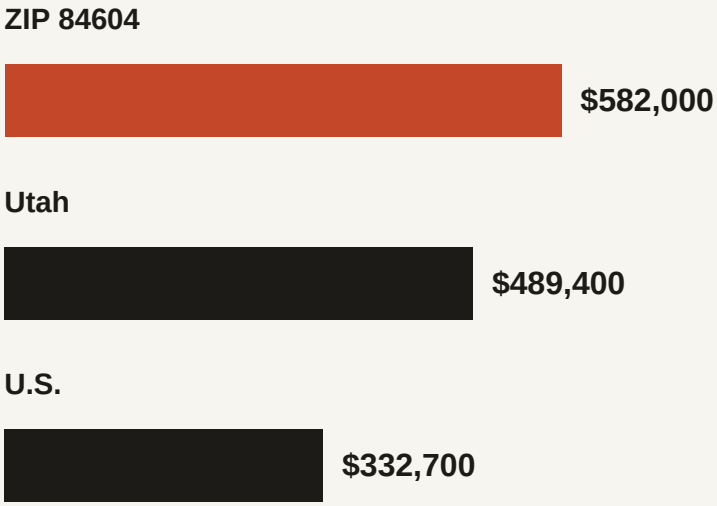
97–392

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 19% more than Utah's.



$582,000

median home value in ZIP 84604.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 84604'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/84604/**