#1 of 4: Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025

Morgan County leads Utah in new home permits

2025 data shows 3.17x gap in permit rates

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THE DATA

3.17x

Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025)

Morgan County's permit rate is more than three times that of Davis County.

This disparity reveals a profound imbalance in housing development across the Ogden-Clearfield metro. While Morgan County leads with 7.2 permits per 1,000 residents, Davis County lags at 2.3, suggesting that construction momentum is not evenly distributed. The data reflects not just supply-side dynamics but also differing local policies, infrastructure readiness, and developer confidence.



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Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2025; population from U.S. Census Bureau, American Community Survey 5-year estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-15-ogden-clearfield-permits-county-spread

01

Permit leadership signals future growth

The data suggests that Morgan County is attracting forward-looking developers who see long-term potential beyond current demand. This may be due to lower land costs, favorable zoning, or proximity to emerging industrial zones like those in Clearfield and Layton. The city of Clearfield, in particular, is already seeing industrial expansion, which could further drive residential demand in Morgan County.

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02

Davis County's lag may signal constraint

The imbalance poses a critical question: Can Davis County catch up without major policy reform? If not, it may become a high-demand, low-supply market — a recipe for rising prices and buyer frustration. The data from 2025 is a warning sign: development is not keeping pace with population growth, which could trigger long-term inequities within the metro.

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