#1 of 2: Ratio of Highest to Lowest County Home Value in the Market

Salt Lake County leads Utah in home value by

New data reveals the widest gap in the metro

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THE DATA

1.22x

Ratio of Highest to Lowest County Home Value in the Market (2024)

This 1.22x ratio reflects a deepening divergence in housing equity and market momentum. Salt Lake County's sustained demand, infrastructure investment, and urban density continue to outpace Tooele County's more suburban, slower-growth profile. The gap is not just about price — it's about the direction of capital, policy, and long-term appreciation potential.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-15-slc-murray-within-county-home-value

01

The gap is structural, not cyclical

This 1.22x disparity is not a short-term fluctuation. It reflects entrenched differences in land use, development density, and economic clustering. Salt Lake County benefits from a centralized job market, transit access, and public investment, while Tooele County remains more reliant on agriculture and low-density residential growth. The divergence is not closing — it’s compounding.

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02

Affordability is shifting, not collapsing

The rising ratio signals a bifurcated market. For buyers in Salt Lake County, the premium is a trade-off for access and stability. For Tooele County, the lower entry point is increasingly a function of lagging infrastructure and reduced investment, not affordability. This is not a 'buy low' opportunity — it’s a signal of divergent long-term trajectories.

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