#1 of 4: Ratio of Highest to Lowest County Median Rent in the Market

Davis County leads Utah in rent disparity

1.45x gap between top and bottom counties, 2024

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THE DATA

1.45x

Ratio of Highest to Lowest County Median Rent in the Market (2024)

This 1.45x spread reflects deep intra-metro inequality in housing affordability. While Davis County commands rents near $1,621, Box Elder County remains at $1,116—indicating divergent economic trajectories even within a single metro area. The gap is not a regional average but a structural divide between counties with different employment bases, infrastructure investments, and access to transit.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-16-ogden-clearfield-within-county-gross-rent

01

Affordability is not uniform

The 1.45x rent ratio reveals that affordability in Ogden-Clearfield is not a blanket condition but a county-specific reality. Davis County's higher rents reflect stronger demand from tech and service-sector workers, while Box Elder County's lower rents signal slower wage growth and less capital investment. This suggests that a single market narrative fails to capture the full picture—investors and residents must evaluate each county individually, not the metro as a whole.

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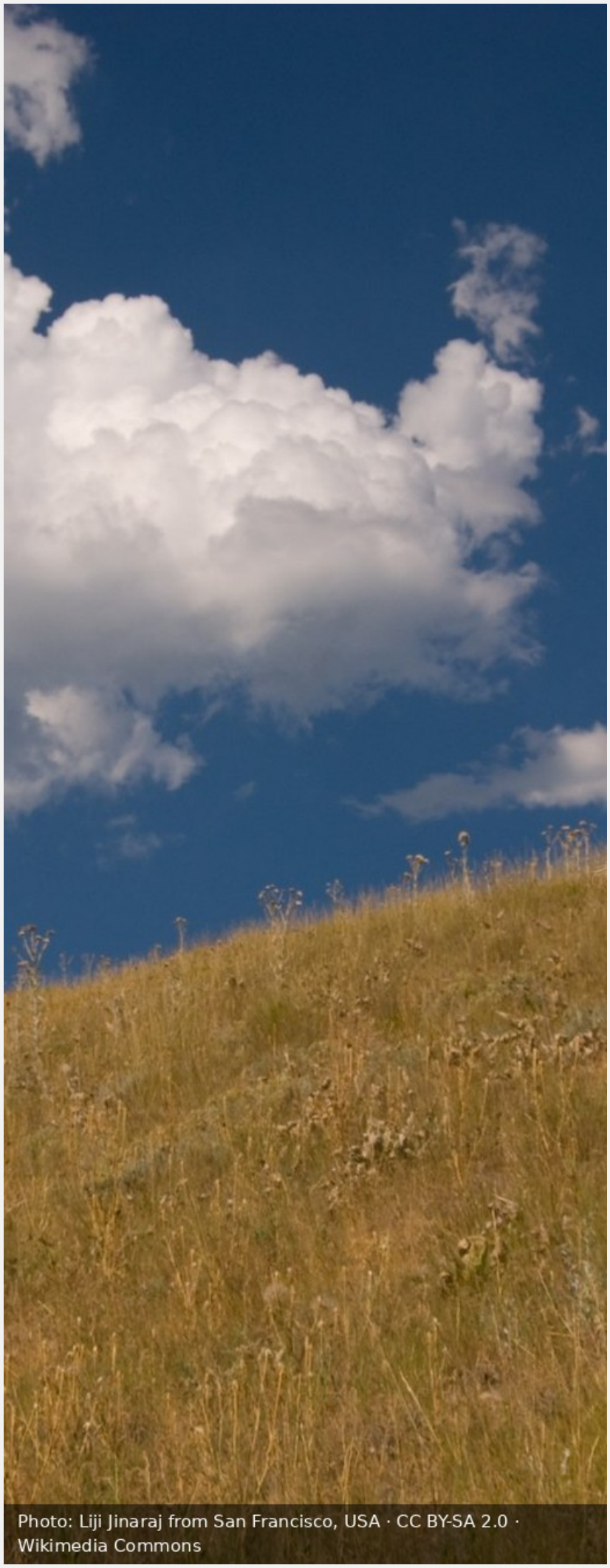

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02

Growth is uneven

The rent gap underscores that economic growth is not spreading evenly across the metro. Davis County's premium pricing reflects higher job concentration, better public services, and proximity to transportation corridors. Meanwhile, Box Elder County's lower rents may deter new development unless infrastructure and workforce investment catch up. This imbalance could lead to future migration pressures from Box Elder into Davis, creating a feedback loop that widens the divide unless addressed proactively.

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