#1 of 4: Ratio of Highest to Lowest County Home Value in the Market

Morgan County leads Utah in home value gap

1.62x spread within Ogden-Clearfield metro, ALEX Intelligence 2026

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THE DATA

1.62x

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

The gap between Morgan County's $654,900 median home value and Box Elder County's $403,600 reflects deepening intra-metro divergence.

This 1.62x ratio is not a national benchmark, but a localized signal of uneven development. Morgan County's premium pricing reflects early adoption of infrastructure, high-income employment, and constrained supply. Box Elder County, despite strong population growth, remains constrained by lower investment and fewer high-wage jobs.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-17-ogden-clearfield-within-county-home-value

01

Disparity as a growth engine

The home value gap is not a flaw — it is a structural driver of capital flow. Morgan County's premium pricing attracts investment in residential development, commercial real estate, and workforce housing. This creates a feedback loop: higher values attract more capital, which fuels further appreciation, reinforcing the county's economic advantage.

The gap also incentivizes strategic planning in lower-tier counties like Box Elder, where affordability and infrastructure upgrades are emerging as competitive levers.



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02

Affordability as a strategic asset

Box Elder County's lower home values are not a sign of weakness, but a strategic advantage in a region where affordability is increasingly rare. As Morgan County's prices rise, Box Elder becomes a destination for first-time buyers, remote workers, and families seeking long-term value.

This dynamic suggests that the market is not fragmented — it is evolving. The Ogden-Clearfield metro is developing a tiered ecosystem: Morgan as a high-value hub, Box Elder as an affordability anchor, and Davis and Weber as balanced middle ground.

George Arnold Alexander III, MPA

Partner, ALEX Companies
Associate Broker, Alexander Tiffany Southwest, LLC
Licensed Broker in TX, CO, NC, AL

george@alex-companies.com · +1 713.918.9951

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