#1 of 2: Ratio of Highest to Lowest County Median Rent in the Market

Salt Lake County Leads Utah in Rent by

New data reveals widening gap within the SLC-Murray metro

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THE DATA

1.34x

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

This 1.34x gap reflects a growing divergence in affordability and investment intensity across the Salt Lake City-Murray market. Salt Lake County, home to the state capital and major employment centers, maintains premium rental pricing, while Tooele County, despite proximity and lower costs, remains a less attractive option for high-income tenants and institutional investors.



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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-slc-murray-within-county-gross-rent

01

Affordability Is a County-Level Divide

Salt Lake County’s higher rents correlate with greater access to jobs, transit, and amenities, reinforcing its status as the primary economic engine. Tooele County, while offering lower costs, lacks comparable infrastructure and employment density, limiting its ability to attract high-income renters and institutional capital. This isn’t a temporary imbalance — it’s structural, rooted in urban development patterns and public investment decisions.

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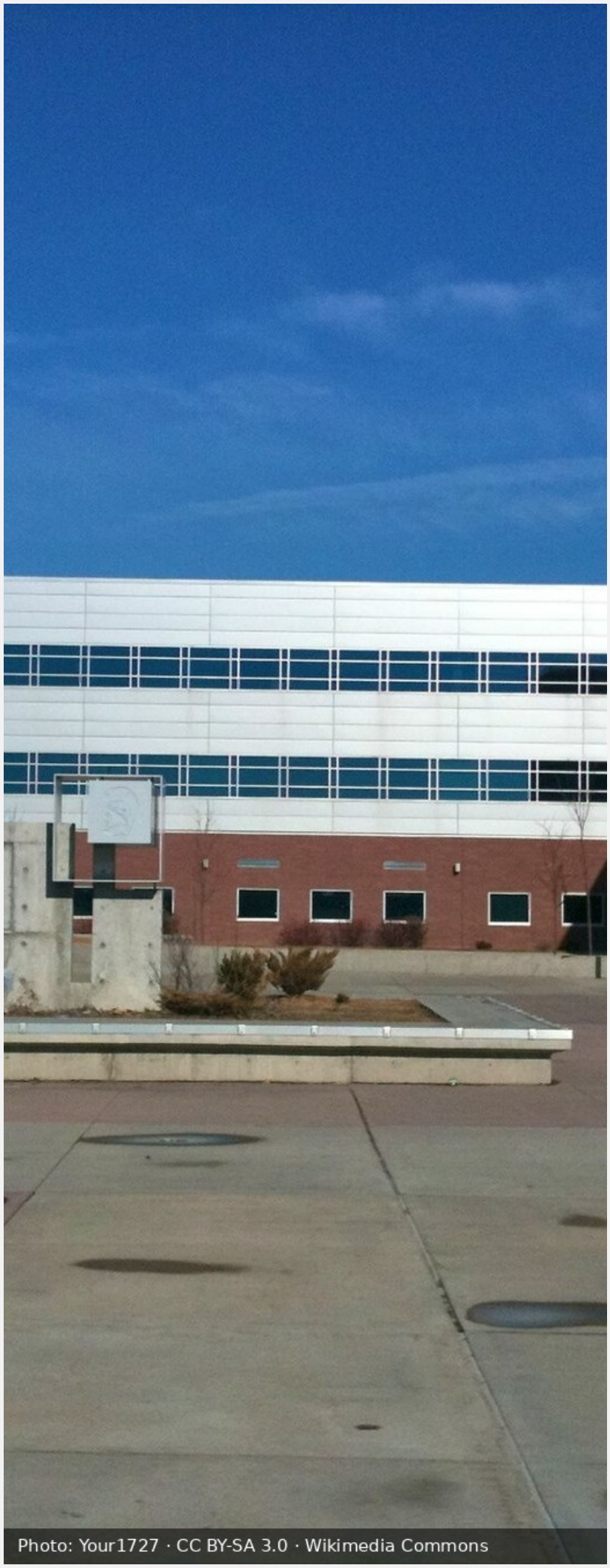

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02

The Rent Gap Drives Inequitable Growth

The disparity in rental pricing amplifies existing inequities in wealth accumulation and mobility. As Salt Lake County continues to draw investment and talent, Tooele County risks becoming a secondary market — a place for entry-level housing but not long-term wealth creation. Without strategic public or private investment in infrastructure, education, and job development, Tooele County may remain economically peripheral, despite its geographic proximity to the core metro.

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