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

Utah County Leads Juab by 1.27x in Home Value

New ALEX Intelligence data shows growing disparity

Swipe for insights →

Photo: planetary_nebula · CC BY 3.0 · Wikimedia Commons

THE DATA

1.27x

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

This 1.27x gap reflects a deeper divergence in economic momentum and infrastructure investment across the two counties. Utah County continues to attract high-income households and tech-driven development, while Juab County remains anchored in agriculture and lower-density residential growth. The disparity is not a temporary fluctuation but a structural signal of where capital and labor are concentrating.

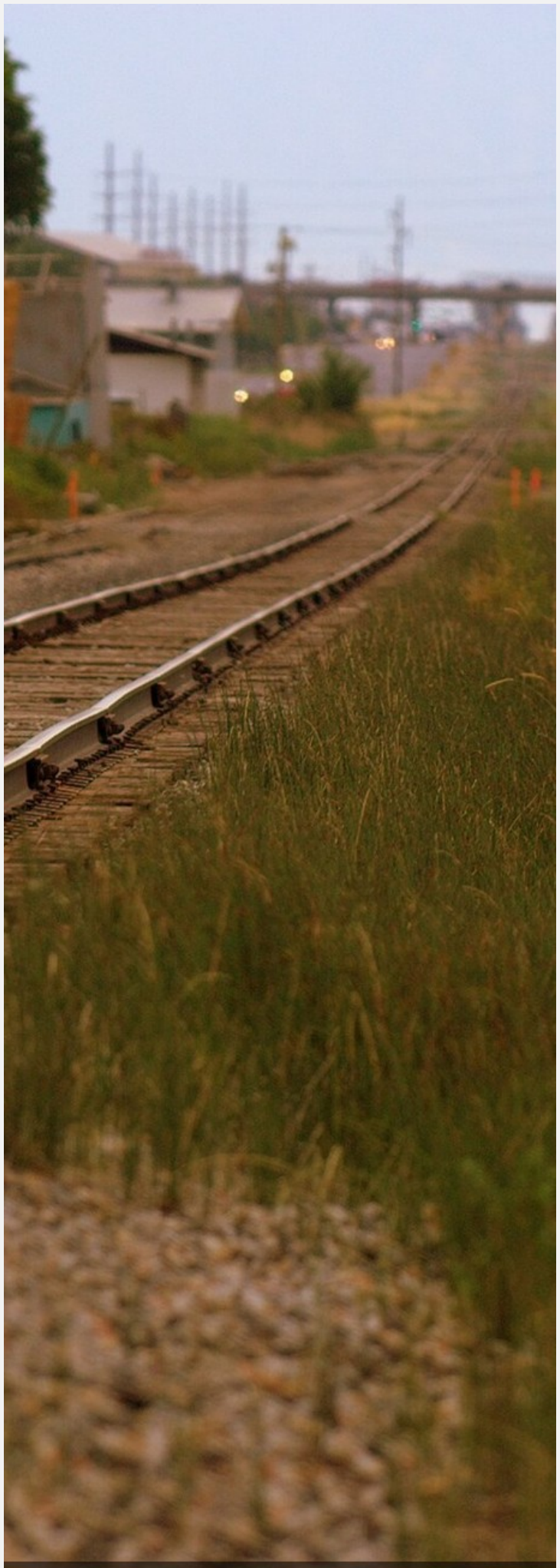


Photo: Eric Ward from Provo, UT, USA · CC BY-SA 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-19-provo-orem-lehi-within-county-home-value

01

Growth Is Not Equal

The 1.27x gap is not a sign of imbalance but of selective acceleration. Utah County’s higher home values are driven by proximity to innovation hubs, expanding employment centers, and consistent public investment in transportation and utilities. Juab County, while growing, lacks the same density of high-paying job clusters and institutional support. This isn't stagnation — it's a different growth trajectory, not a failure of progress.

Photo: planetary_nebula · CC BY 3.0 · Wikimedia Commons



Photo: Ben P L from Provo · CC BY-SA 2.0 · Wikimedia Commons

02

Value Gap Reflects Future Trajectory

Home values are not just a mirror of today — they’re a forecast of tomorrow. The widening gap between Utah and Juab counties suggests that future economic gains will be highly concentrated. For investors and policymakers, this means that even within a single metro area, 'buying in' to one county may offer far greater long-term appreciation than another. The real estate market is already pricing in where the next wave of development will land.

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

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

