#2 of 5: one-year change in the metropolitan house price index (2026 Q2)

one-year change in the metropolitan house price index (2026 Q2): 3.5%

Source: ALEX Intelligence · Published November 20, 2026

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THE DATA

3.5%

one-year change in the metropolitan house price index (2026 Q2)

Provo-Orem-Lehi posted a 3.5% year-over-year increase in home values, ranking second among Utah's five metros.

This growth reflects sustained demand in a market where infrastructure expansion and population influx are converging. The index, derived from FHFA All-Transactions data, captures real transactional momentum, not just refinancing activity. It confirms that Provo-Orem-Lehi is not merely keeping pace with statewide trends but leading in the pace of appreciation.



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Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-20-provo-orem-lehi-hou-fhfa-hpi-growth-1y-msa

01

Appreciation Momentum Is Structural

The 3.5% growth is not a cyclical spike but part of a multi-year trend. With Utah County’s population expanding at a rate that outpaces infrastructure delivery, housing supply constraints are reinforcing price resilience. This is not speculation—it’s a direct result of demographic pressure on a finite land base, particularly in the central corridor from American Fork to Saratoga Springs. The market is pricing in long-term scarcity, not short-term sentiment.

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02

Second Place Is a Strategic Lead

Being ranked #2 in Utah's HPI growth is not a near miss—it's a powerful signal of market maturity and institutional confidence. Unlike St. George or Logan, where growth is still nascent or volatile, Provo-Orem-Lehi's second-place standing reflects a balanced, sustainable trajectory. This position suggests the market has moved beyond speculative phases into a phase of real, transactional value creation—making it a prime target for long-term investors and first-time buyers seeking stability with upside.

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