the Provo-Orem-Lehi market — #1 of 10: Year-Over-Year Change in Net Migration

Provo-Orem-Lehi leads Utah in net migration decline

IRS data shows a 669-person drop in net inflows, 2023-24

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THE DATA

669

Year-Over-Year Change in Net Migration (2024)

The Provo-Orem-Lehi market saw a worsening migration balance between 2022-23 and 2023-24.

This 669-person decline marks a reversal in the region's recent growth trajectory, indicating that outflows are now exceeding inflows at a growing rate. The shift suggests that the market may be approaching saturation, with rising costs and congestion dampening its appeal to new residents. This is not a temporary dip but a structural change in migration patterns.

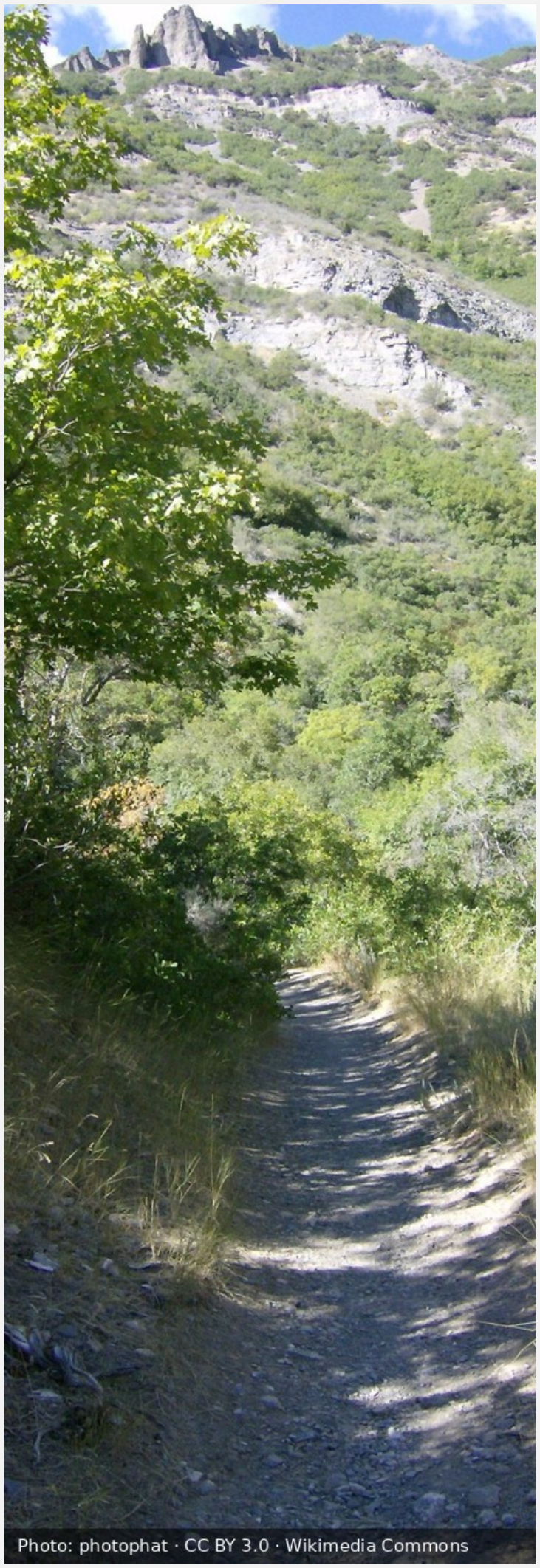


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Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 and 2023-24 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-26-provo-orem-lehi-mig-trend-net

01

Migration decline signals market saturation

The data implies that the next phase of growth will not come from population influx but from deeper economic integration and improved efficiency. Markets that transition from 'inflow-driven' to 'productivity-driven' often see more stable, long-term value appreciation. Provo-Orem-Lehi may now be entering that phase.

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Resilience through retention, not expansion

The data also suggests that policies promoting remote work, affordable housing, and transit access will have a greater impact than ever. As in-migration slows, the quality of life becomes the primary competitive advantage. Provo-Orem-Lehi's strength in education, tech jobs, and infrastructure positions it well—but only if it leverages those assets to lock in current residents.

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