Fruit Heights — #1 of 10: Median Home Value

Fruit Heights leads Utah in median home value

Source: ALEX Intelligence, 2026

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THE DATA

$667,700

Median Home Value (2024)

Fruit Heights holds the highest home value in the Ogden-Clearfield metro and Utah.

This figure reflects a market where long-term residents, suburban infrastructure, and proximity to employment centers in Davis County have driven sustained appreciation. The absence of new construction in the city's core suggests limited supply is reinforcing value retention.



Photo: Ntsimp · Public domain · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-27-ogden-clearfield-home-value-place-mkt

01

Supply constraints fuel premium pricing

Fruit Heights' ranking is not driven by population growth but by a lack of new housing development. The city's master plan limits density, and zoning restrictions have preserved its low-rise character. This scarcity is directly translating into premium valuations, making it a proxy for value preservation in a high-demand region.

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02

Davis County's dominance continues

Nine of the top ten highest-valued cities in the Ogden-Clearfield metro are in Davis County, including four of the top five. This reflects a broader regional trend where well-established communities with strong school districts and stable infrastructure are outperforming newer developments in Morgan and Box Elder counties.

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