Hooper — #1 of 10: Owner Occupancy Rate

Hooper leads Utah in owner occupancy at 96.3%

Based on 2024 U.S. Census data

Swipe for insights →

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

THE DATA

96.3%

Owner Occupancy Rate (2024)

Hooper leads all cities in the Ogden-Clearfield metro and the entire state of Utah.

This figure reflects a community where homeownership is not just common—it is the norm. With 96.3% of homes occupied by their owners, Hooper stands as a model of long-term stability and deep-rooted community investment. Such a high rate is not typical in rapidly growing or transient markets.

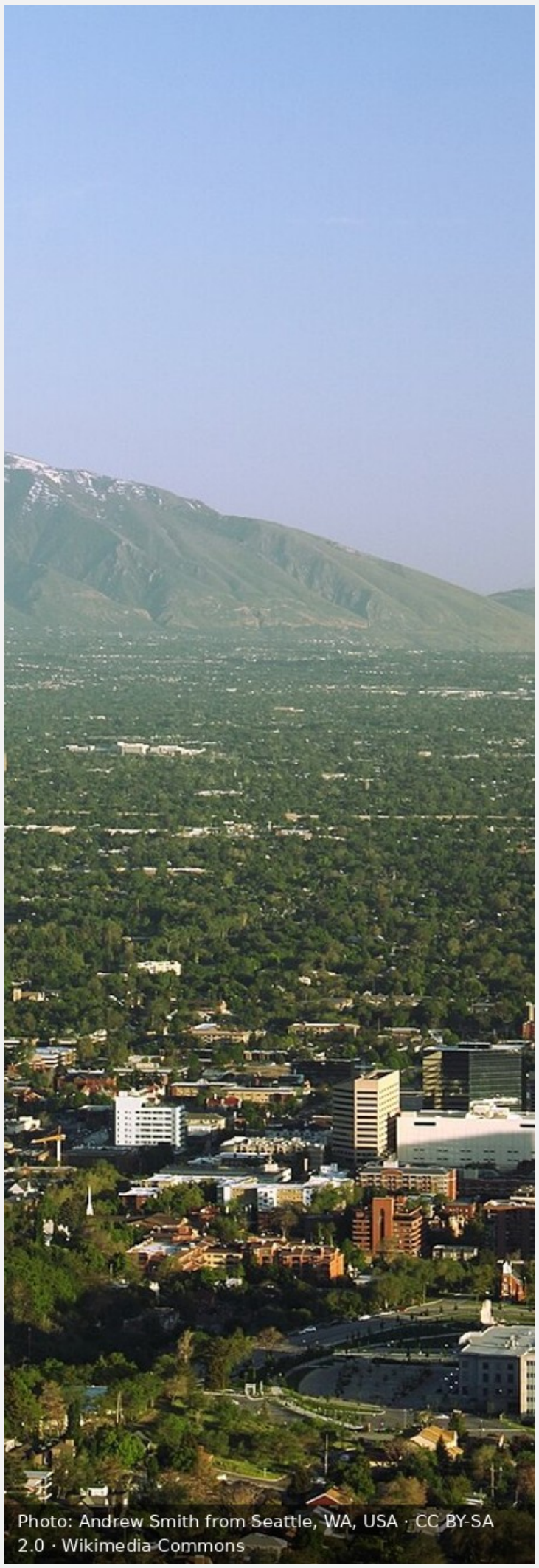


Photo: Andrew Smith from Seattle, WA, USA · CC BY-SA 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-ogden-clearfield-owner-share-place-mkt

01

Homeownership as social capital

The high rate suggests that residents view their homes not as investments, but as anchors. This cultural orientation toward permanence may explain why Hooper consistently ranks among the top in Utah for community satisfaction and quality of life, even as surrounding areas experience rapid development.



Photo: JacquesDemien · CC0 · Wikimedia Commons

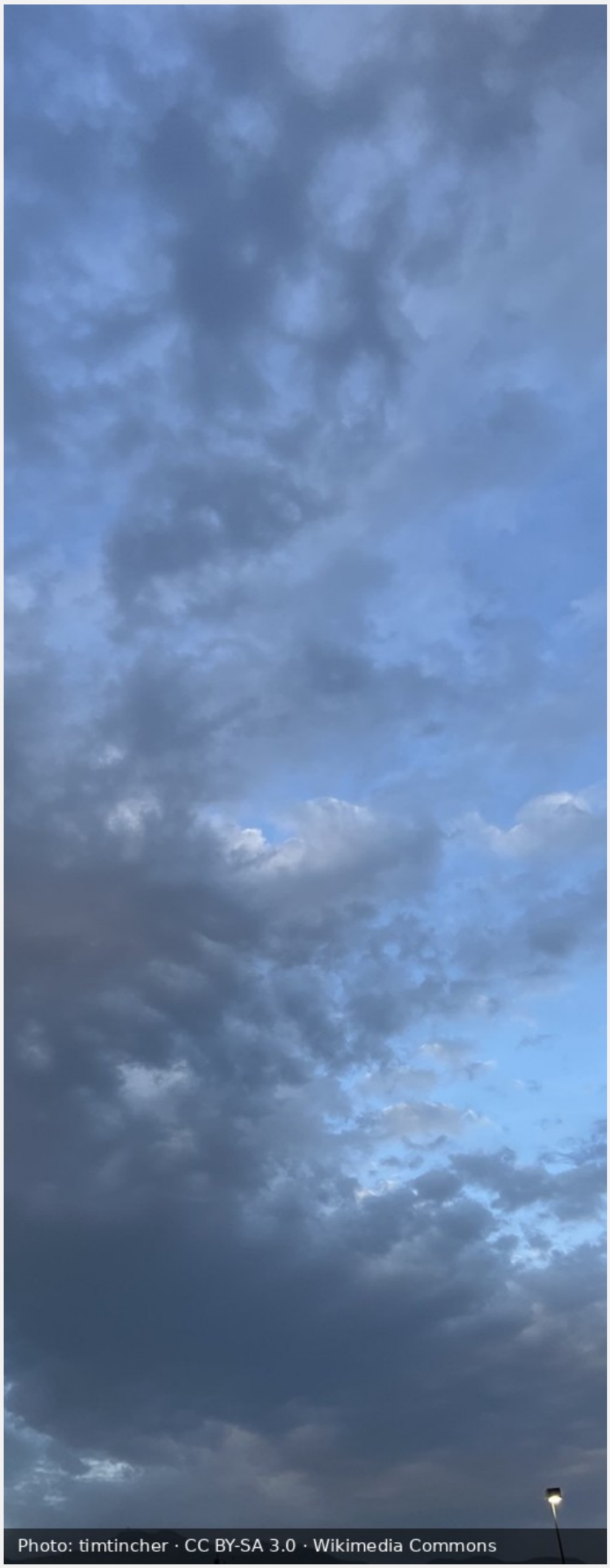


Photo: timtincher · CC BY-SA 3.0 · Wikimedia Commons

02

The quiet cost of stability

For developers and policymakers, this presents a paradox: the very stability that defines Hooper’s appeal may also constrain future growth. To maintain affordability and expand homeownership, the region must find ways to encourage second-generation ownership transitions, intergenerational transfers, and targeted rehabilitation of existing stock—without sacrificing the community’s foundational stability.

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