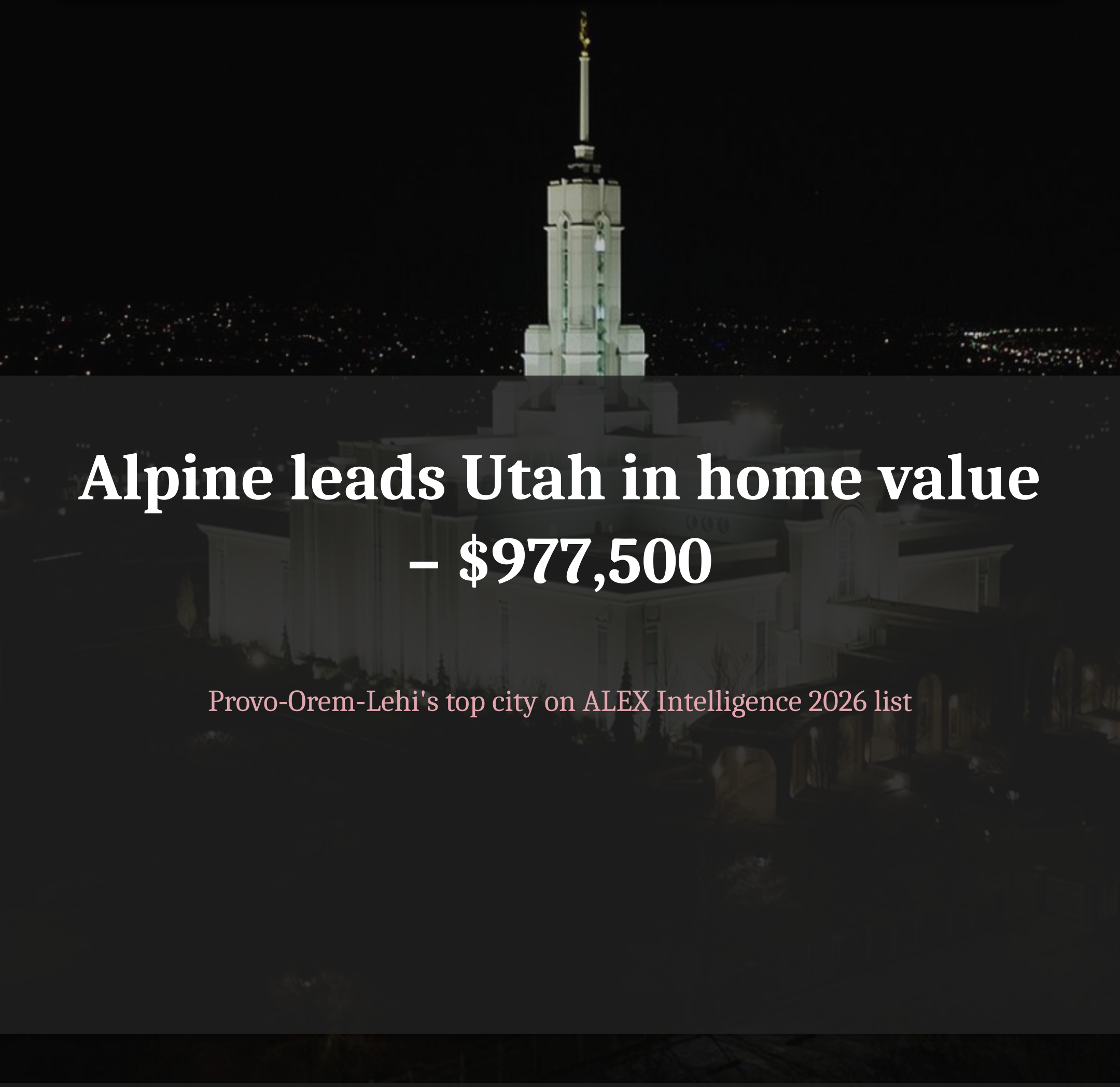
Alpine — #1 of 10: Median Home Value



Alpine leads Utah in home value – $977,500

Provo-Orem-Lehi's top city on ALEX Intelligence 2026 list

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THE DATA

$977,500

Median Home Value (2024)

Alpine’s median home value is the highest in the Provo-Orem-Lehi metro and in Utah County and Juab counties combined.

This figure reflects a structural shift in where wealth is being concentrated within the region. Alpine’s dominance is not a function of population size or recent construction, but of long-term land-use decisions, topography, and exclusivity. The city’s limited buildable area and strict zoning have preserved high-value land, making it a de facto enclave for high-net-worth residents.



Photo: planetary_nebula · CC BY 3.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-29-provo-orem-lehi-home-value-place-mkt

01

The rise of the enclave economy

The data suggests that in the next decade, the real estate market in Provo-Orem-Lehi will be less about growth and more about exclusivity. As demand from remote workers and tech professionals continues to rise, the value gap between accessible suburbs and restricted enclaves will widen—creating a new kind of geographic inequality.



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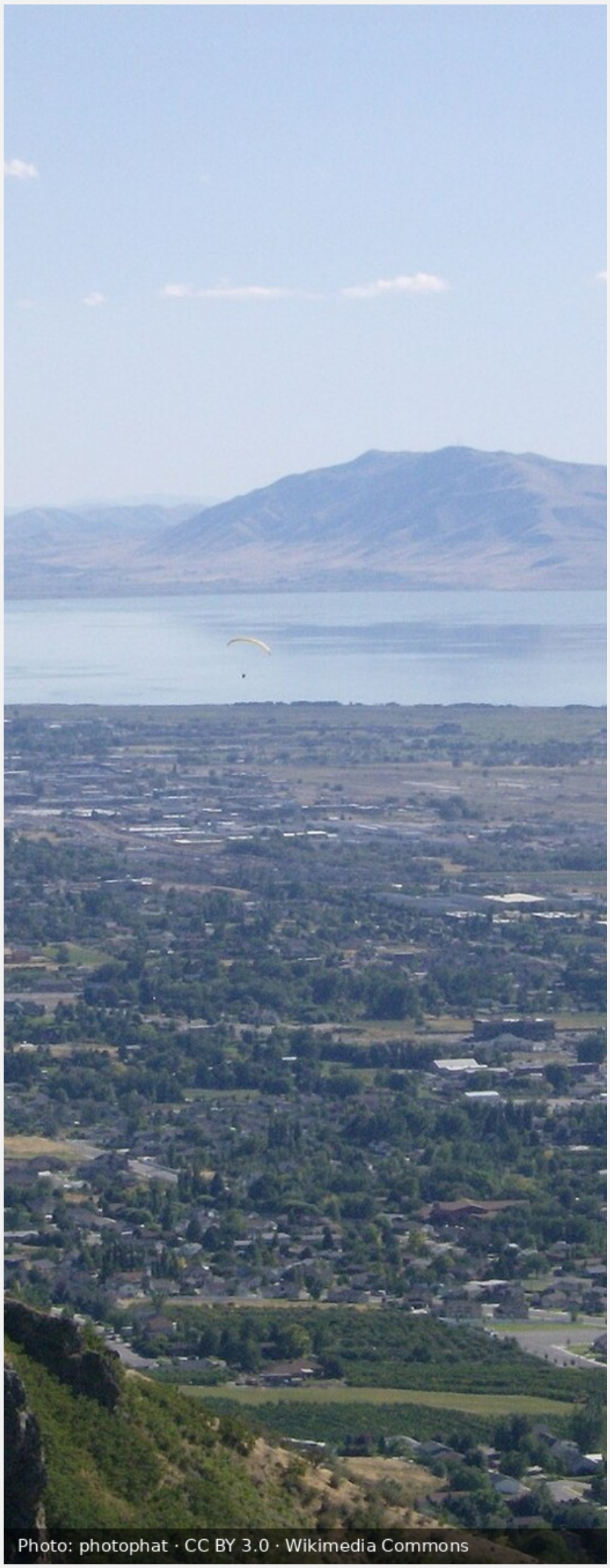

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02

Value, not volume, drives future investment

This shift has profound implications for long-term investment. Properties in areas with constrained supply and high regulatory thresholds are not just appreciating faster—they are becoming more resilient to downturns. The market is no longer rewarding scale; it’s rewarding isolation.

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