Weber and Davis Counties: Demographic and Economic Profile

By Nate Christensen, Research Economist; Michael Hogue, Senior Research Statistician; Heidi Prior, Public Policy Analyst; and Natalie Roney, Research Economist

This profile focuses on Weber and Davis counties, a multi-county area within the Greater Salt Lake region.1 While the Greater Salt Lake region accounts for 90.3% of Utah’s economy, these two counties account for 13.9% of Utah’s economy, while the Greater Salt Lake region and Utah’s other five economic regions are organized by local commuting patterns and other measures of economic connection, analyzing Weber and Davis counties together along county boundaries simply helps decision-makers with stakeholder interests in these two counties to better understand the area’s economic and demographic profile. While there is a degree of economic connection between Weber and Davis counties, that is not the motivating force behind their grouping for this profile.

Figure 1: Counties as Share of State Population, 2023

Source: Utah Population Committee, Kem C. Gardner Policy Institute

Figure 2: Dependency Ratios for Select Geographies, 2022

Note: Dependency Ratios represent the number of residents under 18 (child dependency) or 65 and over (retirement age dependency) for every 100 working-age adults (age 18 to 64). Margins of error for total dependency ratios are 0.7 for Davis County, 0.6 for Weber County, and 0.2 for Utah.

Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates

Demographic Profile

Nearly 86.4% of Utah’s population resides in the Greater Salt Lake Region. Weber and Davis counties are centrally located inside the Greater Salt Lake Region. In 2023, population in the Weber-Davis (WD) multi-county area reached 647,197 (18.7% of Utah’s population). Davis County is home to 377,380, or 10.9% of Utah’s residents, while 269,816, or 7.8% of Utah’s population, live in Weber County. Davis and Weber counties’ populations rank third and fourth largest statewide, respectively.

Age

The WD multi-county area features a younger population than the United States overall, with a median age of 32.6 in Davis County and 34.0 in Weber County compared to a median age of 39.0 for the nation. Youth under the age of 18 compose 28.4% of WD area’s population but only 21.7% of the United States’ population. Both Davis and Weber counties’ populations include a greater ratio of children to working-age adults than the nation (51 children per 100 working-age adults in Davis County; 43 in Weber County; 36 in the U.S.).

While 17.3% of the U.S. population is 65 or older, this older age group makes up only 11.6% of the WD area’s population. The U.S. population includes more than 28 residents aged 65 and older for every 100 working-age adults (18 to 64 years). Meanwhile, the WD area’s population includes fewer than 21 older residents for every 100 working-age adults.
Figure 3: Population by Age and Sex for Weber-Davis Area and the United States, 2022

Figure 4: Median Age for Select Geographies, 2022

Figure 5: Weber-Davis Area Components of Change, 1990-2023

Racial and Ethnic Composition

The WD area features a racially and ethnically diverse population that mirrors the state’s diverse population with just over three-quarters of the population identifying as Non-Hispanic White and almost 15% identifying as Hispanic or Latino.

Weber and Davis counties each feature unique racial and ethnic compositions. Nearly 1 in 5 Weber County residents (19.2%) identifies as Hispanic or Latino, while this population makes up only 11.1% of Davis County residents. Davis County includes a larger share of Non-Hispanic White residents (80.6%) compared to 73.9% in Weber County.

Table 1: Population by Sex and Race and Ethnicity of Weber-Davis Area, Utah, and United States

<table>
<thead>
<tr>
<th>Race and Ethnicity</th>
<th>U.S.</th>
<th>Utah</th>
<th>Weber-Davis Area</th>
<th>Davis County</th>
<th>Weber County</th>
</tr>
</thead>
<tbody>
<tr>
<td>White (Non-Hispanic)</td>
<td>57.7%</td>
<td>75.6%</td>
<td>77.8%</td>
<td>80.6%</td>
<td>73.9%</td>
</tr>
<tr>
<td>Black or African American (Non-Hispanic)</td>
<td>11.9%</td>
<td>1.0%</td>
<td>1.2%</td>
<td>1.3%*</td>
<td>1.0%*</td>
</tr>
<tr>
<td>American Indian or Alaskan Native (Non-Hispanic)</td>
<td>0.5%</td>
<td>0.7%</td>
<td>0.4%</td>
<td>0.3%</td>
<td>0.4%</td>
</tr>
<tr>
<td>Asian (Non-Hispanic)</td>
<td>5.8%</td>
<td>2.4%</td>
<td>1.6%</td>
<td>1.8%</td>
<td>1.3%</td>
</tr>
<tr>
<td>Native Hawaiian or Other Pacific Islander (Non-Hispanic)</td>
<td>0.2%</td>
<td>1.1%</td>
<td>0.6%</td>
<td>1.0%*</td>
<td>0.2%</td>
</tr>
<tr>
<td>Some Other Race (Non-Hispanic)</td>
<td>0.6%</td>
<td>0.4%</td>
<td>0.8%</td>
<td>1.0%*</td>
<td>0.5%*</td>
</tr>
<tr>
<td>Two or More Races (Non-Hispanic)</td>
<td>4.3%</td>
<td>3.5%</td>
<td>3.2%</td>
<td>3.0%*</td>
<td>3.5%*</td>
</tr>
<tr>
<td>Hispanic or Latino</td>
<td>19.1%</td>
<td>15.1%</td>
<td>14.5%</td>
<td>11.1%</td>
<td>19.2%</td>
</tr>
</tbody>
</table>

Note: Shaded values indicate statistically insignificant differences between Weber and Davis Counties. Asterisks indicate differences between the county and state of Utah are not statistically significant.

Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates
Figure 7: Weber-Davis Area Projected Population Growth, 2024-2030

Source: Kem C. Gardner Policy Institute State and County Projections 2020-2060

Figure 8: Share of Population with Bachelor’s Degrees or Higher by Sex for Selected Geographies, 2022

Note: Data reflects population age 25 and older. Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates

Figure 9: Households by Type for Select Geographies, 2022

Note: Differences in rates between the two counties and between each county and Utah are statistically insignificant, with the exception of Davis County’s rates between both Utah and Weber County for two groups: Married Couples with Children and Nonfamily. Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates

Figure 10: Educational Attainment of Select Geographies, 2022

Note: Data reflects population age 25 and older. Differences in rates between the two counties and between each county and Utah are statistically significant, with the exception of differences in rates of “some college, no degree” and “associate’s degree” in Davis and Weber counties, which are statistically insignificant. Source: U.S. Census Bureau, 2022 American Community Survey 1-Year Estimates

Population Growth

Natural increase (births minus deaths) has declined in the WD area while net migration has fluctuated based on economic and societal conditions. Natural increase drove the WD area’s population growth in the years leading up to the pandemic, but net migration has driven more than one-third of the region’s population growth since 2020.

Kem C. Gardner Policy Institute Long-Term Planning Projections indicate the WD area will gain more than 40,000 new residents over the next five years, growing its population by 6.2%.

Households

Married couples with children make up the largest share of households in the WD area (31.8%). The prevalence of young families contrasts with the nation, where nonfamily households compose the greatest share of households.

Davis and Weber counties differ in household makeup. Weber County mirrors the state’s household profile, with married couples without children composing the greatest share (30.8%), followed by nonfamily households (28.6%). In contrast, Davis County’s married couple households with children make up 35.8% of all households. Household structure in the WD area remained relatively stable over the past decade.

Educational Attainment

Nearly 95% (94.7%) of adults 25 and older in the WD area hold high school diplomas, compared to 89.6% of adults nationally. The WD area nearly matches the United States for its share of highly educated residents, with 35.6% of the population holding bachelor’s degrees or higher degrees – compared to 35.7% nationally.
Davis County’s population features especially high education rates, with 40.9% of adult residents holding bachelor’s degrees or higher. In comparison, about 3 in 10 Weber County residents hold higher education degrees.

Like Utah overall, both Davis and Weber counties display gender gaps in educational attainment, with women lagging behind men. This relationship is opposite to national trends, in which female higher education completion rates exceed those of men. In Davis County, a gap of nearly seven percentage points (6.9) separates men’s and women’s educational attainment, while Weber County’s gap is 4.4 percentage points.

**Economic Profile**

**Labor Force**

Davis and Weber counties have a combined civilian labor force of about 336,000 with a labor force participation rate of 69.9%. Total employment for the two counties equals an estimated 260,000. Employment increased 2.6% and 3.2% in Davis and Weber counties, respectively, from June 2022 to June 2023, lagging Utah’s employment growth of 4.2% yet outpacing U.S. growth of 1.8% during the same period.

The unemployment rate for Davis and Weber counties equals 2.6% and 2.9%, respectively, as of December 2023. Utah’s unemployment rate reached 2.8% in December 2023. The national unemployment rate remains higher at 3.7%. Despite recent upticks, Utah’s and the WD area’s unemployment rates remain near historic lows. Davis County’s unemployment rate has consistently hovered below the statewide rate, while Weber County’s rate historically comes in slightly higher than the statewide rate.

Utah’s demographic makeup consistently ranks younger than the nation, and its labor force makeup reflects a similar trend. Workers younger than 25 comprise a larger share of Utah’s labor market.
force relative to Davis and Weber counties, yet young workers make up a larger share of each area's labor force than the nation. Utah's younger workforce contributes to employment growth that tends to surpass the nation.

Women make up less than half the labor force both nationally and at the state level, yet the female labor force share in Utah and in Davis and Weber counties trails the nation. Davis County's female share is lower than both the state of Utah and Weber County. The labor force participation rate for women in Utah is comparable to the nation, but labor force participation rate among men in Utah ranks much higher nationally, drawing down the female share of Utah's labor force.

Employment

Government constitutes the largest sector in the WD multi-county area, followed by trade, transportation, and utilities. Natural resources and mining and information represent the smallest industries in the WD area as measured by employment. The WD area's employment share by industry closely mirrors Utah's, yet government and manufacturing make up a greater share of employment in the WD area.

Over a five-year period, the WD area's natural resource and mining industry experienced the highest growth rate, followed by information. The WD area's employment growth by industry generally paces relatively well with the state of Utah; both regions outpace nationwide industry employment growth rates.
Figure 18: Location Quotients by Industry in Select Geographies, 2022

Figure 19: Year-Over Percent Change in Quarterly Average Wages for Select Geographies, 2018Q2–2023Q2

Note: A location quotient of 1.0 represents perfect similarity to U.S. employment. Source: Kem C. Gardner Policy Institute analysis of U.S. Bureau of Labor Statistics data

Figure 20: Median Household Income for Select Geographies, 2018-2022

(Constant 2022 Dollars)

Note: For the year 2020, 5-year ACS data are used instead of 1-year ACS data. Data are inflation-adjusted using annual average CPI. The differences in income between each geography at each point in time are statistically significant with the exception of Weber County and Utah incomes in 2018. Shaded region represents recession period according to NBER. Source: U.S. Census Bureau, American Community Survey 1-Year Estimates

Figure 21: Per Capita Personal Income for Select Geographies, 2018-2022

(Constant 2022 Dollars)

Note: Data are inflation-adjusted using annual average CPI. Shaded region represents recession period according to NBER. Source: U.S. Bureau of Economic Analysis

Economic Diversity

Location quotients measure a region’s industrial specialization relative to a diversified reference region and are calculated using an economic indicator such as gross domestic product or employment. A location quotient of 1.0 represents perfect similarity to the industrial specialization of the reference region. Location quotients in Figure 18 rely on employment data.

Government, manufacturing, and construction industries are more concentrated in the WD area than in either the state of Utah or the U.S. The location quotient for federal government reaches 5.28 in Davis County and 3.49 in Weber County. Conversely, natural resources and mining and information make up a much smaller share of the WD area’s economy than its share of Utah and U.S. economies. Both education and health services and leisure and hospitality industries are represented similarly in the WD area, Utah statewide, and the U.S.

Note: Average wages are calculated as total wages divided by total employment where quarterly employment data are averaged from monthly data. Underlying wages are in nominal terms (not adjusted for inflation). Shaded region represents recession period according to NBER. Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages
Wages

The average worker in Davis and Weber counties earned a weekly wage of $1,091 and $1,076, respectively, as of year-end 2022. Labor shortages contributed to dramatic wage increases post-pandemic. Average total wages per worker increased drastically year-over in Davis and Weber by 10.6% and 10.1%, respectively, in 2022Q3. More recently, average total wage growth moderated, with year-over wage growth in the second quarter of 2023 equaling 0.4% in Davis County and 3.8% in Weber County. Utah and U.S. wage growth in 2023Q2 measure more similarly to Weber County, reaching 4.1% and 3.6%, respectively.

Household and Per Capita Income

Utah’s median household income ranks high nationally. Davis County’s median household income reached $103,563 in 2022 – 16% higher than Utah’s, and 39% higher than national median household income. Weber County’s median household income measures higher than the nation’s but lower than Utah’s statewide total. However, Davis County’s median household income grew nearly 11% in 2022, while Weber County’s grew about 16%.

Due to unique demographics, Utah’s per capita personal income generally ranks low relative to the nation. Utah houses a higher share of youth, many of whom are below working age. This large share of nonworking youth draws down Utah’s per capita personal income. Davis County’s per capita personal income mirrors Utah’s, while Weber County’s remains about 12% below the state’s.

Major Employers

The lists above contain all organizations with at least 1,000 employees in each county of the Weber-Davis area. Department of Defense employees in Davis County are largely Air Force personnel at Hill Air Force Base. Department of Treasury employees in Weber County are largely professionals at IRS.
### Table 4: Commuting Flows for Weber-Davis Area, 2019

<table>
<thead>
<tr>
<th>Group</th>
<th>Outflow</th>
<th>Internal</th>
<th>Remote</th>
<th>Internal</th>
<th>Commuting</th>
<th>Inflow</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 16-38</td>
<td>34,101</td>
<td>8,980</td>
<td>116,063</td>
<td>11,103</td>
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<td></td>
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<tr>
<td>Age 39+</td>
<td>37,486</td>
<td>13,538</td>
<td>100,095</td>
<td>12,213</td>
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<td></td>
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<tr>
<td>Industry</td>
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<td></td>
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<td></td>
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<td></td>
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<tr>
<td>Goods</td>
<td>14,744</td>
<td>3,333</td>
<td>43,423</td>
<td>7,860</td>
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<tr>
<td>Services</td>
<td>56,843</td>
<td>19,185</td>
<td>172,735</td>
<td>15,456</td>
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<tr>
<td>Wages</td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>$0-$40,000</td>
<td>21,543</td>
<td>10,332</td>
<td>109,240</td>
<td>7,722</td>
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<tr>
<td>$40,001+</td>
<td>50,044</td>
<td>12,186</td>
<td>106,918</td>
<td>15,594</td>
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<td></td>
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<tr>
<td>Overall</td>
<td>71,587</td>
<td>22,518</td>
<td>216,158</td>
<td>23,136</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Source: Kem C. Gardner Policy Institute analysis of U.S. Census Bureau, 2019 American Community Survey 1-year Public Use Microdata Sample data

Technical Note: The age and earnings groups shown in the tables above are based on the median age of workers in 2019 (38) and median worker earnings in 2019, expressed in 2022 dollars, rounded to the nearest ten thousand. (Exact median worker earnings in 2019, expressed in 2022 dollars, is $43,500.) Estimates shown in the tables above are based on a survey sample of Davis and Weber counties. The precision of these estimates is measured by their standard error. For the estimates shown in Tables 4 and 5, standard errors range from 2.5% to 15.8% of the estimates themselves. In general, this range indicates these estimates have reasonably high precision.

### Commuting Patterns

Commuting patterns show where workers travel for work. In general, the Weber-Davis multi-county area is a “net exporter” of workers to other counties: more WD area residents commute to work in other counties than residents of other counties commute to work in the WD area. In 2022, 61,480 residents of the WD area traveled to a jobsite in another area, compared to 28,026 residents of other areas traveling into the WD area for work. However, the WD area’s “net exported” workers decreased over time – in 2019, 71,587 WD area residents traveled to another region for work while just 23,316 workers traveled into the WD area for work. An increase in remote work options contributed to this shift.

Of the WD area's 328,099 working residents in 2022, 18.7% (61,480) traveled outside of the area for work, 62.2% (203,955) traveled to a worksite within the region, and 19.1% (62,664) worked at home (for an employer that may or may not be located in the WD area).

The number of WD area residents who work from home nearly tripled from 22,518 (7.3% of the area's working residents) in 2019 to 62,664 (19.1% of working residents) in 2022. Corresponding to the increase in remote work, fewer residents of the WD area traveled outside of the multi-county area for work in 2022 (61,480) than did so in 2019 (71,587).

The shift to remote work was about equally sharp for workers above and below median worker age, for workers in goods-producing as well as service-providing sectors, and for workers earning above and below median earnings.

### Table 5: Commuting Flows for Weber-Davis Area, 2022

<table>
<thead>
<tr>
<th>Group</th>
<th>Outflow</th>
<th>Internal</th>
<th>Remote</th>
<th>Internal</th>
<th>Commuting</th>
<th>Inflow</th>
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</thead>
<tbody>
<tr>
<td>Age</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 16-38</td>
<td>26,708</td>
<td>23,938</td>
<td>110,791</td>
<td>12,614</td>
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<tr>
<td>Age 39+</td>
<td>34,772</td>
<td>38,726</td>
<td>93,164</td>
<td>15,412</td>
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<td></td>
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<tr>
<td>Industry</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Goods</td>
<td>16,288</td>
<td>9,841</td>
<td>43,242</td>
<td>8,388</td>
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<td></td>
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<tr>
<td>Services</td>
<td>45,192</td>
<td>52,823</td>
<td>160,713</td>
<td>19,638</td>
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<tr>
<td>Wages</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>$0-$40,000</td>
<td>21,141</td>
<td>25,281</td>
<td>112,429</td>
<td>12,137</td>
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<td></td>
</tr>
<tr>
<td>$40,001+</td>
<td>40,339</td>
<td>37,383</td>
<td>91,526</td>
<td>15,889</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overall</td>
<td>61,480</td>
<td>62,664</td>
<td>203,955</td>
<td>28,026</td>
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<td></td>
</tr>
</tbody>
</table>

Source: Kem C. Gardner Policy Institute analysis of U.S. Census Bureau, 2022 American Community Survey 1-year Public Use Microdata Sample data

### Real Estate

Median home sales prices in Davis and Weber counties peaked at $545,000 and $450,000, respectively, in the second quarter of 2022 as low interest rates, limited supply, and very high demand combined. Rising mortgage rates somewhat dampened demand, causing prices to drop somewhat, yet housing prices remain much higher than in pre-pandemic years. Supply constraints contribute to high housing costs in both Davis and Weber counties. Davis County’s proximity to Salt Lake City largely contributes to its more expensive housing that consistently surpasses Weber County’s median home sales price.

Rental vacancy rates in Davis and Weber counties remained relatively stable throughout the previous decade, yet both counties experienced dramatic swings in post-pandemic years. Notably, while Davis County’s vacancy rate consistently ranked much higher than Weber County’s rate, the two counties’ vacancy rates converged to 3.5% in October of 2023. Asking rent steadily increased in both counties, reaching $1,820 in Davis County and $1,664 in Weber County in October 2023.

After several years of steady declines, Utah’s industrial vacancy rate rose in the three years following the onset of the COVID-19 pandemic, reaching a 5-year high in the third quarter of 2023. Year-over rental rate growth reached 7.6% in 2021 and 8.3% in 2022 yet moderated to 4.6% in 2023 Q3.

Utah’s office vacancy rates trended downward over the last decade, with post-pandemic years continuing that trend. After reaching the lowest rate in at least 10 years in 2022, vacancy rates ticked slightly upward to 5.6% through the third quarter of 2023. Rental rates have continued an upward trend through the last decade and reached $21.56 /sq.ft/yr in 2023 Q3.
Figure 22: Median Home Sales Price in Davis and Weber Counties, 2015-2023

![Graph showing median home sales price trends in Davis and Weber Counties, 2015-2023.](image)

Note: Shaded region represents recession period according to NBER.
Source: UtahRealEstate.com

Figure 23: Asking Rent and Rental Vacancy Rates in Davis and Weber Counties, 2015-2023

![Graph showing asking rent and rental vacancy rates trends in Davis and Weber Counties, 2015-2023.](image)

Note: Shaded region represents recession period according to NBER.
Source: UtahRealEstate.com

Endnote
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