

NORTHWEST VALLEY DATAPOINTS

Northwest Valley Housing

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Northwest Salt Lake County serves as home to 1 in 10 Utahns and makes up one-quarter of the state's most populous county. Located west of I-15 and hemmed in by Great Salt Lake and the southern suburbs, this region includes West Valley City—Utah's second largest city—along with the communities of Kearns, Magna, Taylorsville, and the western portion of Salt Lake City.

As the University of Utah establishes its first off-campus

hospital—located in the heart of Northwest Salt Lake County—and launches a suite of local initiatives aimed at long-term societal impact, community stakeholders need data about the region. The Kem C. Gardner Policy Institute meets this need with “Northwest Valley Datapoints,” a series of fact sheets designed to inform local decision makers and community partners. This fifth installment details the region's housing landscape.

HOUSING CHARACTERISTICS

Northwest Valley* includes 107,480 total housing units, comprising 42% of Salt Lake County's housing units and 16% of the state's housing units. Across communities, the housing stock ranges from 44,073 housing units in West Valley City to 10,149 units in Kearns. The region's housing stock has grown steadily since the 1950s, with especially rapid growth during the 1980s. Between January 2020 and January 2024, Northwest Valley gained 6,841 new housing units, with Taylorsville seeing the smallest unit growth (56), while Salt Lake City's west side saw the largest increase (2,891).

Across Northwest Salt Lake County, single-family homes account for the largest share of units in all communities, followed by apartments. Overall, the region includes 68,472 single-family units, 23,568 apartments, and 10,888 townhomes, duplexes, and condominiums.

- **Rapid growth in Magna** – Magna's housing stock increased 23.2% between 2020 and 2024—faster than any other community in Northwest Salt Lake County. In contrast, housing in Kearns and Taylorsville grew by less than 1.0% over the same period.

- **Majority single-family units in Kearns** – Single-family homes make up 92.8% of Kearns' housing stock, compared with just 50.7% to 71.6% in other Northwest Valley communities.
- **Apartments on Salt Lake City's west side** – The west side of Salt Lake City includes the largest share of apartment units in the region (38.3%). West Valley City and Taylorsville also include high shares of apartments, comprising over 20% of each city's housing stock.
- **Townhomes in Magna, condos in Taylorsville** – Magna stands out for its high share of townhomes (11.0%), while Taylorsville features the highest share of condos in the region (8.0%).
- **Older homes on Salt Lake City's west side** – The west side of Salt Lake City has the oldest homes in the region, with a median build year of 1973.

West Valley City composes over 40% of Northwest Valley's housing stock.

Figure 1: Total Housing Units in Northwest Salt Lake County Communities, January 2024

Northwest Salt Lake County, 107,486				
West Valley City	Salt Lake City west side	Taylorsville	Magna	Kearns
44,073	21,273	20,983	11,008	10,149

Note: Housing units include houses, condos, townhomes, duplexes, apartments, manufactured homes, and single-family ADUs.
 Source: Wasatch Front Regional Council (WFRCC)

High housing growth in Magna and on Salt Lake City's west side.

Table 1: Housing Unit Growth for Northwest Salt Lake County Communities, 2020 to 2024

Community	Units Added	Unit Growth
Northwest Salt Lake County	6,835	6.8%
Salt Lake City west side	2,891	15.7%
Magna	2,072	23.2%
West Valley City	1,725	4.1%
Kearns	91	0.9%
Taylorsville	56	0.3%

Note: From January 2020 to January 2024.
 Source: Wasatch Front Regional Council (WFRCC)

Single-family homes make up a majority of housing.

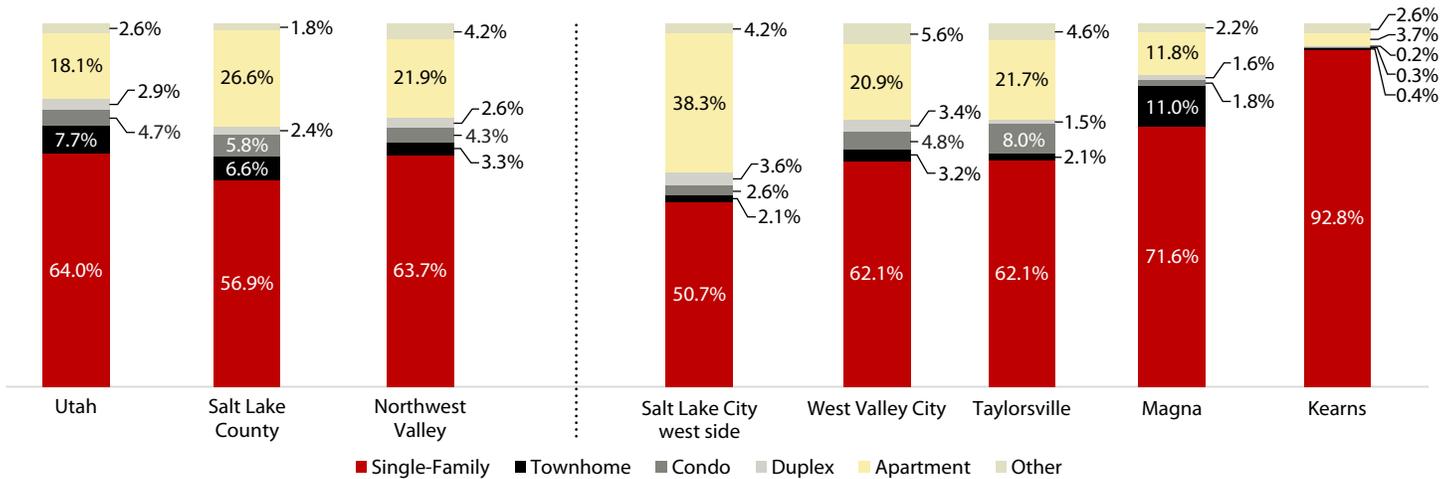
Table 2: Total Housing Units by Type in Northwest Salt Lake County Communities, January 2024

Community	Single-Family	Townhome	Condo	Duplex	Apartment	Other	Total Housing Units
Northwest Salt Lake County	68,472	3,550	4,590	2,748	23,568	4,558	107,486
West Valley City	27,361	1,417	2,119	1,490	9,195	2,491	44,073
Salt Lake City west side	10,777	446	557	758	8,157	578	21,273
Taylorsville	13,038	433	1,689	306	4,544	973	20,983
Magna	7,877	1,215	196	172	1,298	250	11,008
Kearns	9,419	39	29	22	374	266	10,149

Note: "Other" includes manufactured homes and single-family ADUs.
Source: Wasatch Front Regional Council (WFRC)

Northwest Valley's housing mix aligns with the state.

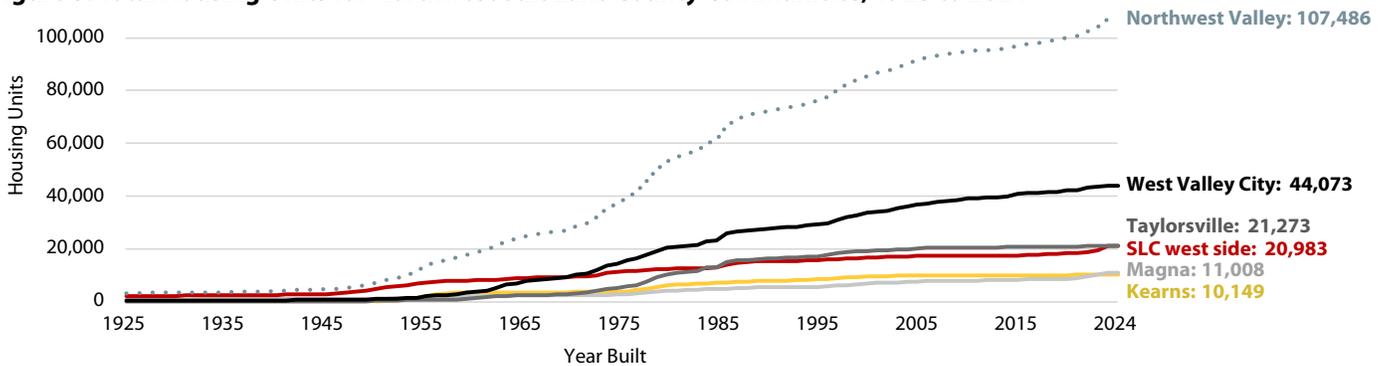
Figure 2: Share of Unit Type for Select Communities, January 2024



Note: "Other" includes manufactured homes and single-family ADUs.
Source: Wasatch Front Regional Council (WFRC)

Steady housing growth in Northwest Valley since 1950.

Figure 3: Total Housing Units for Northwest Salt Lake County Communities, 1925 to 2024



Source: Wasatch Front Regional Council (WFRC)
Note: Annual data represent January of each year. Northwest Salt Lake County (Northwest Valley) includes Kearns, Magna, Taylorsville, West Valley City, and Salt Lake City west of I-15.

Magna has the newest housing stock.

Figure 4: Median Year Built for Housing Units in Northwest Salt Lake County Communities, 2024



Source: Wasatch Front Regional Council (WFRC)

RENTING AND OWNING

Nearly 70% of Northwest Valley householders own their homes, while another 30% rent. This is similar to the shares of owners and renters in the broader Salt Lake County. Low vacancy rates among owner-occupied homes indicate strong demand for for-sale housing in Northwest Salt Lake County. While owner-occupied homes in all five communities have vacancy rates below 1%, vacancies in rental units range from 0 to 6%.

- **High homeownership in Magna and Kearns** – Across Northwest Salt Lake County communities, housing remains predominantly owner-occupied, with the highest shares in Kearns (82.2%) and Magna (79.7%).

High home-ownership in 4 of 5 Northwest Valley communities.

Table 3: Household Breakdown by Tenure for Select Communities, 2019-2023

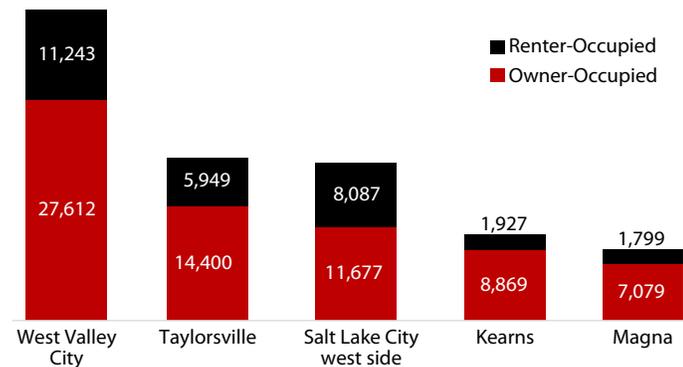
Community	Owner-Occupied	Renter-Occupied	Owner-Occupied Share	Renter-Occupied Share
Utah	773,345	321,551	67.0%	33.0%
Salt Lake County	279,101	137,488	70.6%	29.4%
Northwest Salt Lake County	69,637	29,005	70.6%	29.4%
West Valley City	27,612	11,243	71.1%	28.9%
Taylorsville	14,400	5,949	70.8%	29.2%
Salt Lake City west side	11,677	8,087	59.1%	40.9%
Kearns	8,869	1,927	82.2%	17.8%
Magna	7,079	1,799	79.7%	20.3%

Note: Northwest Salt Lake County includes Kearns, Magna, Taylorsville, West Valley City, and Salt Lake City west of I-15.

Source: U.S. Census Bureau, American Community Survey 2019-2023 5-Year Estimates

7 in 10 homes are owner occupied.

Figure 5: Households by Tenure in Northwest Salt Lake County Communities, 2019-2023

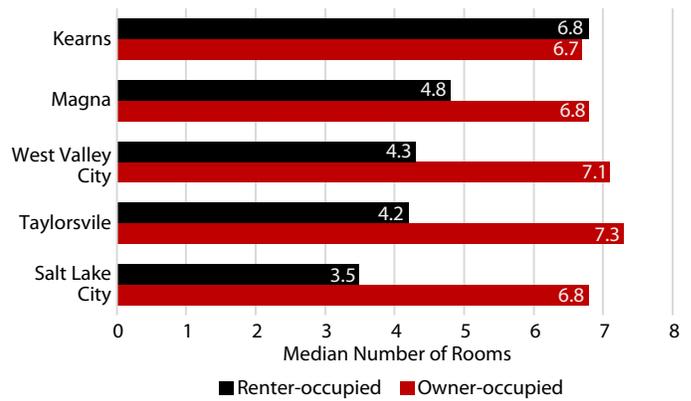


Source: U.S. Census Bureau, American Community Survey 2019-2023 5-Year Estimates

- **Salt Lake City's west side leads in renters** – Salt Lake City's west side houses the highest share of renters in Northwest Valley, with 40.9% of the units renter-occupied.
- **Number of rooms** – Median room count is typically higher in owned units than in rentals. In Kearns, however, the median is similar across tenure, suggesting many rental units are single-family homes.
- **Renter vacancy** – Taylorsville and Salt Lake City's west side have the highest rates of renter vacancy, at 5.9% and 5.4%, respectively. In contrast, Kearns and Magna, with low percentages of rental housing, have much lower vacancy rates.

More rooms in owned homes compared to rented.

Figure 6: Median Number of Rooms by Tenure for Northwest Salt Lake County Communities, 2019-2023

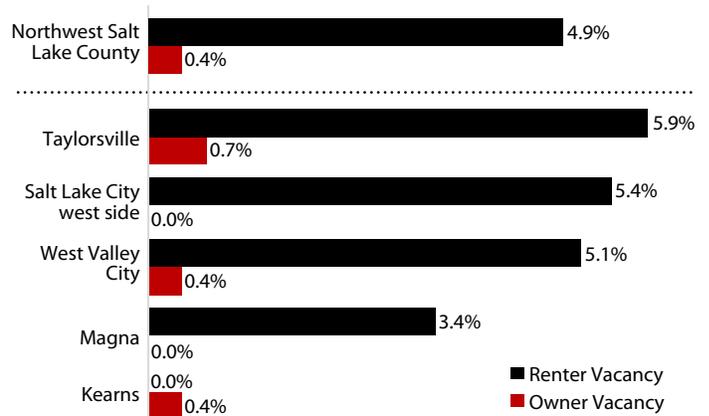


Note: Number of rooms excludes bathrooms, hallways, and unfinished basements. Data for all of Salt Lake City is shown due to limited data availability.

Source: U.S. Census Bureau, American Community Survey 2019-2023 5-Year Estimates

Low homeowner vacancy rates in all 5 Northwest Valley communities.

Figure 7: Vacancy Rates for Rented and Owned Units by Northwest Salt Lake County Community, 2019-2023



Source: U.S. Census Bureau, American Community Survey 2019-2023 5-Year Estimates

HOMEOWNERS

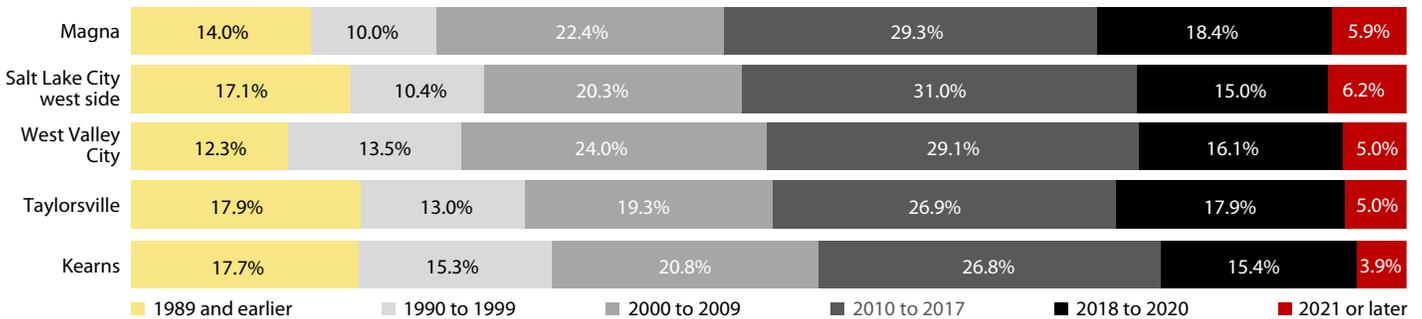
Most Northwest Salt Lake County residents own their homes, with 69,637 units, or 70.6% of housing, owner-occupied. The median sale price across Northwest Valley rose from \$305,000 in 2019 to \$435,000 in 2024—a 42.6% increase. Single-family homes in the region are affordable compared to the rest of Salt Lake County (\$535,000) and the state (\$500,000).

Nearly half of Northwest Valley homeowners (45.1%) moved in between 2010 and 2020, compared with about a quarter before 2000, 21.8% from 2000 to 2009, and 5.2% since 2020. Roughly one-fifth (21.4%) of owner-occupied Northwest Valley households spend 30% or more of household income on housing expenses, including a mortgage, insurance, and taxes. These 14,902 households meet the definition of housing cost-burdened. In comparison, 20.3% of households in Salt Lake County, and 19.7% of households statewide are housing-cost burdened.

- **Long-term residents in Kearns and Taylorsville** – Among Northwest Valley communities, Kearns and Taylorsville include the largest shares of residents who moved in before 2000.
- **Higher priced homes in Taylorsville** – Taylorsville homes ranked highest by median sales price in the region in 2024 at \$475,000. However, this comes in below median prices at the state (\$500,000) and county (\$535,000) level.
- **Rising home prices in Magna** – Magna saw the largest median sales price increase from \$265,000 in 2019 to \$435,000 in 2024— rising 64.4% over five years.
- **Affordable Single-Family Housing** – Single-family homes in Northwest Valley are more affordable than homes elsewhere in Salt Lake County, primarily due to smaller square footage.

Half of Northwest Valley homeowners moved in before 2010.

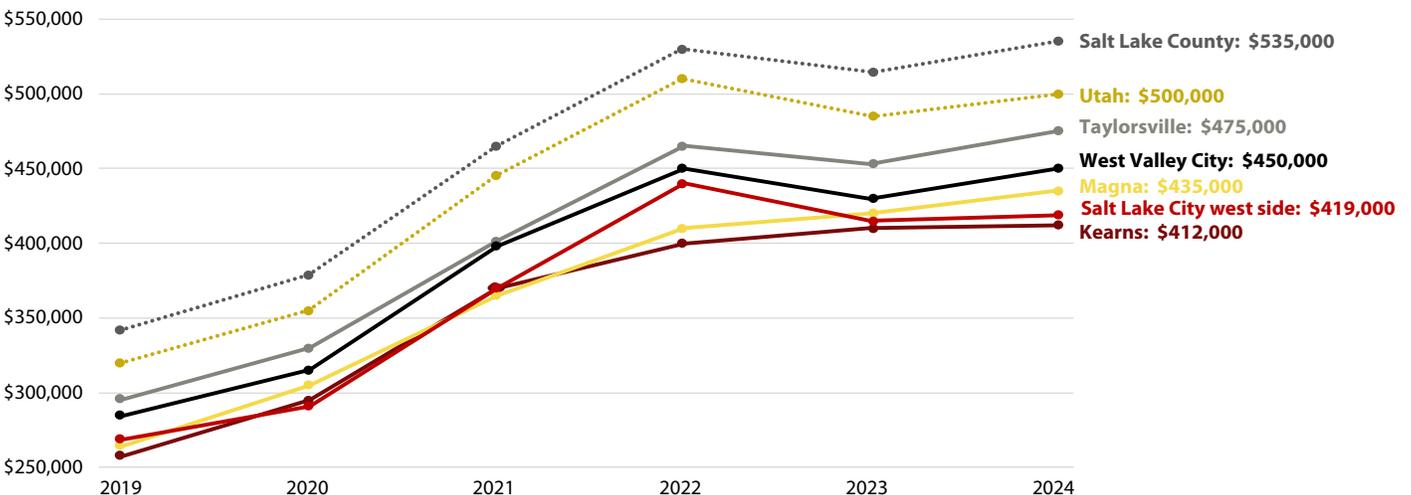
Figure 8: Move-in Year for Homeowners in Northwest Salt Lake County Communities, 2019-2023



Source: U.S. Census Bureau, American Community Survey 2019-2023 5-Year Estimates

Homes in Northwest Valley remain more affordable than the state and county.

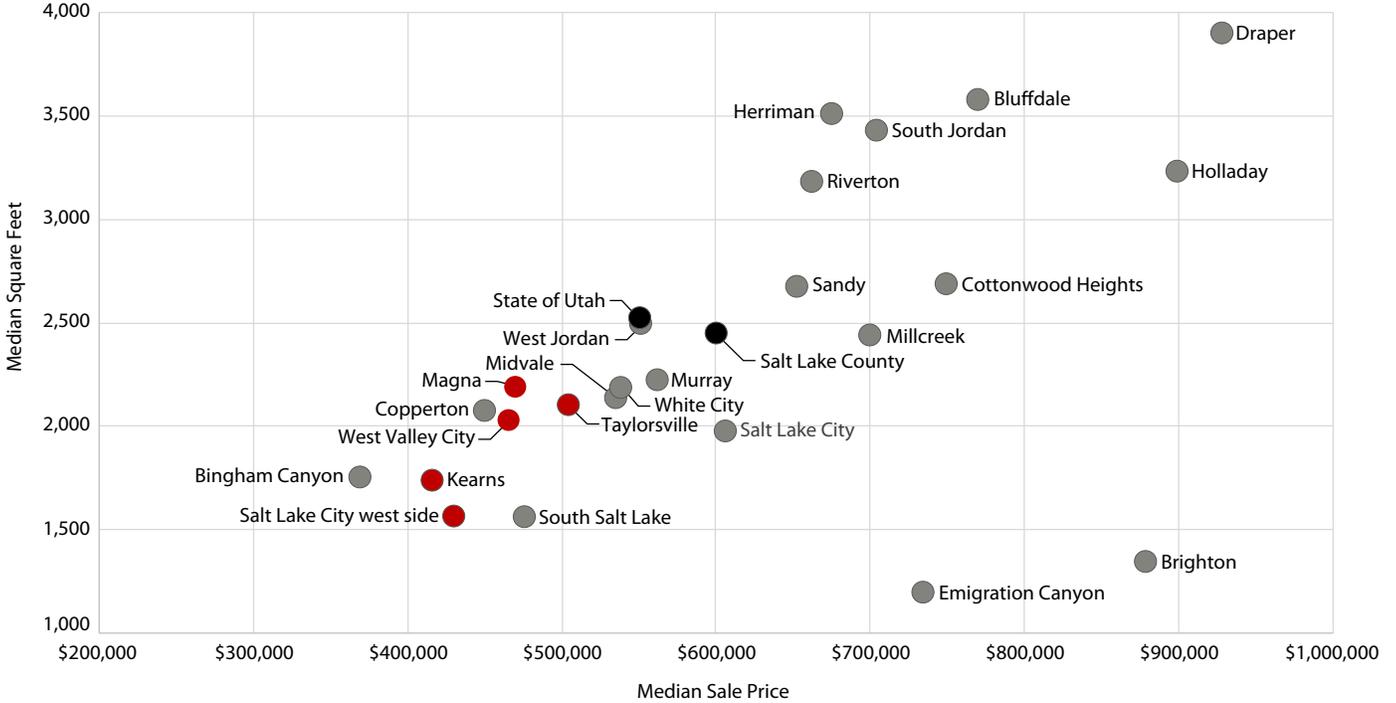
Figure 9: Median Home Sales Price in Northwest Salt Lake County Communities, 2019-2024



Note: Data include all listing types, not limited to single-family homes.
Source: Multiple Listing Service (MLS)

Smaller home sizes contribute to lower home prices in Northwest Valley.

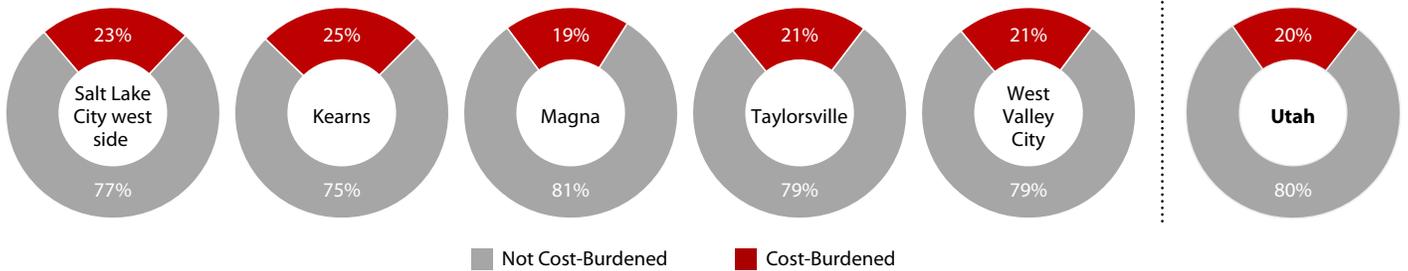
Figure 10: Median Sales Price vs. Median Home Size for Salt Lake County Communities, 2024



Note: Data includes only single-family homes sold in 2024; other housing types are excluded. Communities shown in red are located in Northwest Salt Lake County. Source: Multiple Listing Service (MLS)

1 in 4 homeowners in Kearns spend over 30% of income on housing costs.

Figure 11: Share of Cost-Burdened Owners Across Northwest Salt Lake County Communities, 2019-2023



Note: Cost-burdened owners spent more than 30% of household income on housing expenses, including mortgage, insurance, and taxes. Source: U.S. Census Bureau, American Community Survey 2019-2023 5-Year Estimates

Home prices in Northwest Valley rose along with the county and state.

Table 4: Percent Change in Median Sales Price for Homes in Select Communities, 2019 to 2024

Community	Percent Change in Sales Price from 2019 to 2024
Utah	56.3%
Salt Lake County	56.4%
Northwest Salt Lake County	61.7%

Source: Multiple Listing Service (MLS)

Community	Percent Change in Sales Price from 2019 to 2024
Magna	64.4%
Taylorville	60.5%
Kearns	59.7%
West Valley City	57.9%
Salt Lake City west side	55.8%

Source: Multiple Listing Service (MLS)

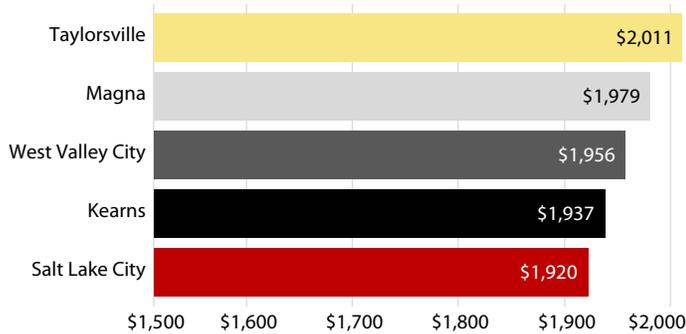
RENTERS

Northwest Salt Lake County includes 29,005 renting households, composing 29.4% of the region's housing. The median rent across Northwest Valley ranges from \$1,920 to \$2,011 compared to \$1,823 at the state level. Only 10% of renters moved into their homes prior to 2010, another 68% moved in between 2010 and 2020, and 23% moved in since 2021. Nearly 2 in 5 renters in Northwest Valley moved in during the years 2018 to 2020 (38%). Almost half of all renting households in Northwest Valley qualify as rent-burdened, meaning that households spend 30% or more of income on housing, including rent and utilities.

- **Overall high rents** – Average rents across northwest Salt Lake County communities vary little, ranging from a high of \$2,011 in Taylorsville to a low of \$1,920 in Salt Lake City in 2024.
- **Long-term renters in Kearns** – Over half of renters in Kearns (52.5%) moved into their current unit more than seven years ago (in 2017 or earlier), a higher share than in other Northwest Valley communities.

Rental prices vary by less than \$100 across Northwest Valley communities.

Figure 12: Median Rent Costs in Northwest Salt Lake County Communities, 2024

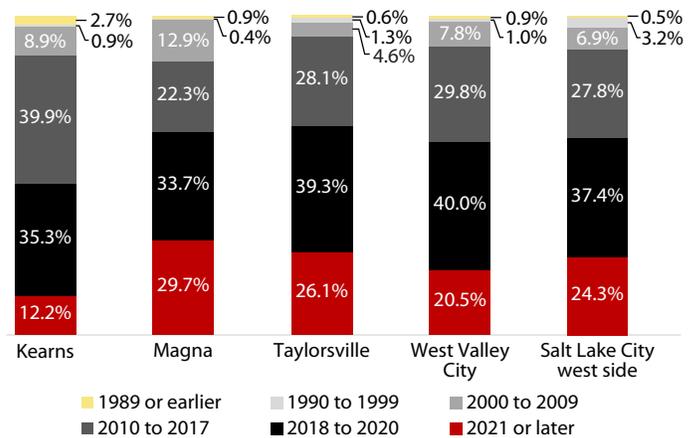


Note: The data includes rent for single-family homes, townhomes, condos, and apartments. Salt Lake City rents represent the combined median for the entire city, including the west side. Source: RentRange

- **One and two bedrooms** – Studio apartments and one- or two-bedroom units account for nearly 70% of rental units on the west side of Salt Lake City and in Taylorsville. In Kearns and Magna, they make up just 27.3% and 47.6% of all rentals.
- **Increasing rents since 2018** – Northwest Salt Lake County communities saw a rapid increase in rents from 2018 to 2024, with rent in Kearns and West Valley City increasing 60.5% over the six-year period.
- **Magna's rent-burdened households** – Nearly 3 in 5 (59.4%) renting households in Magna devote 30% or more of their household income to rent and utilities, meeting the threshold for housing cost-burdened. This share exceeds the 41.6% of cost-burdened renters state-wide.

2018 to 2020 saw the largest influx of renters in Northwest Valley communities.

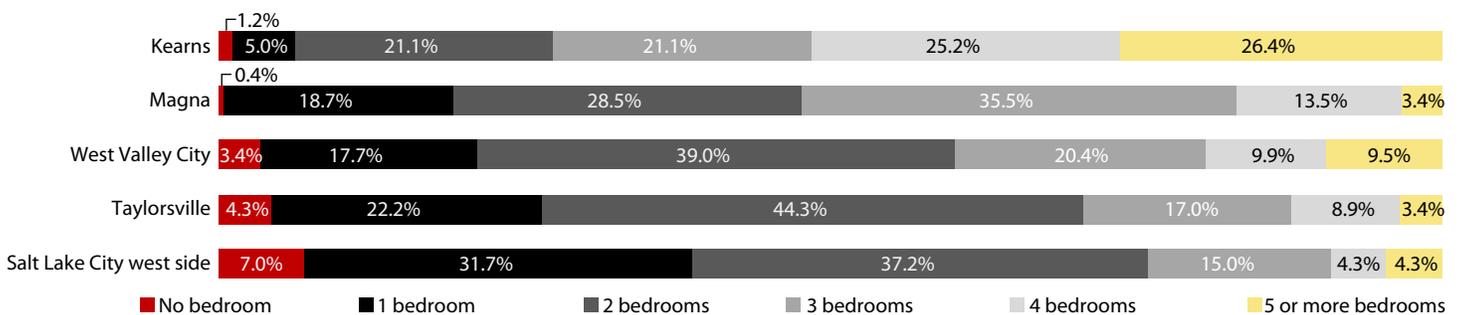
Figure 13: Move-in Year for Renters in Northwest Salt Lake County Communities, 2019-2023



Source: U.S. Census Bureau, American Community Survey 2019-2023 5-Year Estimates

Northwest Valley offers a mix of unit sizes for rent.

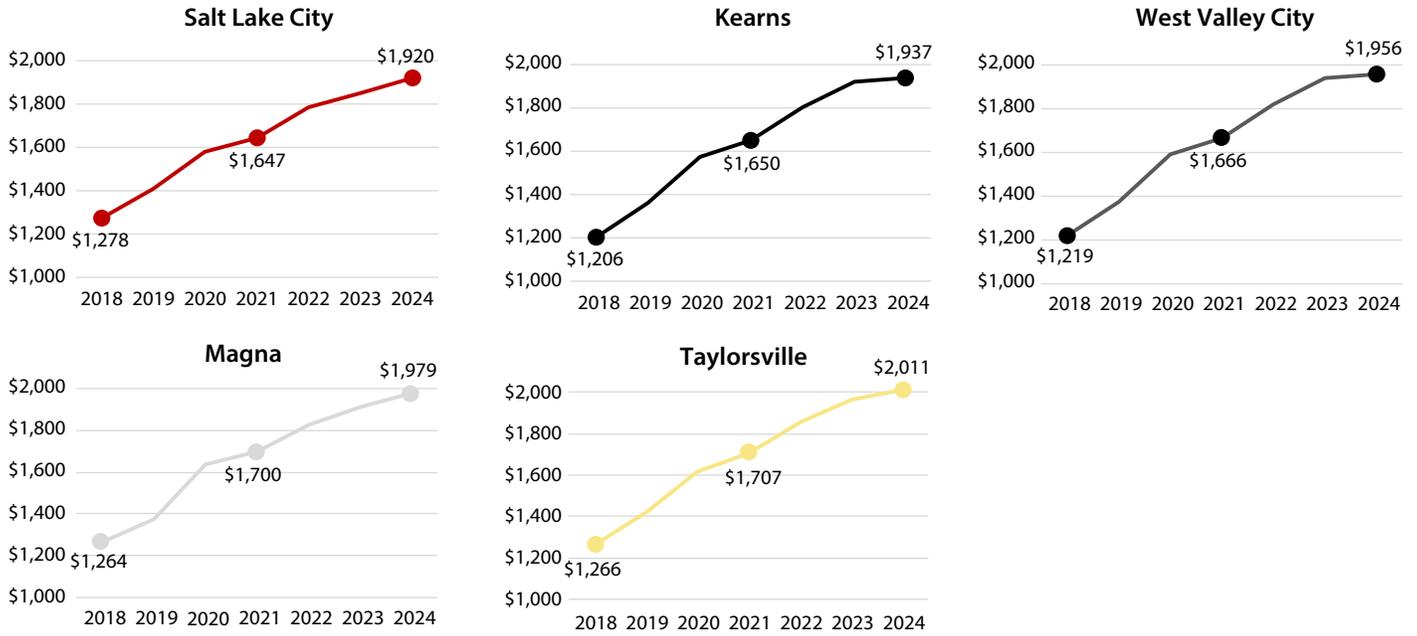
Figure 14: Number of Bedrooms for Rented Homes in Northwest Salt Lake County Communities, 2019-2023



Note: "No bedroom" indicates a studio apartment. Source: U.S. Census Bureau, American Community Survey 2019-2023 5-Year Estimates

Rents increased across all communities between 2018 to 2024.

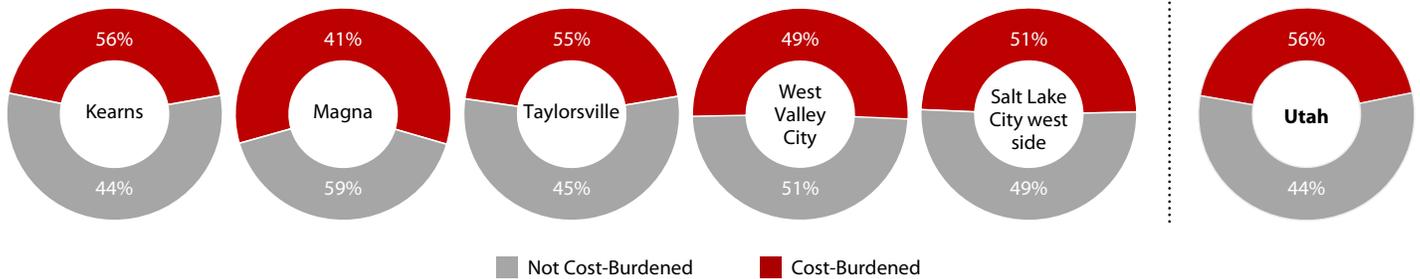
Figure 15: Median Rent in Northwest Salt Lake County Communities, 2018 to 2024



Note: The data includes rent for single-family homes, townhomes, condos, and apartments. Salt Lake City rents represent the combined average for the entire city, including the west side. Source: RentRange

6 in 10 Magna renters spend over 30% of income on housing costs.

Figure 16: Share of Renters who are Housing Cost-Burdened in Northwest Salt Lake County Communities, 2019-2023



Note: Housing cost-burdened households spent more than 30% of household income on housing, including rent and utilities. Source: U.S. Census Bureau, American Community Survey 2019-2023 5-Year Estimates

* The Kem C. Gardner Policy Institute utilizes the terms "Northwest Valley" and "Northwest Salt Lake County" interchangeably to reference the communities of Kearns, Magna, Salt Lake City (west of Interstate 15), Taylorsville, and West Valley City. These terms define a statistical geography useful for data analysis that overlaps with areas commonly referred to as "West Valley," the "west side," and "west side communities."

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