

# First Insights - 2020 Census Demographic and Housing Characteristic File

The most recent 2020 Census data provide additional insights into Utah's growing and changing population.

Utah's aging population stands out as the most significant change with a 53% increase in the population over age 65 from 2010 to 2020 and a 24,000 person decline in population under age 5. Every county in the state experienced an increase in the median age with Wayne County as an outlier showing a more than 10-year, state-leading increase. Utah shows the highest share of family households (two or more related people living together) in the nation at 73.6%. Utah also stands out as the state with the highest share of households with children. Utah continues to rank high in homeownership, with 69% of Utah households owner-occupied. This ranks Utah 13th highest in homeownership in the nation. These and more data are now available in the first detailed demographic and housing characteristic file from the 2020 census.<sup>1,2</sup>

## Utah in the National Picture:

- **Youngest State** - Like in 2010, Utah remained the youngest state in the nation with nearly half of Utah's population was under age 31.
- **Homeownership** - Utah had the 13th highest homeownership rate in the nation at 69.0% of occupied housing units. This is a decrease from 2010, when Utah ranked 9<sup>th</sup> highest with over 70% of homes being owner-occupied.
- **Large Households** - Utah has the highest share of households with 5 or more residents (20.4%) and smallest share of single-person households (19.6%)
- **Households with Children** - Utah had the highest share of households with children under age 18 in the nation, at 39.7%
- **Seasonal Vacant Housing** - Rich and Daggett counties ranked 2nd and 5th in the country for highest share of seasonal vacant housing units. Nearly all (94.8% and 93.4%, respectively) of their total vacant housing units were identified as seasonal/recreational.

## 2020 Census Detailed Data

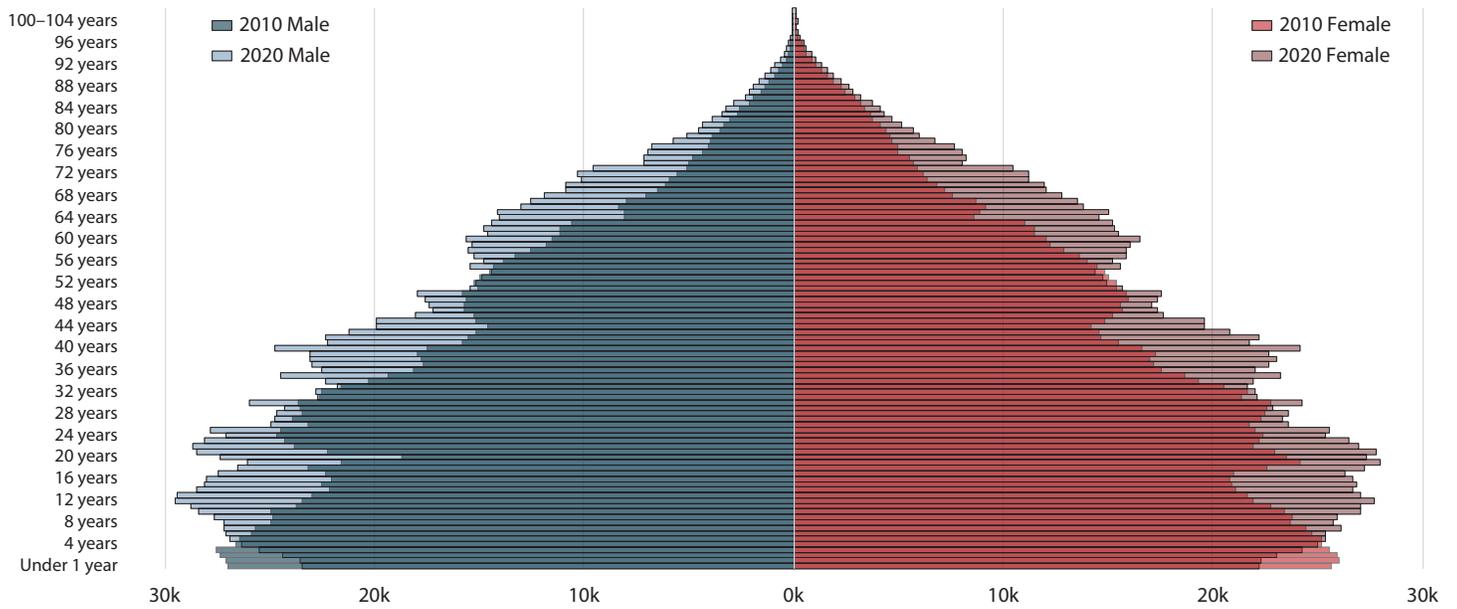
The Census Bureau recently released the 2020 Census Demographic and Housing Characteristics File. Data users refer to this file as the "DHC File." The file includes single year of age information, the first data on sex, additional information on families and households, and more detailed data on housing by state and county.<sup>4</sup> This data provides insights into the following:

- Age and sex data by race and ethnic groups
- Households and families
- Occupied and vacant housing units, including tenure and reasons for vacancy
- Group quarters population

## Utah Highlights:

- **Aging Population** - The population continued to age, with the median age increasing from 29.2 in 2010 to 31.3 in 2020.
- **Racial and Ethnic Age Differences** - Median ages by race and ethnicity ranged from 21.3 for the non-Hispanic multiracial population to 33.8 for the non-Hispanic Asian population.
- **Shifting Household Types** - Between 2010 and 2020, the share of nonfamily households increased while the share of married-couples with children decreased.
- **Same-Sex Couples** - There were 8,673 same-sex coupled households in Utah in 2020, over half living in Salt Lake County. The Census Bureau collected this information for the first time in the 2020 census.
- **Seasonal Vacant Housing** - Statewide, 45.5% of vacant housing units in 2023 were for seasonal, recreational, or occasional use.

**Figure 1: Utah Population Pyramid, 2010 and 2020**



Source: U.S. Census Bureau, 2010 Census Summary File 1 (SF1), 2020 Census Demographic and Housing Characteristics File (DHC)

**Table 1: Utah Population by Age Groups, 2010 and 2020**

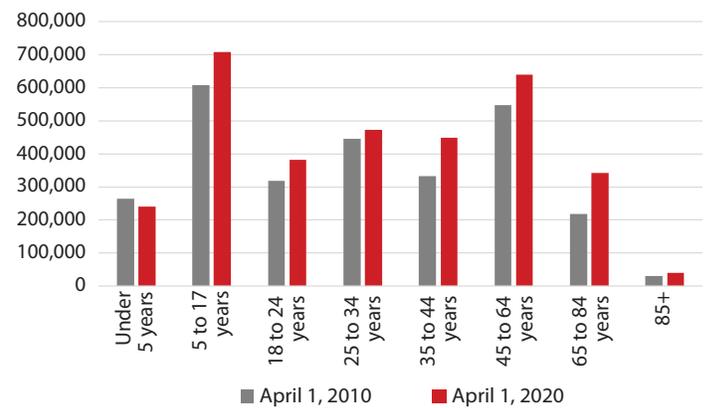
	Population on April 1		Change, 2010 to 2020		2020 Percent of Total Population	2010 Percent of Total Population
	2020	2010	Number	Percent		
All ages	3,271,616	2,763,885	507,731	18.4%		
Under 5 years	239,780	263,924	-24,144	-9.1%	7.3%	9.5%
5 to 17 years	707,785	607,103	100,682	16.6%	21.6%	22.0%
18 to 24 years	381,309	318,029	63,280	19.9%	11.7%	11.5%
25 to 34 years	472,899	445,687	27,212	6.1%	14.5%	16.1%
35 to 44 years	448,621	332,475	116,146	34.9%	13.7%	12.0%
45 to 64 years	639,425	547,205	92,220	16.9%	19.5%	19.8%
65 to 84 years	342,334	218,471	123,863	56.7%	10.5%	7.9%
85 to 99 years	39,122	30,805	8,317	27.0%	1.2%	1.1%
100 years and over	341	186	155	83.3%	0.0%	0.0%
65+	381,797	249,462	132,335	53.0%	11.7%	9.0%
85+	39,463	30,991	8,472	27.3%	1.2%	1.1%

Source: U.S. Census Bureau, 2010 Census Summary File 1 (SF1), 2020 Census Demographic and Housing Characteristics File (DHC)

**Age**

- The under 5 age group declined by over 24,000 Utahns between 2010 and 2020.
- The population over age 65 increased by 132,335 or a 53% increase.
- The 5-17 year-old population is 21.6% of Utah's total population, the largest share of any age group.
- The 65-84-year-old population grew the fastest and by the largest amount from 2010-2020, at 56.7% and 123,863.
- The 35-44-year old population grew the second fastest at 34.9%.

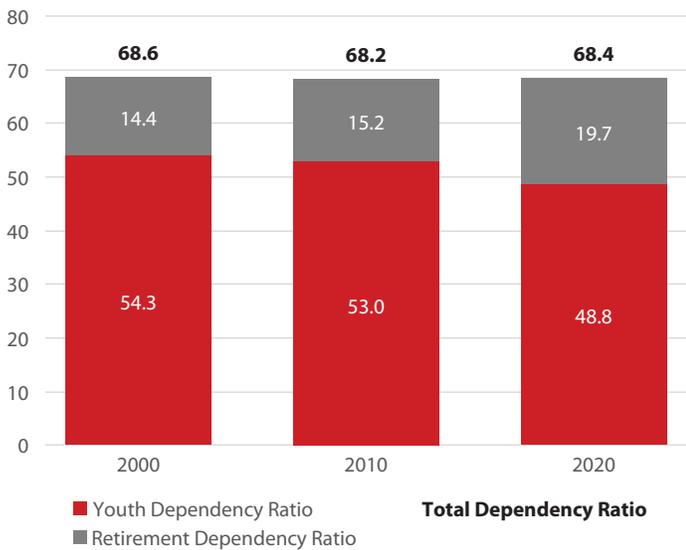
**Figure 2: Utah Population by Age Groups, 2010 and 2020**



Source: U.S. Census Bureau, 2010 Census Summary File 1 (SF1), 2020 Census Demographic and Housing Characteristics File (DHC)



**Figure 8: Utah Dependency Ratios, 2000-2020**



Source: U.S. Census Bureau, Census 2000 Summary File 1 (SF1), 2010 Census Summary File 1 (SF1), 2020 Census Demographic and Housing Characteristics File (DHC)

**Dependency ratios**

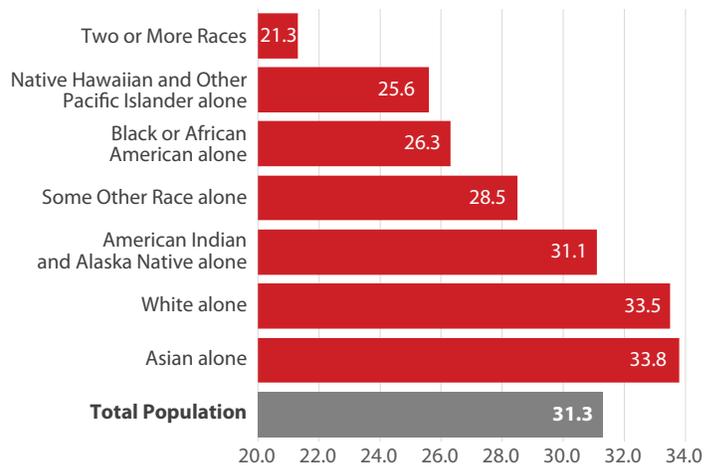
- While Utah’s total dependency ratio remained similar to previous decades, the balance of youth and retirement dependency ratios shifted. The retirement dependency ratio increased from 15.2 in 2010 to 19.7 in 2020. The youth dependency ratio decreased from 53.0 in 2010 to 48.8 in 2020.<sup>3</sup>

**Race and Hispanic Origin by Age**

Utah’s non-Hispanic multiracial and Hispanic or Latino populations are the youngest racial or ethnic groups in the state, with median ages of 21.3 and 25.4, respectively.

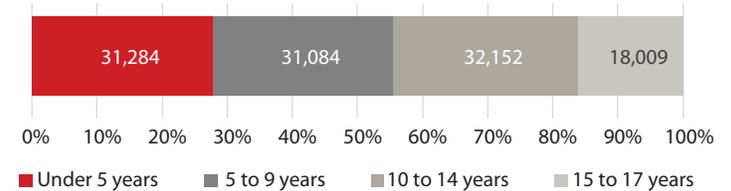
- The oldest racial or ethnic groups in the state are the non-Hispanic White alone (33.5) and non-Hispanic Asian alone (33.8) populations.
- 40.3% of multiracial Utahns (both of Hispanic or Latino origin and not) are under 18, compared to 29.0% for the total population.
- The Asian population, Utah’s oldest racial or ethnic population, has a large concentration of working age adults.

**Figure 9: Median Age for Utahns by Selected Race and Ethnicity, 2020**



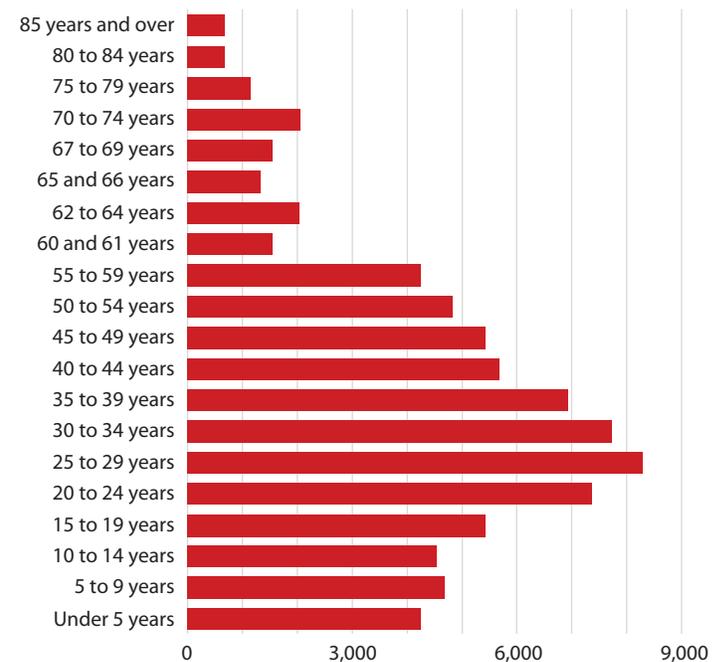
Note: All race groups shown represent the non-Hispanic or Latino segment of that population to avoid a double count with the Hispanic or Latino population. Source: U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC)

**Figure 10: Under 18 Multiracial Population in Utah, 2020**



Source: U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC)

**Figure 11: Utah Asian Population by Age Group, 2020**



Note: All race groups shown represent the non-Hispanic or Latino segment of that population to avoid a double count with the Hispanic or Latino population. Source: U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC)

**Sex**

*Sex Ratio = the number of males per every 100 females.*

If the sex ratio is above 100, that indicates more males than females.

- Utah’s sex ratio for the total population is 100.9 males per 100 women.
- Sex ratios vary by age: older age groups have lower sex ratios. Starting in the 45-64-year-old age group, all sex ratios dip below 100, indicating more females than males. This has a lot to do with shorter life expectancies of males than females.

**Families and Households**

On April 1, 2020, there were 1,057,252 occupied housing units in Utah.

*Living alone* – Nearly one in five Utahns live alone, 206,761 households through out the state.

- In six counties, over one in four households were Utahns living alone: Kane and Grand (30%), Wayne (29%), Carbon (28%), Garfield (26%) and Daggett (25%).
- Salt Lake County was home to 45% of all single-person households (93,149).
- 37.4% of single-person households were home to someone 65 or older.
  - In 12 counties, over half of single-person households were 65 or older. 17 counties fell between one-third and one-half of single-person households being 65 or older. Salt Lake County had the lowest share of single-person 65 or older households (31.9%).

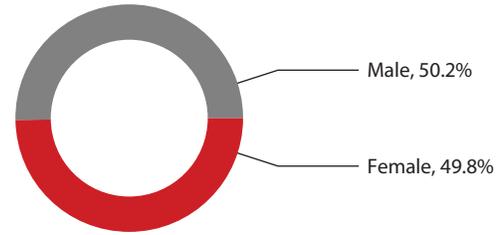
*Family households* – Utah had the highest share of family households in the nation, at 73.6% of households (778,166). Like the nation, the 616,704 married-couple families were the majority (79.3%) of family households in the state.

*Lots of kids* - Utah had the highest share of households with children under age 18 in the nation, at 39.7%.

*Multigenerational* – 51,478 Utah households, or 4.9% of all households, were home to three or more generations. This is a slight increase from 2010, when 4.3% of households shared this characteristic.

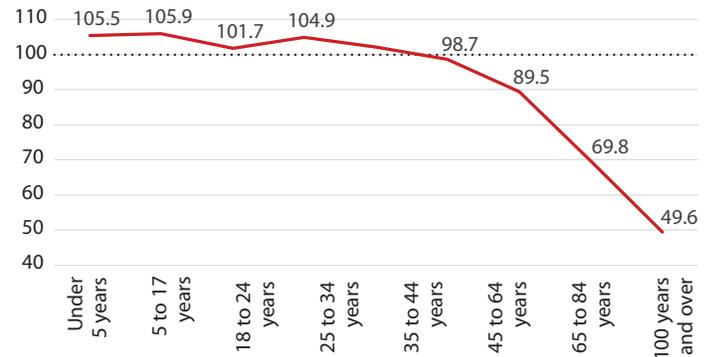
*Coupled Households* – Utah had the highest share of married couple households in the U.S. (58.3%). This was driven by also having the largest share of opposite-sex married couples (57.8%). Nearly a percent (0.9%) of married-couple households were same-sex couples, a slightly lower share than nationwide. Over 5% of households were unmarried partners, over 90% of which were opposite-sex couples.

**Figure 12: Female and Male Share of Utah Population, 2020**



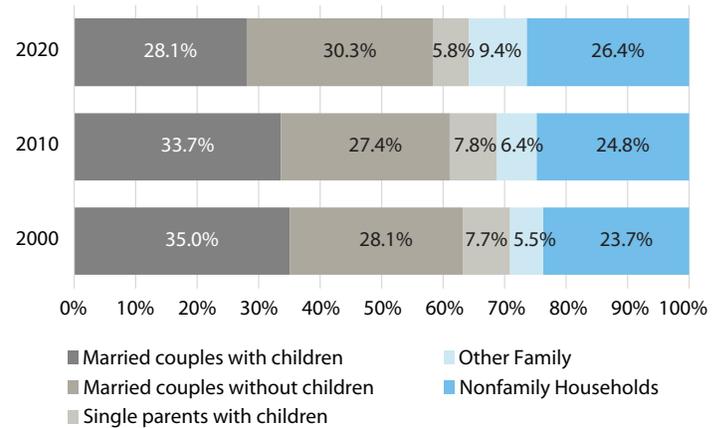
Source: U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC)

**Figure 13: Utah Sex Ratios by Age Group, 2020**



Source: U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC)

**Figure 14: Selected Household Types in Utah, 2000-2020**



Source: U.S. Census Bureau, Census 2000 Summary File 1 (SF1), 2010 Census Summary File 1 (SF1), 2020 Census Demographic and Housing Characteristics File (DHC)

**Table 2: Counties with Largest Number of Same-Sex Couple Households**

County	Same-Sex Couple Households
Salt Lake	5,236
Utah	808
Davis	702
Weber	682
Washington	301
Cache	167
Tooele	124
Iron	106
Summit	105

Source: U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC)

*Same Sex* – The 2020 Census asked about same-sex married couples for the first time. In Utah, 8,673 households were same-sex couples. While same-sex couples lived in all parts of the state, over half (5,236) of these couples lived in Salt Lake County.

**Household Size**

- One in five Utah households had 5 or more people, the highest share of large households in the U.S.

**Housing**

*Tenure*

- At 69% of households, Utah had the 13<sup>th</sup> highest homeownership in the United States.
  - In five counties, over one in three households were renter-occupied: Cache (37%), Salt Lake (36%), Iron (35%), Grand (34%), and Utah (33%).
  - Smaller population counties largely dominated in homeownership, with 7 of the 8 counties with over 80% homeownership having total populations of 15,000 or less. Morgan (89%), Piute (83%), Daggett (82%), Tooele (81%), Juab (81%), Emery, Rich, and Garfield (80%).

*Tenure change*

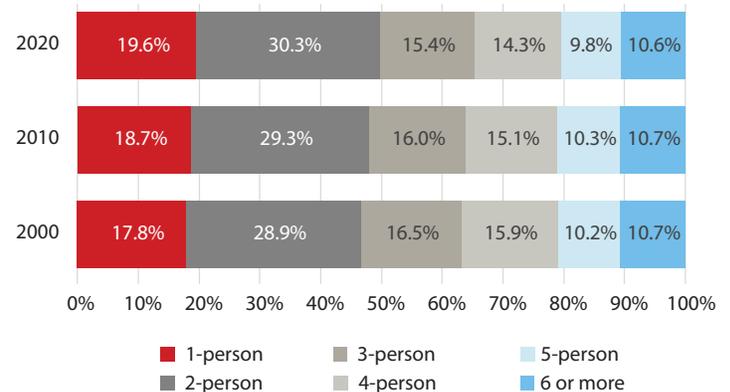
- Between 2010 and 2020, 111,248 new owner-occupied units and 68,312 renter-occupied units were added to Utah’s housing stock. This was an 18% increase for owner-occupied units and a 26% increase for renter-occupied units.
  - Nearly half of the statewide change in renter-occupied units occurred in Salt Lake County, with an increase of 33,114 units. Utah County drove another 23% of this change, with an additional 15,656 units.
  - Over half of the growth in owner-occupied units occurred in Salt Lake County (112,203 units or 27% of statewide growth) and Utah County (44,549 or 25%) combined. Other significant contributors to owner-occupied growth were Washington County (21,619 or 15%) and Davis County (20,474 or 11%).
- Wasatch County had the fastest increases to both owner-occupied and renter-occupied units of any county, at 35% and 44%, respectively.
- Five additional counties had increases of over 20% to their owner-occupied units: Washington (28%), Tooele and Utah (23%), Iron and Morgan (21%). Combined, these counties drove 46% of statewide change in owner-occupied units.
- Nine additional counties had increases of over 20% in renter-occupied units: Utah (35%), Davis and Salt Lake (30%), Morgan (29%), Cache and Uintah (26%), Washington (23%), Iron and Rich (21%) and Box Elder (20%). Combined, these counties were responsible for

**Table 3: Utah Households and Tenure, 2010-2020**

Tenure	2020		2010		2010-2020 Change	
	Count	Share	Count	Share	Absolute	Percent
Total Households	1,057,252		877,692			
Owner Occupied	729,385	69.0%	618,137	70.4%	111,248	18.0%
Renter Occupied	327,867	31.0%	259,555	29.6%	68,312	26.3%

Source: U.S. Census Bureau, 2010 Census Summary File 1 (SF1), 2020 Census Demographic and Housing Characteristics File (DHC)

**Figure 15: Utah Households by Size, 2020**



Source: U.S. Census Bureau, Census 2000 Summary File 1 (SF1), 2010 Census Summary File 1 (SF1), 2020 Census Demographic and Housing Characteristics File (DHC)

- 95% of the statewide change in renter-occupied units.
- Utah householders (the primary respondent or person listed on the mortgage or lease) identifying as Black or African American, Asian, Native Hawaiian or Pacific Islander, Some Other Race, or Two or More Races are underrepresented as homeowners and overrepresented as renters. White Utah householders are the reverse – overrepresented as homeowners and underrepresented as renters.

**Vacancy Rates and Types of Vacant Units**

- The number of vacant units in Utah declined by 7,855 units (-7.7%) from 2010-2020.
  - Declines were seen in homes for sale (50.7% decline), seasonal units (10.8% decline), units for migrant workers (37.5% decline), and “Other Vacant” units (3.1% decline)
- Utah’s 2020 vacancy rate (8.2%) was 2.2 percentage points lower than vacancy in 2010 (10.4%)
- Major vacancy changes are due to a larger share of homes for sale in 2010 than 2020, and less homes for rent in 2010 than 2020.
- Daggett, Rich, Garfield, and Kane counties had the highest vacancy rates in Utah, due to large shares of seasonal, recreational, or occasional use homes.



