

Demographic & Growth Data

This packet of information includes data from several sources:

- U.S. Census
- ESRI Data
- Utah Statewide Travel Model projections

The data in this packet focuses on long-term population and household growth to provide a generalized picture of the future. The table below summarizes the population and household growth data.

Wasatch County Population Projections

	2020	2030	2040	2050
Total Population	34,788	43,335	53,982	67,244
Under 5	2,574	3,207	3,995	4,976
5-18	8,106	10,097	12,578	15,668
Over 18	24,108	30,031	37,409	46,600
Over 65	4,279	5,330	6,640	8,271
Housing Units	14,322			
Households	9,879	12,915	16,883	22,072
Persons/Household	3.5	3.4	3.2	3.0

Sources: 2020 Data U.S. Census, 2030-2050 Data based on statewide travel model population and household growth rates 2020-2050

No Data Available

The age projections in the table are based on 2020 age breakdowns. The percentage of school age children will in all probability change over the next 30 years.

A companion document to this demographic data is the Davis Demographics student enrollment study dated January 10, 2022. This study projects student enrollment for the next 10 years and is a refinement to the longer-range forecasts in this document.

I look forward to reviewing the data with you on January 27.

KEY FACTS

35,945

Population

33.0

Median Age



3.2

Average Household Size

\$84,418

Median Household Income

EDUCATION

5%

No High School Diploma



22%

High School Graduate



32%

Some College



41%

Bachelor's/Grad/Prof Degree

BUSINESS



988

Total Businesses



9,168

Total Employees

EMPLOYMENT



65%

White Collar



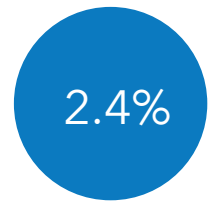
19%

Blue Collar



Services

16%



2.4%

Unemployment Rate

INCOME



\$84,418

Median Household Income



\$33,735

Per Capita Income



\$232,687

Median Net Worth

Households By Income

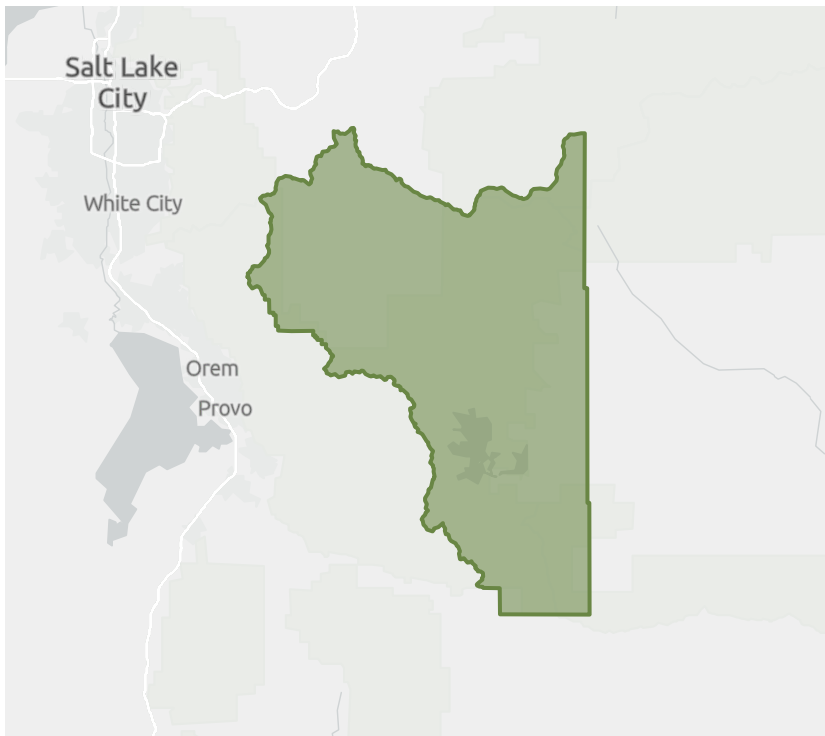
The largest group: \$100,000 - \$149,999 (23.0%)

The smallest group: <\$15,000 (3.5%)

Indicator ▲	Value	Diff	
<\$15,000	3.5%	-2.8%	<div style="width: 3.5%; background-color: #2e8b57;"></div>
\$15,000 - \$24,999	5.7%	-0.2%	<div style="width: 5.7%; background-color: #2e8b57;"></div>
\$25,000 - \$34,999	7.2%	+0.1%	<div style="width: 7.2%; background-color: #2e8b57;"></div>
\$35,000 - \$49,999	9.4%	-1.2%	<div style="width: 9.4%; background-color: #2e8b57;"></div>
\$50,000 - \$74,999	18.0%	-1.3%	<div style="width: 18.0%; background-color: #2e8b57;"></div>
\$75,000 - \$99,999	14.1%	-1.7%	<div style="width: 14.1%; background-color: #2e8b57;"></div>
\$100,000 - \$149,999	23.0%	+3.5%	<div style="width: 23.0%; background-color: #0070c0;"></div>
\$150,000 - \$199,999	7.3%	-0.9%	<div style="width: 7.3%; background-color: #2e8b57;"></div>
\$200,000+	11.9%	+4.5%	<div style="width: 11.9%; background-color: #0070c0;"></div>

Bars show deviation from

Utah



POPULATION TRENDS AND KEY INDICATORS

Wasatch County, UT

35,945	11,103	3.21	33.0	\$84,418	\$498,227	130	101	48
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



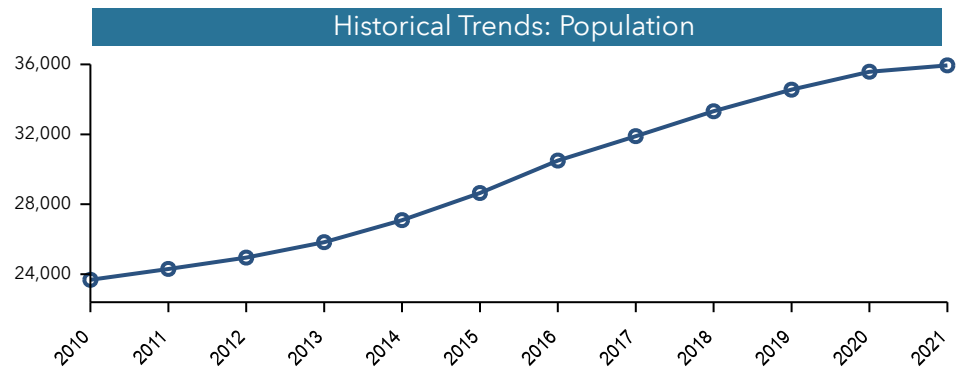
\$13,588

Avg Spent on Mortgage & Basics

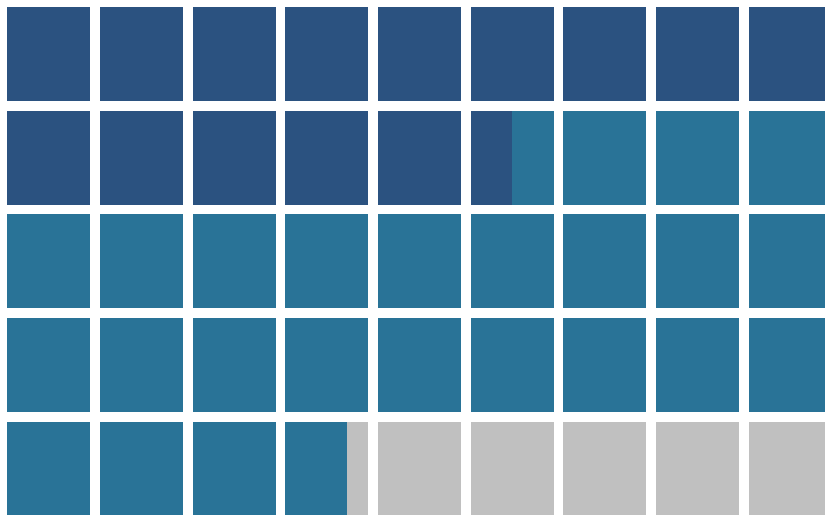


24.8%

Percent of Income for Mortgage



POPULATION BY AGE



■ Under 18 (32%) ■ Ages 18 to 64 (56%) ■ Aged 65+ (12%)

POPULATION BY GENERATION



3.4%

Greatest Gen:
Born 1945/Earlier



16.2%

Baby Boomer:
Born 1946 to 1964



18.7%

Generation X:
Born 1965 to 1980



23.7%

Millennial:
Born 1981 to 1998



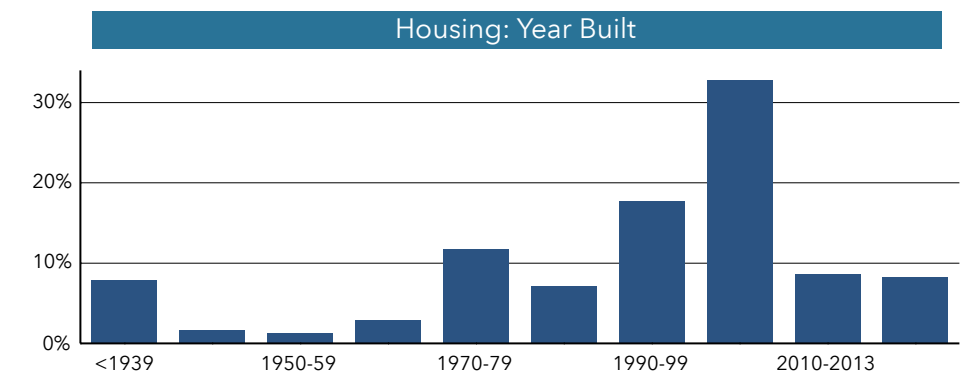
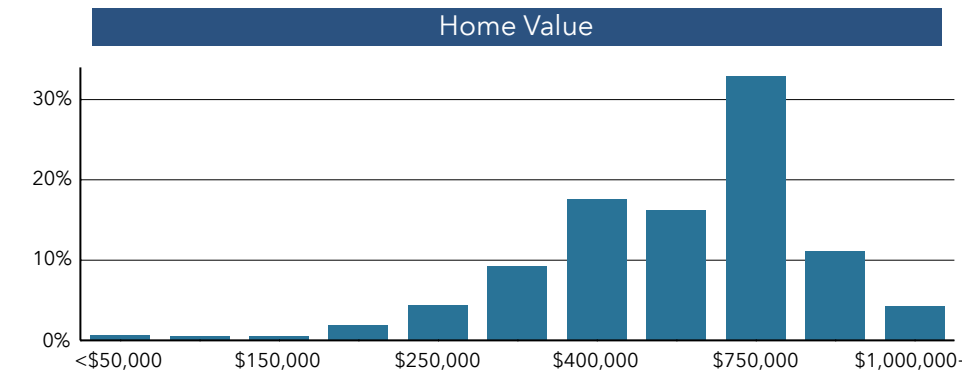
28.9%

Generation Z:
Born 1999 to 2016



9.0%

Alpha: Born
2017 to Present



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2015-2019, 2021, 2026. © 2021 Esri



ACS Key Population & Household Facts

Wasatch County, UT
 Wasatch County, UT (49051)
 Geography: County

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	31,708		0	High
Total Households	9,879		318	High
Housing Units	13,221		41	High
POPULATION 15+ BY MARITAL STATUS				
Total	23,359	100%	46	High
Never married	6,129	26.2%	398	High
Married	14,880	63.7%	556	High
Widowed	684	2.9%	153	Medium
Divorced	1,666	7.1%	301	High
POPULATION 25+ BY EDUCATIONAL ATTAINMENT				
Total	18,999	100%	88	High
No schooling	120	0.6%	87	Low
Nursery School	0	0.0%	24	High
Kindergarden	0	0.0%	24	High
1st to 4th Grade	70	0.4%	94	Low
5th to 8th Grade	262	1.4%	131	Medium
Some High School	575	3.0%	169	Medium
High School Diploma	3,813	20.1%	422	High
GED	331	1.7%	144	Medium
Some College	4,766	25.1%	496	High
Associates degree	1,487	7.8%	261	High
Bachelors degree	5,064	26.7%	510	High
Masters degree	1,829	9.6%	277	High
Professional school degree	382	2.0%	128	Medium
Doctorate degree	300	1.6%	120	Medium



ACS Key Population & Household Facts

Wasatch County, UT
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 Geography: County

Prepared by Esri

	2015-2019 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN EMPLOYED POPULATION 16+ BY OCCUPATION				
Total	15,771	100%	533	High
Management	1,999	12.7%	360	High
Business and financial operations	857	5.4%	222	Medium
Computer and mathematical	320	2.0%	140	Medium
Architecture and engineering	146	0.9%	86	Medium
Life, physical, and social science	128	0.8%	83	Medium
Community and social services	108	0.7%	69	Medium
Legal	96	0.6%	61	Medium
Education, training, and library	1,107	7.0%	230	Medium
Arts, design, entertainment, sports, and media	385	2.4%	135	Medium
Healthcare practitioner, technologists, and technicians	852	5.4%	177	Medium
Healthcare support	258	1.6%	88	Medium
Protective service	275	1.7%	140	Medium
Food preparation and serving related	1,361	8.6%	282	Medium
Building and grounds cleaning and maintenance	992	6.3%	200	Medium
Personal care and service	534	3.4%	165	Medium
Sales and related	1,814	11.5%	305	High
Office and administrative support	1,655	10.5%	269	High
Farming, fishing, and forestry	21	0.1%	23	Low
Construction and extraction	915	5.8%	277	Medium
Installation, maintenance, and repair	408	2.6%	145	Medium
Production	535	3.4%	153	Medium
Transportation and material moving	1,005	6.4%	255	Medium
CIVILIAN EMPLOYED POPULATION 16+ BY INDUSTRY				
Total	15,771	100%	533	High
Agriculture, forestry, fishing and hunting	145	0.9%	77	Medium
Mining, quarrying, and oil and gas extraction	92	0.6%	71	Low
Construction	1,386	8.8%	289	Medium
Manufacturing	761	4.8%	189	Medium
Wholesale trade	426	2.7%	172	Medium
Retail trade	1,782	11.3%	328	High
Transportation and warehousing	774	4.9%	199	Medium
Utilities	71	0.5%	37	Medium
Information	346	2.2%	157	Medium
Finance and insurance	480	3.0%	149	Medium
Real estate and rental and leasing	530	3.4%	161	Medium
Professional, scientific, and technical services	1,034	6.6%	259	Medium
Management of companies and enterprises	36	0.2%	34	Low
Administrative and support and waste management services	750	4.8%	206	Medium
Educational services	1,542	9.8%	279	High
Health care and social assistance	1,423	9.0%	210	High
Arts, entertainment, and recreation	630	4.0%	191	Medium
Accommodation and food services	2,287	14.5%	413	High
Other services, except public administration	692	4.4%	186	Medium
Public administration	584	3.7%	157	Medium

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low

January 14, 2022



ACS Key Population & Household Facts

Wasatch County, UT
 Wasatch County, UT (49051)
 Geography: County

Prepared by Esri

	2015-2019			
	ACS Estimate	Percent	MOE(±)	Reliability
HISPANIC OR LATINO ORIGIN BY RACE				
Total	31,708	100%	0	High
Not Hispanic or Latino	27,476	86.7%	0	High
White alone	26,495	83.6%	30	High
Black or African American alone	45	0.1%	49	Low
American Indian and Alaska Native alone	80	0.3%	72	Low
Asian alone	368	1.2%	136	Medium
Native Hawaiian and Other Pacific Islander alone	5	0.0%	9	Low
Some other race alone	20	0.1%	30	Low
Two or more races	463	1.5%	145	Medium
Hispanic or Latino	4,232	13.3%	0	High
White alone	3,452	10.9%	346	High
Black or African American alone	42	0.1%	69	Low
American Indian and Alaska Native alone	13	0.0%	19	Low
Asian alone	64	0.2%	93	Low
Native Hawaiian and Other Pacific Islander alone	0	0.0%	24	Low
Some other race alone	434	1.4%	272	Medium
Two or more races	227	0.7%	145	Medium
RACE				
Total	31,708	100%	0	High
White alone	29,947	94.4%	342	High
Black or African American alone	87	0.3%	82	Low
American Indian and Alaska Native alone	93	0.3%	76	Low
Asian alone	432	1.4%	191	Medium
Native Hawaiian and Other Pacific Islander alone	5	0.0%	9	Low
Some other race alone	454	1.4%	271	Medium
Two or more races	690	2.2%	207	Medium
TOTAL POPULATION BY AGE				
Total Population	31,708	100%	0	High
Under 5 years	2,423	7.6%	143	High
5 to 9 years	3,064	9.7%	266	High
10 to 14 years	2,862	9.0%	256	High
15 to 19 years	2,465	7.8%	135	High
20 to 24 years	1,895	6.0%	280	High
25 to 29 years	1,694	5.3%	62	High
30 to 34 years	2,018	6.4%	107	High
35 to 39 years	2,903	9.2%	297	High
40 to 44 years	1,705	5.4%	263	High
45 to 49 years	1,983	6.3%	127	High
50 to 54 years	1,637	5.2%	78	High
55 to 59 years	1,980	6.2%	191	High
60 to 64 years	1,574	5.0%	225	High
65 to 69 years	1,299	4.1%	187	High
70 to 74 years	1,052	3.3%	160	High
75 to 79 years	397	1.3%	117	Medium
80 to 85 years	458	1.4%	120	Medium
85 years and over	299	0.9%	90	Medium

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: High Medium Low



ACS Key Population & Household Facts

Wasatch County, UT
 Wasatch County, UT (49051)
 Geography: County

Prepared by Esri

	2015-2019		MOE(±)	Reliability
	ACS Estimate	Percent		
POPULATION BY SEX BY AGE				
Total	31,708	100%	0	
Male Population	16,233	51.2%	164	
Under 5 years	1,325	4.2%	89	
5 to 9 years	1,477	4.7%	204	
10 to 14 years	1,633	5.2%	190	
15 to 19 years	1,288	4.1%	107	
20 to 24 years	981	3.1%	175	
25 to 29 years	834	2.6%	31	
30 to 34 years	1,050	3.3%	79	
35 to 39 years	1,489	4.7%	175	
40 to 44 years	801	2.5%	149	
45 to 49 years	1,064	3.4%	92	
50 to 54 years	761	2.4%	27	
55 to 59 years	1,002	3.2%	143	
60 to 64 years	779	2.5%	165	
65 to 69 years	673	2.1%	147	
70 to 74 years	508	1.6%	122	
75 to 79 years	175	0.6%	72	
80 to 85 years	281	0.9%	80	
85 years and over	112	0.4%	42	
Female Population	15,475	48.8%	164	
Under 5 years	1,098	3.5%	112	
5 to 9 years	1,587	5.0%	171	
10 to 14 years	1,229	3.9%	172	
15 to 19 years	1,177	3.7%	82	
20 to 24 years	914	2.9%	218	
25 to 29 years	860	2.7%	54	
30 to 34 years	968	3.1%	72	
35 to 39 years	1,414	4.5%	240	
40 to 44 years	904	2.9%	217	
45 to 49 years	919	2.9%	88	
50 to 54 years	876	2.8%	73	
55 to 59 years	978	3.1%	126	
60 to 64 years	795	2.5%	153	
65 to 69 years	626	2.0%	115	
70 to 74 years	544	1.7%	103	
75 to 79 years	222	0.7%	92	
80 to 85 years	177	0.6%	90	
85 years and over	187	0.6%	80	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Reliability: high medium low



ACS Key Population & Household Facts

Wasatch County, UT
 Wasatch County, UT (49051)
 Geography: County

Prepared by Esri

	2015-2019		MOE(±)	Reliability
	ACS Estimate	Percent		
TOTAL HOUSEHOLDS BY INCOME				
Total	9,879	100%	318	🟡
Less than \$10,000	196	2.0%	106	🟡
\$10,000 to \$14,999	177	1.8%	87	🟡
\$15,000 to \$19,999	215	2.2%	107	🟡
\$20,000 to \$24,999	343	3.5%	123	🟡
\$25,000 to \$29,999	271	2.7%	126	🟡
\$30,000 to \$34,999	420	4.3%	163	🟡
\$35,000 to \$39,999	263	2.7%	92	🟡
\$40,000 to \$44,999	325	3.3%	123	🟡
\$45,000 to \$49,999	400	4.0%	166	🟡
\$50,000 to \$59,999	618	6.3%	155	🟡
\$60,000 to \$74,999	1,161	11.8%	259	🟡
\$75,000 to \$99,999	1,374	13.9%	253	🟢
\$100,000 to \$124,999	1,308	13.2%	228	🟢
\$125,000 to \$149,999	976	9.9%	202	🟡
\$150,000 to \$199,999	719	7.3%	177	🟡
\$200,000 or more	1,113	11.3%	220	🟡
Median Household Income	\$85,166		\$7,355	🟢
Average Household Income	\$110,577		\$7,911	🟢
HOUSEHOLDS WITH HOUSEHOLDER AGE <25 YEARS BY INCOME				
Total	581	100%	167	🟡
Less than \$10,000	0	0.0%	24	🔴
\$10,000 to \$14,999	18	3.1%	25	🔴
\$15,000 to \$19,999	0	0.0%	24	🔴
\$20,000 to \$24,999	55	9.5%	51	🔴
\$25,000 to \$29,999	0	0.0%	24	🔴
\$30,000 to \$34,999	112	19.3%	107	🔴
\$35,000 to \$39,999	9	1.5%	15	🔴
\$40,000 to \$44,999	0	0.0%	24	🔴
\$45,000 to \$49,999	3	0.5%	5	🔴
\$50,000 to \$59,999	103	17.7%	69	🔴
\$60,000 to \$74,999	133	22.9%	113	🔴
\$75,000 to \$99,999	24	4.1%	26	🔴
\$100,000 to \$124,999	87	15.0%	81	🔴
\$125,000 to \$149,999	0	0.0%	24	🔴
\$150,000 to \$199,999	37	6.4%	56	🔴
\$200,000 or more	0	0.0%	24	🔴
Median Household Income for HHR <25	\$56,797		\$18,611	🟡
Average Household Income for HHR <25	\$65,446		\$27,662	🟡



ACS Key Population & Household Facts

Wasatch County, UT
 Wasatch County, UT (49051)
 Geography: County

Prepared by Esri

	2015-2019		MOE(±)	Reliability
	ACS Estimate	Percent		
HOUSEHOLDS WITH HOUSEHOLDER AGE 25-44 YEARS BY INCOME				
Total	3,547	100%	257	High
Less than \$10,000	59	1.7%	67	Low
\$10,000 to \$14,999	52	1.5%	53	Low
\$15,000 to \$19,999	50	1.4%	57	Low
\$20,000 to \$24,999	74	2.1%	54	Low
\$25,000 to \$29,999	103	2.9%	90	Low
\$30,000 to \$34,999	119	3.4%	79	Low
\$35,000 to \$39,999	63	1.8%	44	Low
\$40,000 to \$44,999	122	3.4%	71	Medium
\$45,000 to \$49,999	103	2.9%	73	Low
\$50,000 to \$59,999	180	5.1%	94	Medium
\$60,000 to \$74,999	467	13.2%	154	Medium
\$75,000 to \$99,999	523	14.7%	149	Medium
\$100,000 to \$124,999	620	17.5%	150	Medium
\$125,000 to \$149,999	389	11.0%	143	Medium
\$150,000 to \$199,999	315	8.9%	126	Medium
\$200,000 or more	308	8.7%	114	Medium
Median Household Income for HHR 25-44	\$93,322		\$12,096	High
Average Household Income for HHR 25-44	\$111,092		\$15,097	High
HOUSEHOLDS WITH HOUSEHOLDER AGE 45-64 YEARS BY INCOME				
Total	3,724	100%	211	High
Less than \$10,000	58	1.6%	37	Medium
\$10,000 to \$14,999	45	1.2%	34	Low
\$15,000 to \$19,999	45	1.2%	50	Low
\$20,000 to \$24,999	132	3.5%	90	Low
\$25,000 to \$29,999	64	1.7%	58	Low
\$30,000 to \$34,999	100	2.7%	61	Medium
\$35,000 to \$39,999	83	2.2%	50	Medium
\$40,000 to \$44,999	111	3.0%	57	Medium
\$45,000 to \$49,999	184	4.9%	113	Medium
\$50,000 to \$59,999	132	3.5%	60	Medium
\$60,000 to \$74,999	417	11.2%	136	Medium
\$75,000 to \$99,999	586	15.7%	181	Medium
\$100,000 to \$124,999	405	10.9%	93	Medium
\$125,000 to \$149,999	458	12.3%	154	Medium
\$150,000 to \$199,999	254	6.8%	95	Medium
\$200,000 or more	650	17.5%	153	Medium
Median Household Income for HHR 45-64	\$96,538		\$5,836	High
Average Household Income for HHR 45-64	\$126,659		\$14,787	High



ACS Key Population & Household Facts

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 Wasatch County, UT (49051)
 Geography: County

Prepared by Esri

	2015-2019			
	ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS WITH HOUSEHOLDER AGE 65+ BY INCOME				
Total	2,027	100%	150	
Less than \$10,000	79	3.9%	87	
\$10,000 to \$14,999	62	3.1%	56	
\$15,000 to \$19,999	120	5.9%	68	
\$20,000 to \$24,999	82	4.0%	36	
\$25,000 to \$29,999	104	5.1%	88	
\$30,000 to \$34,999	89	4.4%	48	
\$35,000 to \$39,999	108	5.3%	58	
\$40,000 to \$44,999	92	4.5%	73	
\$45,000 to \$49,999	110	5.4%	73	
\$50,000 to \$59,999	203	10.0%	84	
\$60,000 to \$74,999	144	7.1%	77	
\$75,000 to \$99,999	241	11.9%	79	
\$100,000 to \$124,999	196	9.7%	89	
\$125,000 to \$149,999	129	6.4%	63	
\$150,000 to \$199,999	113	5.6%	56	
\$200,000 or more	155	7.6%	89	
Median Household Income for HHR 65+	\$57,469		\$10,362	
Average Household Income for HHR 65+	\$93,066		\$17,768	

Data Note: N/A means not available.

2015-2019 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2015-2019 ACS estimates, five-year period data collected monthly from January 1, 2015 through December 31, 2019. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.