Demographic/Economic Data Scan

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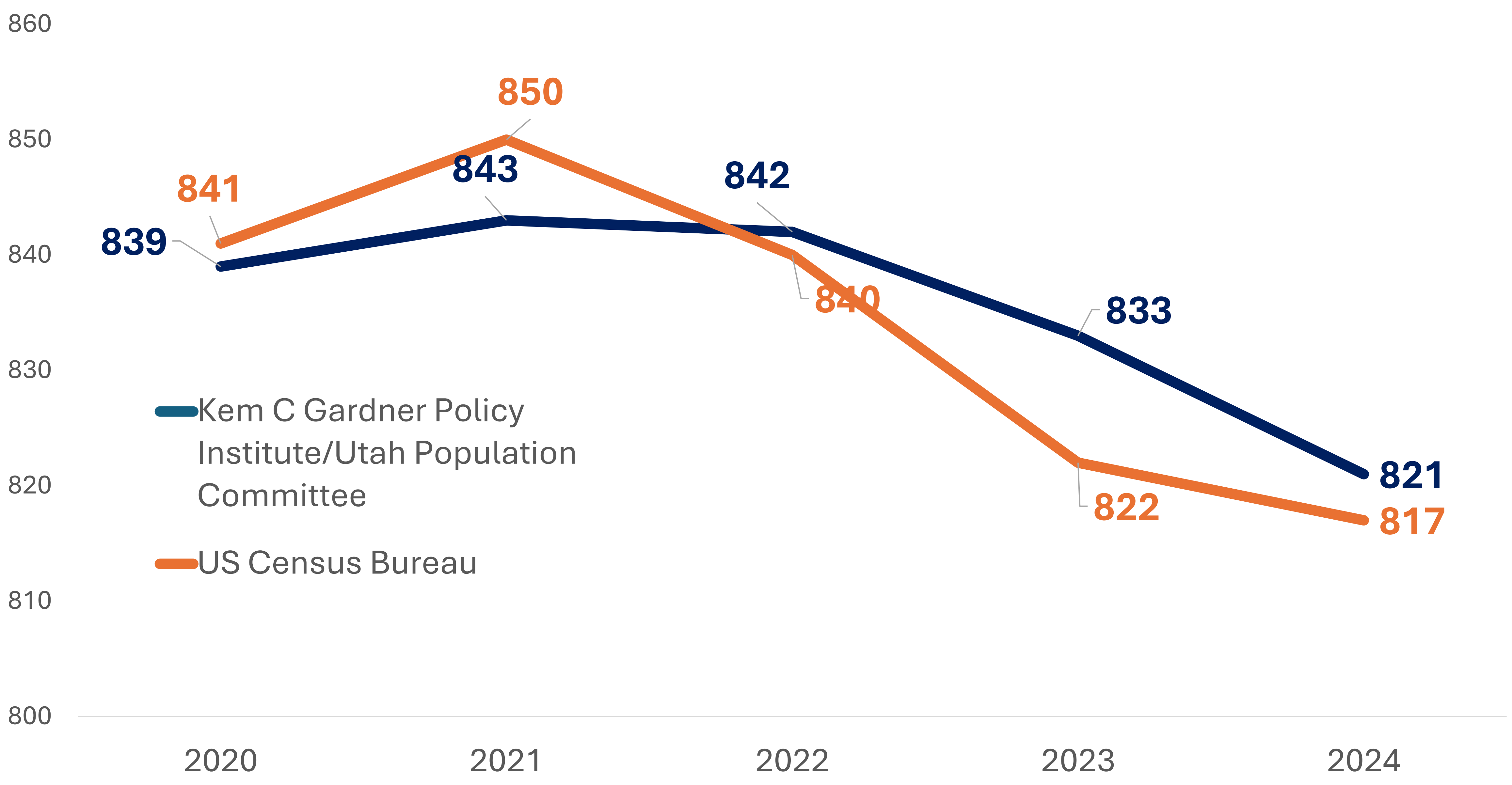
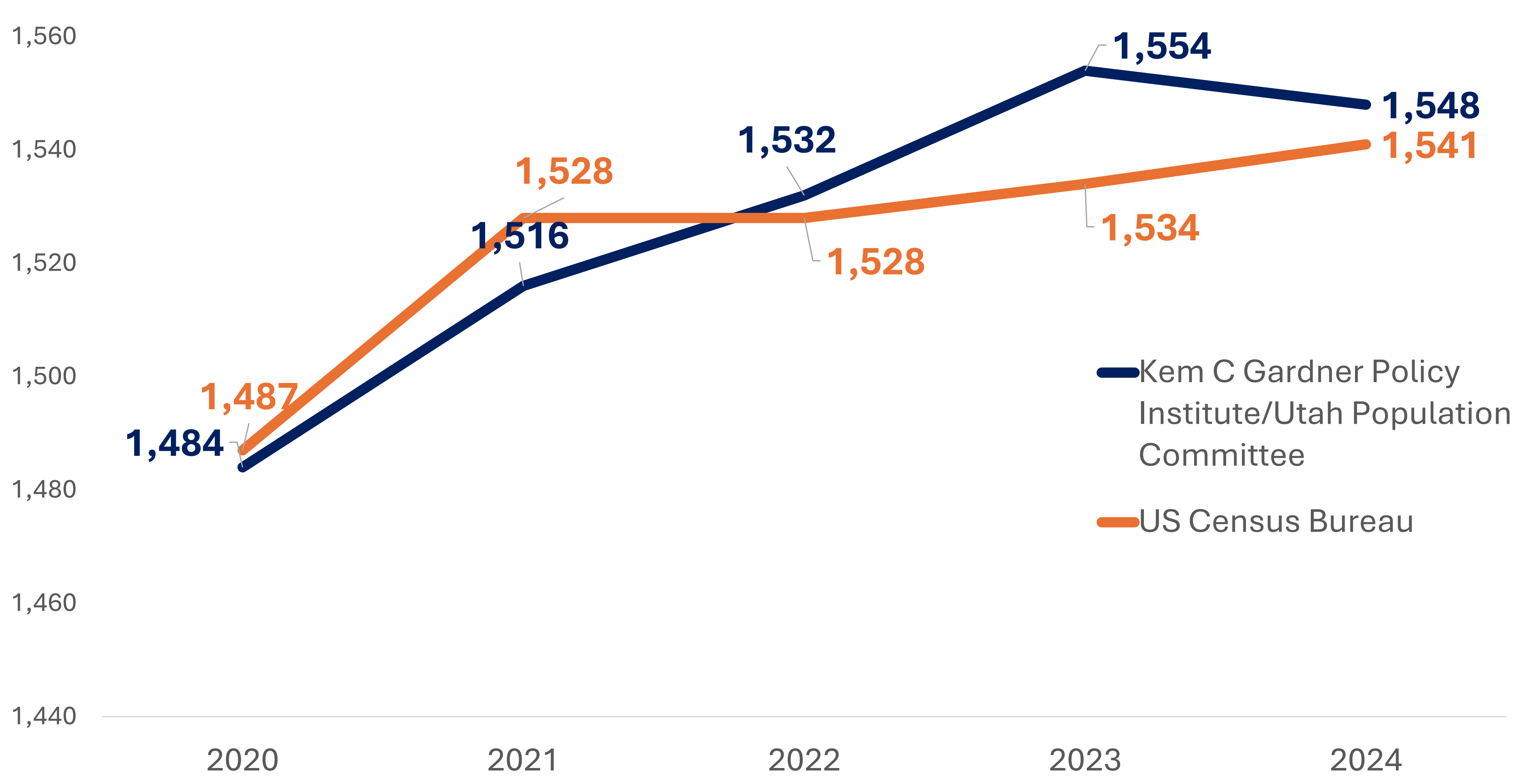
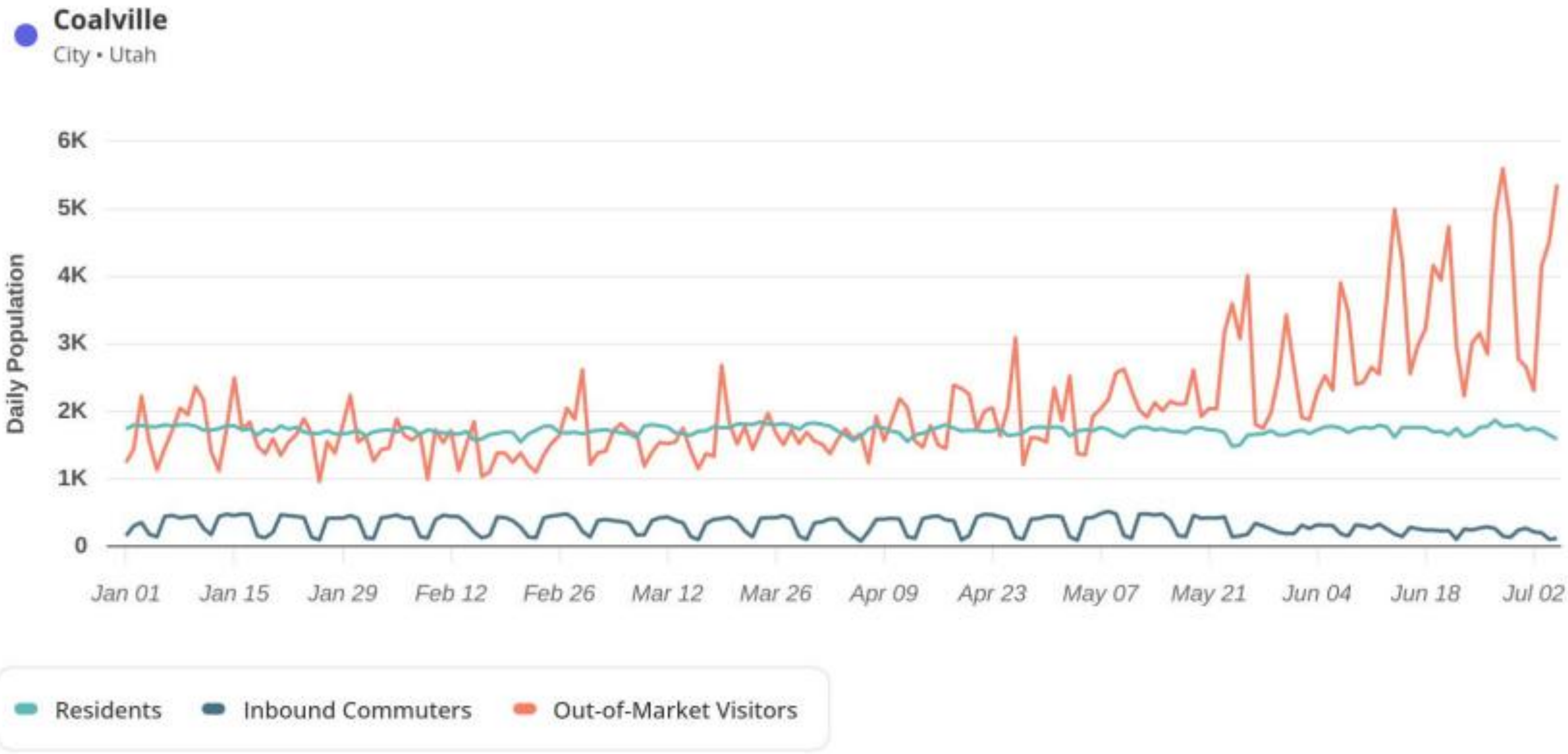
July 2025

Henefer Township, Population



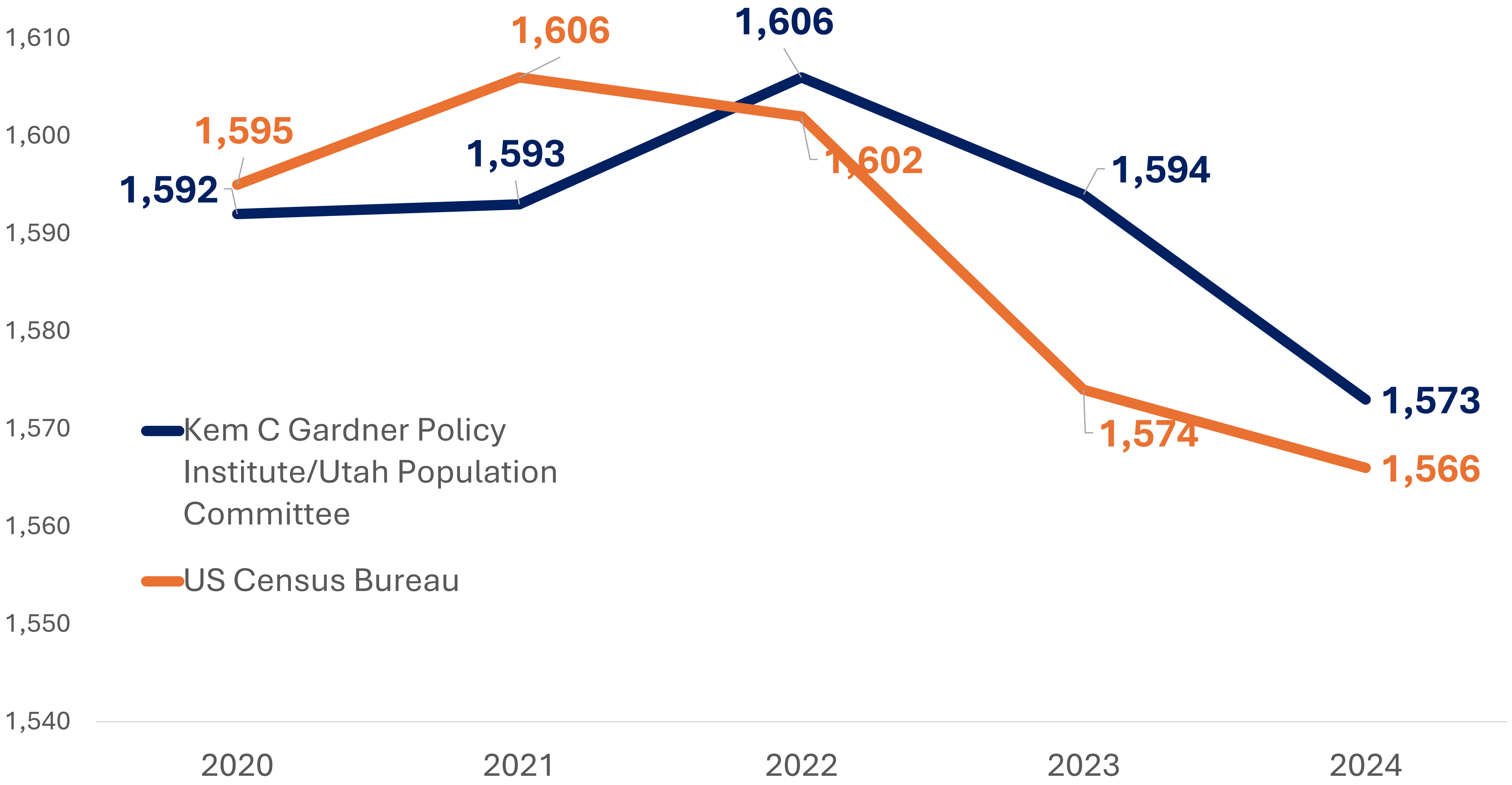
Coalville City, Population



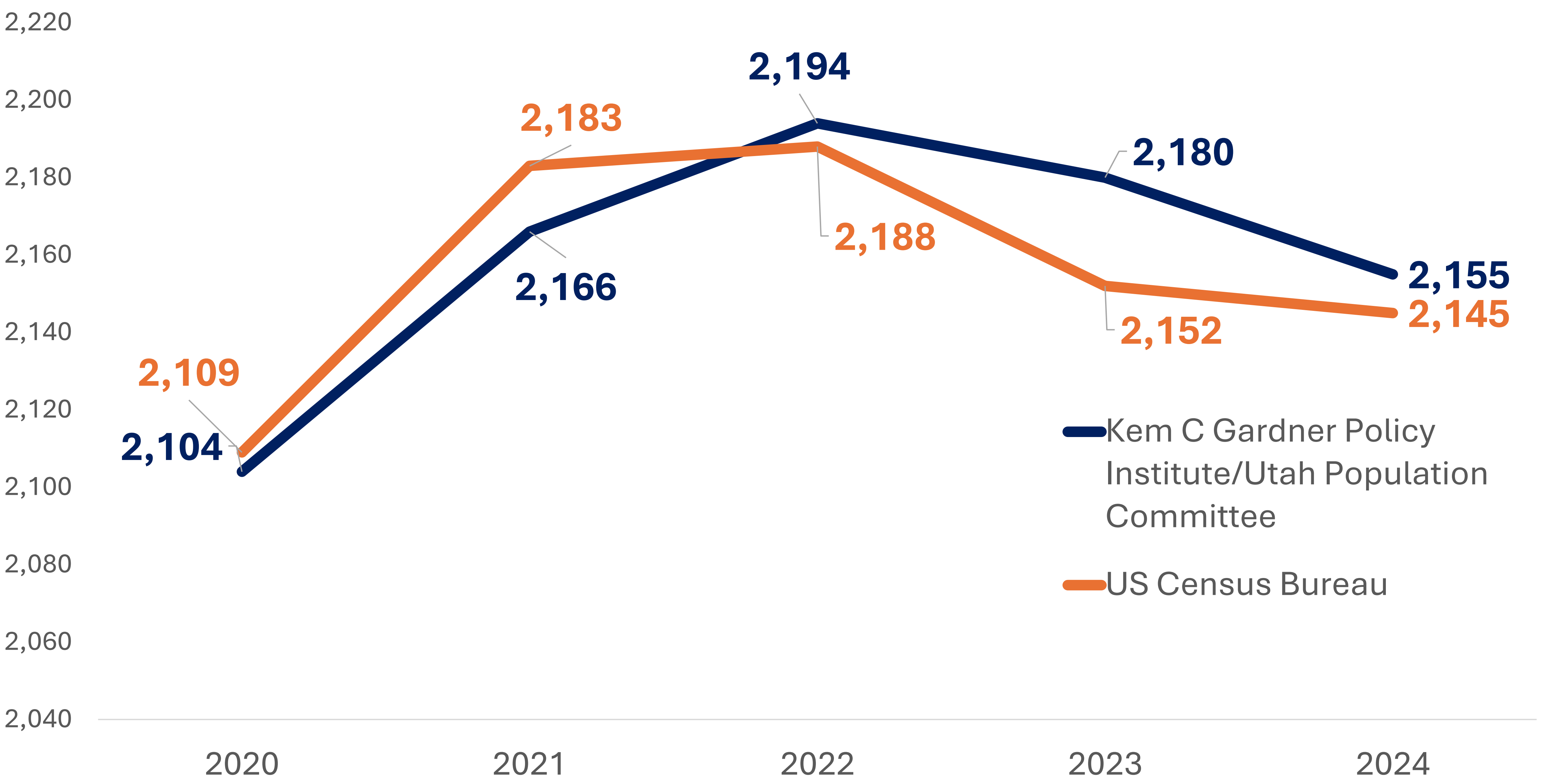


Source: Placer.ai

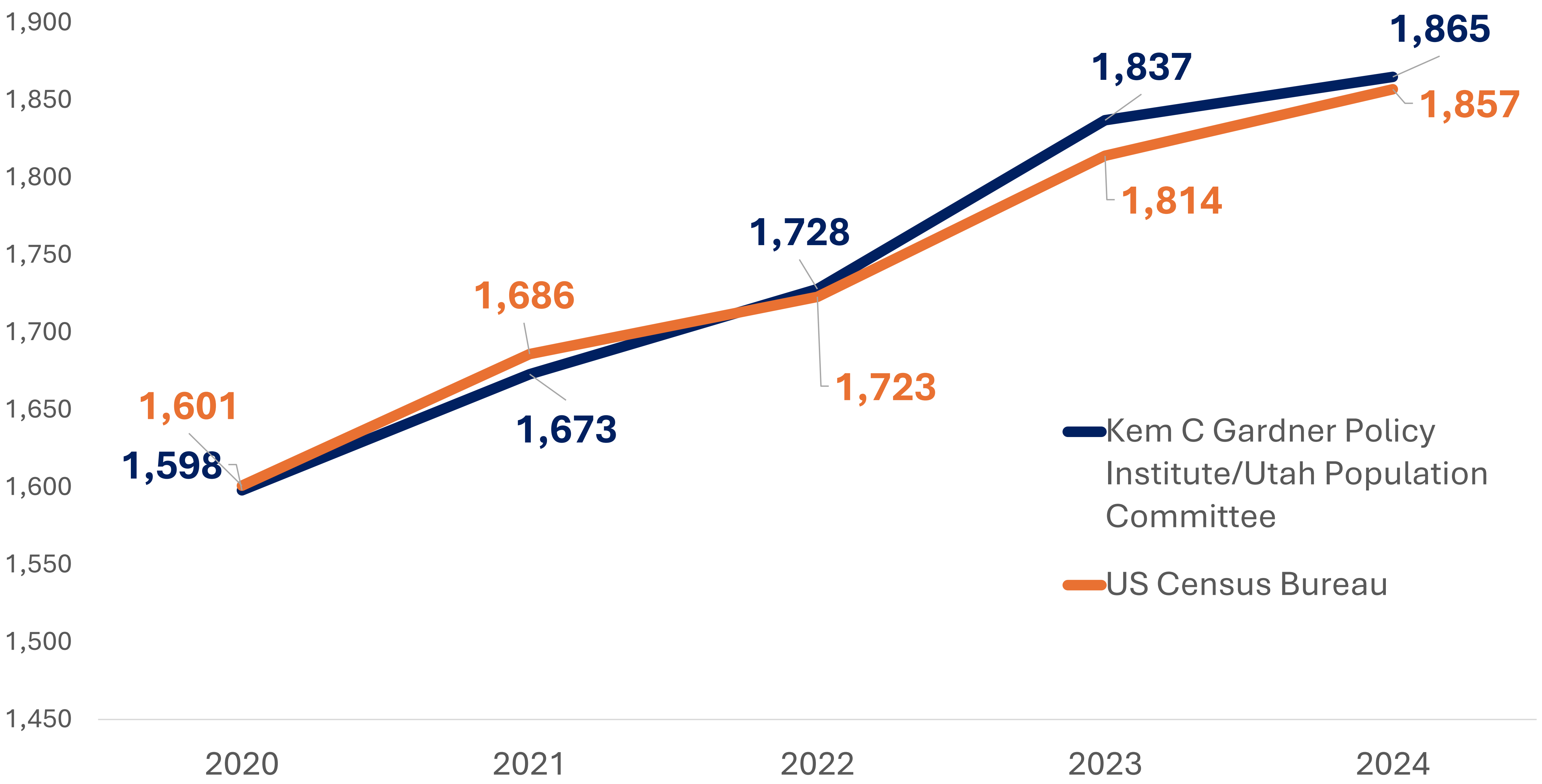
Oakley City, Population



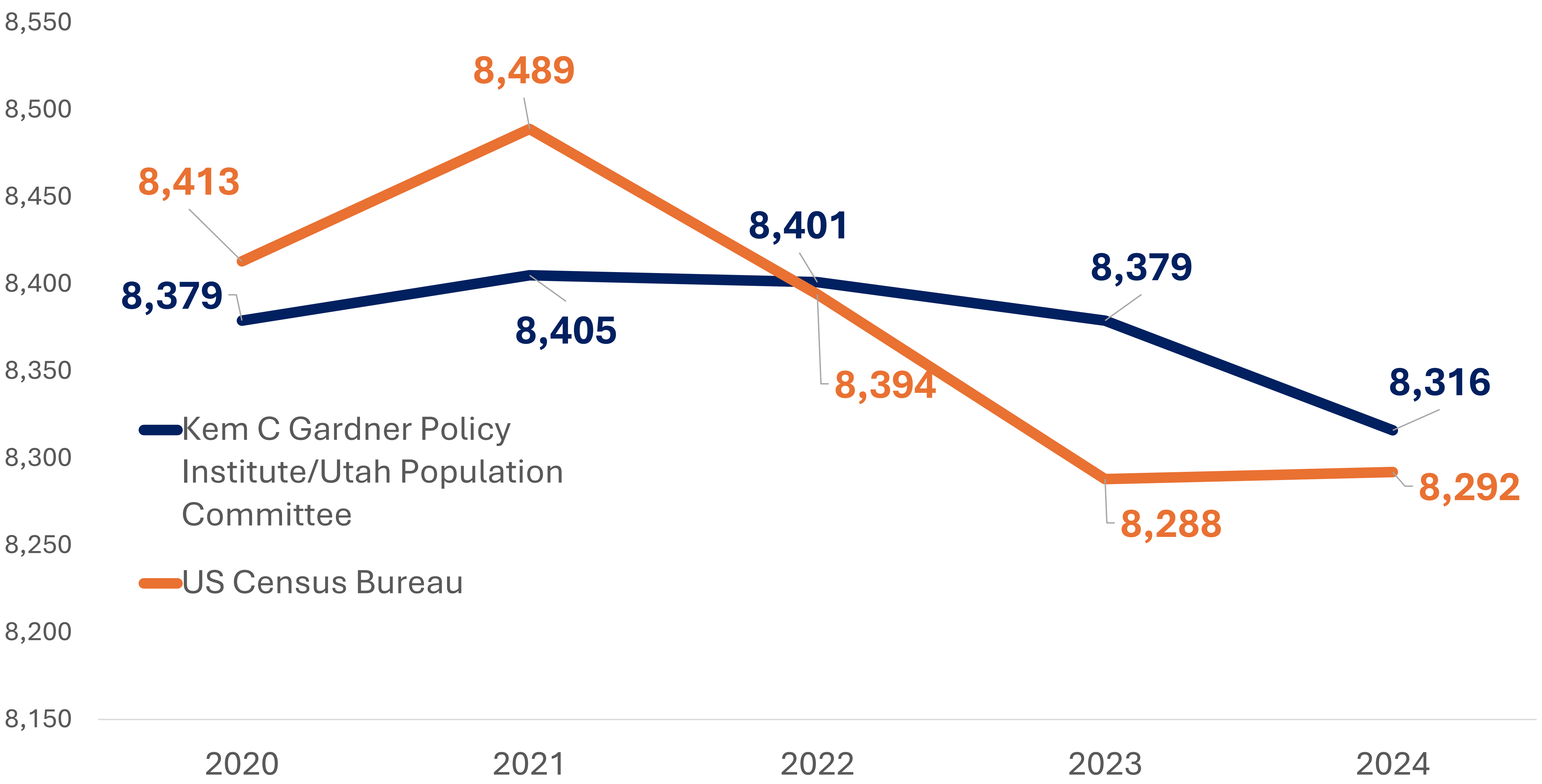
Kamas City, Population



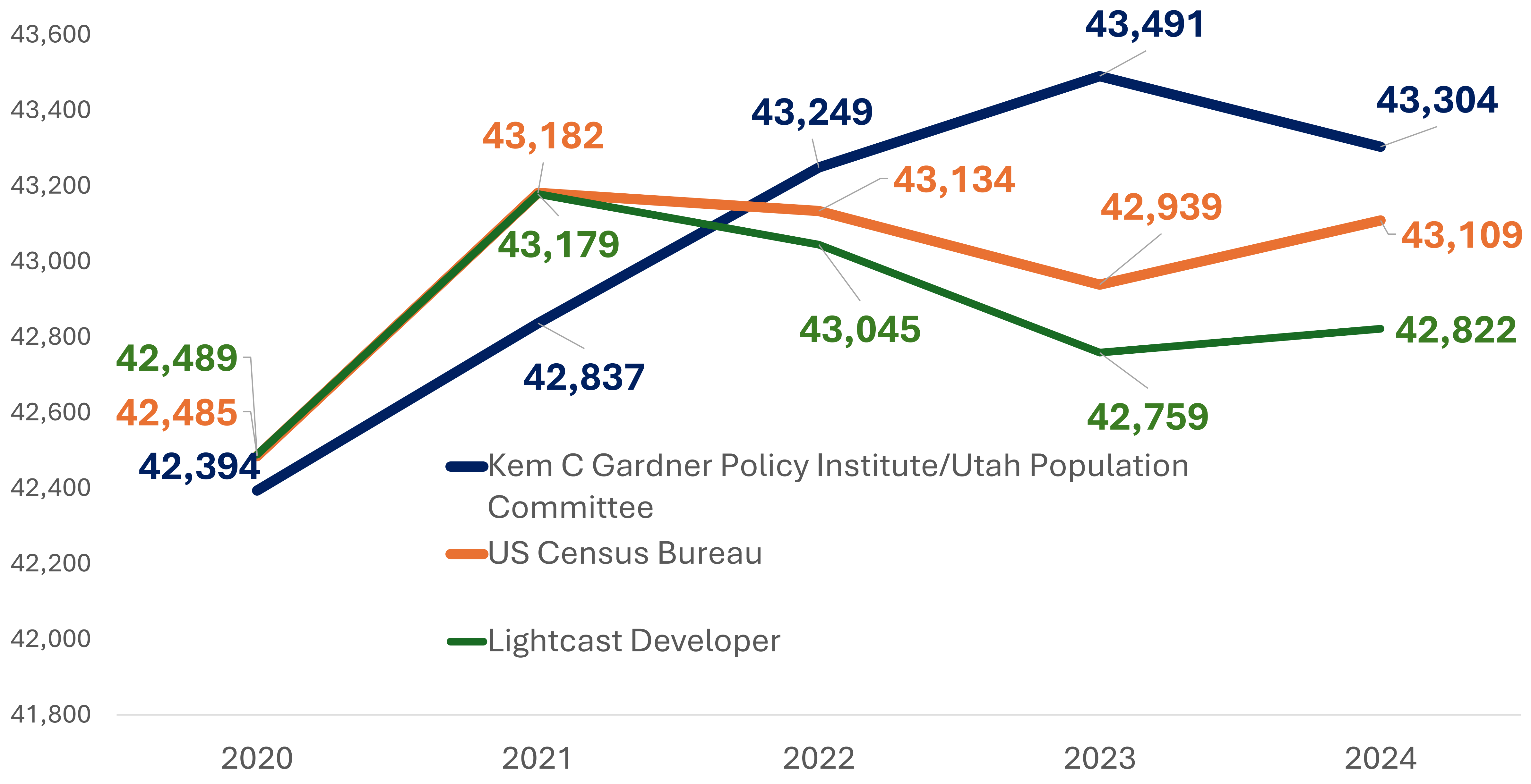
Francis City, Population



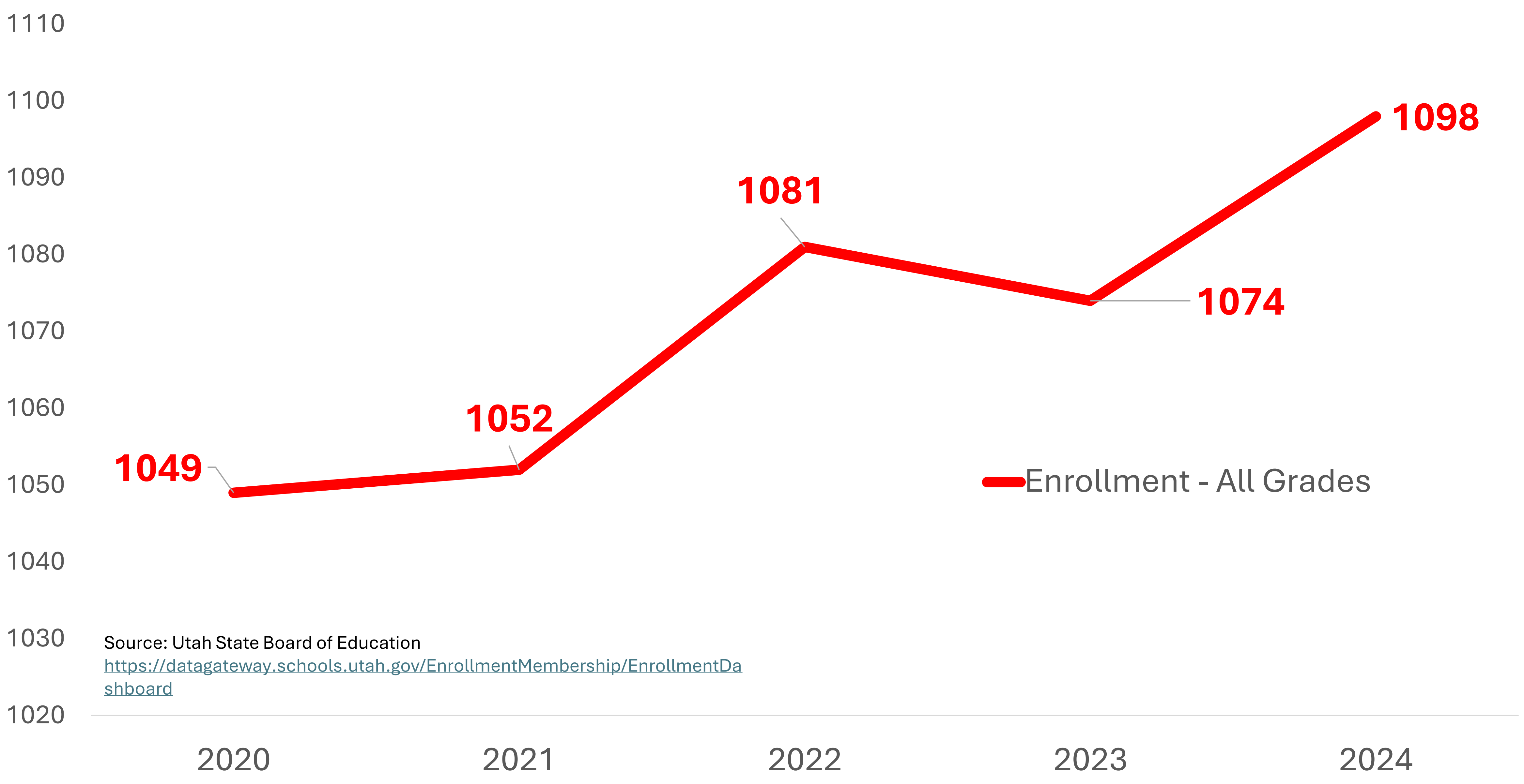
Park City, Population



Summit County, Population

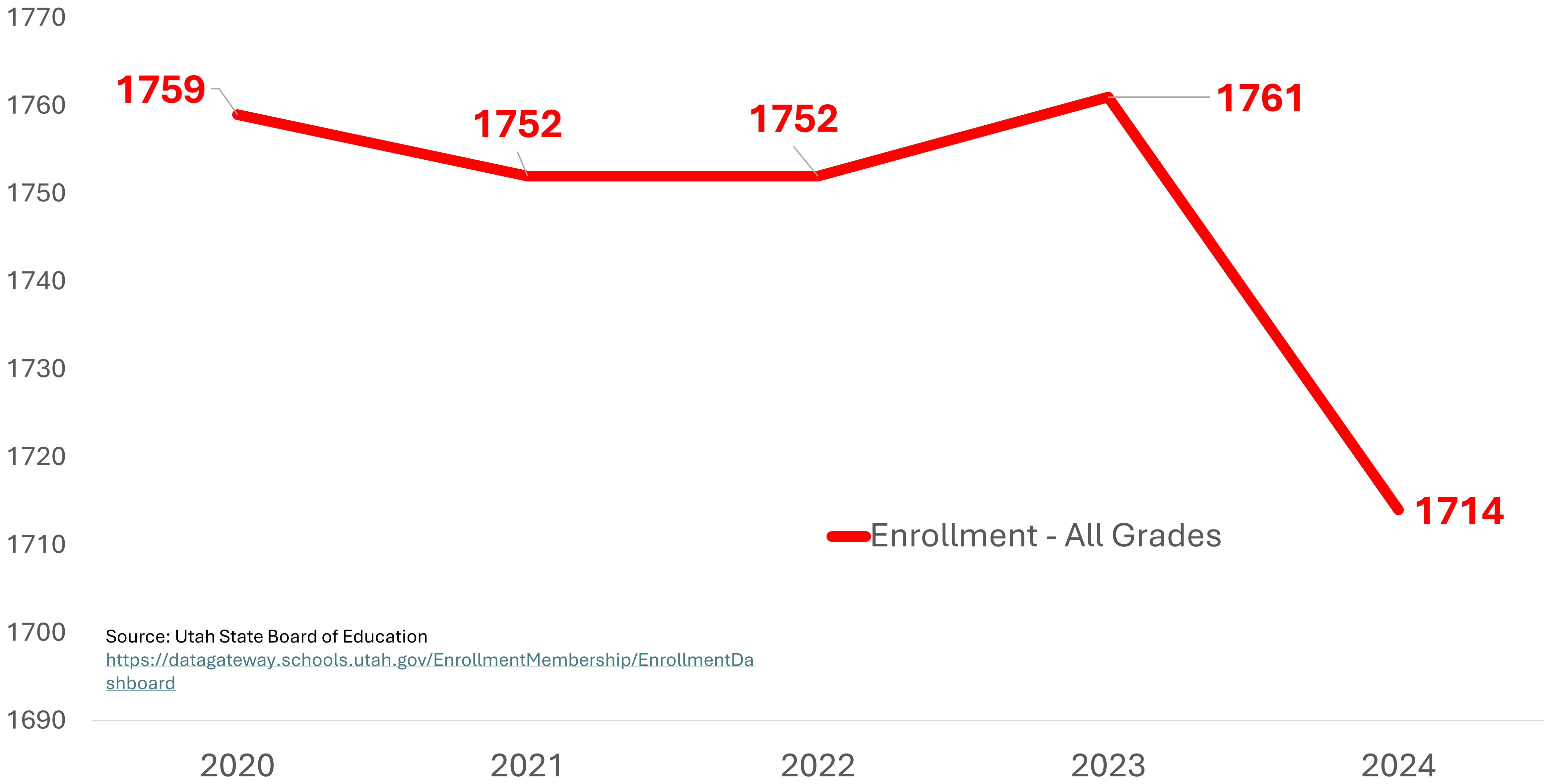


North Summit School District, Enrollment



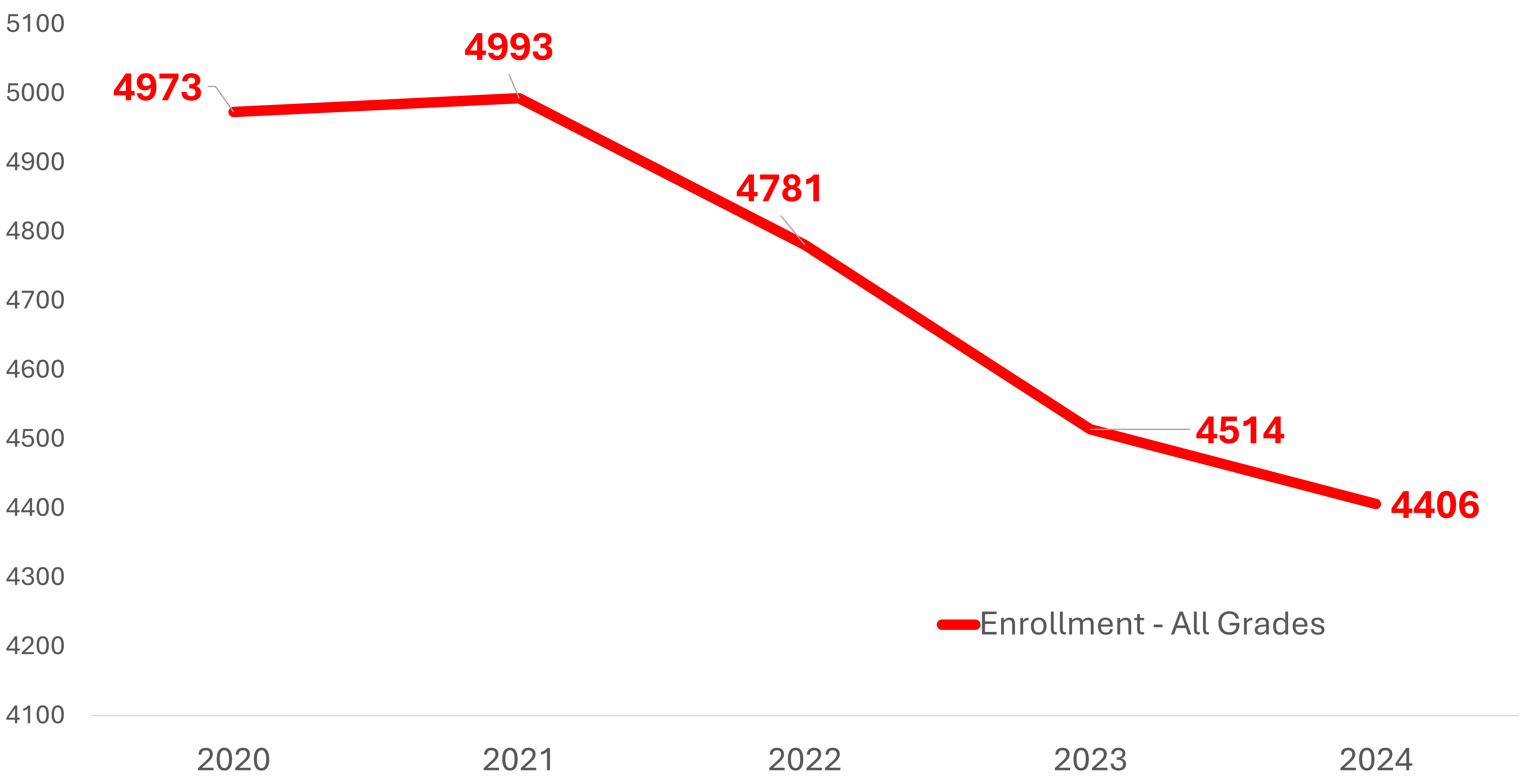
Source: Utah State Board of Education
https://datagateway.schools.utah.gov/EnrollmentMembership/EnrollmentDashboard

South Summit School District, Enrollment



Source: Utah State Board of Education
https://datagateway.schools.utah.gov/EnrollmentMembership/EnrollmentDashboard

Park City School District, Enrollment



2024 Average Earnings Per Job

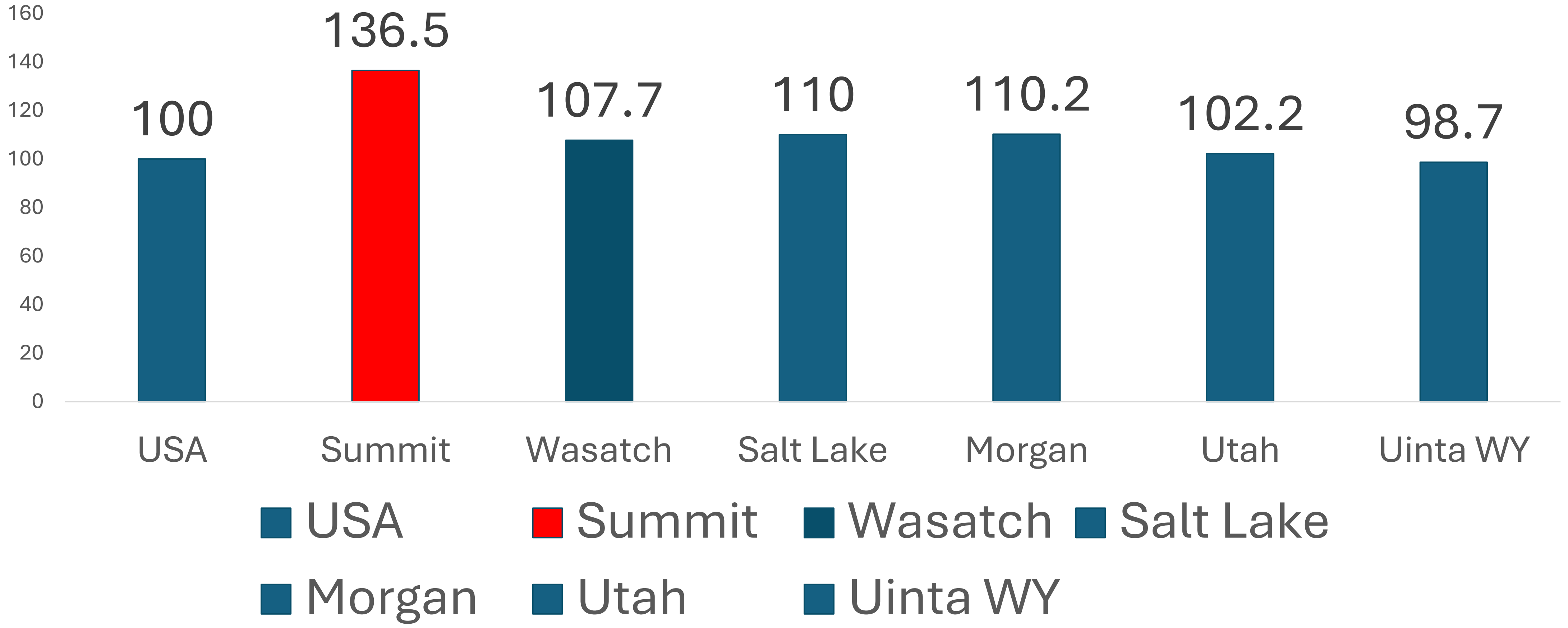
Geography	Average Earnings Per Job
Henefer Township	$73,323
Coalville City	$75,176
Oakley City	$78,944
Kamas City	$77,188
Francis City	$77,188
Park City	$69,809
Snyderville Basin (84098)	$81,874
Summit County	$76,165
Utah	$76,932
United States	$85,779

Also called "average earnings per worker", average earnings is the result of total pre-tax industry earnings divided by same-year industry employment. Earnings are defined as labor-related personal income—that is, income from work. Income from stock dividends or interest, rents, Social Security and other non-work sources are not included.

Source: Lightcast Developer

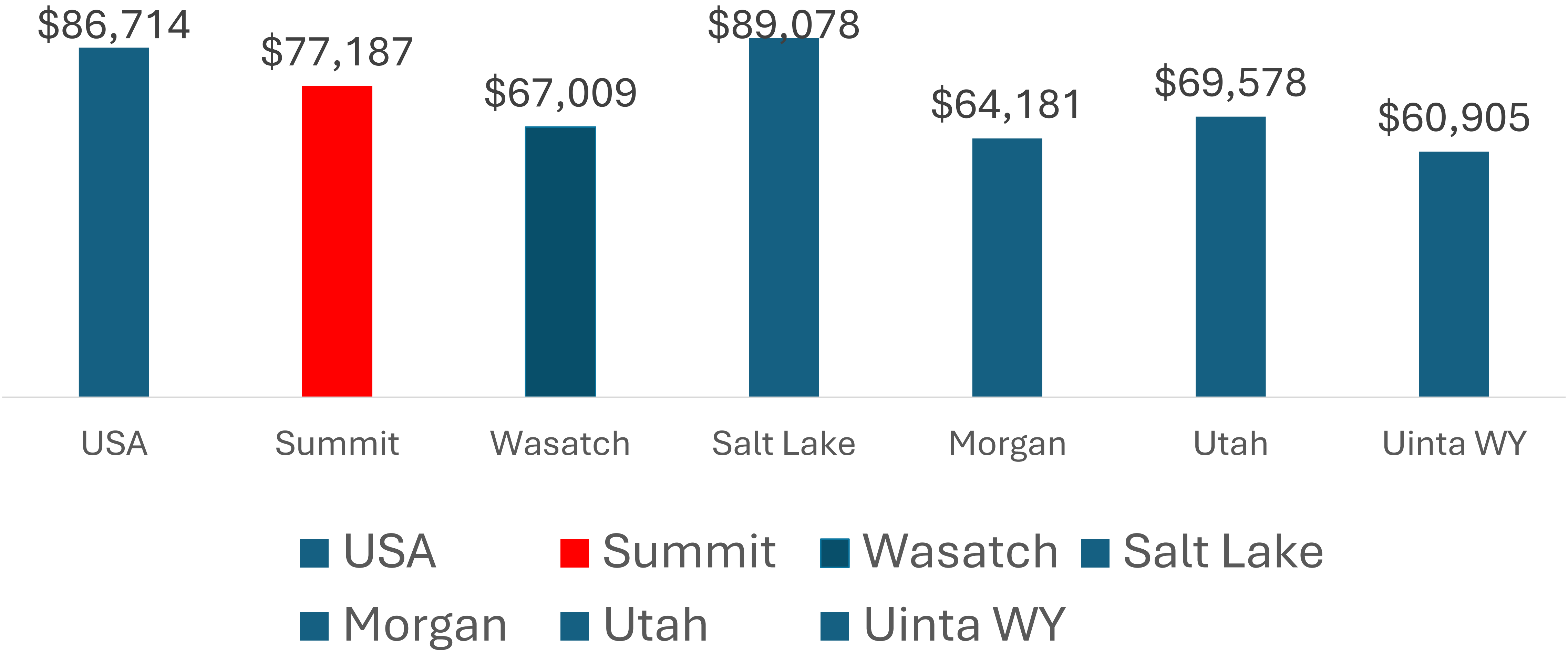
Cost of Living Index

- Groceries
- Health care
- Housing
- Transportation
- Utilities
- Miscellaneous



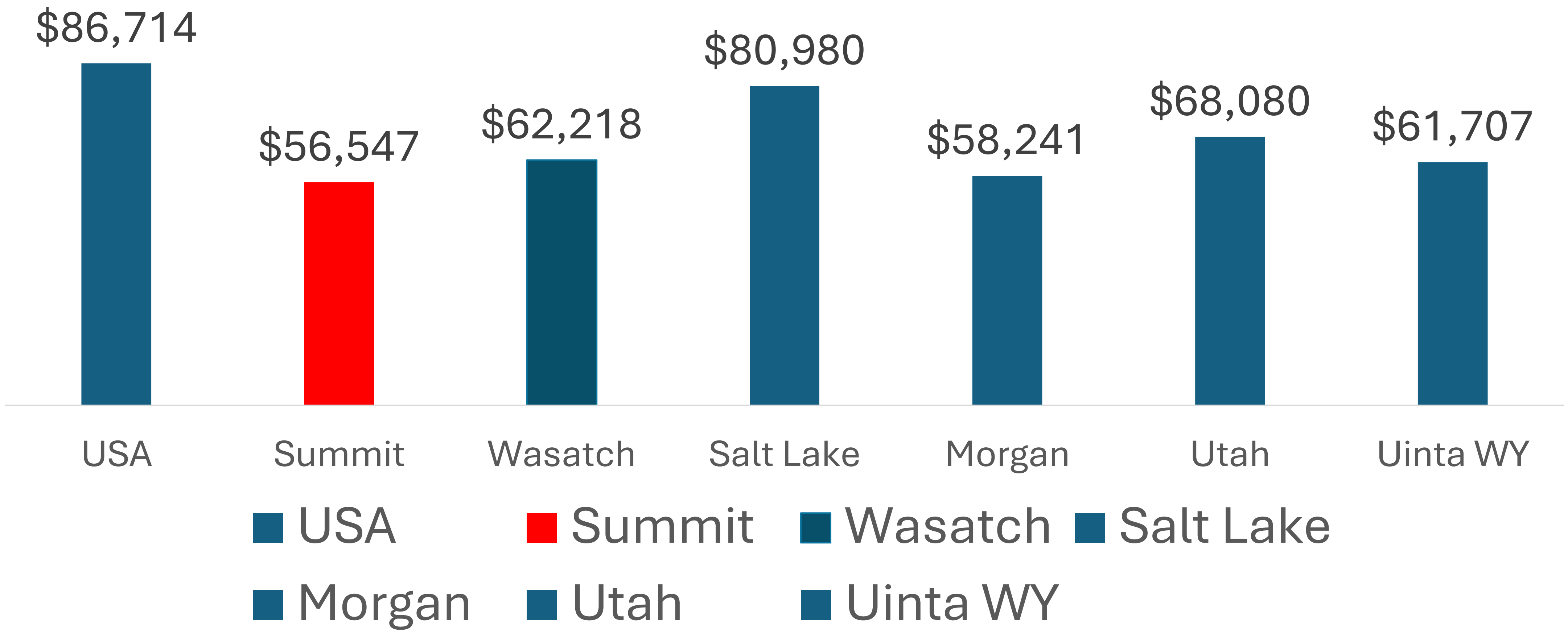
Source: C2ER/Lightcast Developer

Average Earnings Per Job



Source: Lightcast Developer

Average Earnings Per Job
Adjusted for Cost of Living



Source: Lightcast Developer/C2ER

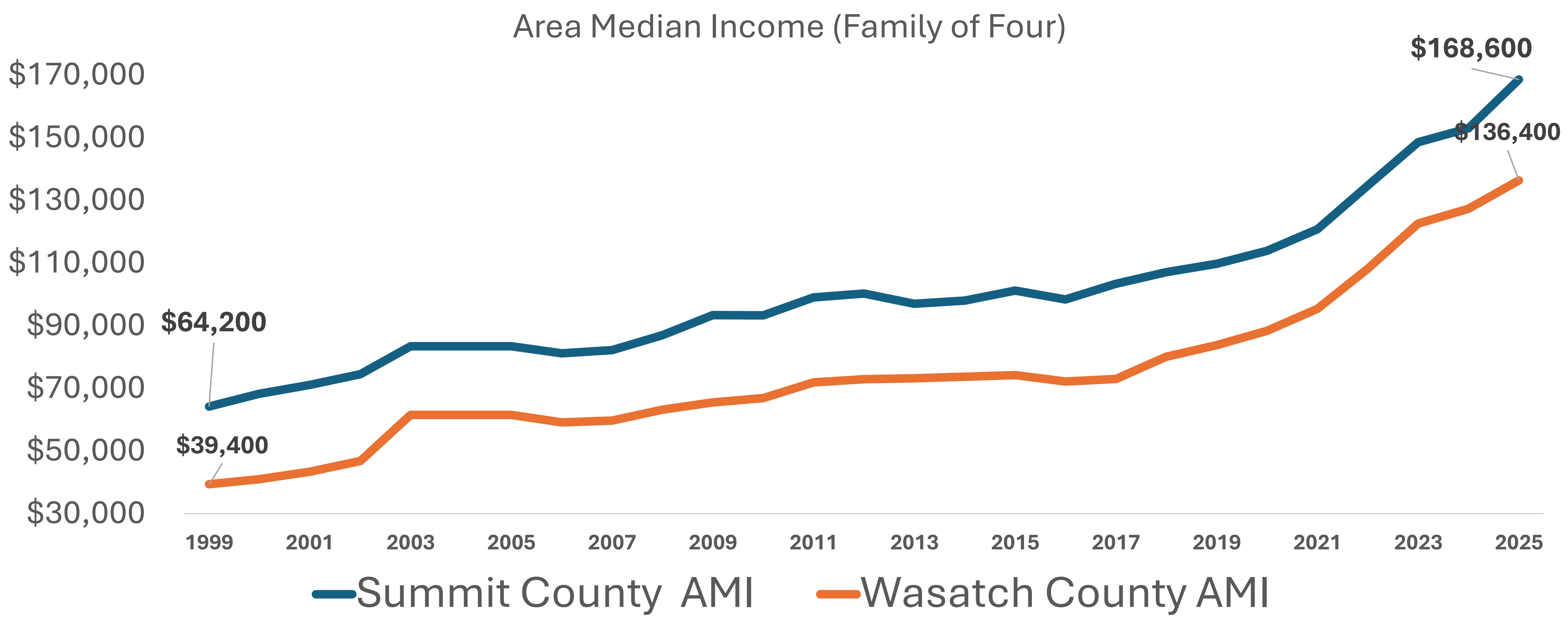
2025 Median Household Income

Geography	Median Household Income
Henefer Township	$104,823
Coalville City	$90,006
Oakley City	$119,428
Kamas City	$112,124
Francis City	$125,580
Park City	$149,837
Snyderville Basin (84098)	$181,587
Summit County	$152,408
Utah	$99,115
United States	$81,624

Median household income represents the midpoint of all household incomes within a specific geographic area, with half the households earning more and half earning less. It's a measure used to understand the typical income level in a community, offering a more stable representation than the average (mean) which can be skewed by outliers.

Source: ESRI Business Analyst

Changes in Area Median Income (AMI)



2025 Area Median Income (AMI)
Summit County = $168,600 (family of 4)

Moderate Income

HOUSEHOLD SIZE	30% AMI	40% AM	50% AM	60% AM	70% AM	80% AN	100% AI	120% AI
(1)	$35,400	$47,200	$59,000	$70,800	$82,600	$94,400	$118,000	$141,600
(2)	$40,470	$53,960	$67,450	$80,940	$94,430	$107,920	$134,900	$161,880
(3)	$45,510	$60,680	$75,850	$91,020	$106,190	$121,360	$151,700	$182,040
(4)	$50,580	$67,440	$84,300	$101,160	$118,020	$134,880	**$168,600**	$202,320
(5)	$54,630	$72,840	$91,050	$109,260	$127,470	$145,680	$182,100	$218,520
(6)	$58,680	$78,240	$97,800	$117,360	$136,920	$156,480	$195,600	$234,720

Source: HUD Area Median Income

Maximum Rent by AMI – 30% AMI

Maximum Rent by AMI	Occupancy	AREA MEDIAN INCOME	Total Income Per Unit based on Occupancies/AMI %	Maximum Monthly Rent Including Utilities Based on AMI %
Studio	1.00	30% AMI	$35,400	**$885.00**
1 Bedroom	2.00	30% AMI	$40,470	**$1,011.75**
2 Bedroom	3.00	30% AMI	$45,510	**$1,137.75**
3+ Bedroom	4.00	30% AMI	$50,580	**$1,264.50**

Source: HUD Area Median Income

Maximum Rent by AMI – 50% AMI

Maximum Rent by AMI	Occupancy	AREA MEDIAN INCOME	Total Income Per Unit based on Occupancies/AMI %	Maximum Monthly Rent Including Utilities Based on AMI %
Studio	1.00	50% AMI	$59,000	**$1,475.00**
1 Bedroom	2.00	50% AMI	$67,450	**$1,686.25**
2 Bedroom	3.00	50% AMI	$75,850	**$1,896.25**
3+ Bedroom	4.00	50% AMI	$84,300	**$2,107.50**

Source: HUD Area Median Income

Maximum Rent by AMI – 80% AMI

Maximum Rent by AMI	Occupancy	AREA MEDIAN INCOME	Total Income Per Unit based on Occupancies/AMI %	Maximum Monthly Rent Including Utilities Based on AMI %
Studio	1.00	80% AMI	$94,400	**$2,360.00**
1 Bedroom	2.00	80% AMI	$107,920	**$2,698.00**
2 Bedroom	3.00	80% AMI	$121,360	**$3,034.00**
3+ Bedroom	4.00	80% AMI	$134,880	**$3,372.00**

Source: HUD Area Median Income

Maximum Purchase Price @ 50% AMI

Inputs
- 5% downpayment
- FirstHome Interest rate = 6.375%
- Annual Property Tax
- $600 Annual Insurance
- Annual Private Mortgage Insurance
- $300 Month HOA fees

50% AMI			
	Occupancy	**HH Income**	**Purchase Price**
Studio	1	<=$59,000	$164,000
1 BR	2	<=$67,450	$197,000
2 BR	3	<=$75,850	$228,000
3 BR	4	<=$84,300	$259,000

Maximum Purchase Price @ 80% AMI

Inputs
- 5% downpayment
- FirstHome Interest rate = 6.375%
- Annual Property Tax
- $600 Annual Insurance
- Annual Private Mortgage Insurance
- $300 Month HOA fees

80% AMI			
	Occupancy	HH Income	Purchase Price
Studio	1	<=$94,400	$295,000
1 BR	2	<=$107,920	$342,000
2 BR	3	<=$121,360	$390,000
3 BR	4	<=$134,880	$440,000

Maximum Purchase Price @ 100% AMI

Inputs

- 5% downpayment
- FirstHome Interest rate = 6.375%
- Annual Property Tax
- $600 Annual Insurance
- Annual Private Mortgage Insurance
- $300 Month HOA fees

100% AMI			
	Occupancy	HH Income	Purchase Price
Studio	1	<=$118,000	$378,000
1 BR	2	<=$134,900	$440,000
2 BR	3	<=$151,700	$502,000
3 BR	4	<=$168,600	$562,000

Median List Price, June 2025

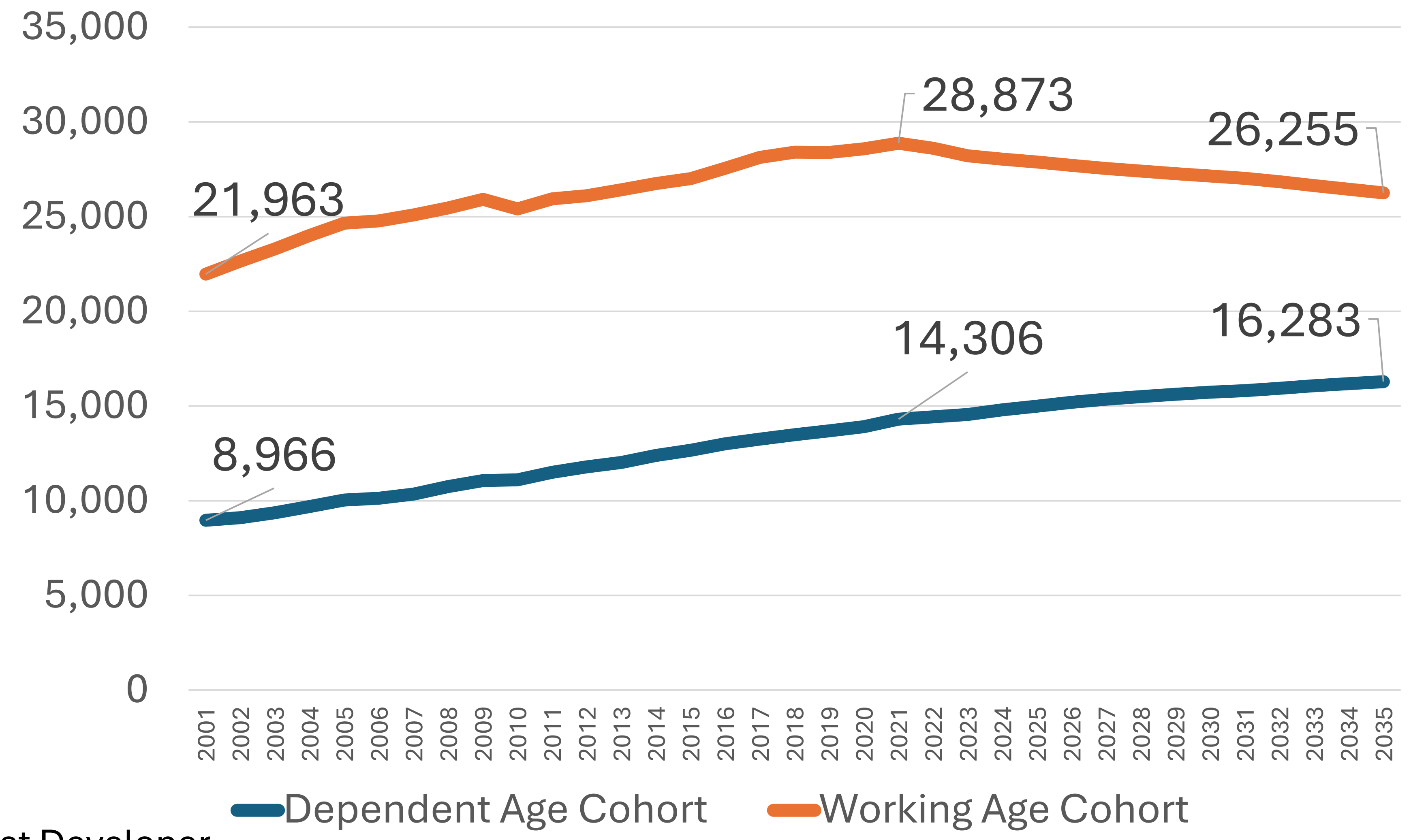
Geography	Median List Price
Henefer Township	$724,450
Coalville City	$872,000
Oakley City	$1,275,000
Kamas City	$1,299,950
Francis City	$1,189,324
Park City	$2,245,000
Snyderville Basin (84098)	$1,825,000
Summit County	$1,850,000/$1,740,000*
Utah (April 2025)	$500,000*
United States (May of 2025)	$440,892

Source: Rocket Homes
*Utah Association of Realtors Median Sales Price

Summit County
10 YR Projected Employment & Population Growth

	2025	2035	Change	% Change
Population	42,871	42,538	-333	-1%
QCEW, Non-QCEW, Self Employed	36,119	42,912	6,793	18.8%
QCEW, Non-QCEW, Self Employed and Extended Proprietor	53,952	64,248	10,296	19.1%
Source: Lightcast Developer				

Dependent Age (0-14, 65+) & Working Age Cohorts (15-65)



Source: Lightcast Developer

Population by Age Cohort

Age Cohort	2025 Population	2035 Population	Change	% Change	2035 % of Cohort
Under 5 years	2,046	2,167	121	6%	5.09%
5 to 9 years	2,282	2,193	(88)	(4%)	5.16%
10 to 14 years	2,845	2,360	(485)	(17%)	5.55%
15 to 19 years	2,985	2,359	(626)	(21%)	5.54%
20 to 24 years	2,552	2,276	(276)	(11%)	5.35%
25 to 29 years	2,458	2,593	135	5%	6.10%
30 to 34 years	2,206	2,267	61	3%	5.33%
35 to 39 years	2,493	2,292	(200)	(8%)	5.39%
40 to 44 years	2,827	2,551	(277)	(10%)	6.00%
45 to 49 years	2,974	2,808	(166)	(6%)	6.60%
50 to 54 years	3,152	3,118	(34)	(1%)	7.33%
55 to 59 years	3,206	3,088	(118)	(4%)	7.26%
60 to 64 years	3,030	2,904	(126)	(4%)	6.83%
65 to 69 years	2,915	2,668	(247)	(8%)	6.27%
70 to 74 years	2,129	2,346	217	10%	5.51%
75 to 79 years	1,449	2,158	709	49%	5.07%
80 to 84 years	796	1,344	549	69%	3.16%
85 years and over	526	1,046	520	99%	2.46%
Total	42,871	42,538	(333)	(1%)	100.00%

Source: Lightcast Developer

Thank you

Questions?