

MEMO

To: Jerry Robinson
From: Jim Wood
Date: 2/17/2022
Re: Renter data

The tables on the following page show the percent share of rental units that are studio and one bedroom units and the percent share of renters that are one and two person households. While the data for Payson have sizeable margins of error they are consistent with statewide and Utah County data. In summary, for the three geographies, about one in six rental units are studio and one bedroom units while slightly more than half of all renters are one and two-person households.

In my work on the rental market I have seen in recent years a larger percentage of developed units devoted to studio and one bedroom units.

Table 1
Share of Rental Units by Number of Bedrooms

Type of Unit	Utah	% Share	Utah County	% Share	Payson	% Share
studio	13,121	4.4%	1,516	2.6%	80	6.3%
one bedroom	57,894	19.3%	7,706	13.4%	103	8.1%
two bedroom	111,909	37.2%	21,674	37.7%	408	32.0%
three bedroom	77,229	25.7%	16,801	29.3%	446	35.0%
four bedroom	26,925	9.0%	6,384	11.1%	137	10.7%
five or more	13,489	4.5%	3,339	5.8%	102	8.0%
Total	300,567	100.0%	57,420	100.0%	1,276	100.0%

Source: U.S. Census Bureau, American Community Survey, Table B25042, 2019 and for Payson 2015-2019.

Table 2
Summary Data for Studio and One Bedroom Units

Type of Unit	Utah	Utah County	Payson
Studio	4.4%	2.6%	6.3%
One bedroom	19.3%	13.4%	8.1%
Share of all rental units	23.7%	16.0%	14.4%

Table 3
Share of Renter Households by Size of Household

Size	Utah	% Share	Utah County	% Share	Payson	% Share
one person	82,625	27.5%	7,585	13.2%	326	25.5%
two person	94,201	31.3%	20,632	35.9%	392	30.7%
three person	50,571	16.8%	11,943	20.8%	97	7.6%
four person	39,373	13.1%	9,296	16.2%	153	12.0%
five person	14,961	5.0%	3,735	6.5%	143	11.2%
six person	12,444	4.1%	2,930	5.1%	58	4.5%
seven person+	6,392	2.1%	1,299	2.3%	107	8.4%
Total	300,567	100.0%	57,420	100.0%	1,276	100.0%

Source: U.S. Census Bureau, American Community Survey, Table B25009, 2019 and for Payson 2015-2019.

Table 4
Summary Data for One and Two-Person Renter Households

Size	Utah	Utah County	Payson
one person	27.5%	13.2%	25.5%

two person	31.3%	35.9%	30.7%
Share of all renter households	58.8%	49.1%	56.2%