

Housing Update

Welcome to the Utah Land Use Institute Conference.

In this session, leading experts break down the future of housing in Utah—from demographic shifts and aging trends to statewide policy impacts and real estate supply challenges. If you're involved in real estate, development, planning, or investing, this is a data-driven look at where the market is heading over the next several decades.

You'll learn why Utah is uniquely positioned compared to national housing trends, how population changes are reshaping demand, and what policies are actually moving the needle on housing supply.

Timestamps

- 0:00 – Opening remarks and conference acknowledgments
 - 0:47 – Introduction to Utah housing trends and long-term outlook
 - 3:53 – Population growth, aging trends, and Washington County insights
 - 6:23 – National housing demand trends and future projections
 - 10:29 – Will the housing crisis solve itself over time?
 - 11:38 – Oversupply risks and regional housing imbalances
 - 12:06 – Why Utah's housing demand remains strong
 - 13:49 – Peak housing demand in the 2020s and future slowdown
 - 15:27 – Growing demand from 65+ population and downsizing trends
 - 16:03 – Immigration policy impact on Utah housing demand
 - 18:06 – Overview of Utah housing policies since 2019
 - 19:43 – Do housing policies actually work?
 - 20:19 – ADUs, duplexes, and “missing middle housing” explained
 - 22:23 – Data comparison: 2019 vs 2024 housing supply changes
 - 23:51 – Washington County growth: townhomes, ADUs, and apartments surge
 - 27:11 – Why Washington County is leading housing expansion
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Key Takeaways

- Utah is aging faster than most states—but still maintains strong housing demand
- National housing demand may decline, but Utah remains an outlier

- Over 60% of future housing demand will come from older populations
- Immigration trends could significantly reshape housing needs
- Utah is one of the most aggressive states in passing housing policy reforms
- Townhomes, ADUs, and multifamily housing are growing rapidly—especially in Washington County