

| Feature | Springville | Mapleton | Spanish Fork | Salem | Santaquin | Payson | Salt Lake City | Lehi | Eagle Mountain |
|---|---------------------------|------------------------------|----------------------------|-------------------------|----------------------------|---------------------------------|----------------------------|-------------------------------|----------------------|
| Identity | "Art City" & Cultural Hub | Rural Estate & Luxury Living | Retail & Regional Services | Quiet Pond & Semi-Rural | Gateway to Juab & Orchards | Historic Town & Mountain Access | Urban Capitol/Cultural Hub | Tech Capital (Silicon Slopes) | High-Growth Frontier |
| Est. Population | 36,367 | 13,114 | 45,000+ | 10,500+ | 15,000+ | 22,000+ | 204,000 | 101,737 | 68,554 |
| Median Home List Price | \$525,000 | \$1,100,000+ | \$502,983 | \$650,000+ | \$475,000+ | \$485,000+ | \$555,000 | \$658,900 | \$527,950 |
| Avg. Home Size (Sq Ft) | 2,650 | 4,200 | 2,750 | 3,600 | 2,550 | 2,400 | 1,850 | 3,200 | 3,150 |
| Typical Range (Sq Ft) | 1,800 – 3,800 | 2,800 – 8,500+ | 1,600 – 5,200 | 2,000 – 6,500 | 1,400 – 4,800 | 1,200 – 4,500 | 900 – 3,500+ | 1,400 – 6,000+ | 1,400 – 5,500 |
| Median Household Income | \$89,816 | \$133,142 | \$93,946 | \$103,000 | \$85,000+ | \$90,774 | \$74,000 | \$131,299 | \$113,648 |
| Lot Size (Acres) | 0.15 – 0.40+ | 0.30 – 1.00+ | 0.15 – 0.35 | 0.25 – 0.50+ | 0.20 – 0.45 | 0.18 – 0.40 | 0.08 – 0.25 | 0.15 – 0.45 | 0.18 – 0.60+ |
| Key Local Landmark | Springville Museum of Art | Hobble Creek Canyon | Spanish Fork Reservoir | Salem Pond | Rowley's Red Barn | Nebo Loop Scenic Byway | Temple Square | Thanksgiving Point | Pony Express Trail |
| Major Annual Event | Art City Days | Pioneer Day Parade | Fiesta Days | Salem Days | Orchard Days | Golden Onion Days | Days of '47 Parade | Round-Up Week | Pony Express Days |
| Property Tax (Est. %) | 0.50% - 0.60% | 0.55% - 0.65% | 0.55% - 0.65% | 0.55% - 0.65% | 0.60% - 0.70% | 0.60% - 0.70% | 0.70% - 0.75% | 0.55% - 0.60% | 0.60% - 0.65% |
| Avg. Elec. Utility | \$92.52 | \$105.00* | \$77.11 | \$102.03 | \$114.20* | \$114.20 | \$115.00 | \$125.00 | \$130.00 |
| Air Quality | Good (Moderate) | Excellent | Good | Excellent | Superior | Good | Moderate (Urban) | Moderate | Excellent |
| Power Provider | Municipal | Rocky Mountain | Municipal | Municipal | Rocky Mountain | Rocky Mountain | Rocky Mountain | Rocky Mountain | Rocky Mountain |
| Water Source | Springs & Wells | Wells & CUP | Springs & Wells | Springs & Wells | Springs & Wells | Springs & Wells | Canyon Runoff/Wells | Wells/CUP | Deep Wells |
| Secondary Water? | Yes | Yes | Yes | Yes | Yes | Yes | Limited | Yes | Yes |
| Water Hardness (gpg) | 23 | 23 | 25 | 19 | 25 | 25 | 15 | 22 | 24 |
| Hardness Level | Very Hard | Very Hard | Very Hard | Hard | Very Hard | Very Hard | Hard | Very Hard | Very Hard |
| Culinary Base Rate | \$20.17 | \$35.00+ | \$24.00+ | \$23.00+ | \$27.00+ | \$25.00+ | \$18.00 | \$20.17 | \$20.00 |
| Impact Fee (2026) for new builds | \$2,200 | \$14.7k (Total) | \$2,260 | \$2,400+ | \$16.4k (Total) | \$21k (Total) | \$12,000+ | \$24,000+ | \$18,000+ |
| Top Elementary | Sage Creek (B+) | Maple Ridge (A-) | East Meadows (B+) | Mt. Loafer (B) | Santaquin (B-) | Barnett (B-) | Canyon Rim Academy (A) | Sego Lily Elementary (A) | Ranches Academy (A) |
| Top Middle | Spring Canyon (B) | Mapleton Jr. (B) | Diamond Fork (B) | Salem Jr. (B) | Mt. Nebo (C) | Payson Jr. (C) | Salt Lake Arts Academy (A) | Renaissance Academy (A-) | Vista Heights (B+) |
| High School | Springville (B+) | Maple Mountain (B+) | Spanish Fork (B) | Salem Hills (B) | Payson High (C) | Payson High (C) | West High (A-) | Skyridge High (A) | Cedar Valley (B) |
| Home Insurance (% of Value) | 0.20% - 0.23% | 0.18% - 0.22% | 0.20% - 0.24% | 0.18% - 0.22% | 0.25% - 0.28% | 0.24% - 0.27% | 0.28% - 0.32% | 0.20% - 0.24% | 0.22% - 0.26% |
| Affordability (Family of 4) | Moderate | Low | High | Moderate | Superior | High | Low | Moderate | High |

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|------------------------------------|---------------------|---------------------|--------------------|-------------------|--------------------|---------------------|-------------------------|---------------------------|------------------------------|
| Lifestyle Convenience | High (Arts/Commute) | Low (Privacy Focus) | Superior (Retail) | High (Recreation) | Low (Growth Stage) | Moderate (Historic) | Superior (Urban) | Superior (Retail) | Low (Commuter) |
| Future Value (5-Yr Outlook) | Stable (4%+) | High Appreciation | Very High (Retail) | High (New Infra) | Moderate (Volume) | Stable/Rising | Stable | Very High | High |
| Fiber Internet Availability | Google Fiber | Limited | SF Community Fiber | Utopia | Limited | Rocky Mountain | Google Fiber/Century | Google Fiber/Lehi | Eagle Mountain Fiber |
| Median Resident Age | 29.3 | 31.4 | 27.2 | 28.6 | 27.1 | 29.3 | 35 | 26.9 | 24 |
| Median Homeowner Age | 38 | 46 | 34 | 41 | 32 | 39 | 42 | 34 | 31 |
| Household Persona | Mixed/Creative | Established | Young Family | Professional | First-Time Buyer | Historic/Stable | Urban Prof. / Artsy | Tech Exec / Young Family | Young Family / Commuter |
| % of Population <15 | 28.80% | 25.70% | 30% | 27% | 33% | 29% | 19.20% | 37% | 40.60% |
| Avg. Household Size | 3.39 | 3.85 | 3.42 | 3.55 | 3.95 | 3.32 | 2.38 | 3.42 | 3.95 |
| Primary Tax Source | Balanced (Ind/Res) | Residential | Comm/Retail | Residential | Residential | Res/Historic | Commercial/Urban | Tech/Commercial | Residential |
| Last Major Rate Hike | 2022 | 2021 | None (Recent) | August 2023 | August 2025 | August 2025 | August 2025 (14.6%) | 2023 | None (2025/2026) |
| 2026 Budget Status | Stable | Holding Rate | Balanced | Stable | 8.22% Hike | 18.31% Hike | Structural Gap / Growth | High Infrastructure Spend | Balanced (No Hike) |
| 5-Year Trend | Moderate/Stable | Consistent | Very Stable | Upward/Growth | Rapid Growth | Historic/Infrastr. | Gentrification | Tech Growth | Massive Expansion |
| Primary Revenue | Balanced (Ind/Res) | Residential | Comm/Retail | Residential | Residential | Res/Historic | Sales & Property Tax | Sales / Tech / Impact | Residential Property / Bonds |
| School Dist. Impact | Nebo (76%) | Nebo (76%) | Nebo (76%) | Nebo (76%) | Nebo (76%) | Nebo (76%) | SLC Dist. (Voters) | Alpine Dist. (Growth) | Alpine Dist. (New Schools) |
| Fiscal Strategy | Industrial Buffer | High Valuations | Retail Offset | Public Safety | Growth Funding | Aging Repair | Maintenance / Urban Svc | High-Tech Infrastructure | Debt/Growth Management |