

Manti 84642

ZIP code · UT · Utah › Sanpete County › Manti

\$111K

MEDIAN SALE PRICE

2

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

HOUSING STOCK

Homes	1,201
Median value (AVM)	\$385K
Median size	2,370 ft²
Median year built	1976
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	95%
Underwater (LTV 125% or more)	1.0%
Owner occupied	78%
Company owned	18%
Median loan-to-value	12%
Typical ownership tenure	17.0 yrs

COMMUNITY

Population	2,434
Density	30 / mi²
Median household income	\$66K
Average household income	\$80K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	94
Earthquake index (US avg 100)	138
Homes occupied	88%
Bachelor's or higher	17%
Poverty rate	10.1%
Unemployment	1.2%
Average temp	43°F
Annual precip	20 in
Sunshine	66%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.