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2026 EDITION

RELOCATION GUIDE

Where to Live in Salt Lake *& Tooele*

An insider's map to the neighborhoods that fit your life — commute times, schools, character, and honest pricing from a team that has lived it for 50+ years.



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WELCOME TO UTAH

Two Counties, One Great Decision

Relocating to the Salt Lake area means choosing not just a home, but a lifestyle — and the range is remarkable. Salt Lake County offers walkable urban villages and foothill luxury; just west, Tooele County trades a short commute for more space, newer homes, and prices well below the metro.

We've helped families settle into every corner of both counties for over five decades. Here are the neighborhoods we're recommending most in 2026, with the honest details — commute, character, and cost — that listings never tell you.

PLEASE NOTE

Neighborhood prices and commute times below are approximate, change constantly, and are not a valuation of any specific property. Real estate markets move in both directions and no outcome is guaranteed. This material is general information only. It is not financial, investment, legal, or tax advice. Figures come from published third-party sources and are current only as of the date shown. Please verify anything you intend to rely on, and speak with a licensed professional before making a decision.

Salt Lake County — City Life & Foothill Living

Sugar House

WALKABLE URBAN VILLAGE

The city's most beloved village — indie shops, restaurants, parks, and a young-professional-meets-family energy. Urban convenience without the high-rise.

Median: ~$655K **To downtown SLC:** 10–15 min **Schools/vibe:** Lively, walkable

The Avenues

HISTORIC CHARACTER HOMES

Tree-lined streets of century-old homes on the east bench, minutes from the University of Utah and downtown. Beloved by professionals, academics, and character-home buyers.

Median: Premium tier **To downtown SLC:** 5–10 min **Schools/vibe:** Historic, walkable

Millcreek

ESTABLISHED EAST-SIDE VALUE

Mid-century homes, mature trees, and quick canyon access. A perennial favorite for families and move-up buyers who want space near the mountains.

Median: ~$650K **To downtown SLC:** ~15 min **Schools/vibe:** Solid family schools

Holladay & Cottonwood Heights

LEAFY & UPSCALE

Affluent, tree-canopied communities at the mouth of the Cottonwood Canyons — world-class skiing out the back door and some of the valley's top-rated schools.

Median: $787K–$955K **To downtown SLC:** 15–20 min **Schools/vibe:** Top-rated schools

Draper

NEWER HOMES & TECH CORRIDOR

More house, newer construction, and proximity to Silicon Slopes. A magnet for growing families and relocating tech professionals.

Median: ~$982K **To downtown SLC:** 25–30 min **Schools/vibe:** Newer, family-focused

Daybreak (South Jordan)

MASTER-PLANNED COMMUNITY

Lakes, trails, a TRAX line, a new downtown and ballpark — a walkable, amenity-rich community that's ideal for first-time buyers and families wanting newer builds.

Median: ~$575K **To downtown SLC:** 30–55 min / TRAX **Schools/vibe:** Herriman High feed

Tooele County — Space, Value & a Short Drive West

Just over the Oquirrh Mountains, Tooele County has become the smart-money relocation choice: a median near **$400,000** in Tooele City versus **$645,000** in Salt Lake County, larger lots, and a commute many find well worth the trade.

Tooele City

MOST AFFORDABLE ENTRY POINT

The county seat — more home for your dollar, a genuine small-town feel, and steady growth. The go-to for first-time buyers and families priced out of the valley.

Median: ~$400K **To downtown SLC:** 35–45 min **Schools/vibe:** Small-town, growing

Erda

SPACE & ACREAGE

Rural, large-lot living (parcels often an acre or more) now anchored by major master-planned growth, with new homes beginning in 2026. For buyers who want room to spread out.

Median: Varies by lot **To downtown SLC:** 30–40 min **Schools/vibe:** Rural, large lots

Grantsville

SMALL-TOWN, NEW CONSTRUCTION

Open space and a quiet, historic small-town character with active new-home building. Popular with families wanting community and a slower pace.

Median: ~$575K **To downtown SLC:** 40–45 min **Schools/vibe:** Quiet, family-friendly

Stansbury Park & Overlake

PLANNED-COMMUNITY LIVING

Stansbury Park centers on its lake, golf, and recreation; Overlake is Tooele City's largest planned community with ongoing buildout — both tight-knit and amenity-rich.

Median: Mid tier **To downtown SLC:** 35–40 min **Schools/vibe:** Recreation-oriented

Salt Lake vs. Tooele at a Glance

CONSIDER	SALT LAKE COUNTY	TOOELE COUNTY

Typical single-family median	$645,000	~$400K city / $487K county
Commute to downtown SLC	5–30 min	30–45 min
Lot sizes	Smaller, established	Larger, room to grow
Best for	City life, top schools, walkability	Value, space, newer homes

OUR ADVICE

Don't choose a neighborhood from a spreadsheet. Tell us how you live — commute, schools, weekends — and we'll match you to the right streets, often ones you'd never find online.

Ready to make your move?

This guide is a starting point. The real advantage is a team that has navigated every kind of Utah market for more than five decades. Let's talk about your specific goals — no pressure, just straight answers.



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Neighborhood medians reflect 2026 data from Redfin, Movoto, Zillow, and the Salt Lake Board of Realtors and are approximate and subject to change. Commute times are estimates and vary by traffic and exact location. Nothing here is a valuation of a specific property. For a personalized neighborhood match, contact The Pate Team. Markets move in both directions and no outcome is guaranteed. This material is general information only and is not financial, investment, legal, or tax advice.