

# WASHINGTON COUNTY, UTAH

A brief overview of the County and its people



Community  
Assessment  
2025

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# WASHINGTON COUNTY, UTAH

## COMMUNITY ASSESSMENT 2025

### EXECUTIVE SUMMARY

Washington County, Utah, is experiencing rapid population growth. Its 2000 population of 91,206 has more than doubled—to 207,174—by 2024. The next 100,000-person-increase milestone is expected to be reached by 2033—only eight years from now. By 2060, the population will be approaching 500,000.

And most of this growth is net in-migration from other states in the southwest. In 2023, slightly more than 13,000 people moved into Washington County; 5,446 were from a different county in Utah, while 7320 were from other states. Only 276 were from abroad. On top of this increasing population, about 65,000 additional temporary residents are in the County on an average day.

The County's median age has increased from 32.64 in 2010 to 39.44 in 2023. In the next five years, the median age is expected to increase to 41 years. The gap between Washington County's median age and Utah's median age will continue to grow; today, the gap is only about 6.5 years; by 2028, it will be 7.2 years. The County is aging faster than the state as a whole. Yet, when compared to national statistics, the County is running with most of the pack—its median age comes in as the 278<sup>th</sup> oldest of 602 counties with populations greater than 100,000 persons.

Washington County's racial makeup is 85.6 percent White (among those indicating only one race); 1.1 percent are Asian, 1.0 percent are American Indian or Alaska Native, 0.7 percent are Native Hawaiian or Other Pacific Islander, and 0.5 percent are Black or African American. About 4 percent say they are of "some other race," and 6.6 percent of residents say they are of two or more races. The County's Hispanic or Latino population is 11.1 percent, with most of these individuals indicating they are of Mexican descent. This 11.1 percent represents about 25,000 persons; in 2010, the Hispanic or Latino population was 12,240.

The County's adult population is generally well educated, with about 95 percent having at least a high school diploma (or equivalent), and 72.8 percent having at least some college education. Slightly more than 33 percent of adults have a bachelor's degree or graduate degree.

Perhaps at least partly because of the high educational attainment of adults, the County's young children are entering Kindergarten with strong literacy and numeracy skills. About six out of 10 children—63 percent—are proficient in literacy upon entering Kindergarten (compared to 61 percent statewide), and 75 percent are proficient in numeracy (on par with the state). The County's children surpass the state's upon completing Kindergarten, with 82 percent proficiency in literacy (compared to the state's 67 percent) and 86 percent proficiency in numeracy (compared to 83 percent statewide).

Median household income was at \$76,411 in 2023, compared to \$91,750 statewide. About 9.9 percent of residents in Washington County are living below the federal poverty level; this is higher than the state's 9.0 percent, but lower than the national 11.1 percent.

Housing prices continue to remain high, with median home sales prices having increased from about \$400,000 in January 2021 to \$532,000 in February 2025. Median home sales prices in Washington County peaked in the summer of 2022 at about \$584,000. Residential rents appear to have decreased over the past year for apartments, but remained steady for townhomes and detached homes. As of February 2025, a two-bedroom apartment rents for about \$1,521 per month, an increase of about \$400 per month a year ago.

As of the end of the third quarter of 2024, the largest industries in Washington County are health care and social assistance (14,410 employees), retail trade (12,202 employees) accommodation and food services (10,870 employees), and construction (10,571 employees).

Washington County residents are generally as healthy or healthier than others throughout the state and nation. County residents have lower rates of smoking, excessive drinking, and alcohol-impaired driving deaths than the rest of the nation.

A telephone survey conducted in December 2024 shows County residents are generally satisfied with their lives. They are most attracted to the quality of life, the mountains, and the outdoor recreation opportunities of the County. They cite population growth, traffic, anxiety and depression, and high housing costs as concerns.

## POPULATION

**Table 1: Population by Age Group, 2024**

Population by Age Group, 2024	Washington	
	County	U.S.
Under 5 years	6.0	5.5
5 years	1.4	1.1
6 to 11 years	8.2	7.3
12 to 14 years	4.6	3.9
15 years	1.7	1.4
16 and 17 years	3.0	2.7
18 to 24 years	9.0	8.3
25 to 34 years	11.5	13.6
35 to 44 years	11.9	13.5
45 to 54 years	10.1	12.3
55 to 64 years	10.6	12.7
65 to 74 years	12.4	10.5
75 years and over	9.7	7.2

Washington County in Southwest Utah, anchored by the city of St. George, has a population of 207,174 as of July 2024.<sup>1</sup> Nearly 25 percent of its population is under the age of 18, while about 28 percent is over the age of 60. The number of children (48,717) is roughly equal to the number of adults age 62 and older (54,693). Because Washington County's population is older than many other parts of the state, it mirrors that of the U.S.<sup>2</sup>

Over the past five years, Washington County's population

has increased by 29,176—14.3 percent of its current population. In each of 2020 and 2021, about 7,000 residents joined the community, representing approximately 4 percent annual population growth. This decreased in 2022 and 2023 to about 4,500 in each of the two years, or about 2.3 percent growth annually. However, in 2024 the population grew by 5,858.<sup>3</sup>

<sup>1</sup> U.S. Census Bureau Annual Population Estimates, 2025

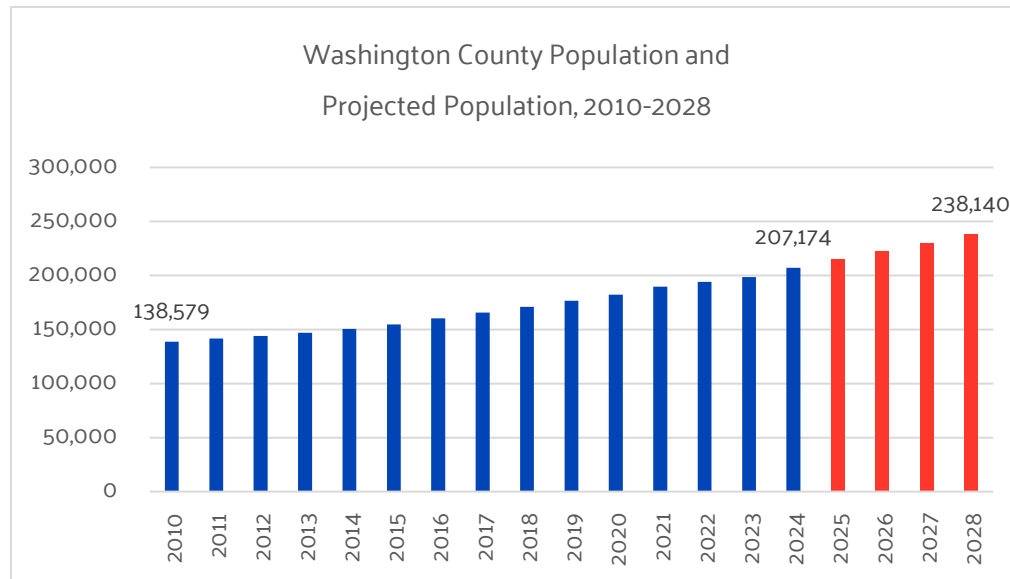
<sup>2</sup> U.S. Census Bureau, American Community Survey 2023 1-Year Estimates, Table S0101. Throughout this report, five-year (2018-2023) ACS estimates are used unless otherwise noted.

<sup>3</sup> U.S. Census Bureau ACS 1-year estimates, Table S0101, and University of Utah Kem C. Gardner Public Policy Institute Population Projections

**Table 2: Washington County Population Change, 2020-2023**

Washington County Population Change, 2020-2023					
	2020	2021	2022	2023	2024
Population Increase	6,896	7,416	4,428	4,578	5,858
Annual Percent Change	3.94	4.07	2.34	2.36	1.46

The County has experienced a population increase of 49.4 percent since 2010, growing from 138,679 to 207,174 in 2023. Over the next five years, the population is projected to grow to 238,140; by 2060, its population is expected to be approaching half a million (464,528) (see **Figure 2**).<sup>4</sup>



**Figure 1: Washington County Population and Projected Population, 2010-2028**

The projected short-term population growth will bring added stress to infrastructure, water, shopping, and housing needs. The long-term growth will demand even more changes to

the community. Delivery of human services to those in need will be required to adapt to the rapidly increasing population.

In 2024, the Kem C. Gardner Policy Institute published a report regarding temporary residents in Washington County. With significant recreation and retirement opportunities, the report concludes that in 2023 there

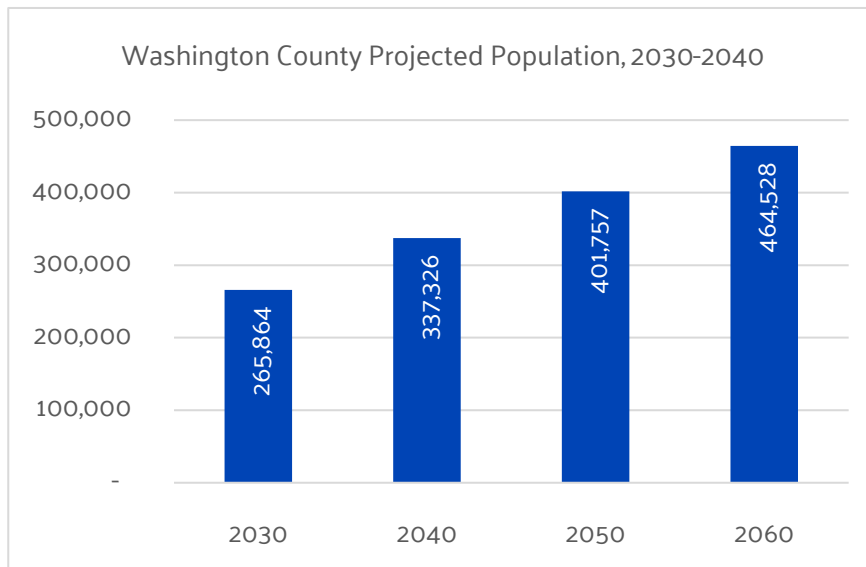
<sup>4</sup> Ibid.

were 64,235 temporary residents of the County. These residents include 38,664 seasonal residents and 25,571 overnight visitors. The Institute estimates that approximately 20 percent of the County’s housing units are

**Table 3: 2023 Temporary Resident Population**

2023 Temporary Resident Population	
Total Seasonal Residents	38,664
Total Overnight Visitors	25,571
Hotel	13,548
Bed and Breakfast	808
Private Home	7,357
Campground/RV Site	3,858
<b>2023 Total Temporary Resident Population</b>	<b>64,235</b>

secondary homes.<sup>5</sup> Season factors contributing to temporary residents must be considered when addressing community human service needs. The figure of 64,235 temporary residents is an average only; this number fluctuates throughout the year.



**Figure 2: Washington County Projected Population, 2030-2040**

Most of the growth being experienced in Washington County is net in-migration. In each of the past five years, there have been about 2,200 births and between 1,500 and 2,000 deaths in the County, for natural increases of only around 600 individuals each year. Net in-migration was around 7,000

<sup>5</sup> Emily Harris et al., “Washington County Temporary Resident Population Estimates, 2023” (Salt Lake City, 2024), <https://gardner.utah.edu/wp-content/uploads/WashCounty2017PopEst-Report.pdf>.

individuals in 2020 and 2021, dropping to around 4,500 individuals in each of 2022 and 2023. In 2024, 5,283 residents moved into the County.<sup>6</sup>

**Table 4: Components of Population Change, 2020-2024**

Components of Population Change, 2020-2024					
	2020	2021	2022	2023	2024
Natural Increase	647	454	283	713	575
Net Migration	6,249	6,962	4,145	3,865	5,283
Total Increase	6,896	7,416	4,428	4,578	5,858

**Table 5** depicts figures of migration to Washington County since 2010. In-migration includes individuals moving

from anywhere outside of the County—they could be from another county in Utah, another state, or from abroad. The number of individuals moving into the County has fluctuated between 10,000 and 14,000 per year since 2010, with 2017, when 14,144 individuals moved in—including 7,587 from out of state, 6,051 from within the state, and 506 from abroad. 2020 saw the most people moving in from out of state over the past thirteen years, at 7,859. In 2012, the most individuals moving in from abroad was 882.<sup>7</sup>

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<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

**Table 5: Migration to Washington County, By Year, Number**

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Migration to Washington County, By Year, Number

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	From Different County in Utah	From Different State	From Abroad	Total
2010	4,830	5,583	773	11,186
2011	4,125	5,049	602	9,776
2012	3,924	4,910	882	9,716
2013	3,959	5,835	731	10,525
2014	4,532	6,009	647	11,188
2015	5,083	6,752	600	12,435
2016	5,284	7,326	618	13,228
2017	6,051	7,587	506	14,144
2018	5,656	7,018	523	13,197
2019	4,796	7,353	555	12,704
2020	4,442	7,859	536	12,837
2021	4,551	7,226	381	12,158
2022	5,035	7,582	265	12,882
2023	5,446	7,320	276	13,042

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In 2010, 42.3 percent of migrants into Washington County were coming from another state; by 2022, that percentage increased to 50.9. The ratio of in-state migrations to the County has dropped from 36.6 percent in

**Table 6: Migration to Washington County, By Year, Percent**

	From Different County in Utah	From Different State	From Abroad	Total
2010	43.2	49.9	6.9	100
2011	42.2	51.6	6.2	100
2012	40.4	50.5	9.1	100
2013	37.6	55.4	6.9	100
2014	40.5	53.7	5.8	100
2015	40.9	54.3	4.8	100
2016	39.9	55.4	4.7	100
2017	42.8	53.6	3.6	100
2018	42.9	53.2	4.0	100
2019	37.8	57.9	4.4	100
2020	34.6	61.2	4.2	100
2021	37.4	59.4	3.1	100
2022	39.1	58.9	2.1	100
2023	41.8	56.1	2.1	100

2010 to 33.8 percent in 2022. And those moving in from abroad were at a peak in 2012 (7.5 percent), and were at a 13-year low in 2022, at 1.8 percent.<sup>9</sup>

<sup>8</sup> Ibid.

<sup>9</sup> Ibid.

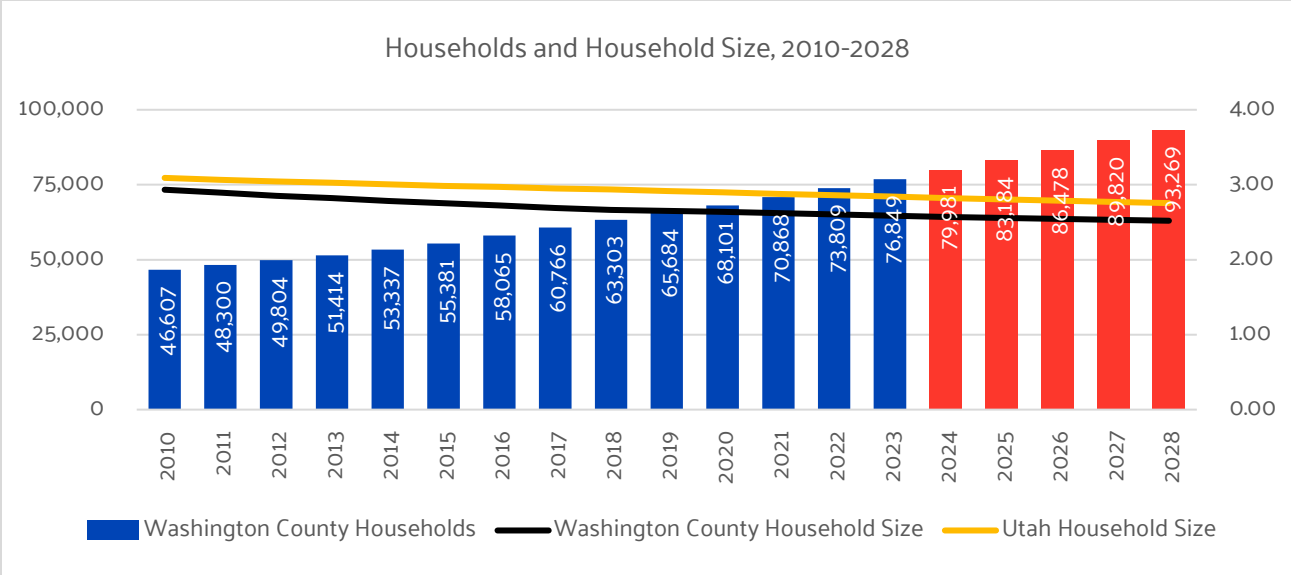
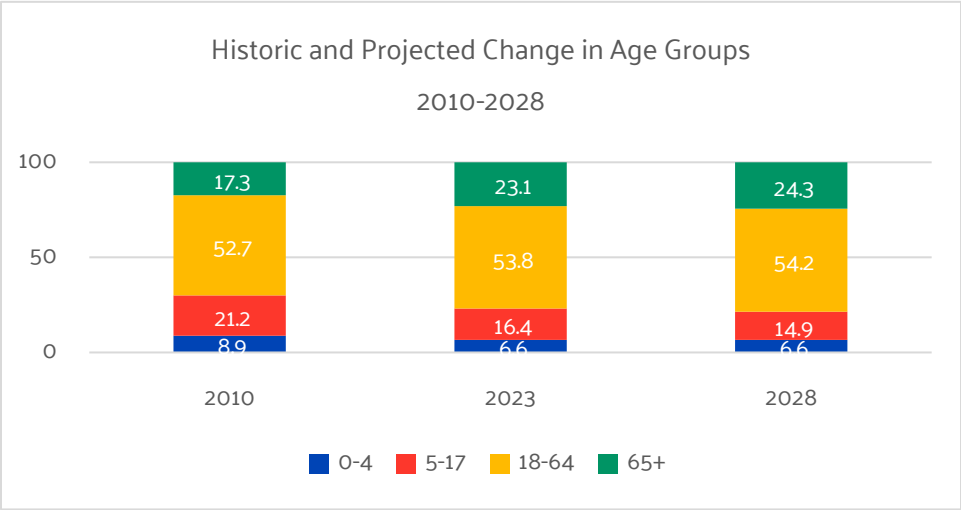


Figure 3: Households and Household Size, 2010-2028

The number of households in Washington County has increased from 46,607 in 2010 to 76,849 in 2023 this number is projected to rise to 93,269 by 2028. Household size has been and is expected to decrease over the same period, from 2.93 persons per household in 2010 to 2.75 in 2028. The decrease in persons per household is slightly sharper than the projected decrease for the state as a whole: for the County, it will decrease by 14.1 percent; for the state, it will decrease by 10.8 percent.<sup>10</sup>



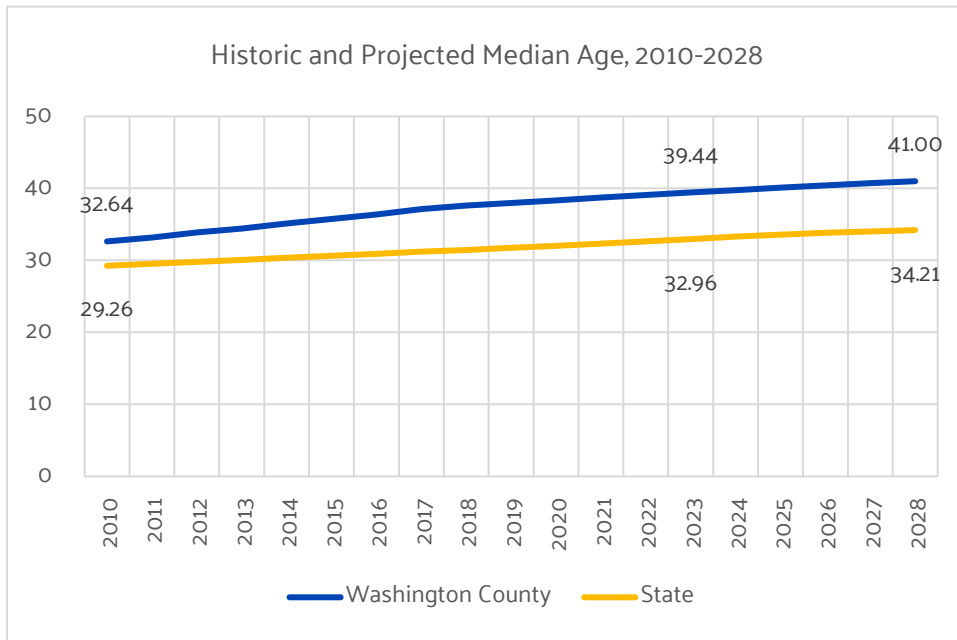
In the coming five years, Washington County will continue to become older. In 2010, the percentage of residents age 0 to 4 years was nearly 9 percent; in 2023, it was 6.6 percent; by 2028, it will remain at about 6.6

Figure 4: Historic and Projected Change in Age Groups, 2010-2028

<sup>10</sup> Kem C. Gardner Public Policy Institute Population Projections

percent. Children age 5 to 17, however, will decrease from 21.2 percent in 2010 to 14.9 percent in 2028. During the same time period, adults age 65 or older will increase from 17.3 percent to 24.3 percent.<sup>11</sup>

Of course, the County’s median age will increase over the same period. In 2010, it was 32.64—about 3.5 years



older than the state’s median age of 29.26. In 2023 the County’s median age was 39.44, compared to the state’s median age of 32.96. And by 2028, the County’s median age is expected to be 41.00, compared to the state’s median age of 34.21. The gap between the County and the state is widening.<sup>12</sup>

**Figure 5: Historic and Projected Median Age, 2010-2028**

Of the 605 counties in the United States with populations greater than 100,000, Washington County is virtually in the middle in terms of median age. It ranks 278 out of 605. The youngest county is Utah County, Utah, with a median age of 25.1; the oldest is Sumter County, Florida, with a median age of 68.1. An interesting fact is that of the 10 oldest large counties in the United States, seven are in Florida.

<sup>11</sup> Ibid.

<sup>12</sup> Ibid.

## RACE, ETHNICITY, AND LANGUAGE

Like much of Utah, Washington County residents are primarily of one race. As of 2023, 85.9 percent are White, 1.0 percent are American Indian or Alaska Native, 1.1 percent are Asian, 0.5 percent are Black or African American, and 0.7 percent are Native Hawaiian or Other Pacific Islander. Slightly more than 4 percent say they are of “some other race.” About 6.6 percent of residents say they are of two or more races.<sup>13</sup>

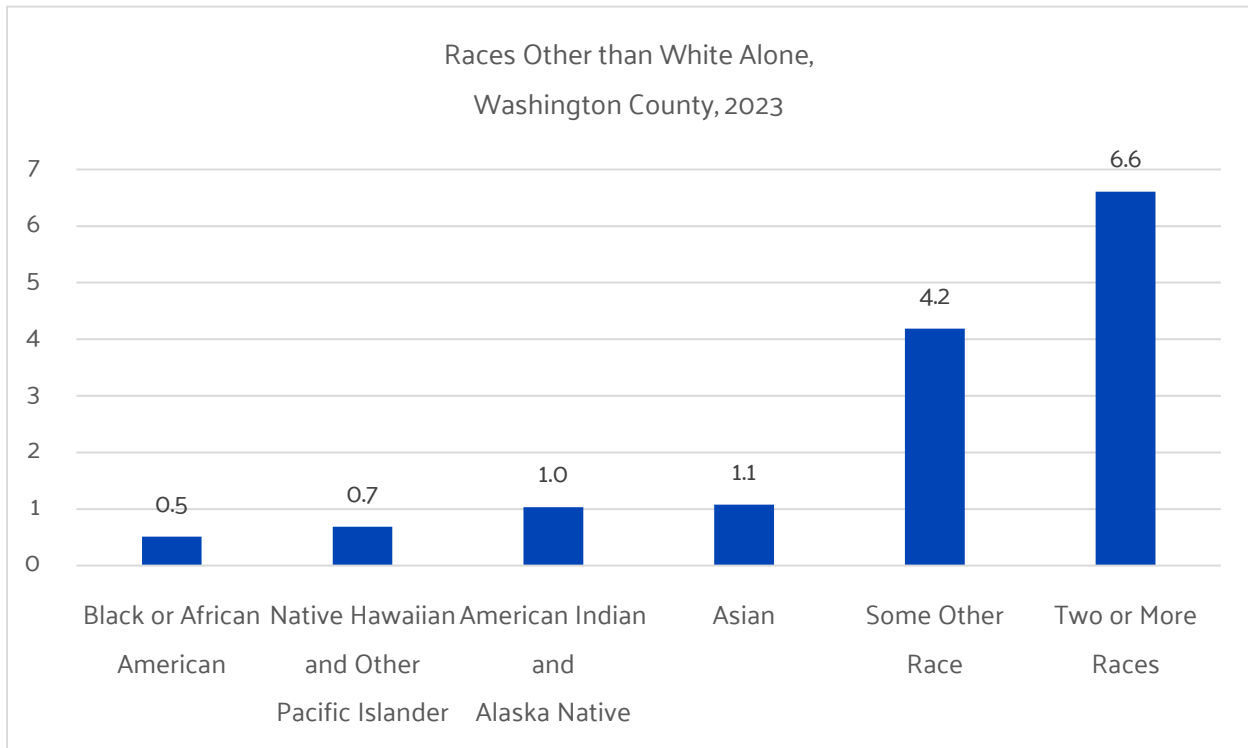


Figure 6: Races Other than White Alone, 2023

<sup>13</sup> U.S. Census Bureau, Table B02001

**Table 7: Hispanic and Latino Population, 2023**

Hispanic and Latino Population, 2023	
Mexican	16,390
Puerto Rican	782
Cuban	425
Dominican (Dominican Republic)	0
Central American	3,404
South American	1,239
Other Hispanic or Latino	2,796

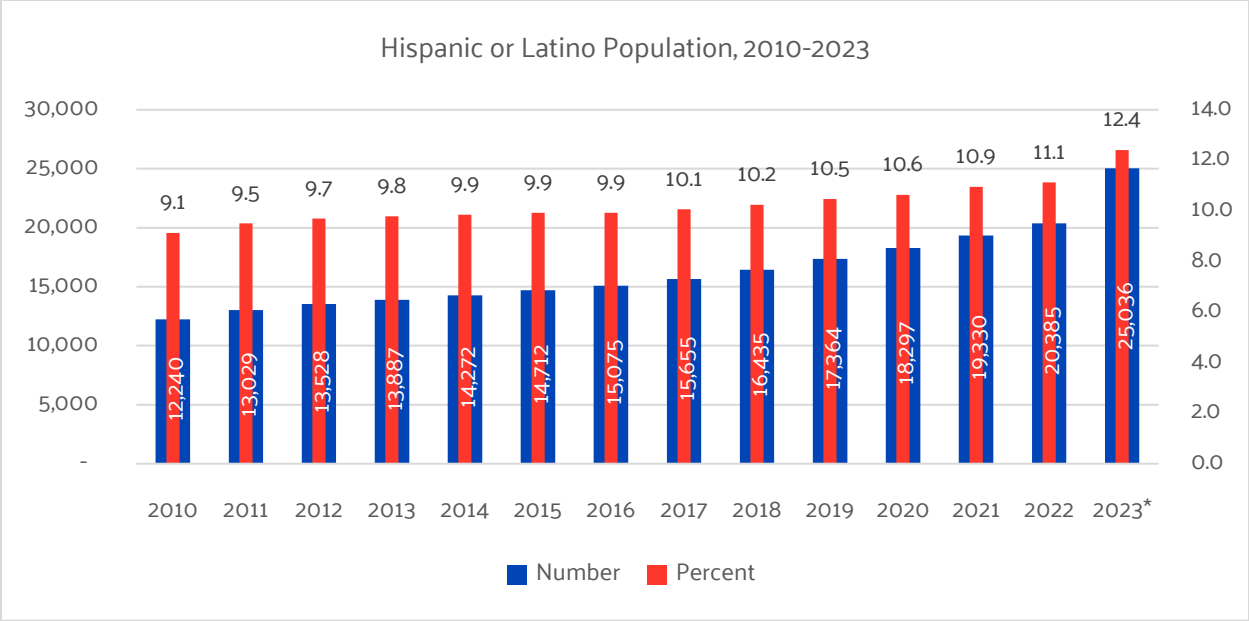
The Hispanic or Latino population makes up about 11.1 percent of the population in Washington County, compared to 14.6 percent statewide. Two-thirds of these individuals say they are of Mexican descent, and 4.2 are of Puerto Rican descent. Central America accounts of 9.3 percent of the Hispanic or Latino

population; those of South American descent comprise about 4.7 percent of this group. Just over seven percent are Spaniard or Spanish, and 5.5 percent say they are of some other Hispanic or Latino descent.<sup>14</sup>

The percentage of Hispanic or Latino members of the Washington County community has increased since 2010, when it was 9.1 percent. This percentage has usually increased slightly each year, except for 2014, 2015, and 2016, when it remained flat at 9.9 percent. Since then, the percentage has hovered around 11 percent of the population with 2023's one-year estimate being 25,036 persons.<sup>15</sup>

<sup>14</sup> U.S. Census Bureau, Table B03001

<sup>15</sup> Ibid.



**Figure 7: Hispanic or Latino Population, 2010-2023**  
 \*2023 data are 1-year estimates. All other data are 5-year averages.

Slightly more than 4,000 children age 5 through 17, and about 15,000 adults age 18 and older, speak a language other than English at home. Most of these—about 14,400—speak Spanish.

**Table 8: Speak Language Other than English at Home, by Age Group**

	Children Ages 5-17		Adults Age 18 or Older	
	Number	Percent	Number	Percent
Speak Spanish	3,308	9.3	11,160	7.8
Speak other Indo-European Languages	164	0.5	2,032	1.4
Speak Asian and Pacific Islander Languages	613	1.7	1,714	1.2
Speak other Languages	59	0.2	359	0.3

# EDUCATION

## EDUCATIONAL ATTAINMENT

With the presence of Utah Tech University and its 12,500 or so students, there is a culture of post-secondary education in the community. Nearly 95 percent of Washington County adults (age 25 or older) have graduated from high school, 33.2 percent have a bachelor’s degree or higher, and 45.7 percent have at least some college education.<sup>16</sup>

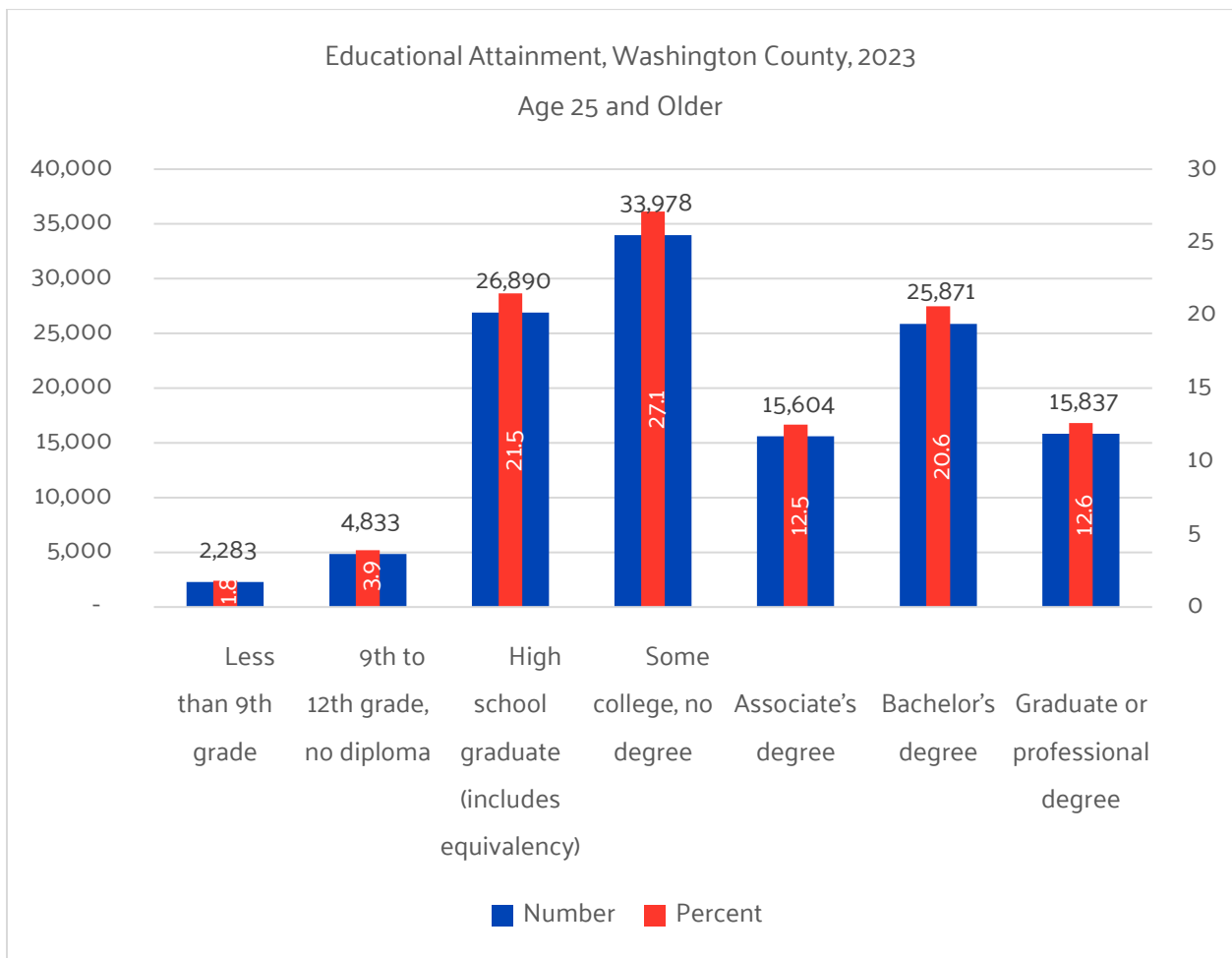


Figure 8: Educational Attainment, Washington County, 2023

<sup>16</sup> U.S. Census Bureau, Table S1501

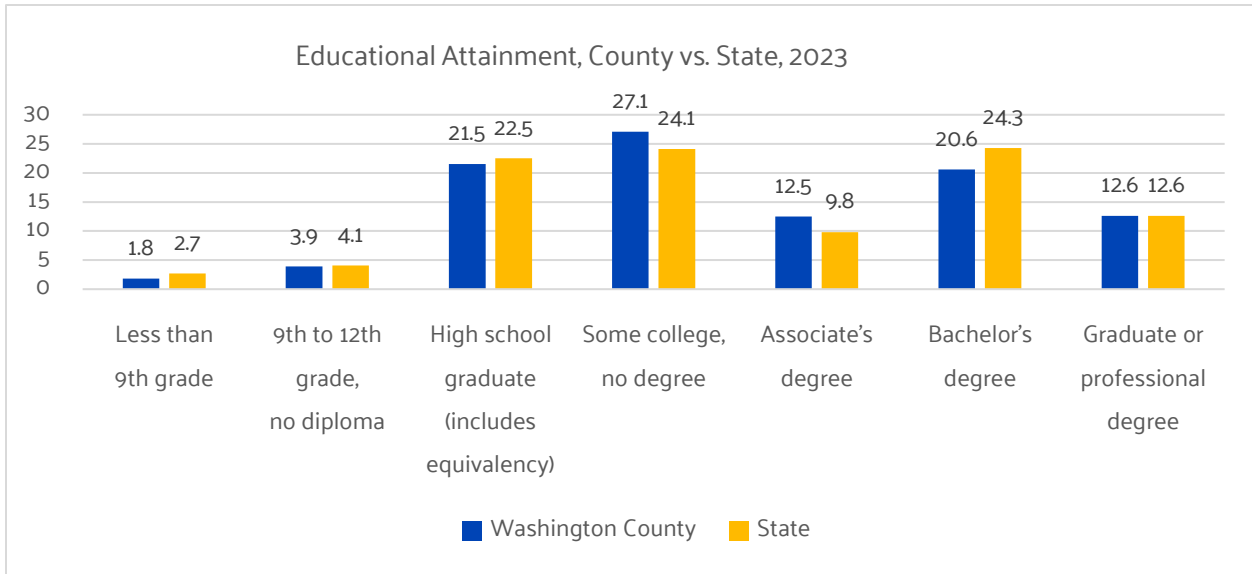
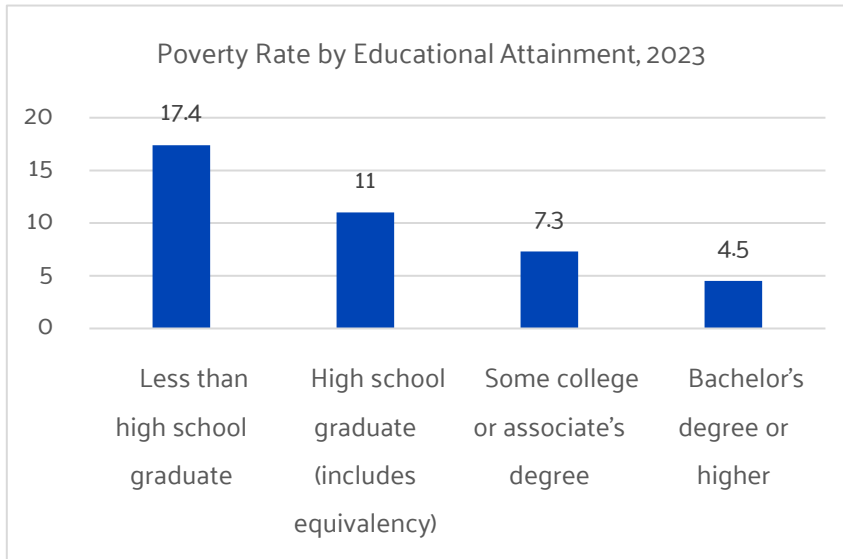


Figure 10: Educational Attainment, County vs. State, 2023

Educational attainment in Washington County is on par with state rates; 94.3 percent of County residents have at least a high school diploma, compared to 93.2 percent statewide.<sup>17</sup>



Rates of poverty for those who have less than a high school diploma are high, at 17 percent. The rate of poverty drops considerably with than a high school diploma are high, at 17 percent. The rate of poverty drops considerably with increased educational attainment.<sup>18</sup>

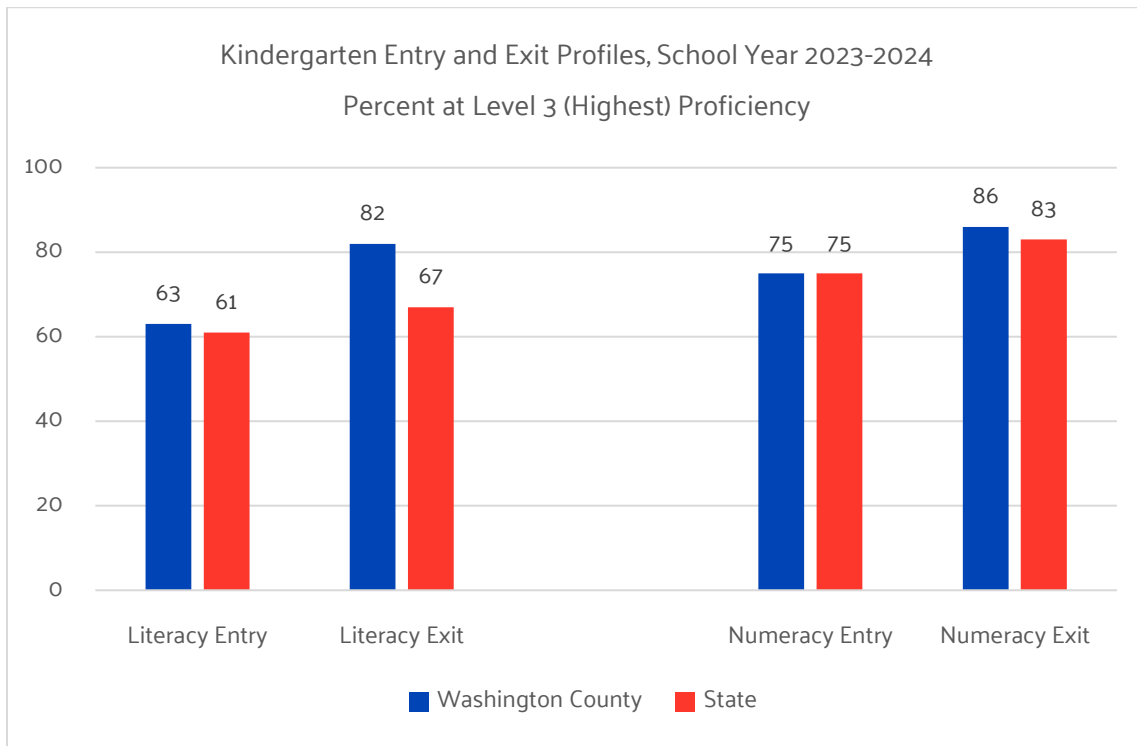
Figure 9: Poverty Rate by Educational Attainment, 2023

<sup>17</sup> Ibid.

<sup>18</sup> Ibid.

## SCHOOL READINESS

Kindergarten readiness in Washington County is strong compared to statewide numbers. 63 percent of children are proficient in literacy upon entering Kindergarten (compared to 61 percent statewide), and 75 percent are proficient in numeracy (on par with the state). Upon exiting Kindergarten, however, Washington County children exceed state numbers, with 82 percent proficient in literacy and 86 percent proficient in numeracy,<sup>19</sup>



**Figure 11: Kindergarten Entry and Exit Profiles, School Year 2023-2024; Percent at Level 3 (Highest) Proficiency**

<sup>19</sup> Jonathan Collins, “Kindergarten Entry and Exit Profile, School Year 2023–2024” (Salt Lake City, Utah, 2024).

**Table 9: Kindergarten Entry and Exit Profiles, Washington County, 2018-2023; Percent Highest Proficiency**

Kindergarten Entry and Exit Profiles, Washington County, 2018-2023 Percent Highest Proficiency	Literacy		Numeracy	
	Entry	Exit	Entry	Exit
	2018-2019		69	
2019-2020	76		80	
2020-2021	62	68	75	78
2021-2022	61	79	77	85
2022-2023	60	81	75	85
2023-2024	63	82	75	86

The need for children to be ready to learn by the time they enter Kindergarten is high. Studies show that Kindergarten readiness is a strong predictor of long-term student success, and that successful Kindergarten programs result in significantly improved performance in early primary education. Since 2017, school districts

in Utah have been utilizing a Kindergarten Entry and Exit Profile (KEEP) assessment to measure Kindergarten readiness and success.

In the 2022-2023 school year, Kindergarten students in Washington School District performed as well or better than statewide students in both entry and exit tests.<sup>20</sup>

Since the school year 2020-2021, both entry and exit tests have been conducted and reported by the Utah Board of Education. Improvement between the beginning and the end of each school year has been documented.<sup>21</sup> Exit assessments for the school year 2019-2020 were not conducted due to the COVID-19 pandemic.

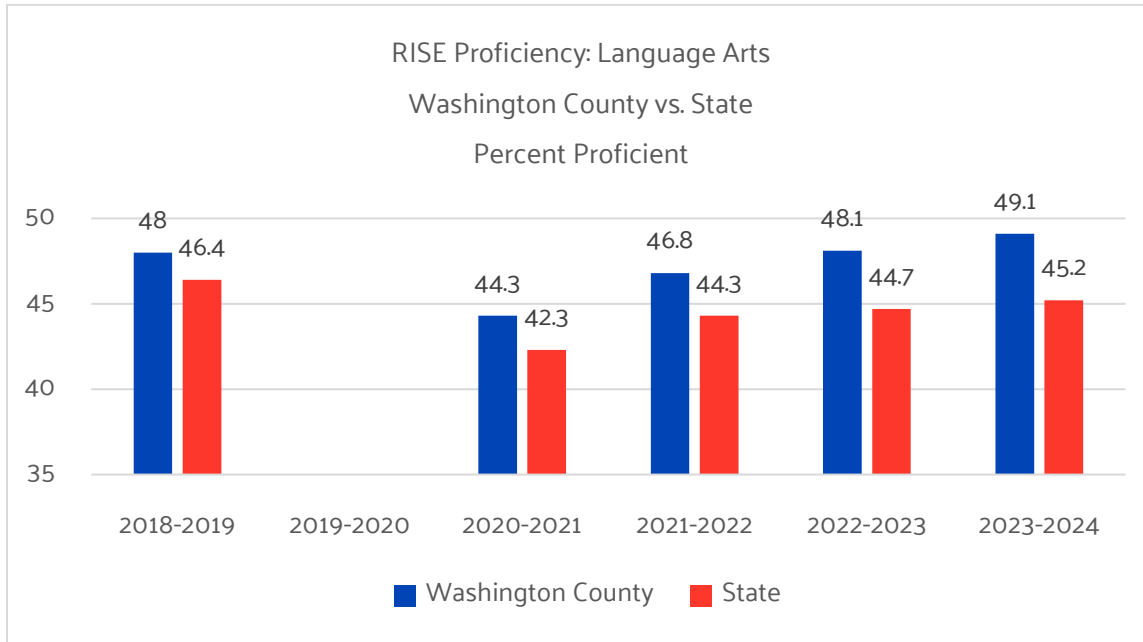
## ACADEMIC SUCCESS

Utah’s Board of Education utilizes a multistage assessment system known as RISE: Readiness Improvement Success Empowerment. This system is a computer-aided assessment for English language arts, mathematics, science, and writing. It is administered to students in grades 3 through 8. Results are reported in the

<sup>20</sup> Ibid.

<sup>21</sup> Ibid., for respective school years

aggregate for school districts for each subject matter, as well as by grade level. Scores are also reported for various demographic groups, including race and ethnicity, low income, students with disabilities, and English language learners. The following tables depict the performance of Washington County students compared to statewide peers.



**Figure 12: RISE Proficiency: Language Arts, Washington County vs. State; Percent Proficient**

Looking at combined proficiencies for all students in grades 3 through 8, Washington District students have outperformed statewide peers in each of the three subject matters over the past five years. Note that assessments were not conducted in the 2019-2020 school year due to the pandemic.<sup>22</sup>

<sup>22</sup> Utah Board of Education Data Gateway. (n.d.). <https://schools.utah.gov/datastatistics/data>

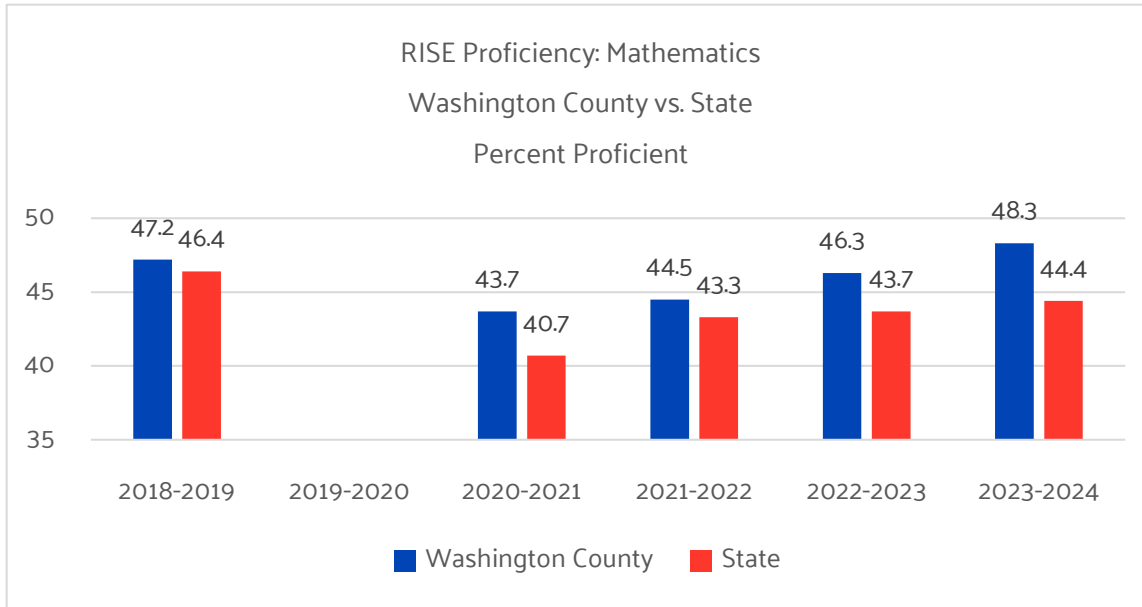


Figure 13: RISE Proficiency: Mathematics, Washington County vs. State; Percent Proficient

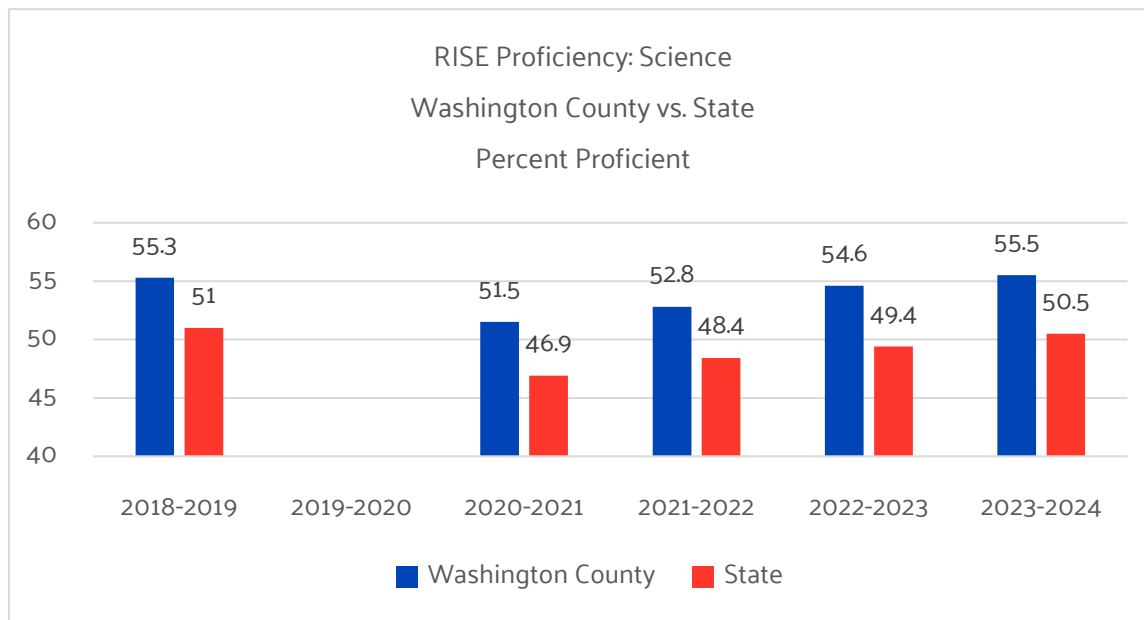
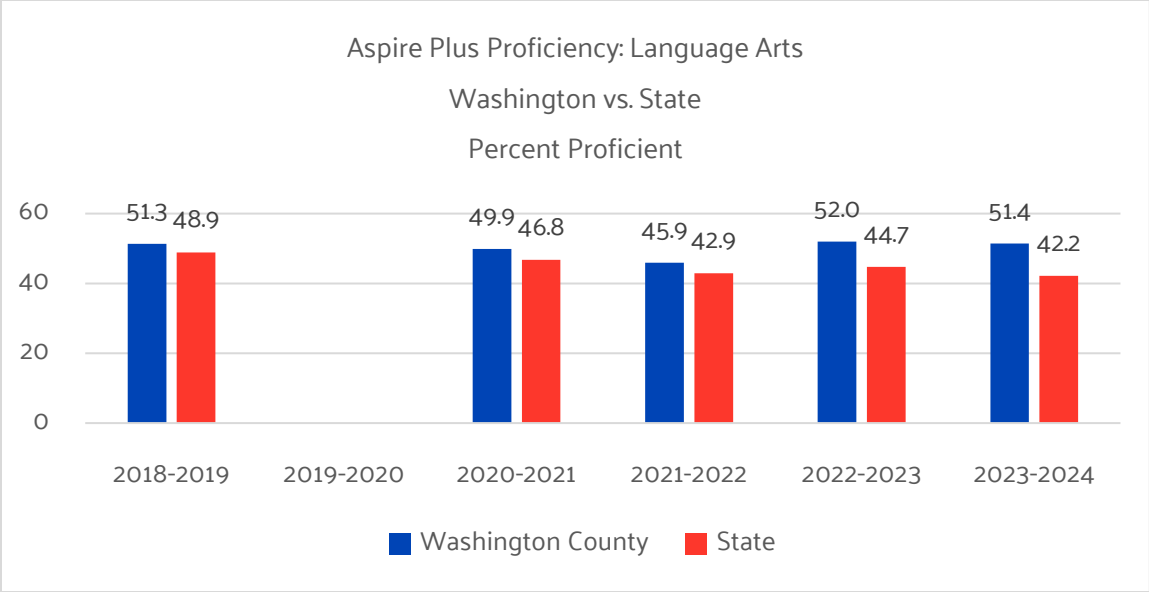


Figure 14: RISE Proficiency: Science, Washington County vs. State; Percent Proficient



**Figure 15: Aspire Plus Proficiency: Language Arts, Washington County vs. State; Percent Proficient**

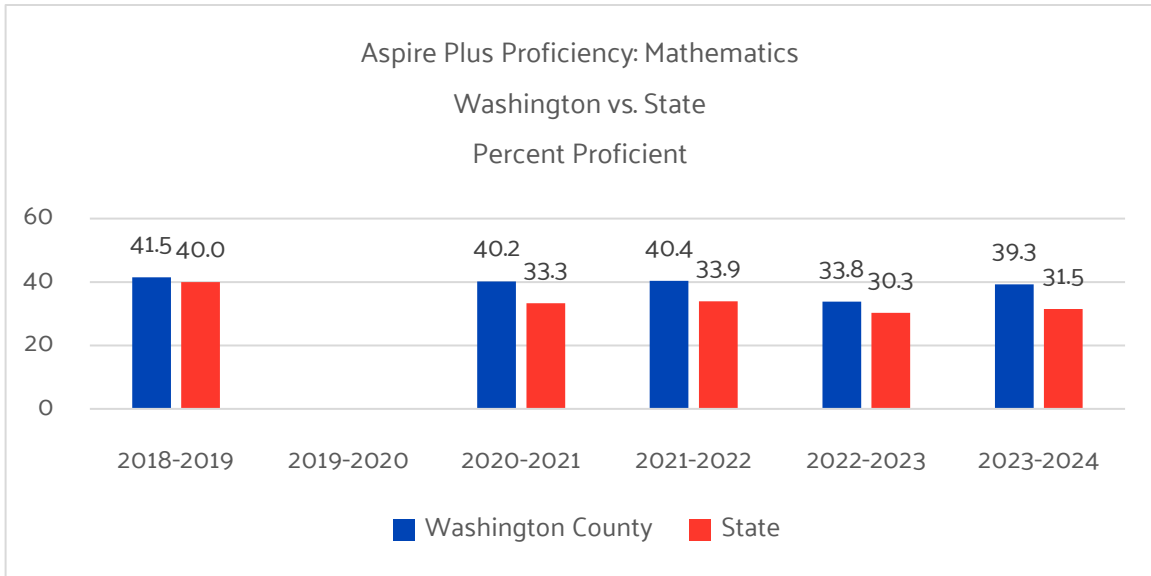
The Utah Aspire Plus assessment is a combination of the ACT Aspire and Utah Core test. It is administered to students at the end of grades 9 and 10, and measures competencies in reading, English, mathematics, and science; it also provides students with predicted ACT scores. Once again, students in Washington District tend to outperform statewide students.<sup>23</sup>

As students prepare to enter careers or post-secondary education, some choose to take the ACT college aptitude test. Each year, about 2,200 Washington District students register to take this exam; for each of the past three years, the composite score has been 19.9—which has been higher than the statewide average composite score.<sup>24</sup>

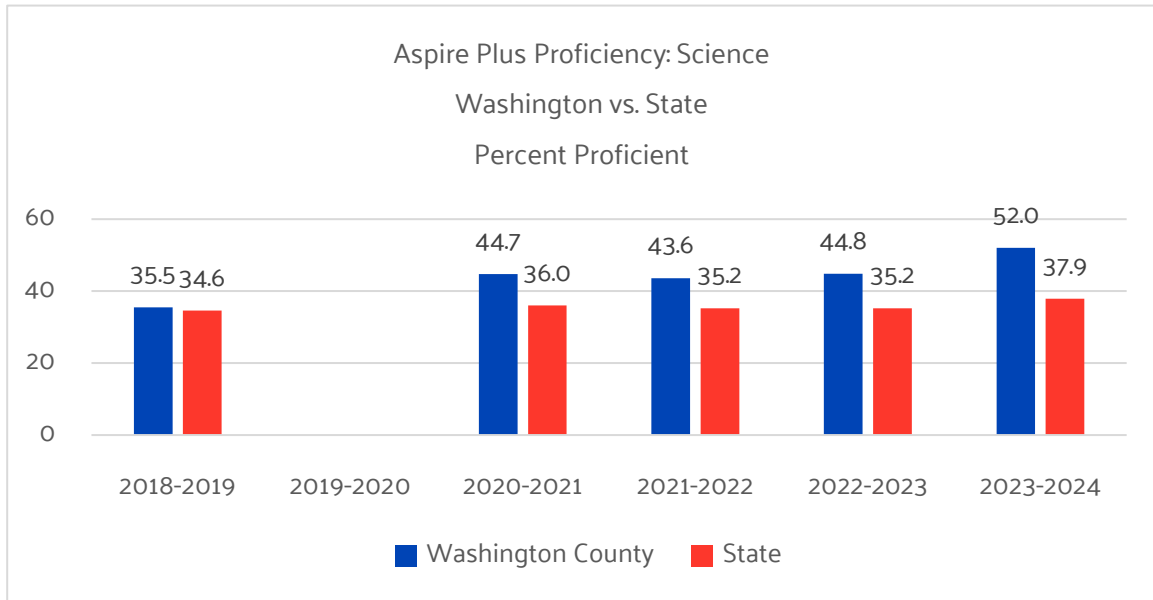
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<sup>23</sup> Ibid.

<sup>24</sup> Utah Board of Education Data Gateway. (n.d.). <https://schools.utah.gov/datastatistics/data>; “2023 National Graduating Class ACT Profile Report,” 2023, <https://www.act.org/content/dam/act/unsecured/documents/2023-National-ACT-Profile-Report.pdf>. Reports from 2022 and 2023 also utilized.



**Figure 16: Aspire Plus Proficiency: Mathematics, Washington County vs. State; Percent Proficient**



**Figure 17: Aspire Plus Proficiency: Science, Washington County vs. State; Percent Proficient**

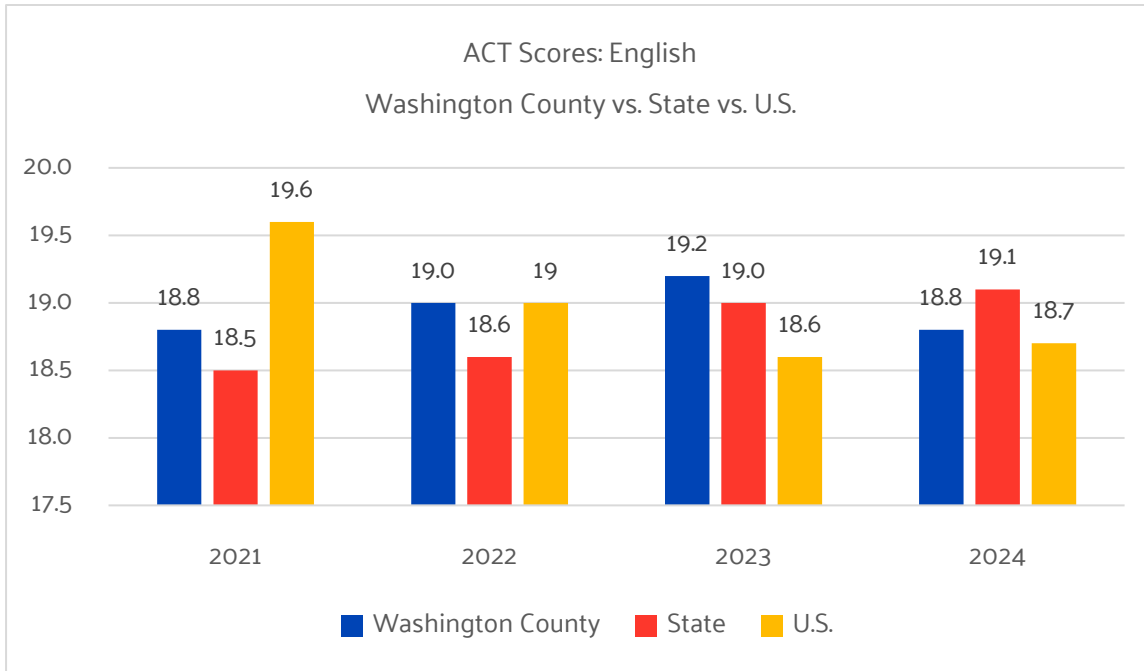


Figure 18: ACT Scores: English, Washington County vs. State vs. U.S.

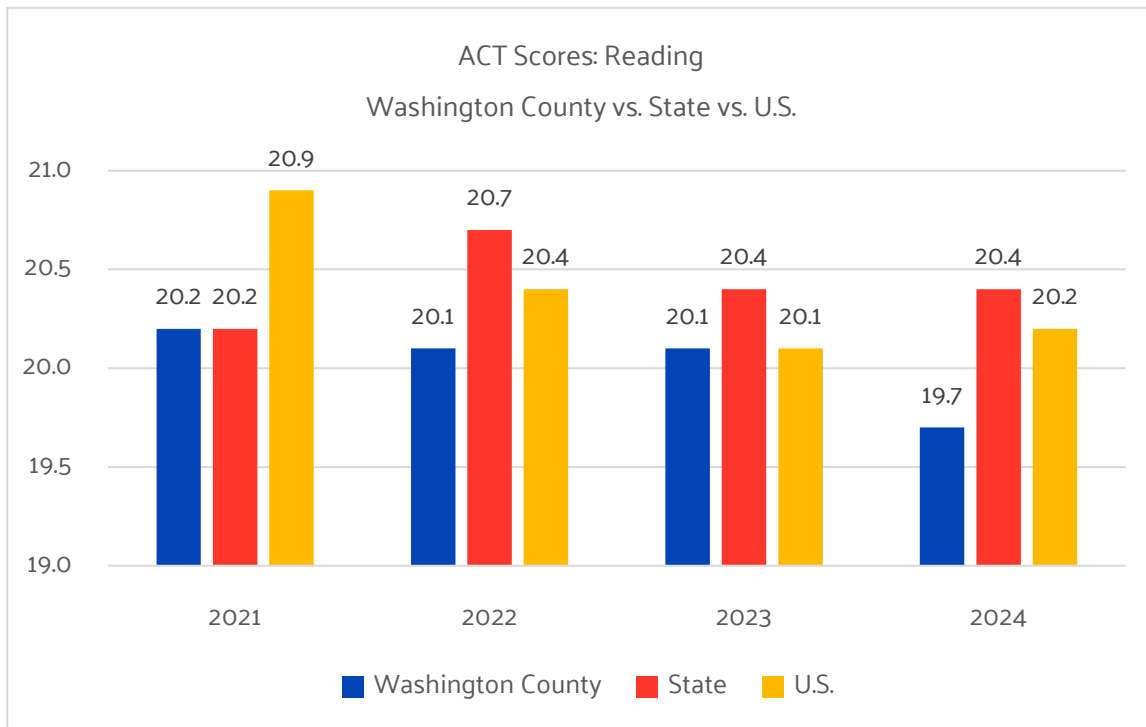


Figure 19: ACT Scores: Reading, Washington County vs. State vs. U.S.

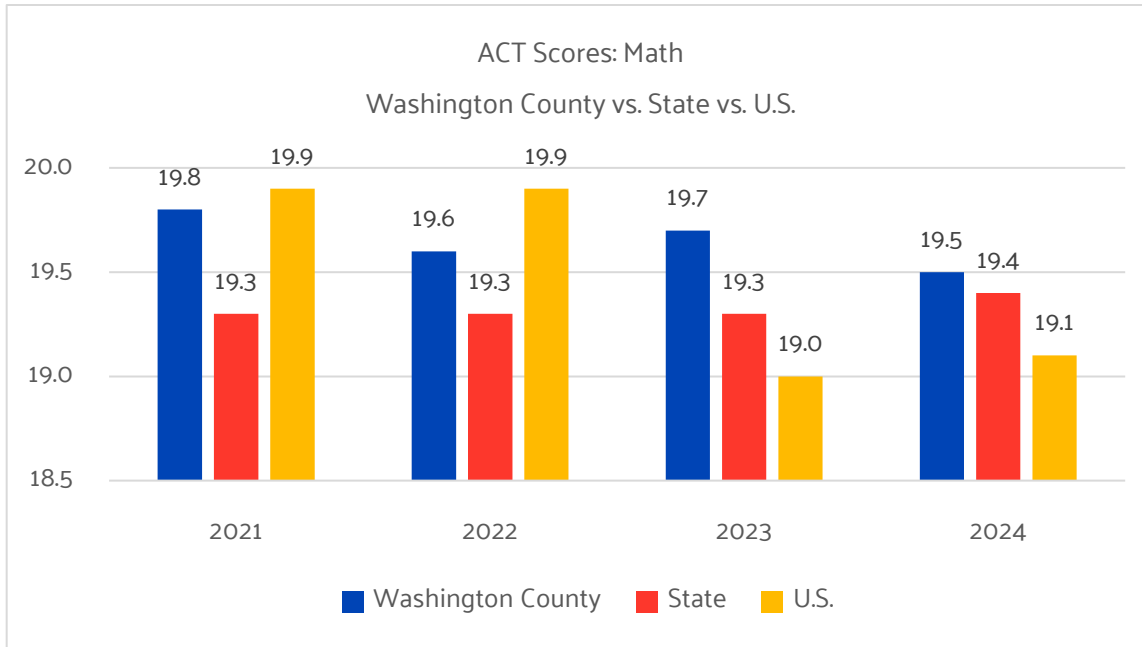


Figure 20: ACT Scores: Math, Washington County vs. State vs. U.S.

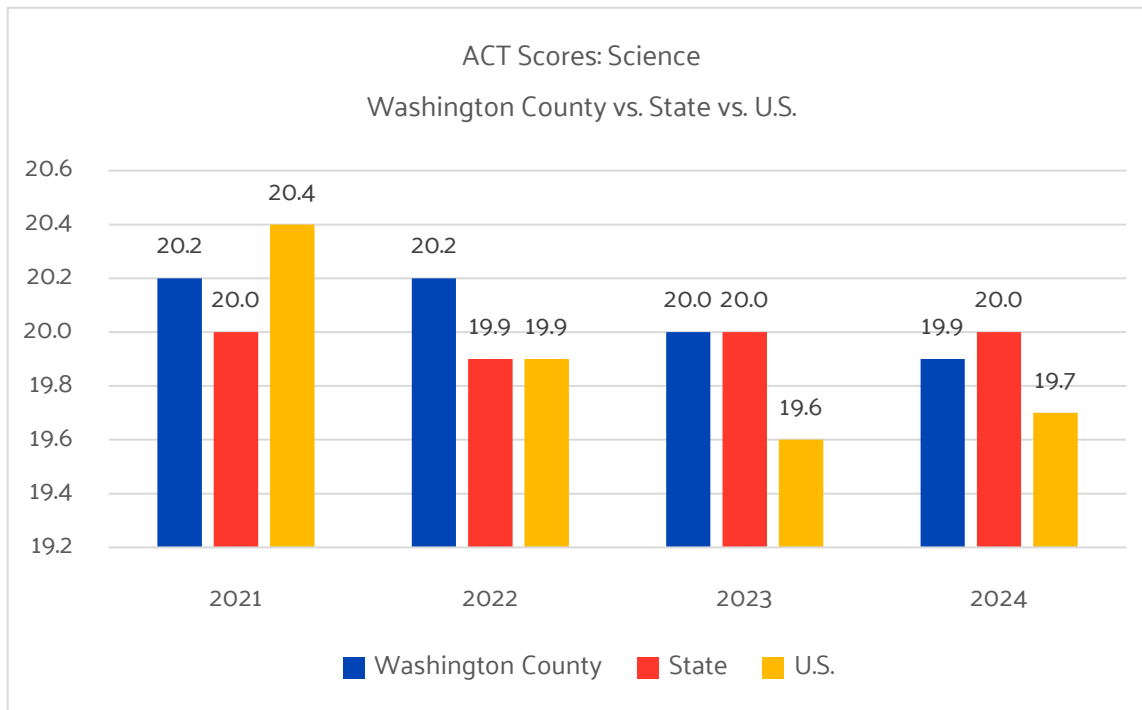
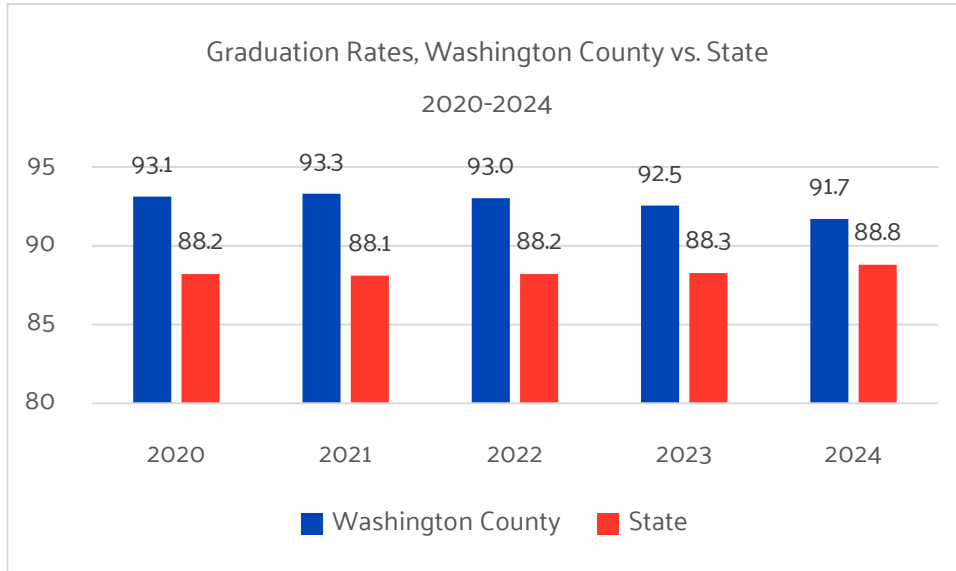


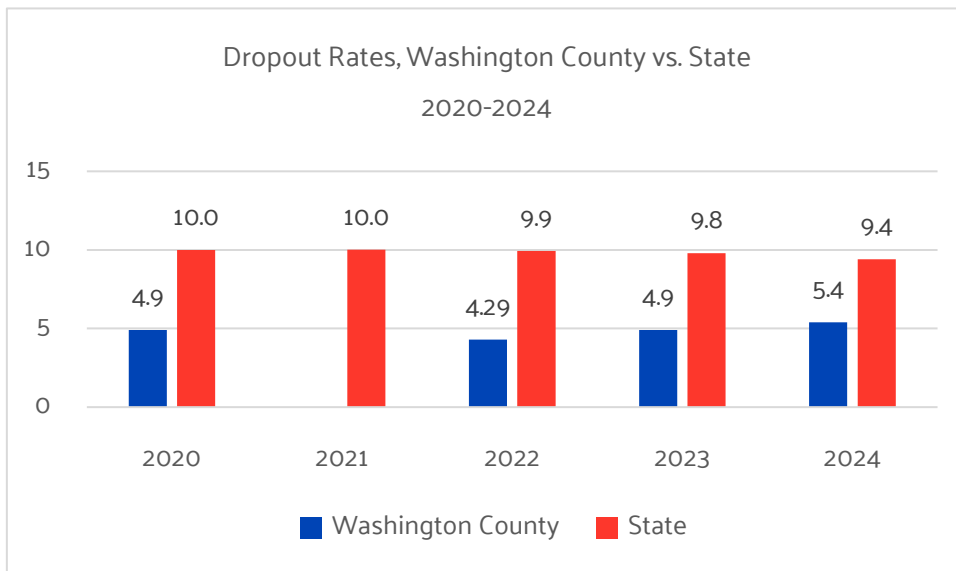
Figure 21: ACT Scores: Science, Washington County vs. State vs. U.S.

Washington District students are consistently graduating from high school at rates higher than the state



rate, with around 93 percent graduating each year. The state typically sees about 88.2 percent.<sup>25</sup>

Figure 22: Graduation Rates, Washington County vs. State, 2020-2024



Washington District also performs better in dropout rates, which are typically less than half the state rate.<sup>26</sup>

Figure 23: Dropout Rates, Washington County vs. State

<sup>25</sup> Utah Board of Education Data Gateway. (n.d.). <https://schools.utah.gov/datastatistics/data>

<sup>26</sup> Ibid.

## INCOME

Individual, family, and household Income are central concerns in the delivery of human services. Poverty and lack of financial assets are predictors of health, academic success, educational attainment, resiliency, and other elements of life.

As of June 2024 (the latest date for which data is available), the average annual wage in Washington County was \$48,308, compared to the state's average of \$64,984. These figures are for all occupations and industries, and include part- and full-time employment. Salt Lake County has the highest annual average as of June 2024, at \$75,296; Piute County has the lowest, at \$37,076.<sup>27</sup>

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<sup>27</sup> U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages

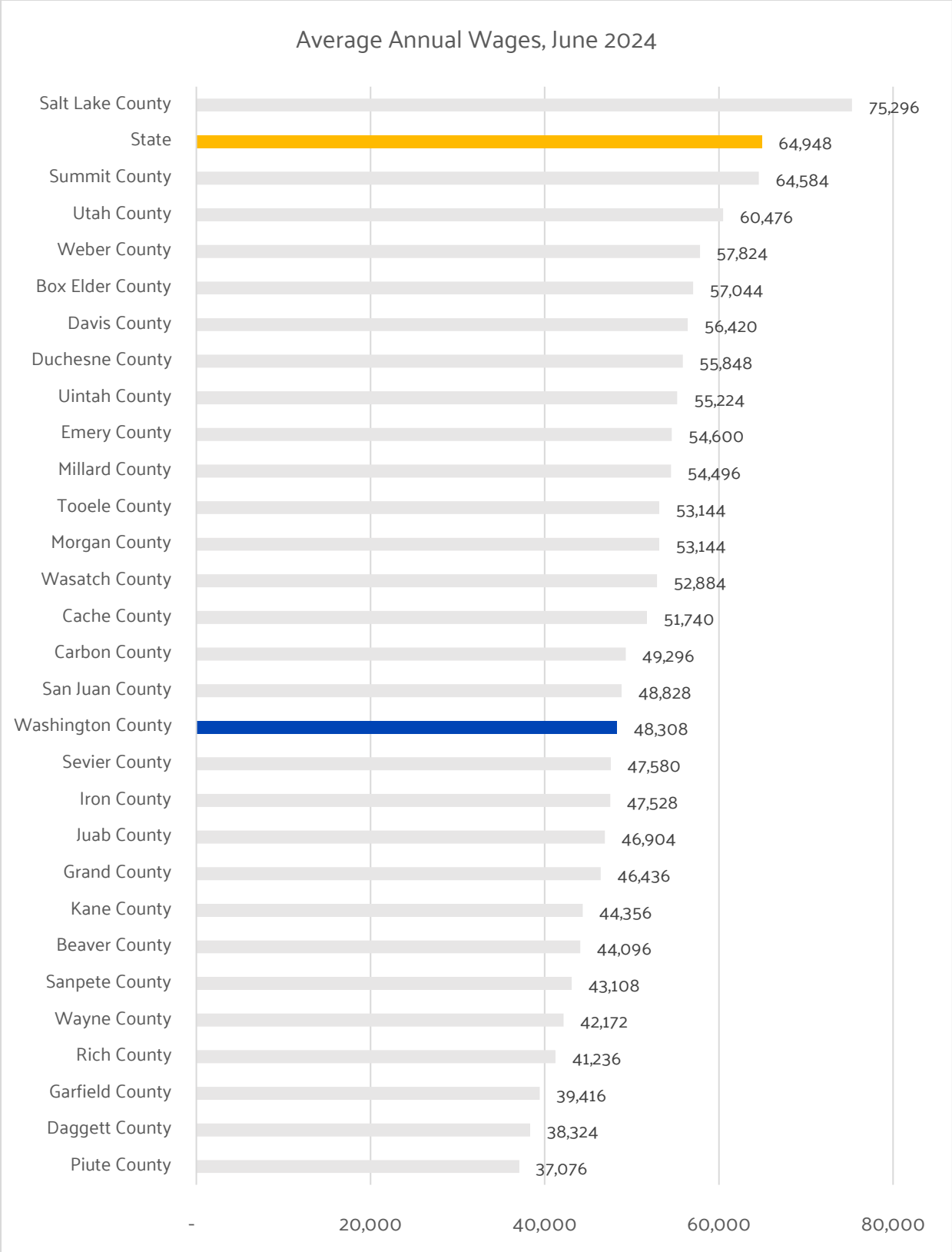


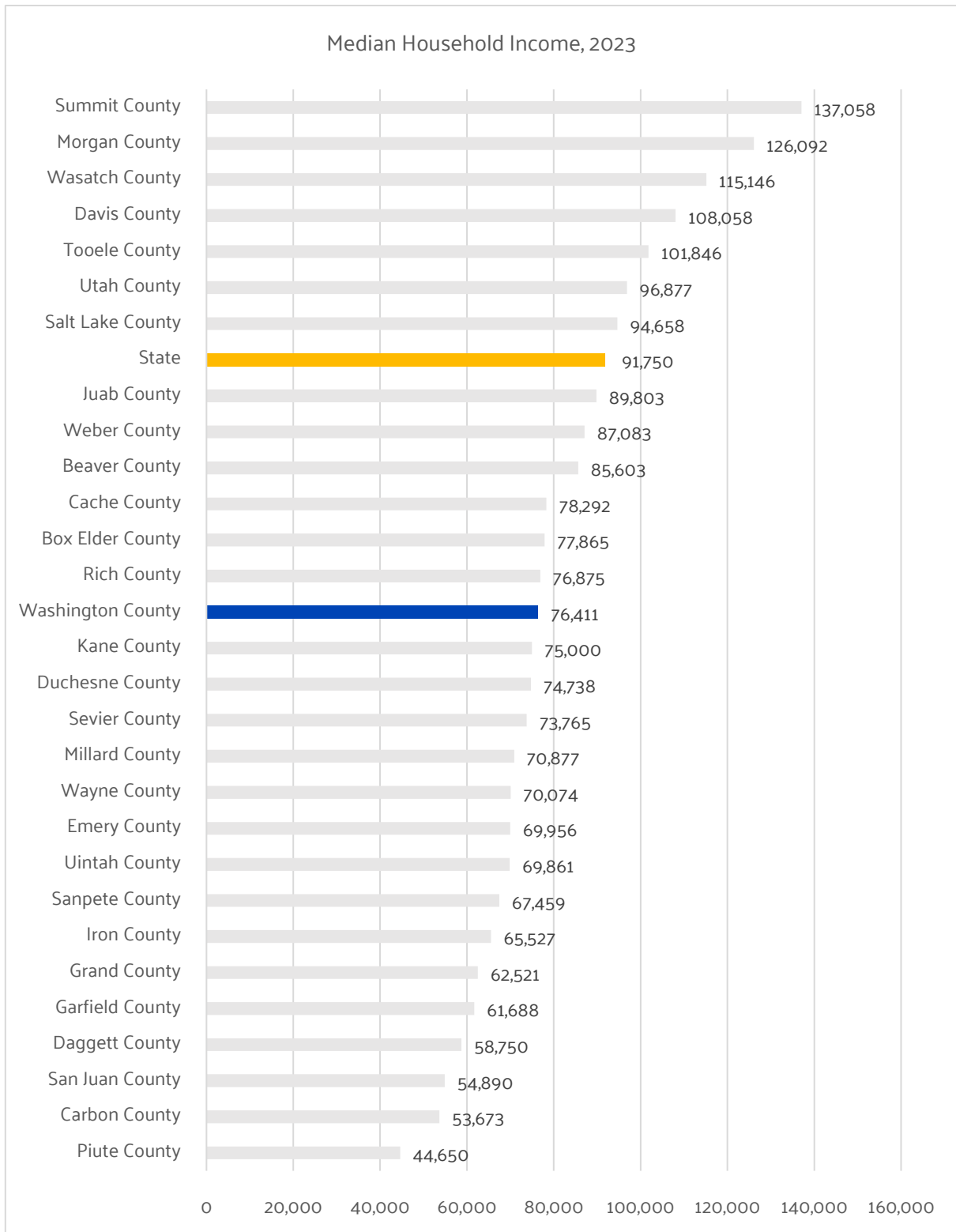
Figure 24: Average Annual Wages, June 2024

## HOUSEHOLD AND FAMILY INCOME

The Census Bureau defines a household as “people who live alone or who share their residence with unrelated individuals.” Washington County’s median household income in 2023 was \$76,411. This compares with the state’s \$91,750. The County is the 14<sup>th</sup> highest in median household income; Summit County leads all counties at \$137,058. Piute County is the lowest at \$44,650.<sup>28</sup>

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<sup>28</sup> U.S. Census Bureau, Table B19013



**Figure 25: Median Household Income, 2023**

As opposed to “households,” a “family” is “two or more individuals who are related by birth, marriage, or adoption.” Median family income in Washington County is \$94,340; statewide, it is \$105,513. Family income can be analyzed by family type (married-couple, single parent, etc.). The following table provides additional data on family income in Washington County versus the state.<sup>29</sup>

**Table 10: Median Family Income, 2023**

Median Family Income, 2023		Washington	
		County	State
<b>All Family Types</b>		94,340	105,513
<b>Married-couple family</b>			
Total		101,344	115,682
With own children of the householder under 18 years		115,133	119,948
No own children of the householder under 18 years		93,425	110,890
<b>Other family types</b>			
<b>Total</b>		57,052	65,368
<b>Male householder, no spouse present</b>			
Total		72,359	78,903
With own children of the householder under 18 years		71,398	71,080
No own children of the householder under 18 years		75,625	86,843
<b>Female householder, no spouse present</b>			
Total		47,416	58,473
With own children of the householder under 18 years		33,946	45,205
No own children of the householder under 18 years		67,936	76,925

<sup>29</sup> U.S. Census Bureau, Table B19126

## POVERTY

Washington County’s poverty rate, as of 2023, was 9.9 percent—slightly higher than the state’s 9.0 percent, but lower than the national 11.1 percent. Among commonly measured child age groups, 6- to 11-year-olds have the highest rate of poverty among Washington County’s children, at 11.1 percent.<sup>30</sup>

Children younger than 12 are most likely to be in poverty in Washington County, with 7.9 percent of those under age 5, and 11.1 percent of those age 6 to 11, living in poverty. These two age groups represent more than 62 percent of all children in poverty.<sup>31</sup>

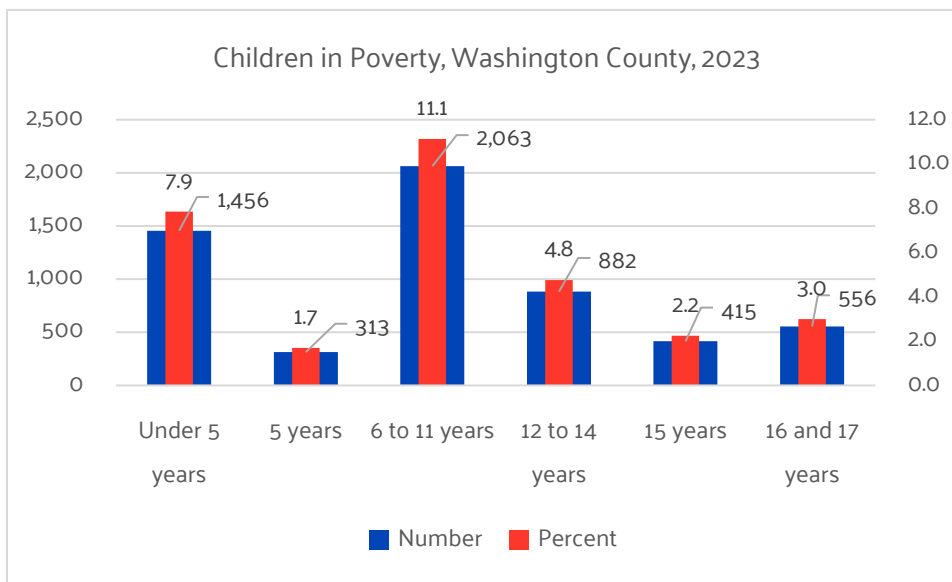


Figure 26: Children in Poverty, Washington County, 2023

Throughout the County, there are about 49,942 families; 6.5 percent of them are living below the federal poverty guideline. Of the 42,957 married-couple families, 4.8 percent are in poverty; of female householder families without a spouse present, 21.3

percent are in poverty. Families headed by a female with no spouse present are most likely to be poverty. More than six out of 10—60.6 percent—of such families with young children (under the age of 5) and older children (between 5 and 17) are in poverty.<sup>32</sup>

<sup>30</sup> U.S. Census Bureau, Table B17001

<sup>31</sup> Ibid.

<sup>32</sup> U.S. Census Bureau, Table S1702

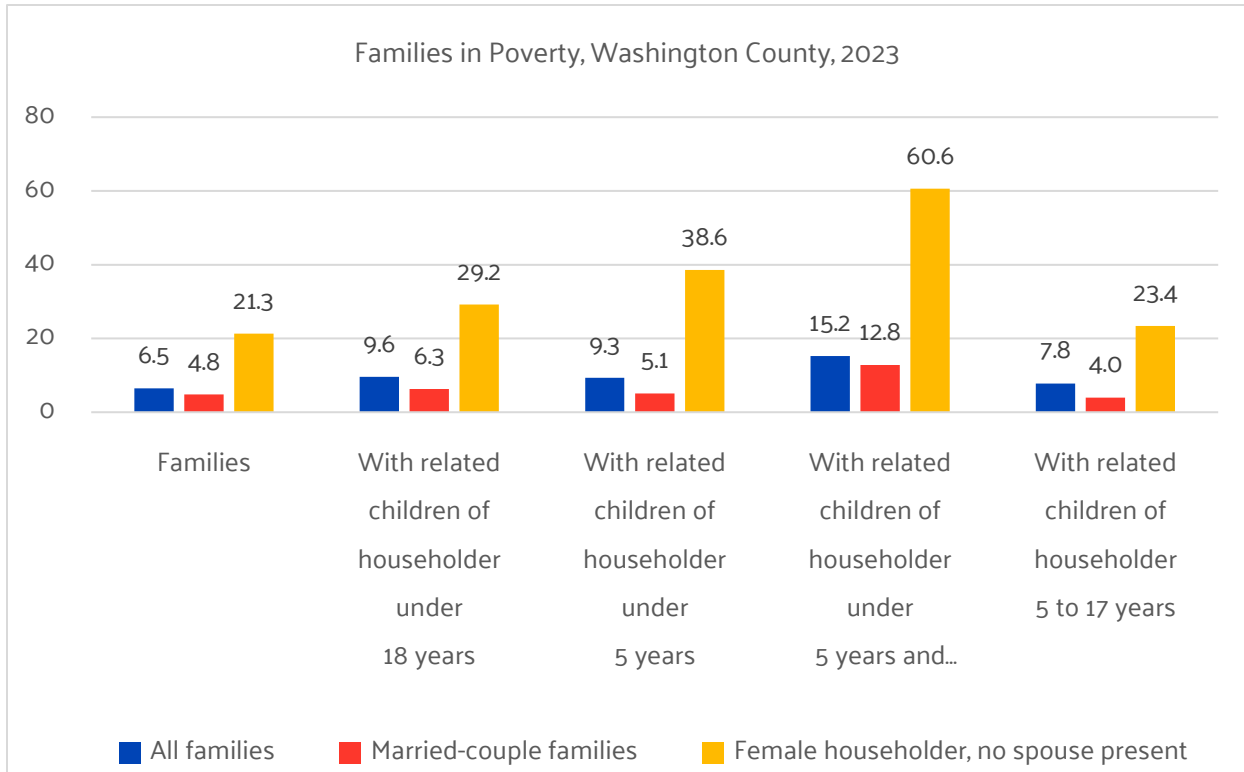


Figure 27: Families in Poverty, Washington County, 2023

The table below provides insight into the magnitude of the issue of female householder families with no spouse present.

**Table 11: Poverty Status of Female Householders, No Spouse Present, Washington County, 2023**

Poverty Status of Female Householders, No Spouse Present, Washington County, 2023		
	Total	Percent below poverty level
Families	4,653	21.3
With related children of householder under 18 years	2,895	29.2
With related children of householder under 5 years	484	38.6
With related children of householder under 5 years and 5 to 17 years	249	60.6
With related children of householder 5 to 17 years	2,162	23.4

There are about 4,653 female householder families with no spouse present in Washington County; 21.3 percent of these families are in poverty. Of the nearly 2,700 female-headed households with related children in the home, 29.2 percent are in poverty. As indicated earlier, more than 60 percent of these families who have children in two age groups—both young children under 5 years and older children from 5 to 17 years are in poverty; the silver lining is that this category has the fewest families: 249.<sup>33</sup>

<sup>33</sup> Ibid.

## HOUSING

As of 2023, there were about 78,993 housing units in Washington County. Of the 66,914 units that are occupied, 48,574—or 72.6 percent—are owner-occupied.<sup>34</sup>

Median home sales prices have increased from just over \$400,000 in January 2021 to \$550,000 in July 2024. Median prices in Washington County peaked in the summer of 2022 at about \$584,000.<sup>35</sup>

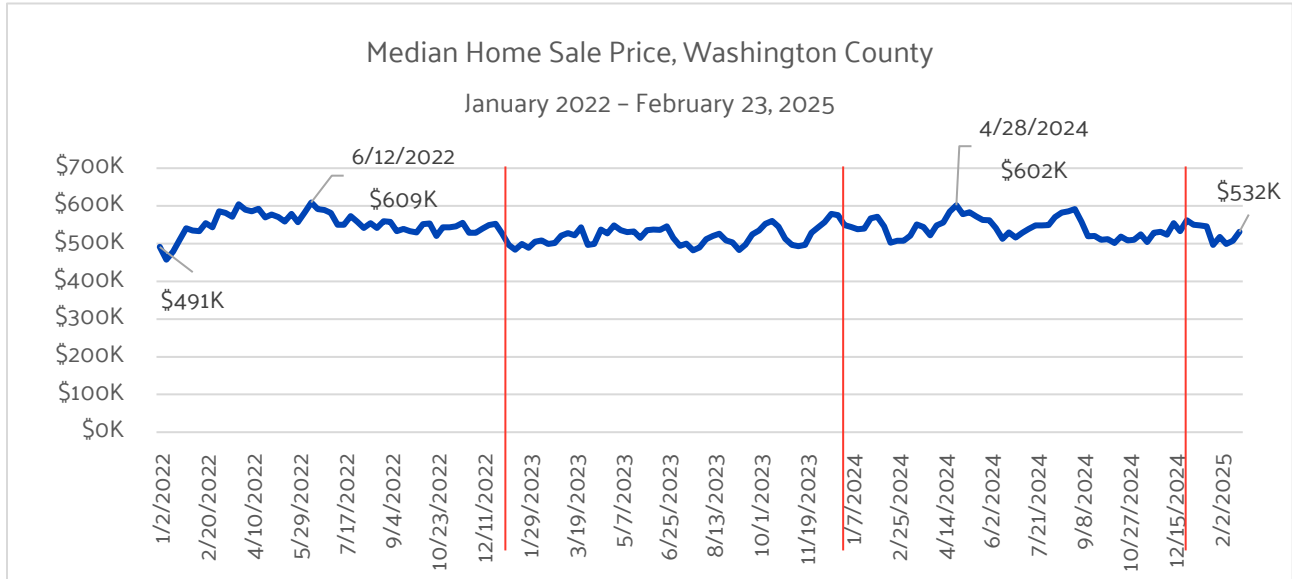


Figure 28: Median Home Sale Price, Washington County, January 2022-February 23, 2025

<sup>34</sup> U.S. Census Bureau, Table DB04

<sup>35</sup> Redfin Data Center, <https://www.redfin.com/news/data-center>

According to the U.S. Department of Housing and Urban Development, fair market rent for Washington County ranges from \$1,010 for a studio unit to \$2,299 for a four-bedroom unit.<sup>36</sup>

**Table 12: Fair Market Rent, Washington County, 2024**

Fair Market Rent, Washington County, 2024				
<b>Studio</b>	<b>One Bedroom</b>	<b>Two Bedroom</b>	<b>Three Bedroom</b>	<b>Four Bedroom</b>
\$1,010	\$1,099	\$1,355	\$1,856	\$2,299

The private housing firm Zillow provides another perspective on rental rates, citing active rentals in the St. George area. The following tables list actual rents in July 2024. Median rent for one-bedroom apartments is \$1,050; for a four-bedroom apartment, it is \$4,498. Generally, rents for apartments or condos are lower than they were one year ago.<sup>37</sup>

**Table 13: Apartments or Condos for Rent, Washington County, February 2025**

Apartments or Condos for Rent, Washington County, February 2025			
<b>Bedrooms</b>	<b># Units</b>		<b>Year-over-Year Change</b>
	<b>Available</b>	<b>Median Rent</b>	
0	2	\$1,185	\$206
1	15	\$1,191	\$44
2	19	\$1,521	\$394
3	21	\$1,779	\$37
4	1	\$2,395	\$445

<sup>36</sup> National Low Income Housing Coalition, State Data Reports. <https://nlihc.org/oor/state/ut>

<sup>37</sup> Zillow Rental Manager. <https://www.zillow.com/rental-manager/market-trends/saint-george-ut/>

In February 2025, there were 19 three-bedroom townhomes for rent, with a median rent of \$1,950—slightly more than it was one year ago.<sup>38</sup>

**Table 14: Townhomes for Rent, Washington County, February 2025**

Townhomes for Rent, Washington County, February 2025				
Bedrooms	# Units		Average	Year-over-
	Available	Median Rent	Days on Market	Year Change
1	2	\$675	44	-\$120
2	5	\$1,500	35	\$0
3	19	\$1,950	35	\$0
4	3	\$1,373	48	\$323

There were 33 three-bedroom homes for rent in February 2024, with a median monthly rent of \$1,985. These homes are on the market for about a month before being rented. Two-bedroom homes rent for about \$1,750.<sup>39</sup>

**Table 15: Single-Family Homes for Rent, Washington County, February 2025**

Single-Family Homes for Rent, Washington County, February 2025				
Bedrooms	# Units		Average	Year-over-
	Available	Median Rent	Days on Market	Year Change
1	3	\$1,350	87	\$65
2	7	\$1,750	27	\$225
3	48	\$1,985	33	-\$40
4	38	\$3,165	68	\$0

<sup>38</sup> Ibid.

<sup>39</sup> Ibid.

## BUSINESS AND EMPLOYMENT

The number of nonfarm jobs has increased at a healthy pace since the Great Recession. In 2010, the number of jobs in Washington County bottomed out at 45,773, after reaching a high of 53,512 in 2007. Since 2010, jobs have increased by 84.4 percent to 84,396 in 2023.<sup>40</sup>

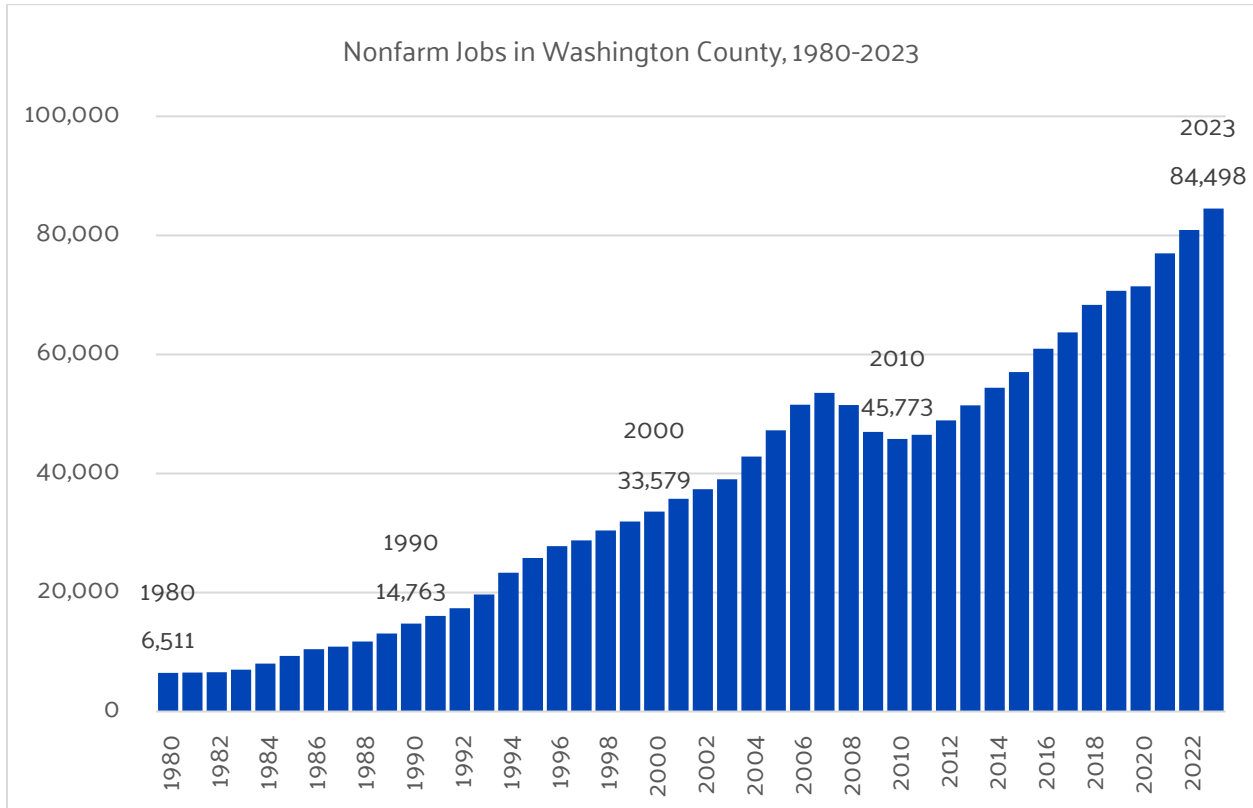


Figure 29: Nonfarm Jobs in Washington County, 1980-2023

<sup>40</sup> Utah Department of Workforce Services, Economic Data Viewer.

<https://jobs.utah.gov/wi/insights/profile/index.html> and <https://jobs.utah.gov/jsp/utalmis/#/industry/list>

As of the end of the third quarter of 2024, most jobs in Washington County were in the health care and social service sector, with 14,410. Retail trade had 12,202; both construction and accommodations and food service employed about 10,000.<sup>41</sup>

**Table 16: Washington County Employment by Sector, Q3 2024**

Washington County Employment by Sector, Q3 2024		
	Average	Percent of Total
	Employment	Employment
Agriculture, Forestry, Fishing & Hunting	67	0.1
Mining	472	0.5
Utilities	325	0.4
Construction	10,571	12.2
Manufacturing	4,080	4.7
Wholesale Trade	2,024	2.3
Retail Trade	12,202	14.1
Transportation and Warehousing	4,848	5.6
Information	1,140	1.3
Finance and Insurance	1,739	2.0
Real Estate and Rental and Leasing	1,488	1.7
Professional Scientific & Technical Svc	3,598	4.1
Management of Companies and Enterprises	272	0.3
Admin., Support, Waste Mgmt, Remediation	3,841	4.4
Education Services	6,045	7.0
Health Care and Social Assistance	14,410	16.6
Arts, Entertainment, and Recreation	3,019	3.5
Accommodation and Food Services	10,870	12.5
Other Services (except Public Admin.)	2,702	3.1
Public Administration	3,003	3.5

<sup>41</sup> Ibid.

Looking at the number of establishments, there were 1,526 companies engaged in construction in Q3 2023, which accounts for 18.3 percent of all establishments. There were 1,256 professional, scientific, and technical services firms (15.1 percent), and 950 health care and social assistance firms (11.4 percent).<sup>42</sup>

**Table 17: Washington County Establishments by Sector, Q3 2024**

	Number of Establishments	Percent of Establishments
Agriculture, Forestry, Fishing & Hunting	24	0.3
Mining	17	0.2
Utilities	28	0.3
Construction	1,526	18.3
Manufacturing	287	3.4
Wholesale Trade	269	3.2
Retail Trade	717	8.6
Transportation and Warehousing	214	2.6
Information	154	1.8
Finance and Insurance	386	4.6
Real Estate and Rental and Leasing	478	5.7
Professional, Scientific & Technical Svc	1,256	15.1
Management of Companies and Enterprises	86	1.0
Admin., Support, Waste Mgmt, Remediation	566	6.8
Education Services	146	1.8
Health Care and Social Assistance	950	11.4
Arts, Entertainment, and Recreation	131	1.6
Accommodation and Food Services	518	6.2
Other Services (except Public Admin.)	479	5.7
Public Administration	99	1.2

<sup>42</sup> Ibid.

Health care and social assistance firms account for the largest percentage of overall payroll in Q3 2024, with about \$200 million (19.2 percent of all payrolls in the County). Construction provided \$138 million (13.2 percent), and retail trade provided \$123 million during the quarter.<sup>43</sup>

**Table 18: Washington County Annual Payroll by Sector, Q3 2024**

Washington County Annual Payroll by Sector, Q3 2024

	Annual Payroll (millions \$)	Percent of Annual Payroll
Agriculture, Forestry, Fishing & Hunting	1	0.1
Mining	9	0.8
Utilities	6	0.6
Construction	138	13.2
Manufacturing	55	5.3
Wholesale Trade	32	3.0
Retail Trade	123	11.8
Transportation and Warehousing	71	6.8
Information	22	2.1
Finance and Insurance	29	2.8
Real Estate and Rental and Leasing	16	1.5
Professional Scientific & Technical Svc	64	6.2
Management of Companies and Enterprises	4	0.3
Admin., Support, Waste Mgmt, Remediation	35	3.4
Education Services	80	7.7
Health Care and Social Assistance	200	19.2
Arts, Entertainment, and Recreation	19	1.8
Accommodation and Food Services	66	6.3
Other Services (except Public Admin.)	26	2.5
Public Administration	47	4.6

<sup>43</sup> Ibid.

## HEALTH

### HEALTH RANKINGS

The Robert Wood Johnson Foundation, in collaboration with the University of Wisconsin Population Health Institute, produces an annual health ranking of counties within states. Multiple data sources are utilized. These rankings are based on “health outcomes” and “health factors.” *Health outcomes* include length of life and quality of life. Quality of life includes self-reported health status items already shared at the beginning of this section and low birth weight. *Health factors* include health behaviors such as tobacco use, alcohol use, and diet and exercise; clinical care, including access to care and quality of care; social and economic factors, such as education, employment, and income; physical environment, including air and water quality. The 2024 report concludes that “Washington County is faring about the same as the average county in Utah for Health Outcomes, and better than the average county in the nation.”<sup>44</sup>

The following tables provide more detail on how the rankings are established. These tables explain how to read and interpret the Washington County data that follow **(Table 19 and Table 20)**.<sup>45</sup>

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<sup>44</sup> University of Wisconsin Madison. (2024). County Health Rankings & Roadmaps. <https://www.countyhealthrankings.org/health-data/utah/washington?year=2024>

<sup>45</sup> Ibid.

**Table 19: Health Outcomes, Washington County, 2024**

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Health Outcomes, Washington County, 2024

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Length of Life	Premature death	Years of potential life lost before age 75 per 100,000 population (age-adjusted).
	Poor or fair health	Percentage of adults reporting fair or poor health (age-adjusted).
Quality of Life	Poor physical health days	Average number of physically unhealthy days reported in past 30 days (age-adjusted).
	Poor mental health days	Average number of mentally unhealthy days reported in past 30 days (age-adjusted).
	Low birthweight	Percentage of live births with low birthweight (< 2,500 grams).

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Table 20: Health Factors, Washington County, 2024

Health Factors, Washington County, 2024		
Health Behaviors		
Tobacco Use	Adult smoking	Percentage of adults who are current smokers (age-adjusted).
	Adult obesity	Percentage of the adult population (age 18 and older) that reports a body mass index (BMI) greater than or equal to 30 kg/m <sup>2</sup> (age-adjusted).
Diet and Exercise	Food environment index	Index of factors that contribute to a healthy food environment, from 0 (worst) to 10 (best).
	Physical inactivity	Percentage of adults age 18 and over reporting no leisure-time physical activity (age-adjusted).
	Access to exercise opportunities	Percentage of population with adequate access to locations for physical activity.
Alcohol and Drug Use	Excessive drinking	Percentage of adults reporting binge or heavy drinking (age-adjusted).
	Alcohol-impaired driving deaths	Percentage of driving deaths with alcohol involvement.
Sexual Activity	Sexually transmitted infections	Number of newly diagnosed chlamydia cases per 100,000 population.
	Teen births	Number of births per 1,000 female population ages 15-19.

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**Clinical Care**

Access to Care	Uninsured	Percentage of population under age 65 without health insurance.
	Primary care physicians	Ratio of population to primary care physicians.
	Dentists	Ratio of population to dentists.
	Mental health providers	Ratio of population to mental health providers.
Quality of Care	Preventable hospital stays	Rate of hospital stays for ambulatory-care sensitive conditions per 100,000 Medicare enrollees.
	Mammography screening	Percentage of female Medicare enrollees ages 65-74 that received an annual mammography screening.
	Flu vaccinations	Percentage of fee-for-service (FFS) Medicare enrollees that had an annual flu vaccination.

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**Social & Economic Factors**

Education	High school completion	Percentage of adults ages 25 and over with a high school diploma or equivalent.
	Some college	Percentage of adults ages 25-44 with some post-secondary education.
Employment	Unemployment	Percentage of population ages 16 and older unemployed but seeking work.
Income	Children in poverty	Percentage of people under age 18 in poverty.
	Income inequality	Ratio of household income at the 80 <sup>th</sup> percentile to income at the 20 <sup>th</sup> percentile.
Family and Social Support	Children in single-parent households	Percentage of children that live in a household headed by a single parent.
	Social associations	Number of membership associations per 10,000 population.
Community Safety	Violent crime	Number of reported violent crime offenses per 100,000 population.
	Injury deaths	Number of deaths due to injury per 100,000 population.

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Health Factors (continued)

Physical Environment

Air and Water Quality	Air pollution – particulate matter	Average daily density of fine particulate matter in micrograms per cubic meter (PM2.5).
	Drinking water violations+	Indicator of the presence of health-related drinking water violations. 'Yes' indicates the presence of a violation, 'No' indicates no violation.
Housing and Transit	Severe housing problems	Percentage of households with at least 1 of 4 housing problems: overcrowding, high housing costs, lack of kitchen facilities, or lack of plumbing facilities.
	Driving alone to work*	Percentage of the workforce that drives alone to work.
	Long commute – driving alone	Among workers who commute in their car alone, the percentage that commute more than 30 minutes.

The following tables are Washington County's 2024 data. Refer to the definitions in the table above to more thoroughly understand the data.

**Table 21: Health Outcomes, Washington County, 2024**

Health Outcomes, Washington County, 2024			
	Washington		
	County	State	U.S.
<b>Length of Life</b>			
Premature Death	6,600	6,300	8,000
<b>Quality of Life</b>			
Poor or Fair Health	14%	13%	14%
Poor Physical Health Days	3.9	3.6	3.3
Poor Mental Health Days	5.1	5.2	4.8
Low Birthweight	7%	7%	8%

**Table 22: Health Factors, Washington County, 2024**

Health Factors, Washington County, 2024		Washington County	State	U.S.
<b>Health Behaviors</b>				
Tobacco Use	Adult Smoking	9%	7%	15%
	Adult Obesity	33%	32%	34%
Diet and Exercise	Food Environment Index	7.6	8.1	7.7
	Physical Inactivity	17%	18%	23%
	Access to Exercise Opportunities	78%	85%	84%
Alcohol and Drug Use	Excessive Drinking	11%	12%	18%
	Alcohol-Impaired Driving Deaths	19%	22%	26%
Sexual Activity	Sexually Transmitted Infections	261.5	336.2	495.5
	Teen Births	13	12	17
<b>Clinical Care</b>				
Access to Care	Uninsured	13%	10%	10%
	Primary Care Physicians	1,860:1	1,790:1	1,330:1
	Dentists	1,520:1	1,440:1	1,360:1
	Mental Health Providers	300:01:00	260:01:00	320:01:00
Quality of Care	Preventable Hospital Stays	1,344	1,528	2,681
	Mammography Screening	46%	41%	43%
	Flu Vaccinations	46%	47%	46%

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Health Factors, Washington County, 2024, continued

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Social & Economic Factors		Washington		
		County	State	U.S.
Education	High School Completion	94%	93%	89%
	Some College	74%	72%	68%
Employment	Unemployment	2.50%	2.30%	3.70%
Income	Children in Poverty	13%	9%	16%
	Income Inequality	4	3.7	4.9
Family and Social Support	Children in Single-Parent Households	12%	14%	25%
	Social Associations	3.5	3.5	9.1
Community Safety	Injury Deaths	78	68	80
	Physical Environment			
<b>Physical Environment</b>				
Air and Water Quality	Air Pollution - Particulate Matter	4.5	4.7	7.4
	Drinking Water Violations	Yes		
Housing And Transit	Severe Housing Problems	16%	13%	17%
	Driving Alone to Work	74%	71%	72%
	Long Commute - Driving Alone	16%	25%	36%

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## ADOLESCENT MENTAL AND EMOTIONAL HEALTH

The Utah Department of Health and Human Services conducts a biennial behavioral health study of students in grades 8, 10, and 12. Known as the Student Health and Risk Prevention (SHARP) study, the data is aggregated for the Southwest Utah Local Health District—which includes Washington, Iron, Beaver, Garfield, and Kane Counties. SHARP measures various behavioral and mental health risks and prevention factors. Although we have data only at the large Southwest Utah level, the data nonetheless provides some insights

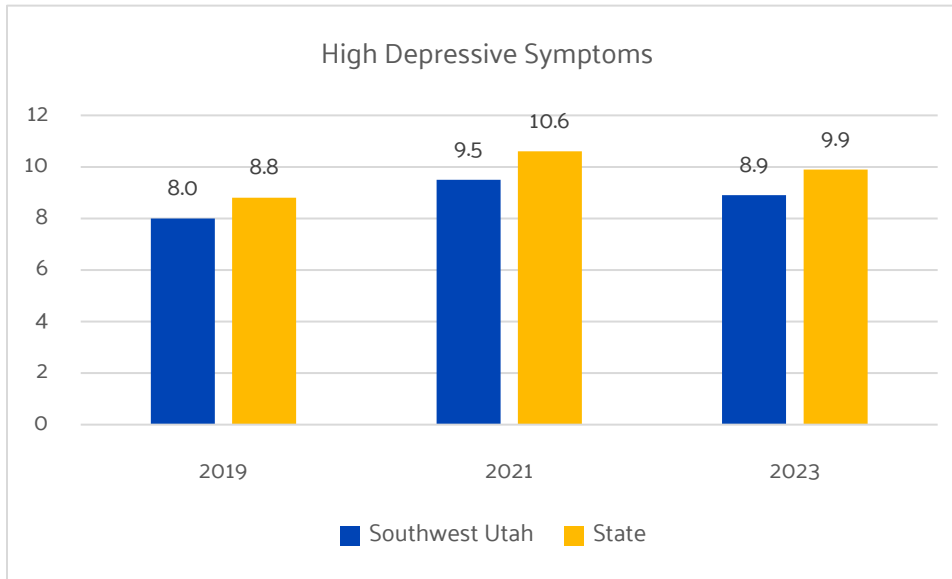


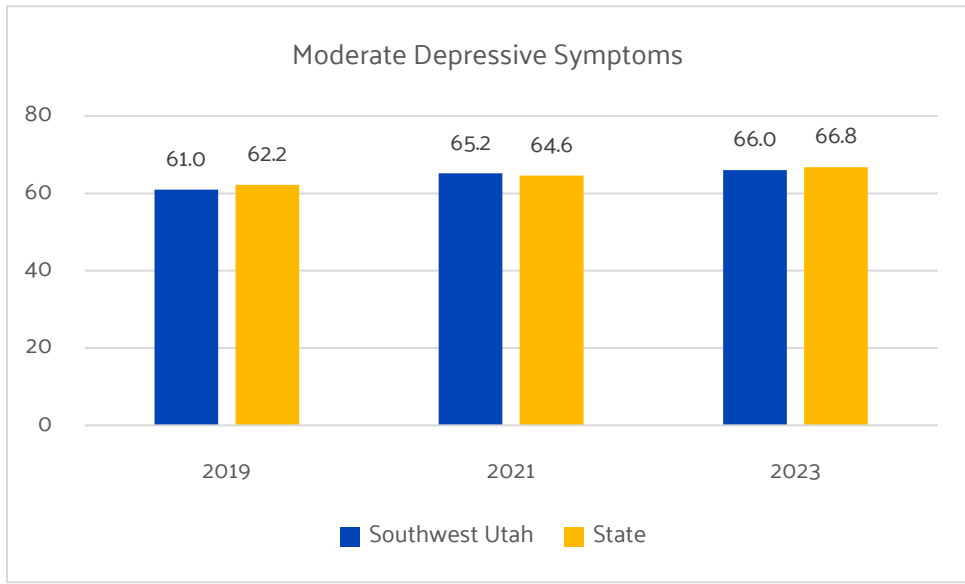
Figure 30: SHARP Indicators: High Depressive Symptoms

completed the SHARP questionnaire have high depressive symptoms—a decrease from 2021, but an increase from 2019.<sup>46</sup>

into the state of mental and emotional health of Washington County's adolescents.

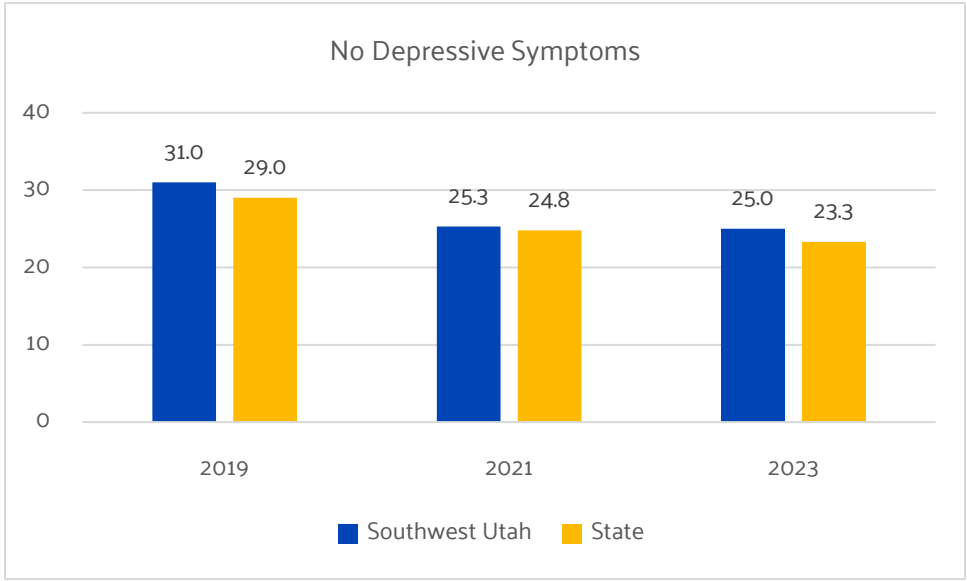
Responses to a variety of questions are utilized to calculate the level of depressive symptoms respondents have. In 2023, 8.9 percent of Southwest Utah adolescents who

<sup>46</sup> Utah Student Health and Risk Prevention Study, 2019, 2021, 2023, Utah IBIS. <https://ibis.utah.gov/ibisph-view/query/selection/pna/PNASelection.html>



About two-thirds—66.0 percent—of respondents in Southwest Utah have moderate depressive symptoms. This is an increase from 2019’s 61.0 percent of respondents, and is on par with statewide numbers.<sup>47</sup>

Figure 31: SHARP Indicators: Moderate Depressive Symptoms



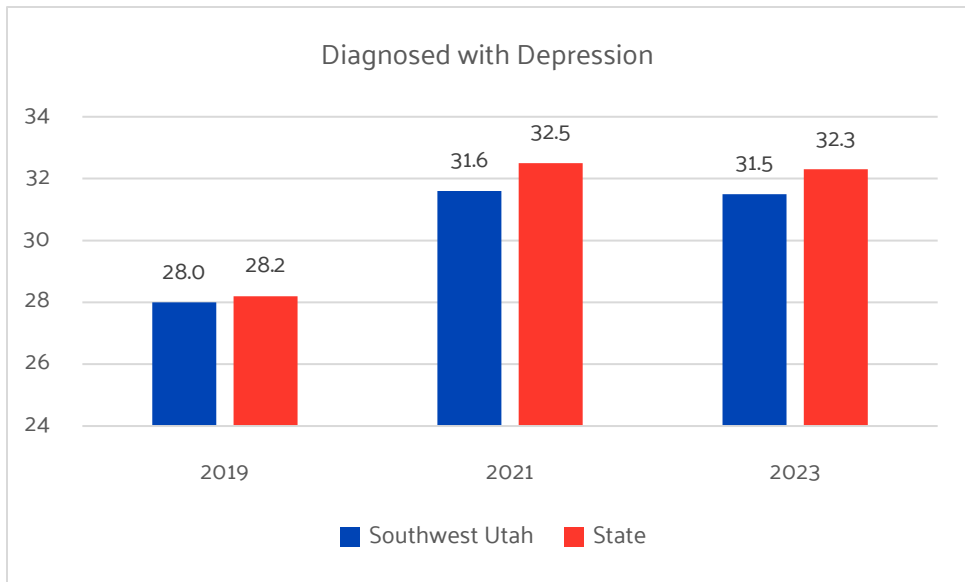
One out of every four adolescents in Southwest Utah exhibited no indications of depressive symptoms in the SHARP study in 2023. This is a decrease from 2019, when 31 percent demonstrated no depressive symptoms.<sup>48</sup>

Figure 32: SHARP Indicators: No Depressive Symptoms

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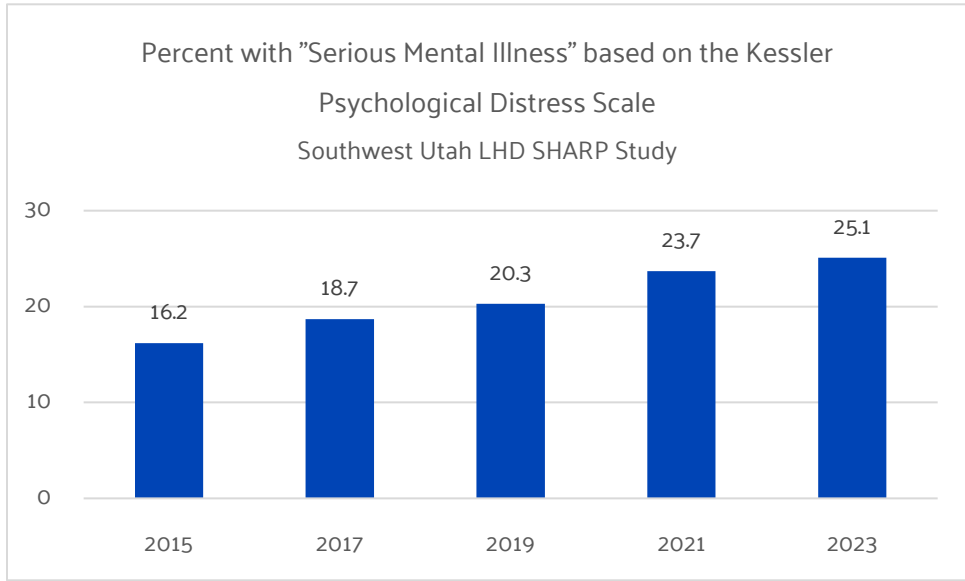
<sup>47</sup> Ibid.

<sup>48</sup> Ibid.



In 2023, 31.5 percent of Southwest Utah students reported they had been diagnosed with depression, compared to 32.3 percent of students statewide. In 2021, 31.6 percent so indicated; in 2019, the percentage was 28.0.<sup>49</sup>

Figure 33: SHARP Indicators: Diagnosed with Depression



The state utilizes the Kessler Psychological Distress Scale to assess student distress as low, moderate, high, or very high.<sup>50</sup> The scale utilizes 10 questions, which are incorporated into the biennial SHARP study. According to this assessment, 25.1 percent of students in the Southwest Utah

Figure 34: SHARP Indicators: Kessler Psychological Distress Scale

<sup>49</sup> Ibid.

<sup>50</sup> Smout, M. F. (2019). The factor structure and predictive validity of the Kessler Psychological Distress Scale (K10) in children and adolescents. *Australian Psychologist*, 54(2), 102–113. <https://doi.org/10.1111/ap.12376>

LHD have a serious mental illness; the rate has increased each year since 2015, when 16.2 percent were so identified.<sup>51</sup>

## RESIDENT ATTITUDES

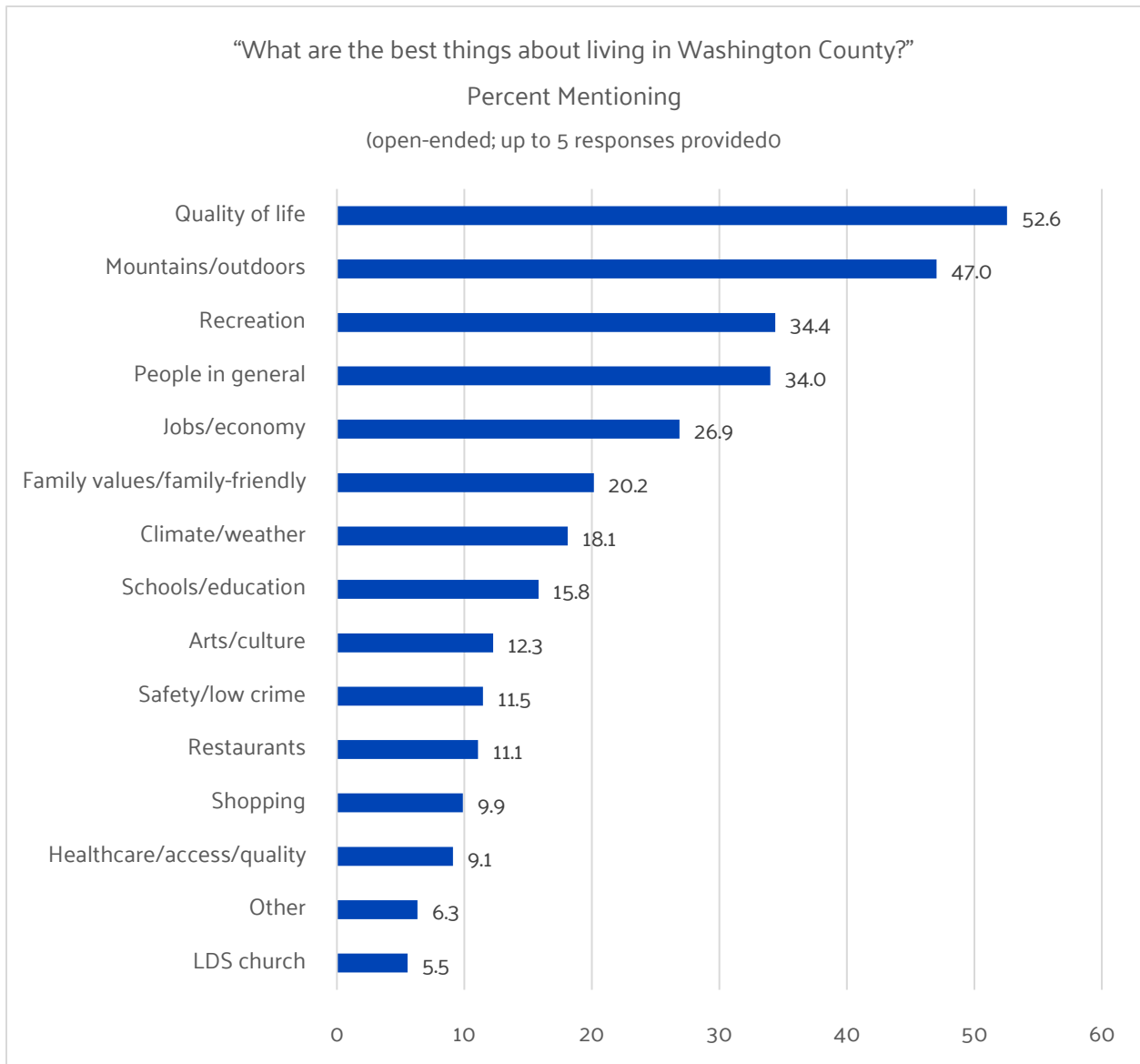
In December 2024, United Way conducted a telephone survey among Washington County residents. Using a simple random sample of landline and cell phone numbers 253 adults living in Washington County were interviewed.

In addition to demographic data, respondents were asked about various community issues. The first two items were open-ended: “What are the best things about living in Washington County?” and “What are the worst things about living in Washington County?”

Quality of life and mountains or other outdoor-related statements topped the list, with about half of respondents mentioning them. Recreation and people in general were mentioned by about one out of three interviewees, and jobs or the economy were identified by 26.9 percent. Family values or family-friendly atmosphere, along with the climate or weather, round out the list of most common responses, each being mentioned by about 20 percent of respondents.

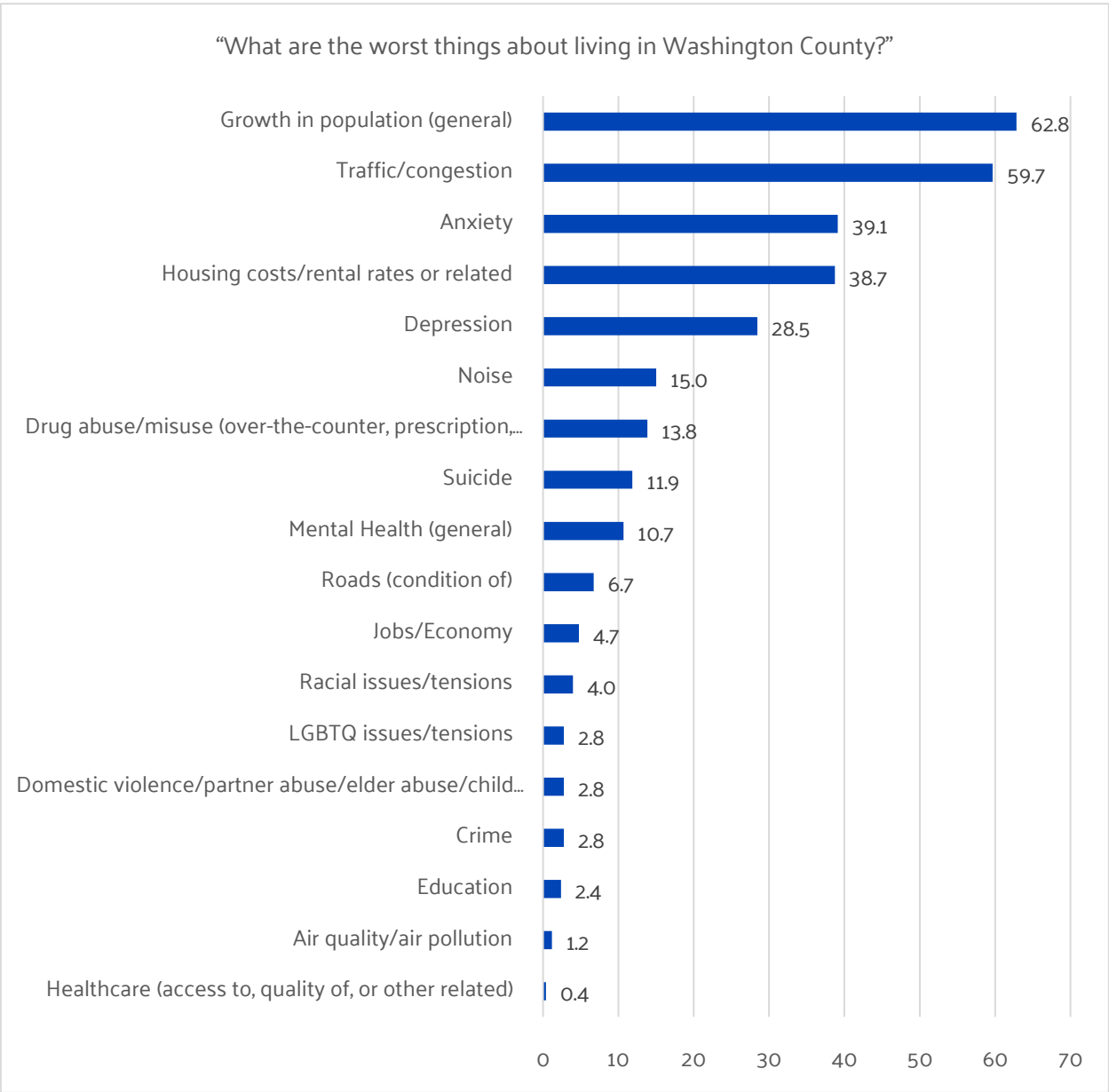
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<sup>51</sup> Utah Student Health and Risk Prevention Study, 2019, 2021, 2023, Utah IBIS. <https://ibis.utah.gov/ibisph-view/query/selection/pna/PNASelection.html>



**Figure 35: Best Things About Living in Washington County**

When asked, “What are the worst things about living in Washington County?” growth was by far the most common response, with more than six out of 10 mentioning it. A related issues, traffic or congestion, received about the same level of response. Anxiety and housing costs were each mentioned by about 40 percent, while depression was mentioned by 28.5 percent.

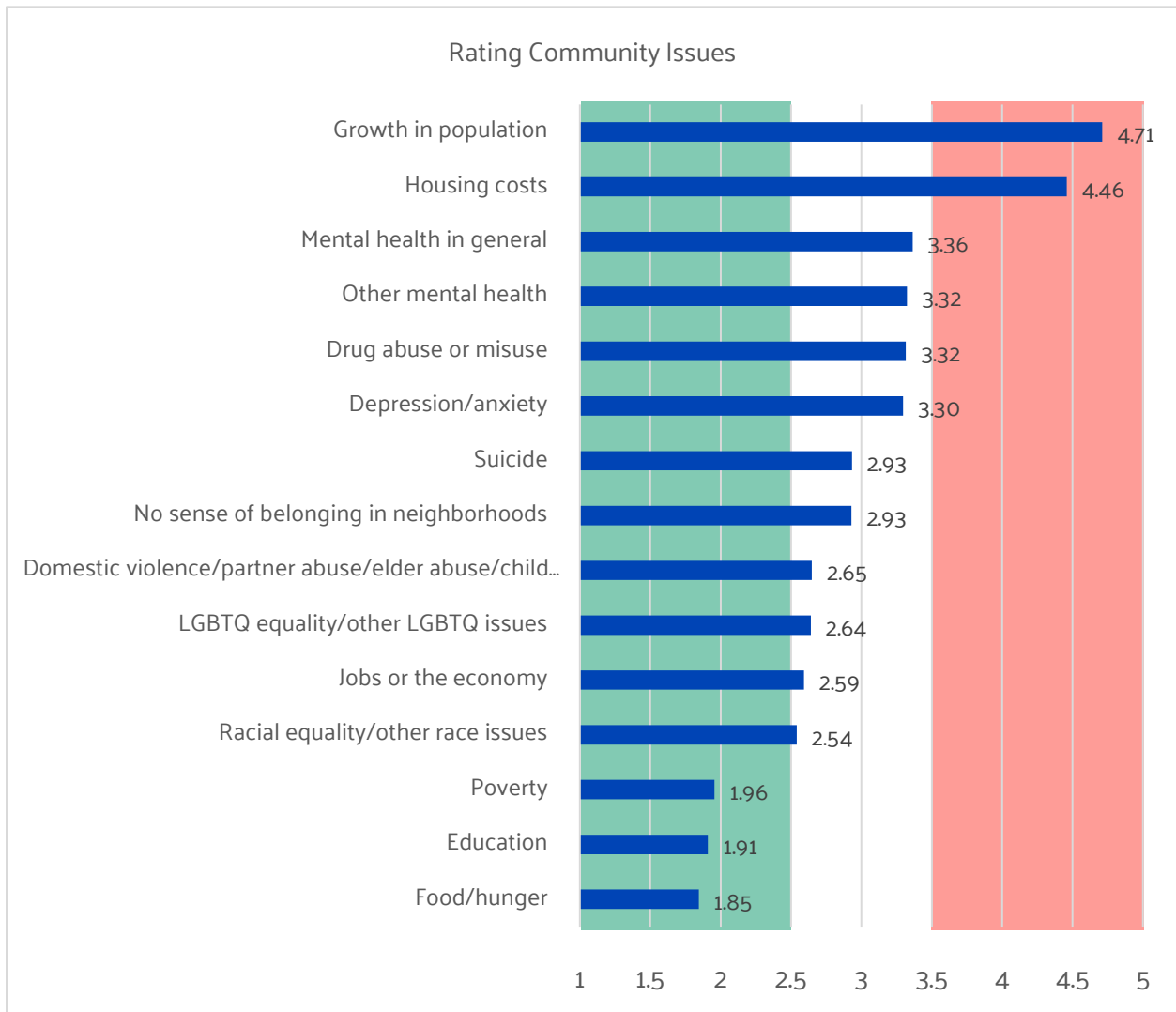


**Figure 36: Worst Things About Living in Washington County**

Respondents were asked to rate 15 possible issues affecting the community. A Likert scale of 1 (not significant) to 5 (very significant) was utilized. The issues assessed are common issues affecting communities throughout the United States.

The issue that received the strongest negative sentiment is growth in population, with a mean score of 4.71. This is followed by housing costs, scored at 4.46. Figure 40 depicts the average scores of these 15 issues.

Only the two issues mentioned above fall within the negative (red) range of > 3.5. Three issues—poverty, education, and food or hunger—are of the most range (green); this is not to say these issues are not important—it is to say that community members, on average, do not see them as significant issues to be addressed.



**Figure 37: Rating Community Issues**

Note that four issues—mental health in general, other mental health issues, drug abuse or misuse, and depression or anxiety—received median scores greater than 3.0. Mental and behavioral health are of importance to community members.

Respondents were asked to indicate, on a scale of one to 10 how satisfied with their lives they are. This item gauges the overall temperament of the community. Washington County residents are remarkably similar to U.S. residents as a whole on the high end of the scale; 53.8 percent of County residents rated their satisfaction as 8 or higher, compared to 52.5 percent of U.S. residents. However, no County residents rated satisfaction less than 4.<sup>52</sup>

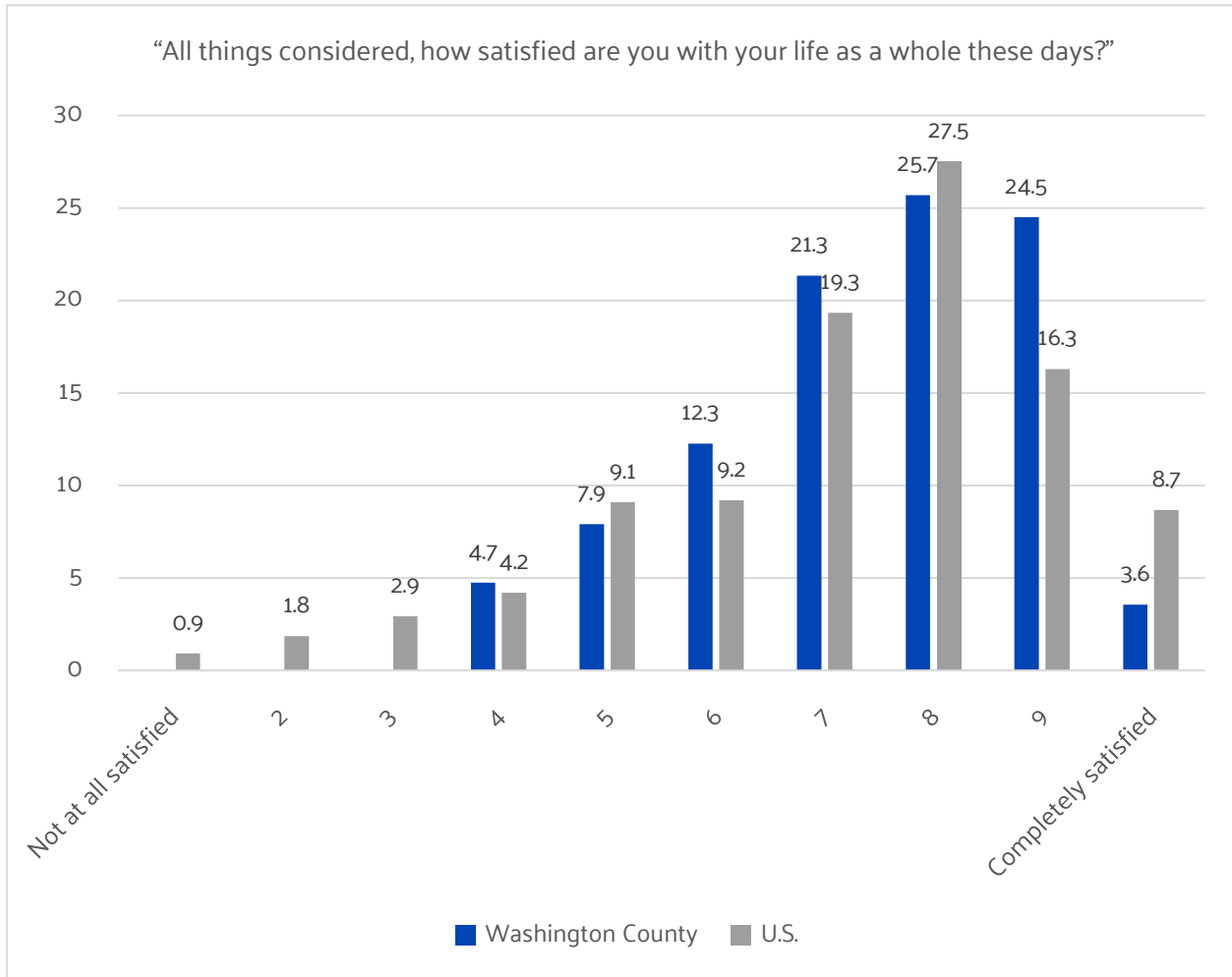


Figure 38: Life Satisfaction

<sup>52</sup> U.S. data from *World Values Survey Association*. (n.d.). <https://www.worldvaluessurvey.org/wvs.jsp>

Respondents were also asked to rate their overall happiness; the scale is not at all happy, not very happy, somewhat happy, and very happy. Overall happiness is high among both County (89.3 percent) and U.S. (87.5 percent) respondents. However, more than half of County residents indicate they are very happy, compared to 25.5 percent of U.S. respondents.<sup>53</sup>

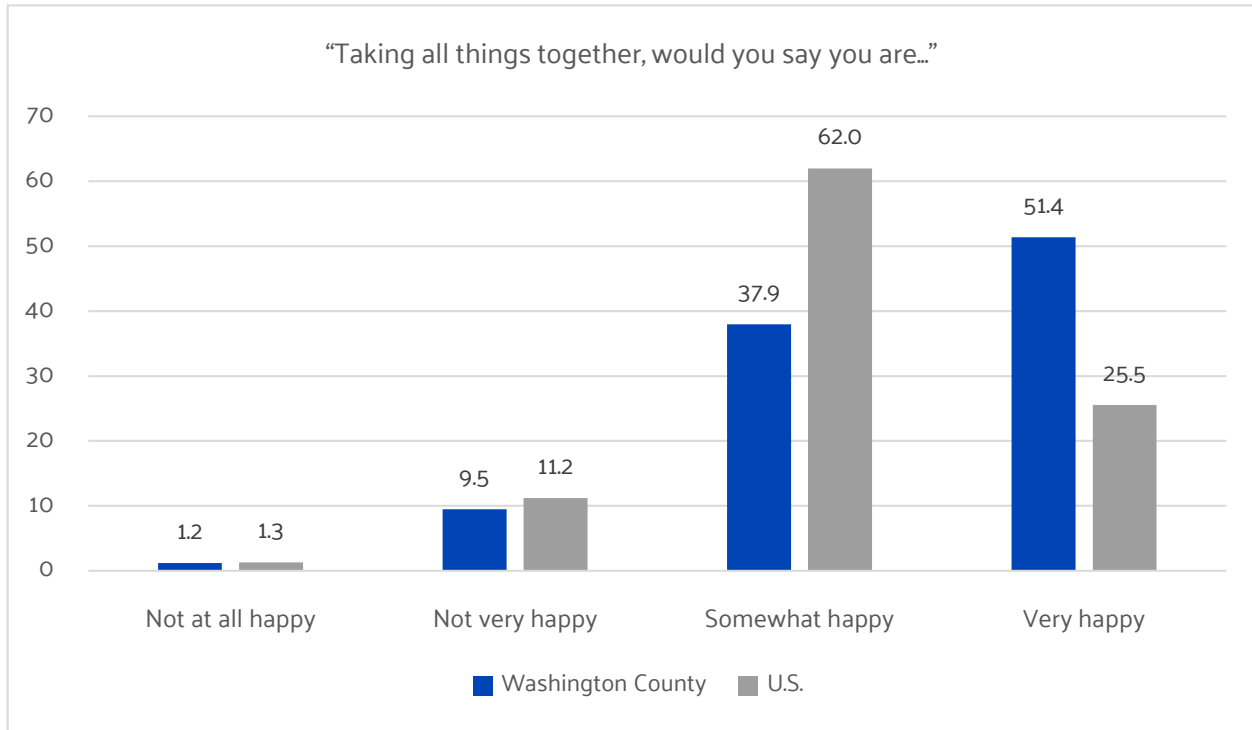


Figure 39: Happiness

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<sup>53</sup> Ibid.