



Boise City, Idaho.

Current market data.

11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

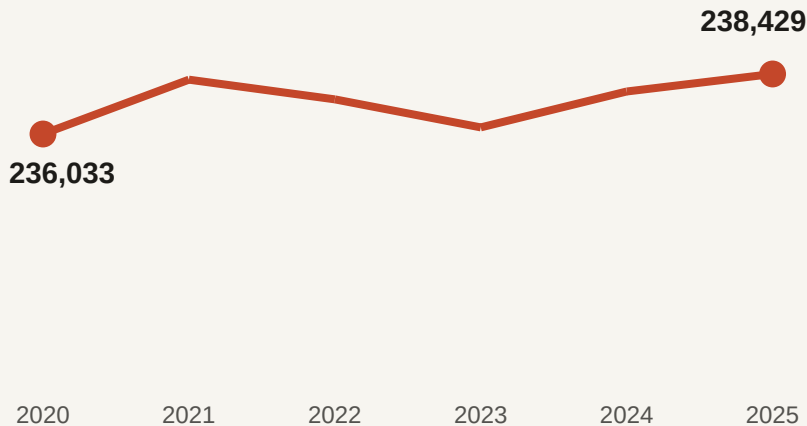


POPULATION

**Growing. Up 1.0% since
2020.**

238,429

people, the largest of Idaho's cities and towns.



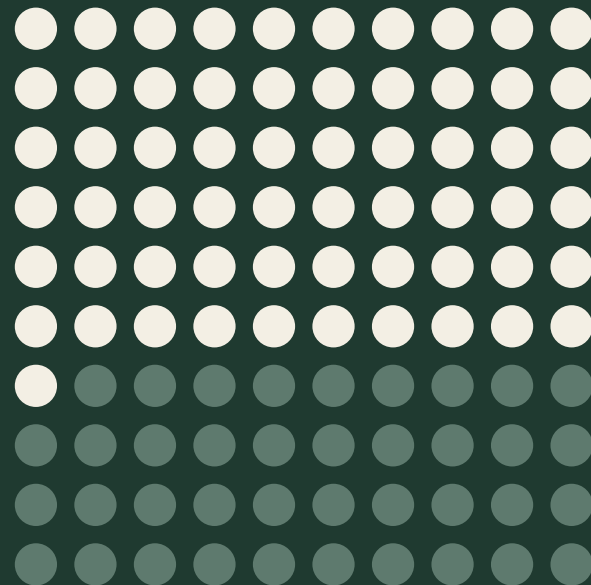
THE WORKDAY

6 in 10 jobs here go to people who live somewhere else.

61.3%

of 187,869 jobs located in Boise City are filled by in-commuters.

Source: Census LEHD LODES, 2023



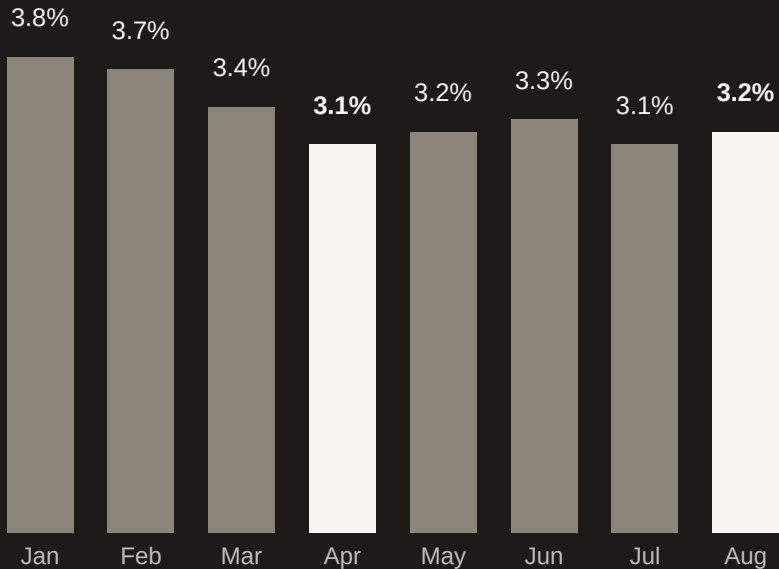
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.1%.

3.2%

in August 2026, the latest month released. A year earlier it was 3.2%.

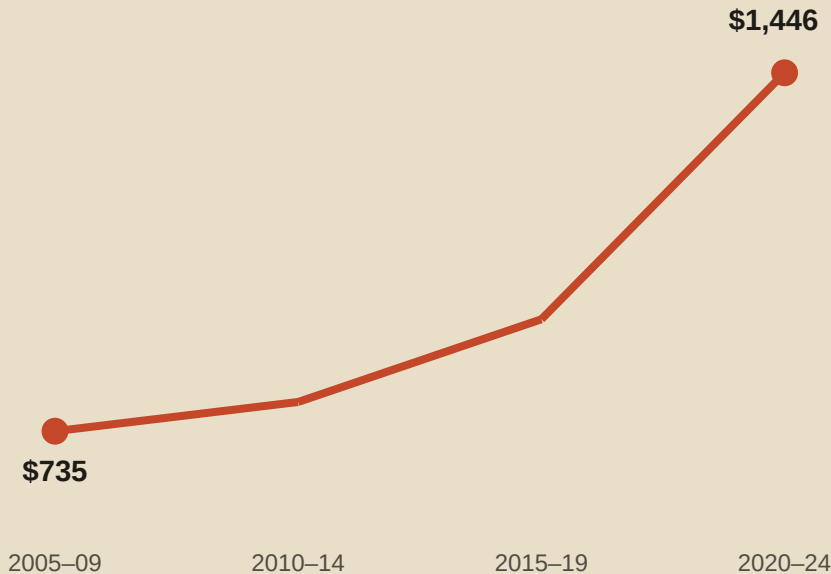


RENT

Median rent is up 97%
since the 2005–2009
survey, before inflation.

\$1,446

a month. Idaho's median is \$1,238.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,482 gap between neighbors, the sharpest rent edge between adjacent tracts in Ada County.

TRACT 105.01

\$1,000

TRACT 104.09

\$2,482

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,159–\$1,739



\$1,446 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

13,621

homes permitted in ten years,
2016–2025

51%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.8% to the 106,279 homes here.

364–1,879

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 16% more than Idaho's.

\$484,800

median home value in Boise City.

Boise City



\$484,800

Idaho



\$418,600

U.S.



\$332,700

THAT WAS BOISE CITY'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/id/boise-city/

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