Caldwell, Idaho.

Current market data.

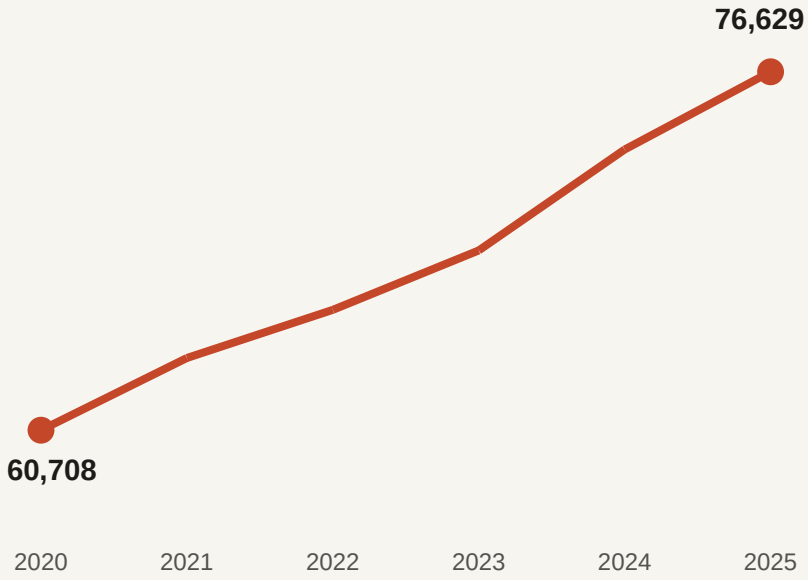
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 26.2% since 2020.

76,629

people, the 4th-largest of Idaho's cities and towns.



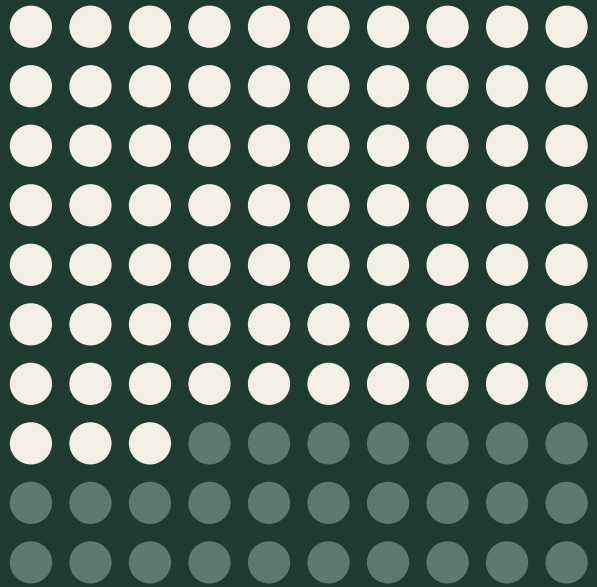
Source: Census Population Estimates, 2025

THE WORKDAY

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

73.3%

of 20,960 jobs located in Caldwell are filled by in-commuters.



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

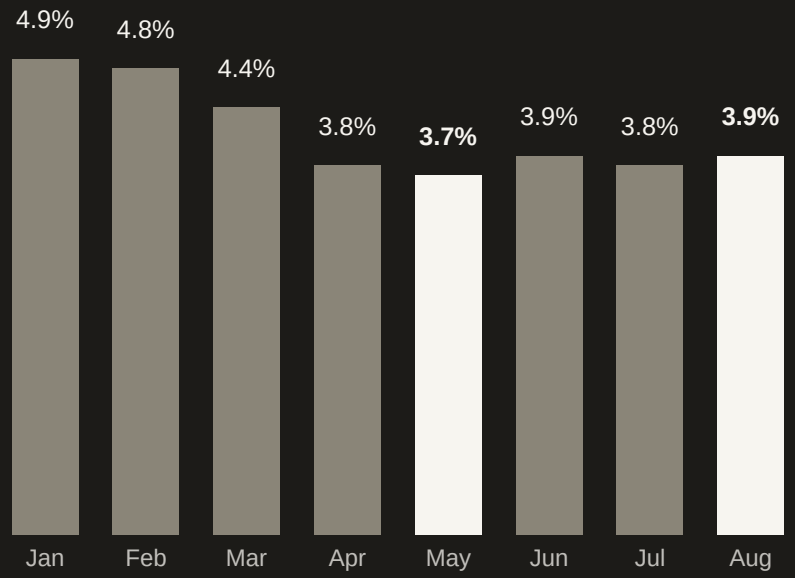
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in May: 3.7%.

3.9%

in August 2026, the latest month released. A year earlier it was 3.8%.



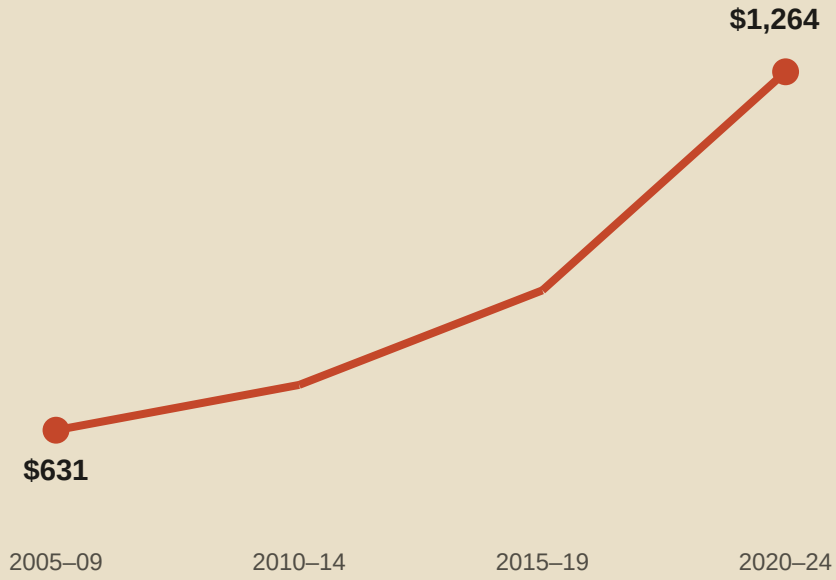
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 100% since the 2005–2009 survey, before inflation.

$1,264

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

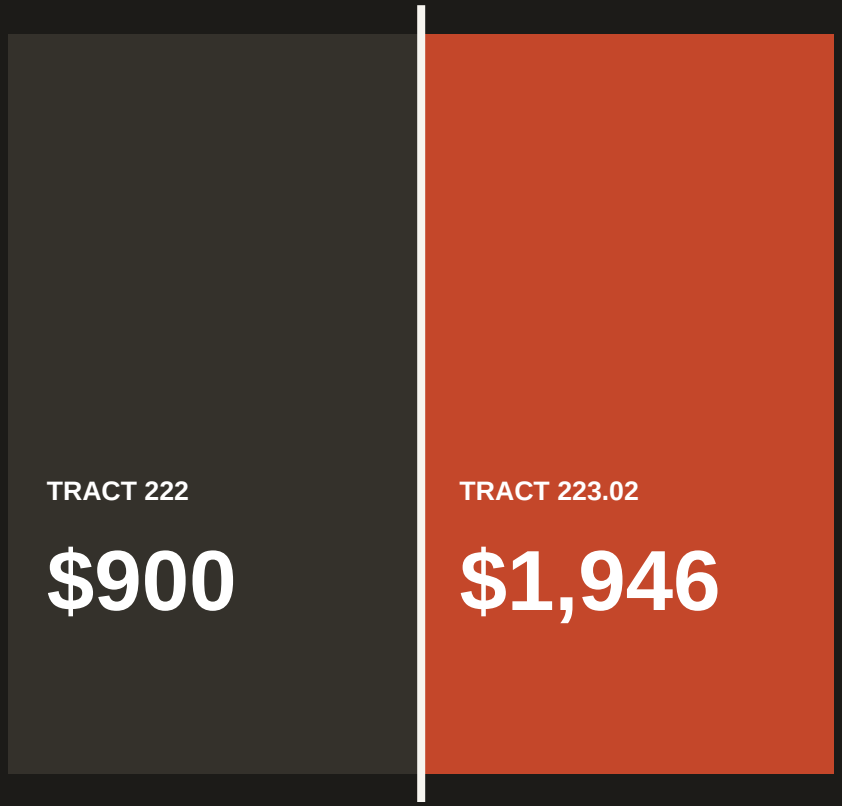


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

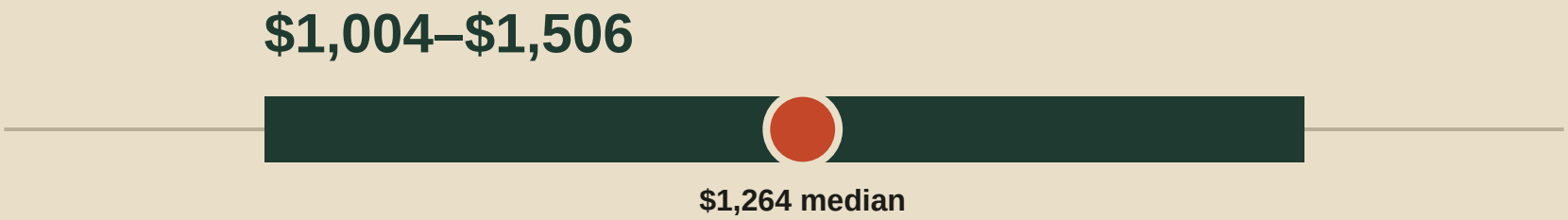
A $1,046 gap between neighbors, the sharpest rent edge between adjacent tracts in Canyon County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

44% of the housing here was built before 2000.

10,461

homes permitted in ten years, 2016–2025

23%

of those were in multifamily buildings

44%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 22,378 homes here.

86–210

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

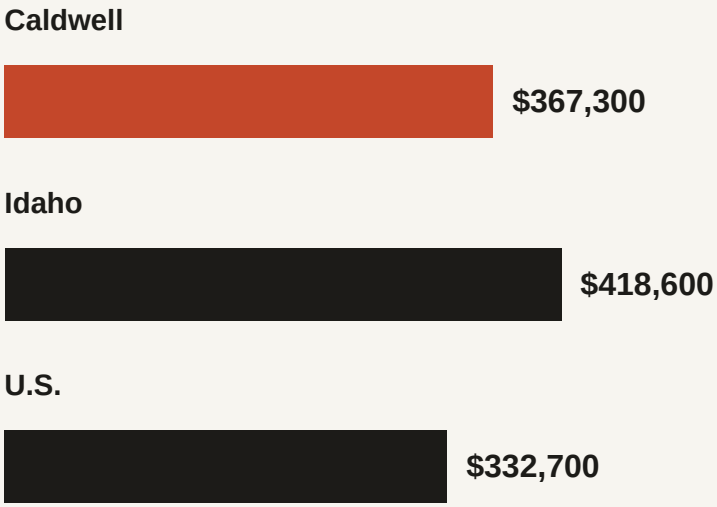
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 12% less than Idaho's.

$367,300

median home value in Caldwell.



Source: Census ACS 5-year, 2020-2024

THAT WAS CALDWELL'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/caldwell/**