



Eagle, Idaho.

Current market data.

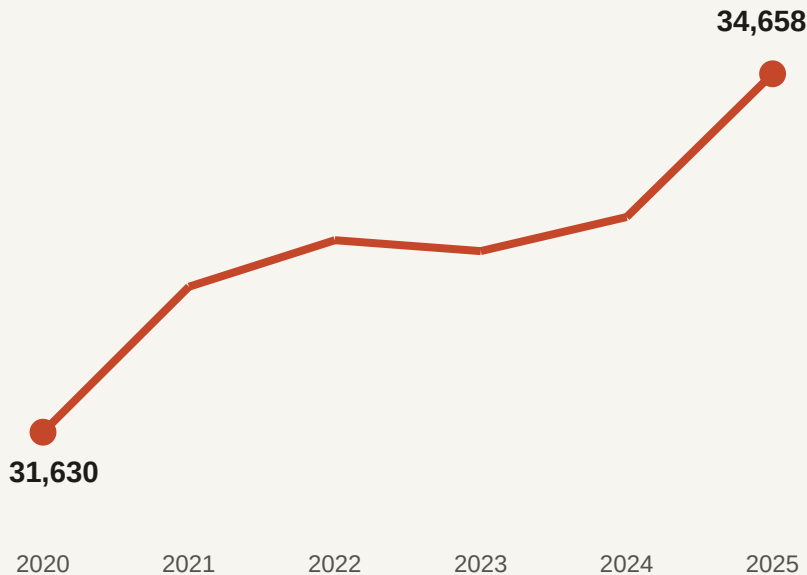
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 9.6% since 2020.

34,658

people, the 12th-largest of Idaho's cities and towns.



THE WORKDAY

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

86.1%

of 13,299 jobs located in Eagle are filled by in-commuters.



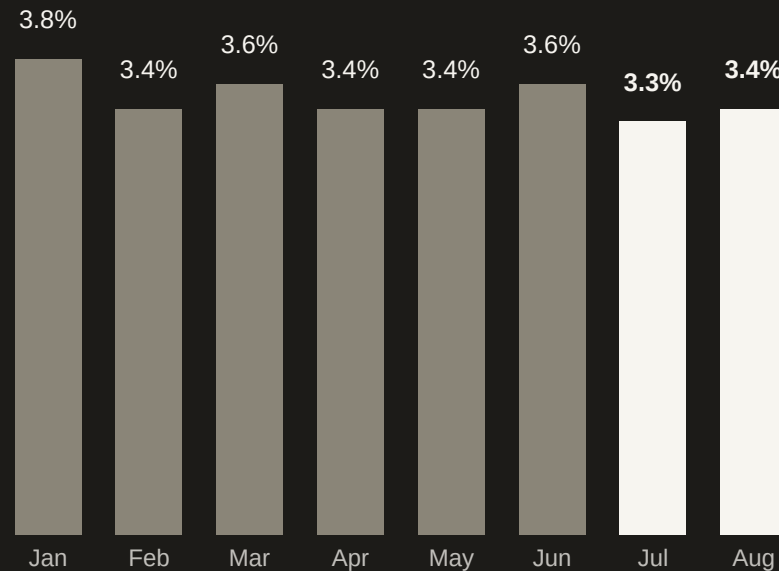
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
3.3%.

3.4%

in August 2026, the latest month released. A year earlier it was 3.5%.

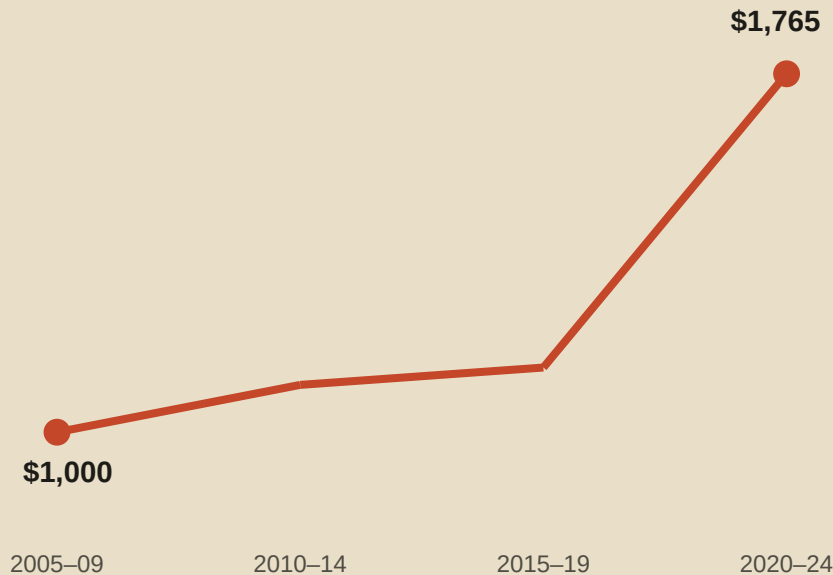


RENT

Median rent is up 76%
since the 2005–2009
survey, before inflation.

\$1,765

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

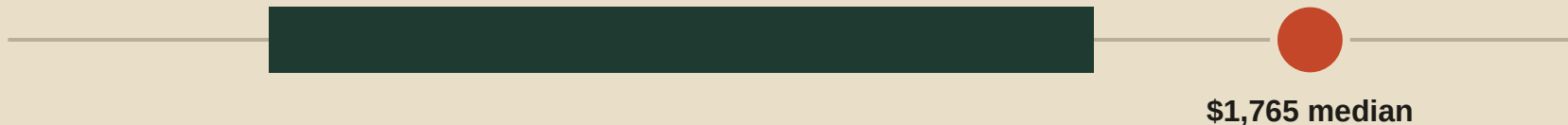
TRACT 104.09

\$2,482

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,082–\$1,623



is the monthly rent range local workforce wages support.

BUILDING

35% of the housing here was built before 2000.

5,621

homes permitted in ten years,
2016–2025

12%

of those were in multifamily
buildings

35%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.0% to the 13,550 homes here.

23–133

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



HOME VALUE

A median home costs 85% more than Idaho's.

\$772,900

median home value in Eagle.

Eagle



\$772,900

Idaho



\$418,600

U.S.



\$332,700



THAT WAS EAGLE'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/eagle/

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