



Emmett, Idaho.

Current market data.

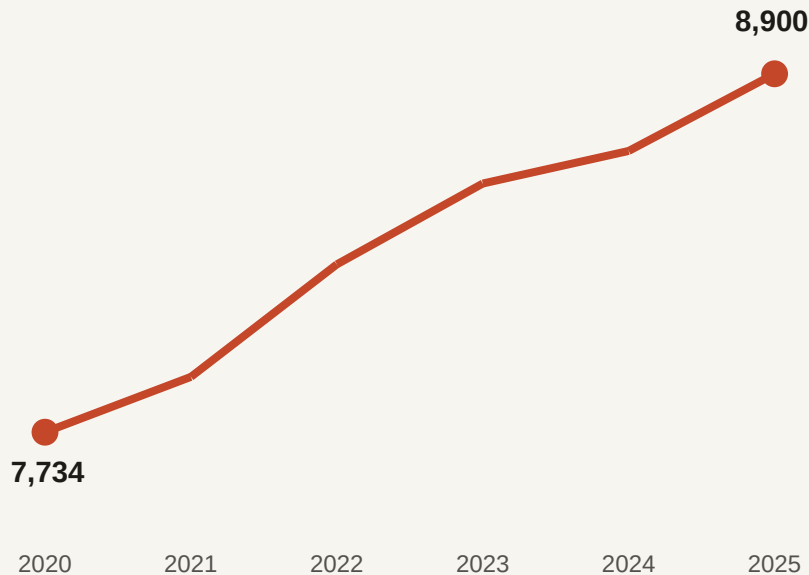
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 15.1% since 2020.

8,900

people, the 28th-largest of Idaho's cities and towns.



THE WORKDAY

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

77.6%

of 2,876 jobs located in Emmett are filled by in-commuters.



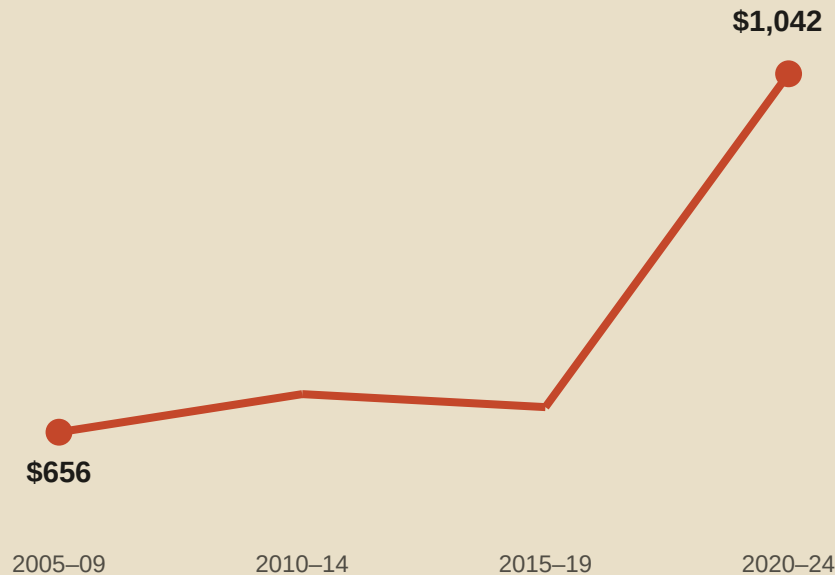
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 59%
since the 2005–2009
survey, before inflation.

\$1,042

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





THE SEAM

Cross one tract line and median rent jumps \$142.

A \$142 gap between neighbors, the sharpest rent edge between adjacent tracts in Gem County.

TRACT 9603.01

\$978

TRACT 9603.02

\$1,120



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$761–\$1,141



\$1,042 median

is the monthly rent range local workforce wages support.

BUILDING

69% of the housing here was built before 2000.

626

homes permitted in ten years,
2016–2025

5%

of those were in multifamily
buildings

69%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 3,143 homes here.

14–29

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



HOME VALUE

A median home costs 18% less than Idaho's.

\$342,000

median home value in Emmett.

Emmett



\$342,000

Idaho



\$418,600

U.S.



\$332,700

THAT WAS EMMETT'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/emmett/

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