Garden City, Idaho.

Current market data.

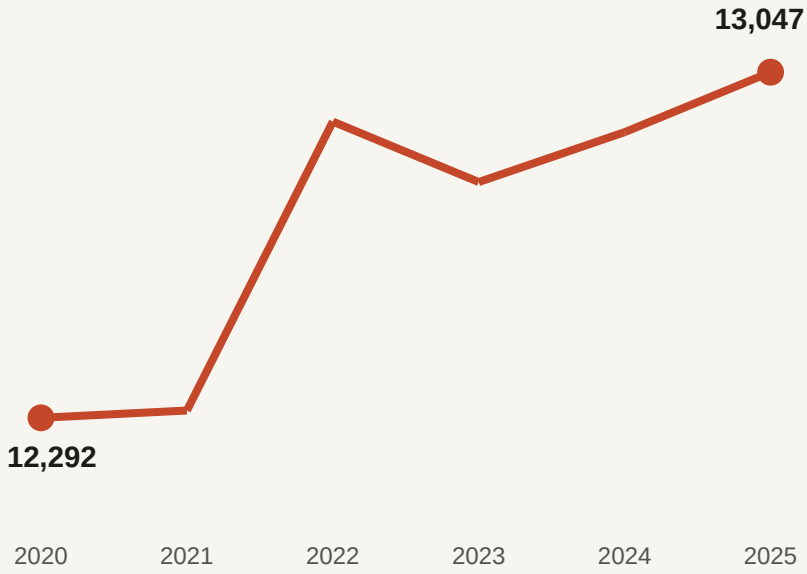
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.1% since 2020.

13,047

people, the 23rd-largest of Idaho's cities and towns.



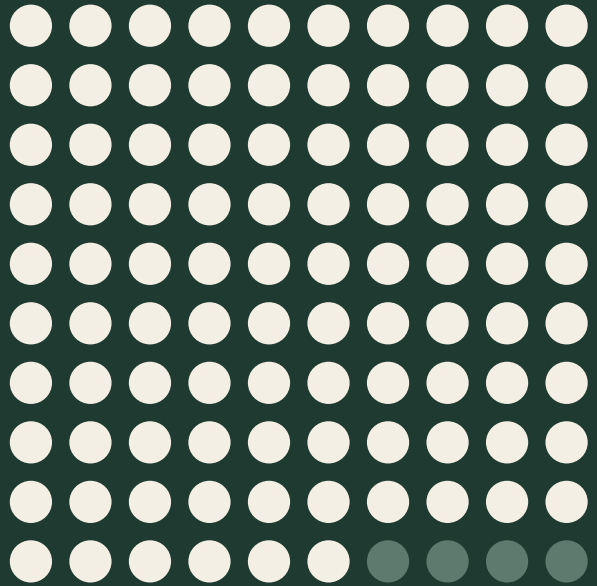
Source: Census Population Estimates, 2025

THE WORKDAY

Nearly every job here goes to someone who lives somewhere else.

96.1%

of 10,806 jobs located in Garden City are filled by in-commuters.



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

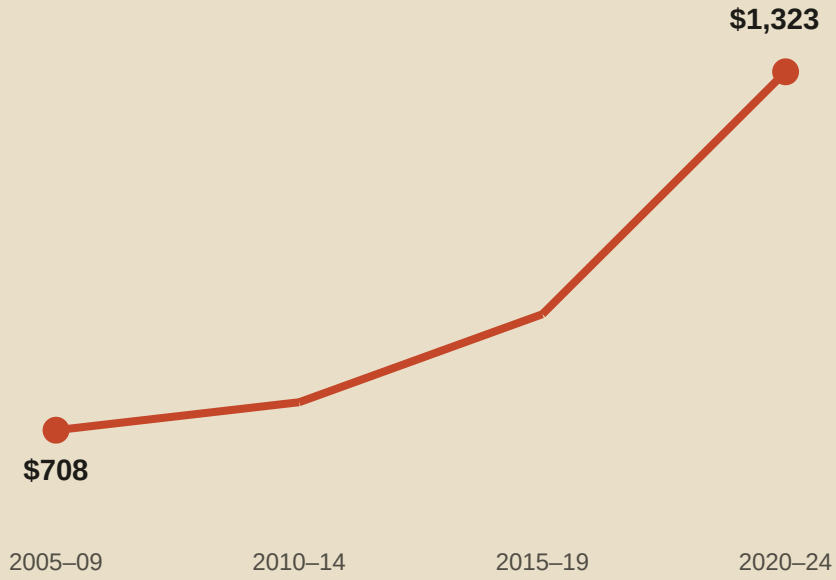
Source: Census LEHD LODES, 2023

RENT

Median rent is up 87% since the 2005–2009 survey, before inflation.

$1,323

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

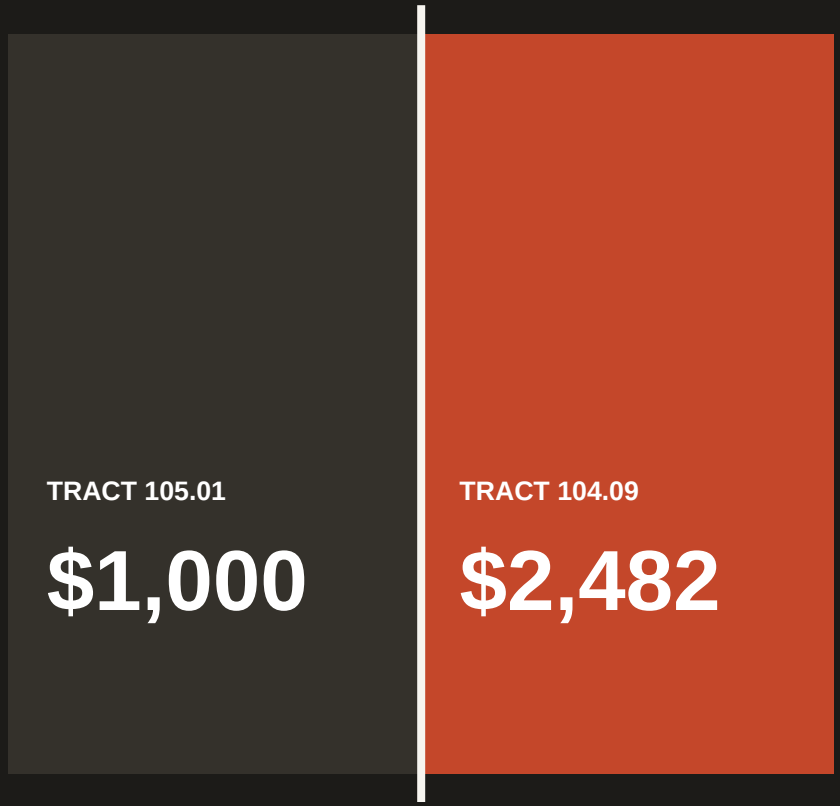


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

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

64% of the housing here was built before 2000.

1,029

homes permitted in ten years, 2016–2025

47%

of those were in multifamily buildings

64%

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 0.3–1.8% to the 5,916 homes here.

20–108

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

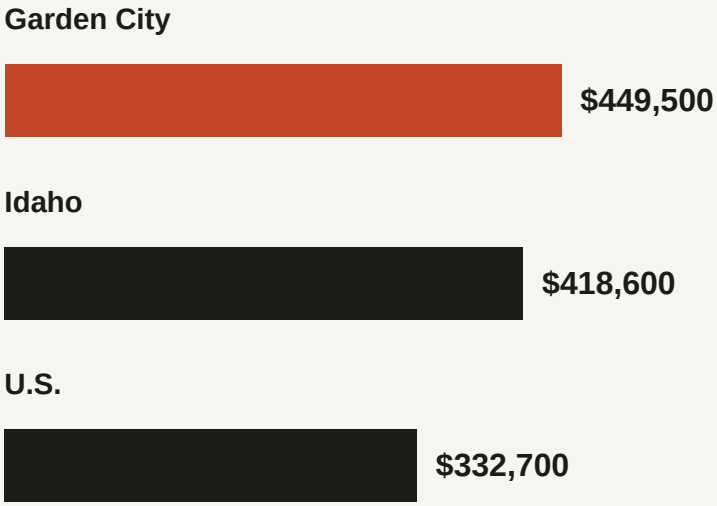
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 7% more than Idaho's.

$449,500

median home value in Garden City.



Source: Census ACS 5-year, 2020-2024

THAT WAS GARDEN 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/garden-city/**