



Hayden, Idaho.

Current market data.

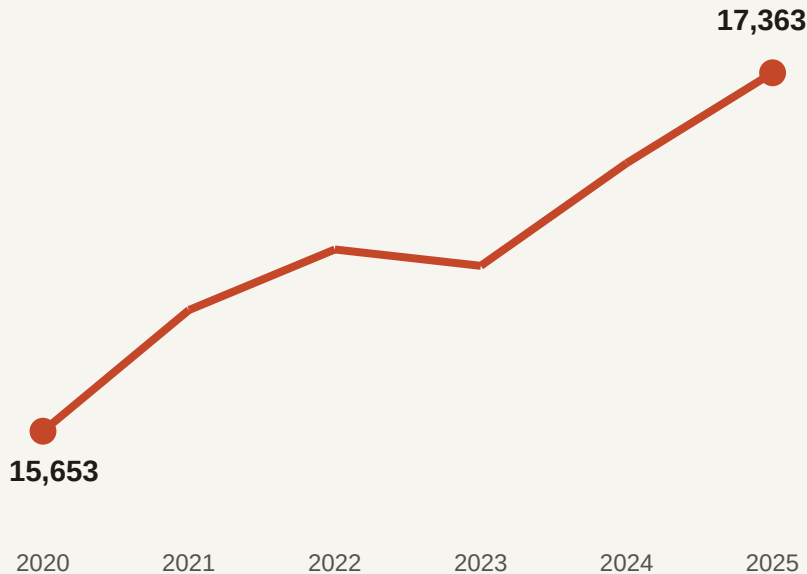
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.9% since 2020.

17,363

people, the 17th-largest of Idaho's cities and towns.



THE WORKDAY

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

87.7%

of 8,541 jobs located in Hayden are filled by in-commuters.



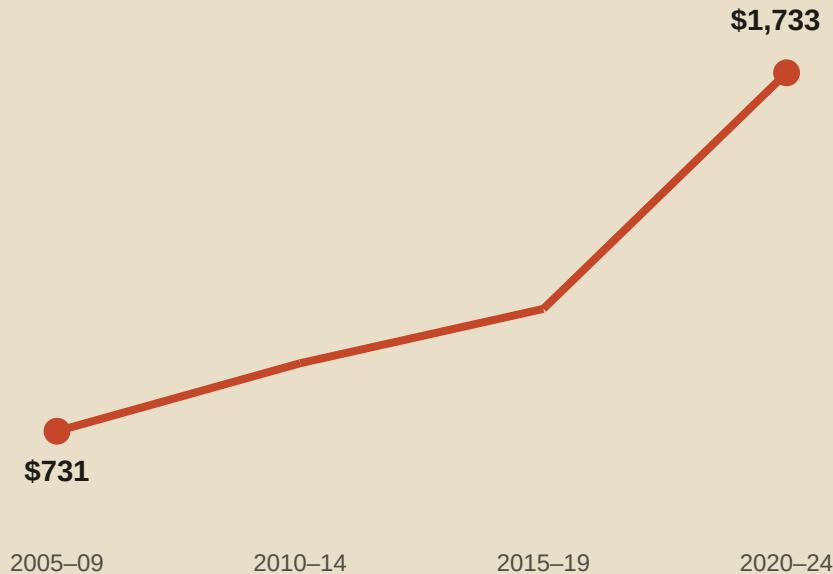
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 137%
since the 2005–2009
survey, before inflation.

\$1,733

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





THE SEAM

Cross one tract line and median rent doubles.

A \$969 gap between neighbors, the sharpest rent edge between adjacent tracts in Kootenai County.

TRACT 11

\$833

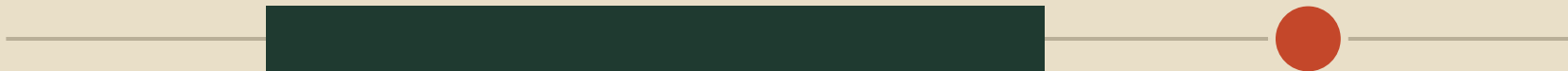
TRACT 7.01

\$1,802

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,038–\$1,557



\$1,733 median

is the monthly rent range local workforce wages support.

BUILDING

60% of the housing here was built before 2000.

1,761

homes permitted in ten years,
2016–2025

20%

of those were in multifamily
buildings

60%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.4% to the 6,282 homes here.

18–85

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



HOME VALUE

A median home costs **18%**
more than Idaho's.

\$494,500

median home value in Hayden.

Hayden



\$494,500

Idaho



\$418,600

U.S.



\$332,700

THAT WAS HAYDEN'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/hayden/

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