



Heyburn, Idaho.

Current market data.

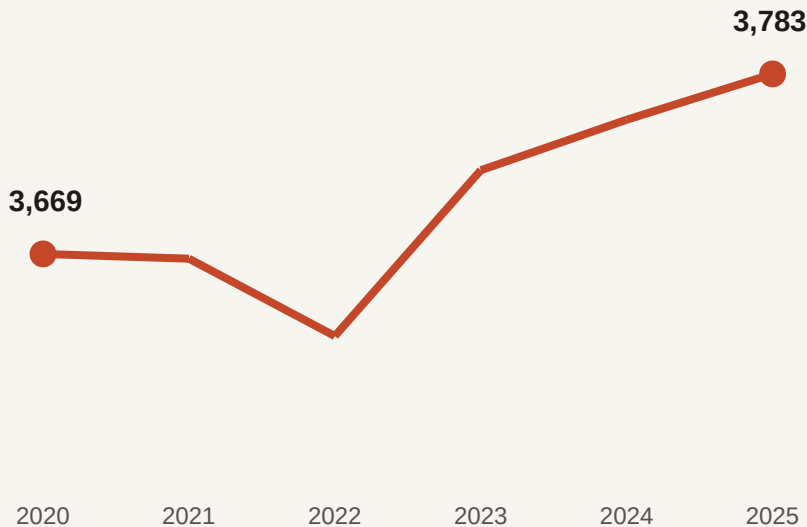
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.1% since 2020.

3,783

people, the 42nd-largest of Idaho's cities and towns.



THE WORKDAY

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

92.3%

of 1,149 jobs located in Heyburn are filled by in-commuters.



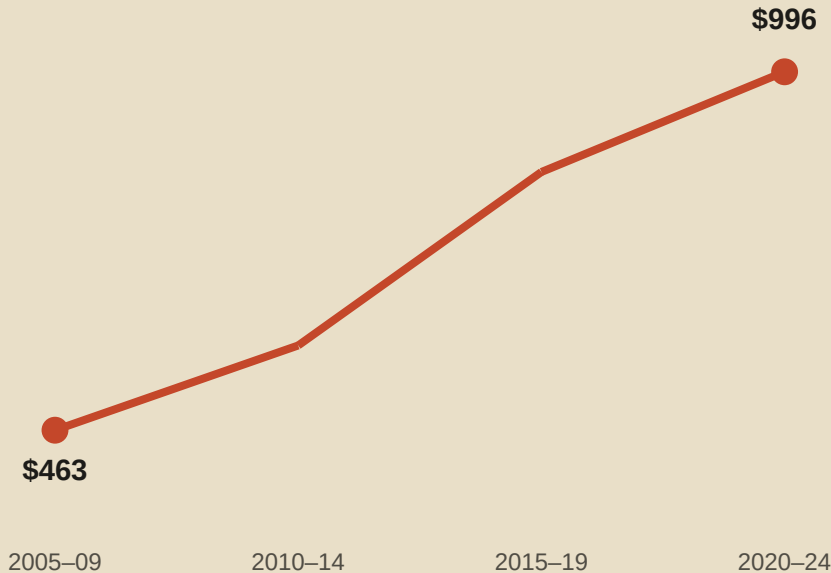
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 115%
since the 2005–2009
survey, before inflation.

\$996

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





THE SEAM

Cross one tract line and median rent jumps \$212.

A \$212 gap between neighbors, the sharpest rent edge between adjacent tracts in Minidoka County.

TRACT 9704

\$816

TRACT 9705

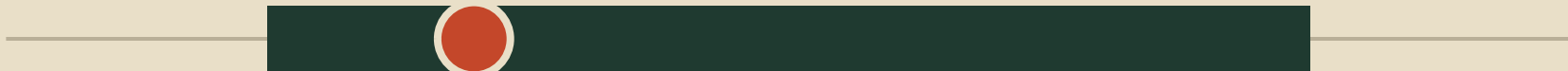
\$1,028



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$906–\$1,359



\$996 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

126

homes permitted, 2022–2025

32%

of those were in multifamily
buildings

74%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 1,486 homes here.

5–11

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



HOME VALUE

A median home costs 43% less than Idaho's.

\$237,800

median home value in Heyburn.

Heyburn



\$237,800

Idaho



\$418,600

U.S.



\$332,700

THAT WAS HEYBURN'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/heyburn/**](https://almanacdata.ai/e/id/heyburn/)

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