



Kendrick, Idaho.

Current market data.

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

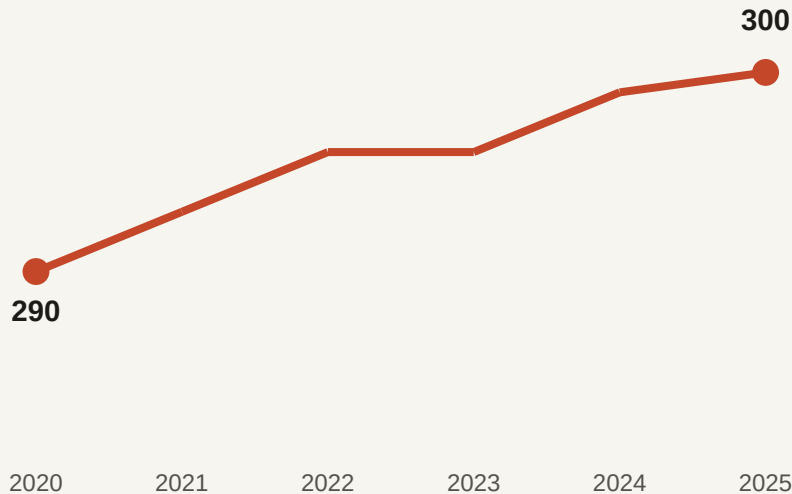


POPULATION

Growing. Up 3.4% since 2020.

300

people, the 153rd-largest of Idaho's cities and towns.

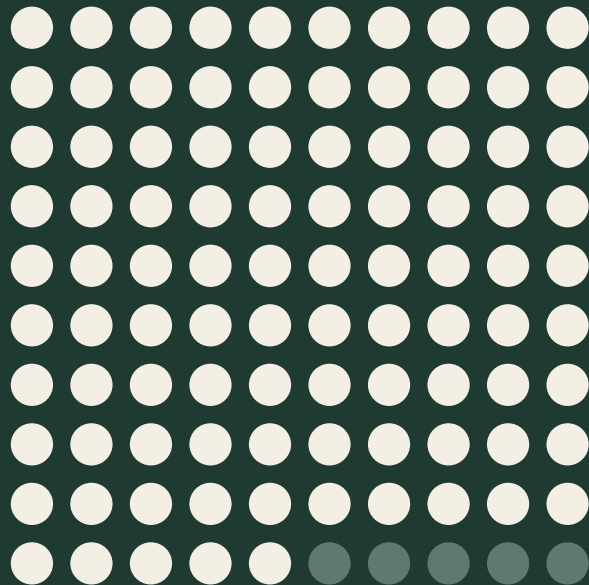


THE WORKDAY

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

94.9%

of 157 jobs located in Kendrick are filled by in-commuters.



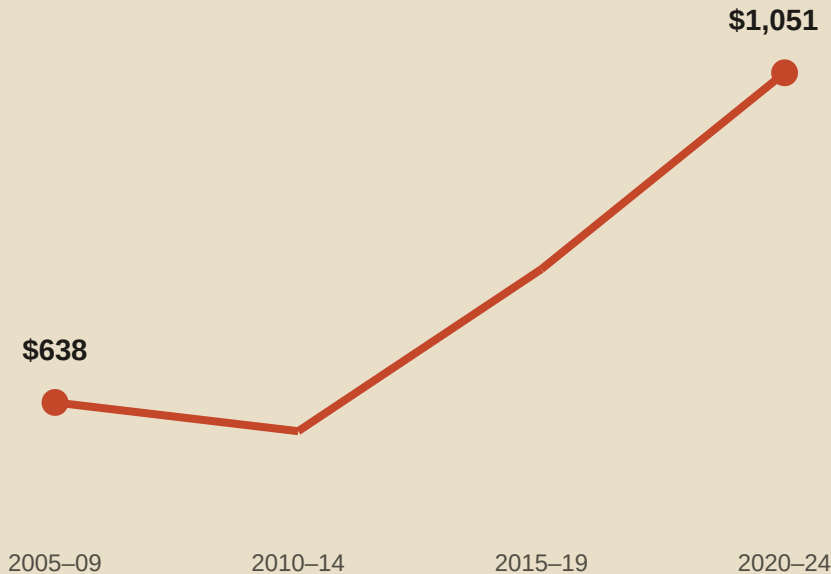
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$1,051

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





THE SEAM

Cross one tract line and median rent jumps \$297.

A \$297 gap between neighbors, the sharpest rent edge between adjacent tracts in Latah County.

TRACT 55

\$692

TRACT 56

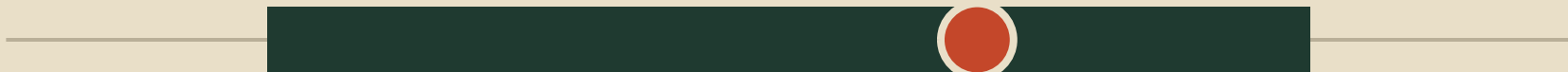
\$989



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$784–\$1,176



\$1,051 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2024

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–1% to the 169 homes here.

0–2

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



HOME VALUE

A median home costs 51% less than Idaho's.

\$207,100

median home value in Kendrick.

Kendrick



\$207,100

Idaho



\$418,600

U.S.



\$332,700



THAT WAS KENDRICK'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/kendrick/

The Almanac · your hyper-diligent research partner