



Kootenai, Idaho.

Current market data.

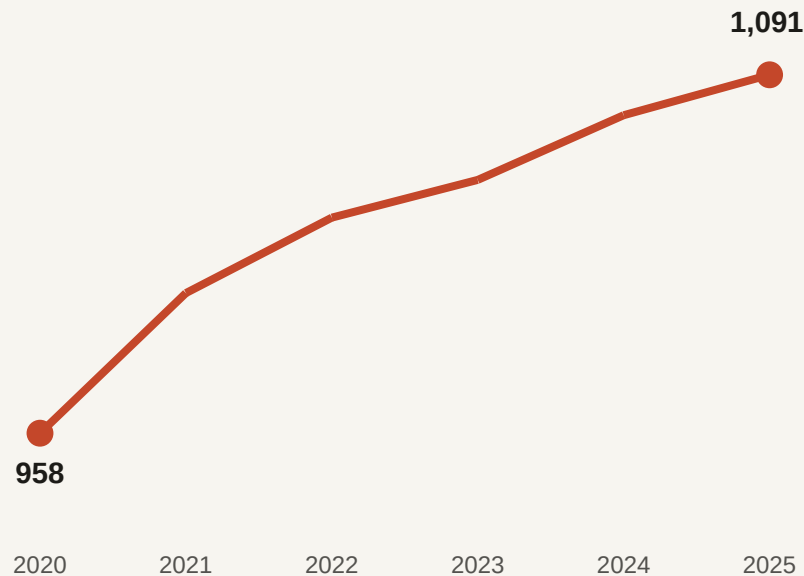
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 13.9% since 2020.

1,091

people, the 85th-largest of Idaho's cities and towns.

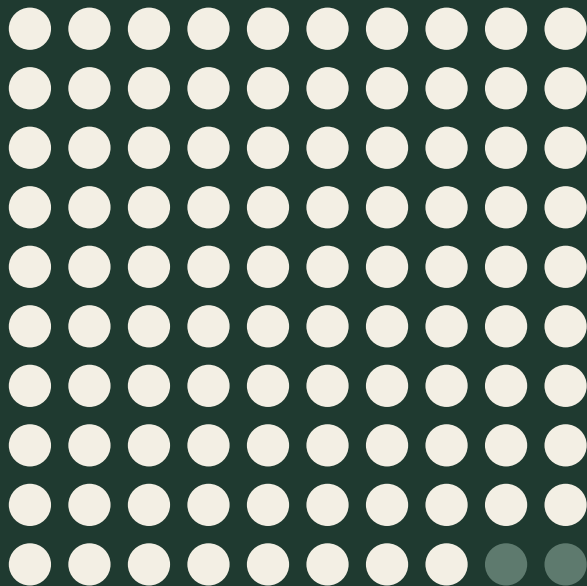


THE WORKDAY

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

97.7%

of 349 jobs located in Kootenai are filled by in-commuters.



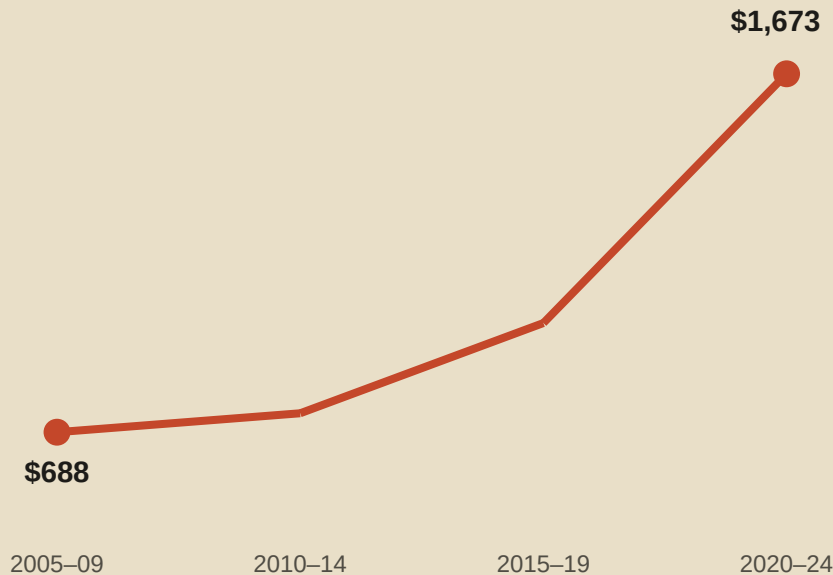
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 143%
since the 2005–2009
survey, before inflation.

\$1,673

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,821 gap between neighbors, the sharpest rent edge between adjacent tracts in Bonner County.

TRACT 9504.02

\$819

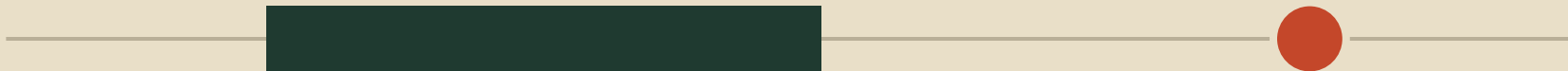
TRACT 9504.01

\$2,640

ROOM TO BUILD

The median rent is above what local wages can carry.

\$862–\$1,293



\$1,673 median

is the monthly rent range local workforce wages support.

BUILDING

30% of the housing here was built before 2000.

11

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

30%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 442 homes here.

1–3

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



HOME VALUE

A median home costs 11% less than Idaho's.

\$370,800

median home value in Kootenai.

Kootenai



\$370,800

Idaho



\$418,600

U.S.



\$332,700

THAT WAS KOOTENAI'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/kootenai/

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