



Lava Hot Springs, Idaho.

Current market data.

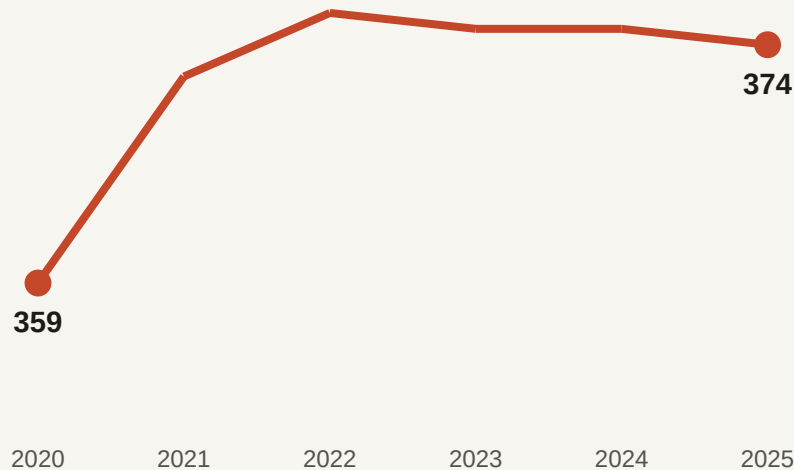
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.2% since 2020.

374

people, the 142nd-largest of Idaho's cities and towns.



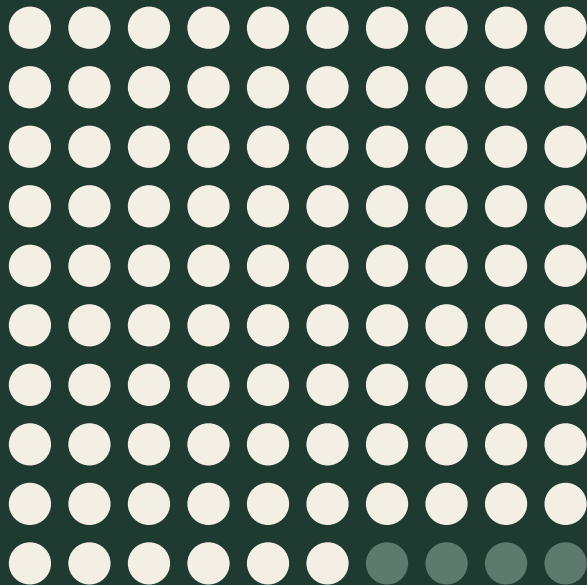
THE WORKDAY

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

96.0%

of 352 jobs located in Lava Hot Springs are filled by
in-commuters.

Source: Census LEHD LODES, 2023



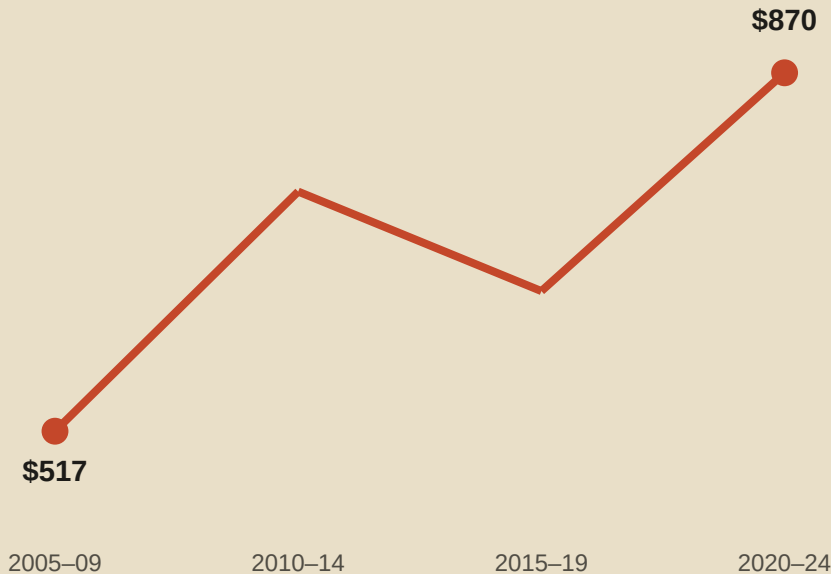
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 68%
since the 2005–2009
survey, before inflation.

\$870

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





THE SEAM

Cross one tract line and median rent doubles.

A \$725 gap between neighbors, the sharpest rent edge between adjacent tracts in Bannock County.

TRACT 9400

\$780

TRACT 2

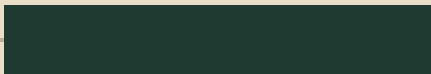
\$1,505



ROOM TO BUILD

The median rent is above what local wages can carry.

\$380–\$570



\$870 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

10

homes permitted, 2022–2025

50%

of those were in multifamily
buildings

97%

of all homes were built before 2000

UNITS NEEDED

**Closing the gap would add 0–2% to the 202
homes here.**

0–4

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



HOME VALUE

A median home costs 24% less than Idaho's.

\$316,700

median home value in Lava Hot Springs.

Lava Hot Springs



\$316,700

Idaho



\$418,600

U.S.



\$332,700

THAT WAS LAVA HOT SPRINGS'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/lava-hot-springs/

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