



Meridian, Idaho.

Current market data.

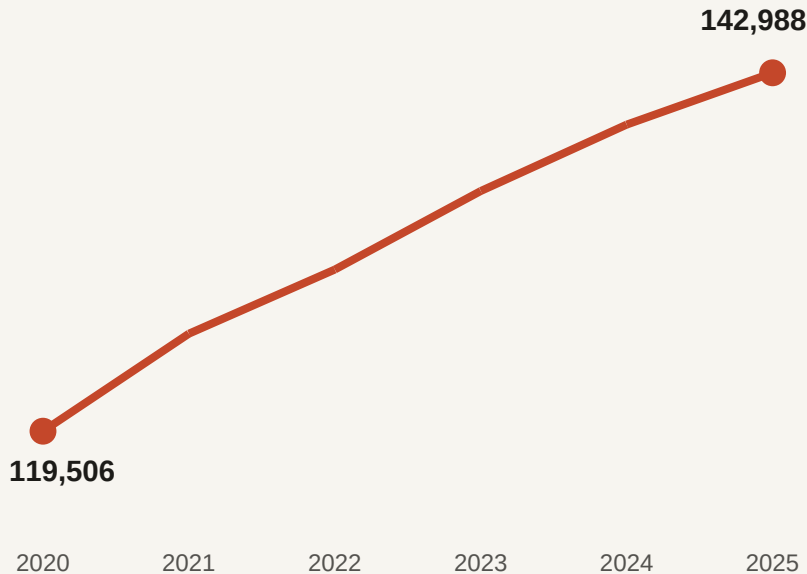
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 19.6% since 2020.

142,988

people, the 2nd-largest of Idaho's cities and towns.

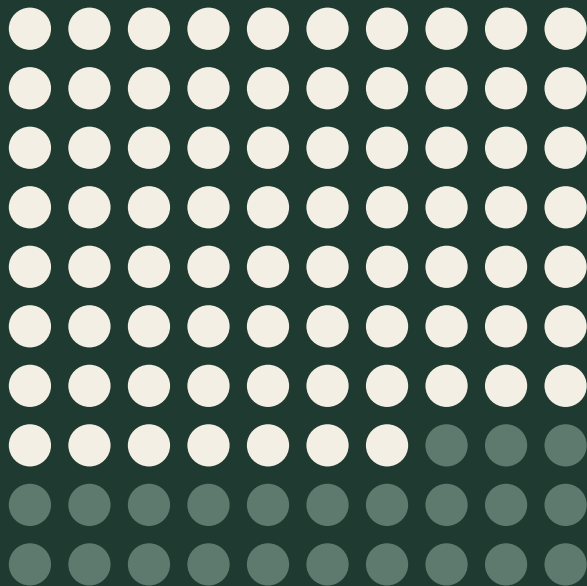


THE WORKDAY

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

76.7%

of 61,872 jobs located in Meridian are filled by in-commuters.



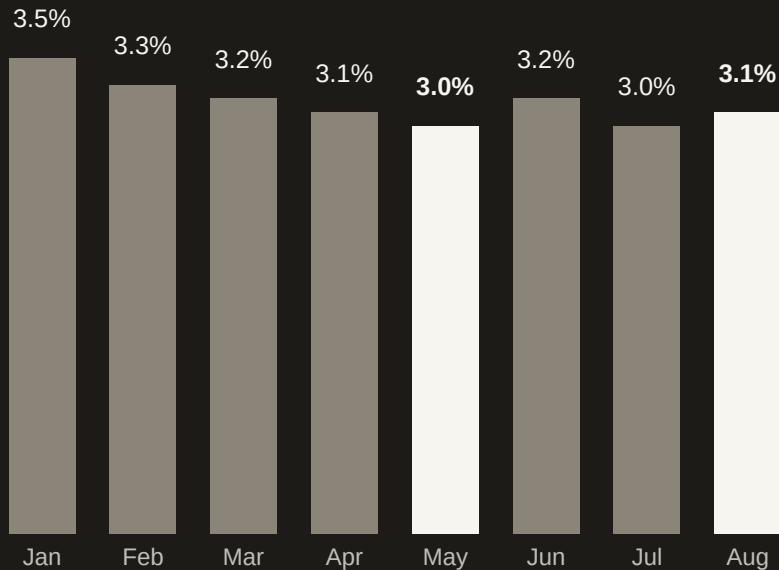
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.0%.

3.1%

in August 2026, the latest month released. A year earlier it was 3.1%.



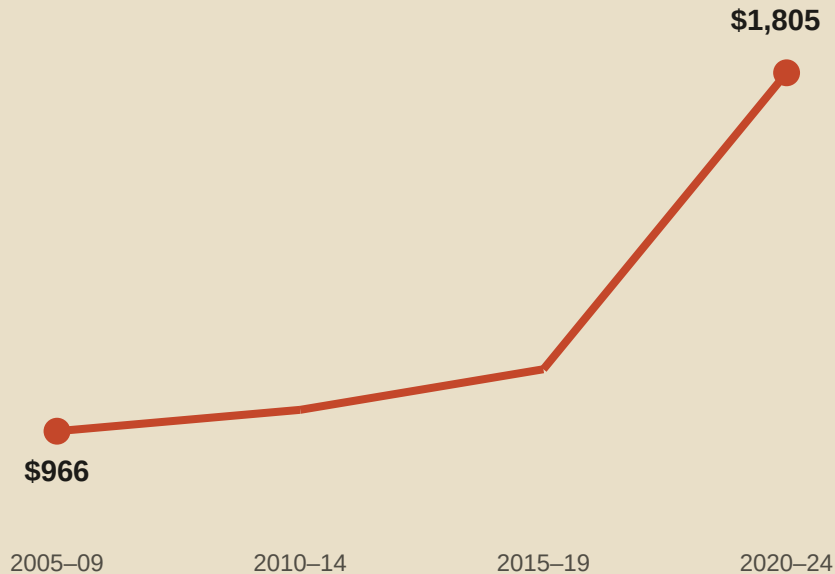


RENT

Median rent is up 87%
since the 2005–2009
survey, before inflation.

\$1,805

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,482 gap between neighbors, the sharpest rent edge between adjacent tracts in Ada County.

TRACT 105.01

\$1,000

TRACT 104.09

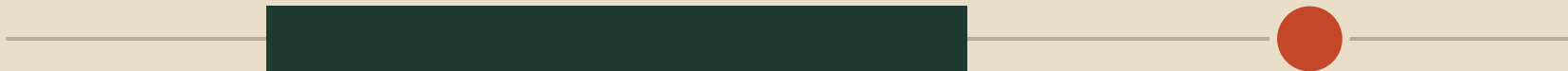
\$2,482



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,035–\$1,552



\$1,805 median

is the monthly rent range local workforce wages support.

BUILDING

30% of the housing here was built before 2000.

23,735

homes permitted in ten years,
2016–2025

32%

of those were in multifamily
buildings

30%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.2% to the 49,586 homes here.

151–619

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



HOME VALUE

A median home costs 27% more than Idaho's.

\$531,600

median home value in Meridian.

Meridian



\$531,600

Idaho



\$418,600

U.S.



\$332,700

THAT WAS MERIDIAN'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/meridian/

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