



# Montpelier, Idaho.

Current market data.

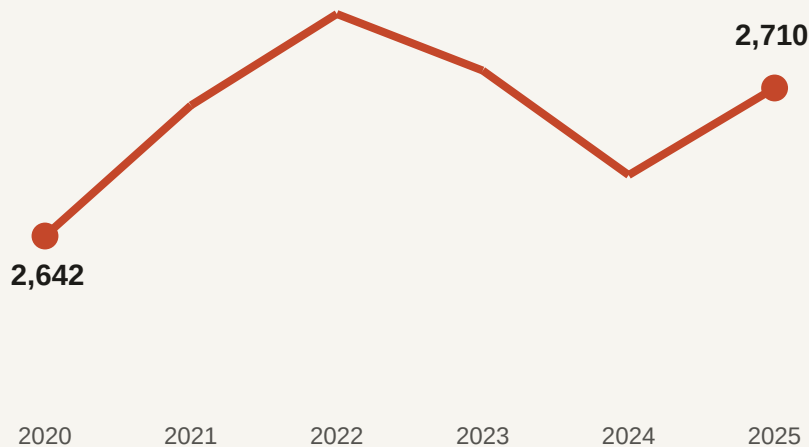
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.6% since 2020.

2,710

people, the 53rd-largest of Idaho's cities and towns.

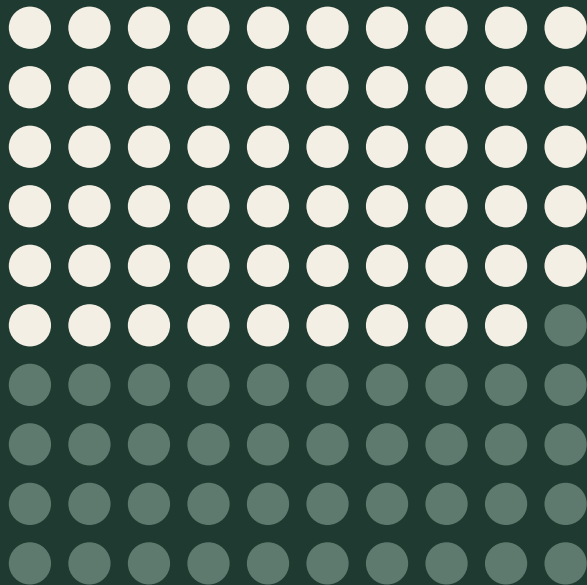


THE WORKDAY

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

58.8%

of 1,077 jobs located in Montpelier are filled by in-commuters.



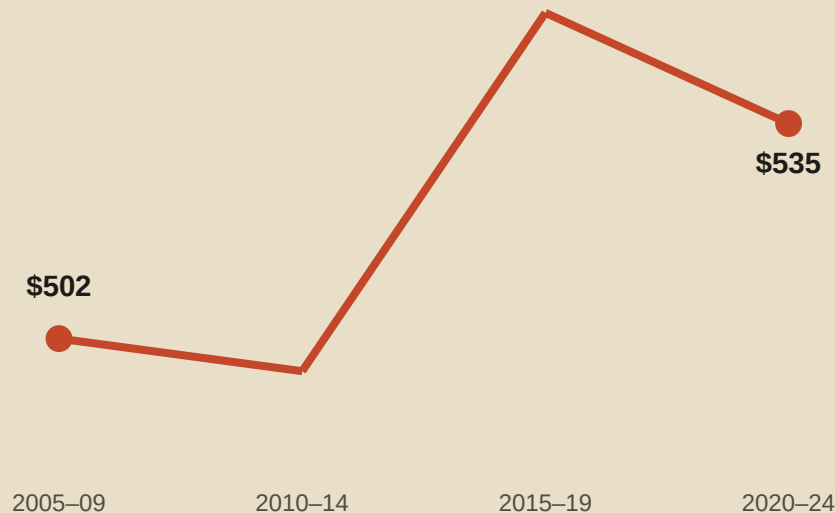
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 7%  
since the 2005–2009  
survey, before inflation.

**\$535**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$599 gap between neighbors, the sharpest rent edge between adjacent tracts in Bear Lake County.

TRACT 9501

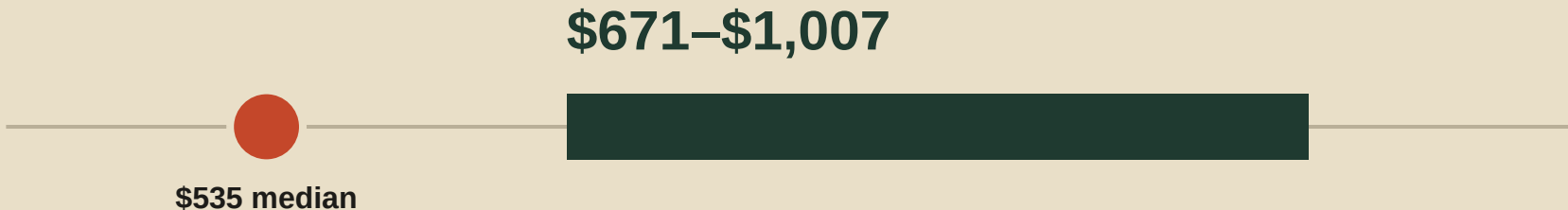
**\$532**

TRACT 9502

**\$1,131**

ROOM TO BUILD

# Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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66

homes permitted, 2022–2025

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0%

of those were in multifamily  
buildings

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87%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.1–0.9% to the 1,250 homes here.**

**1–11**

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.

**\$240,300**

median home value in Montpelier.

Montpelier



\$240,300

Idaho



\$418,600

U.S.



\$332,700

THAT WAS MONTPELIER'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/montpelier/](https://almanacdata.ai/e/id/montpelier/)

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