



Nezperce, Idaho.

Current market data.

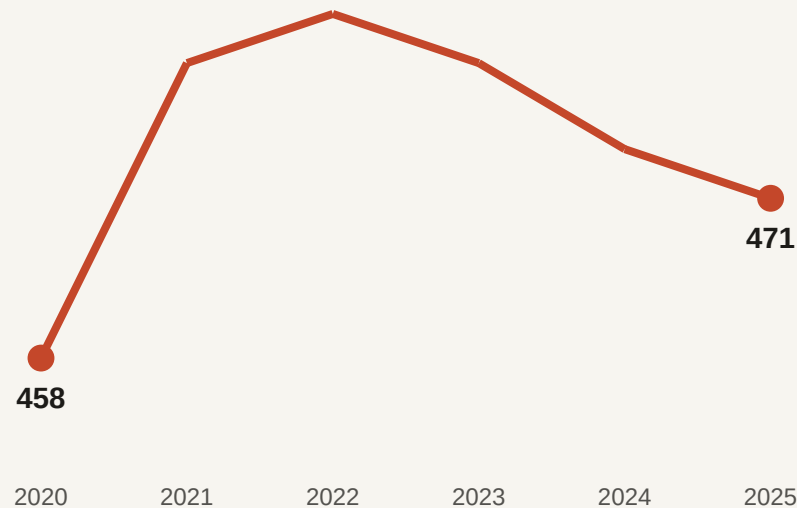
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.8% since 2020.

471

people, the 132nd-largest of Idaho's cities and towns.

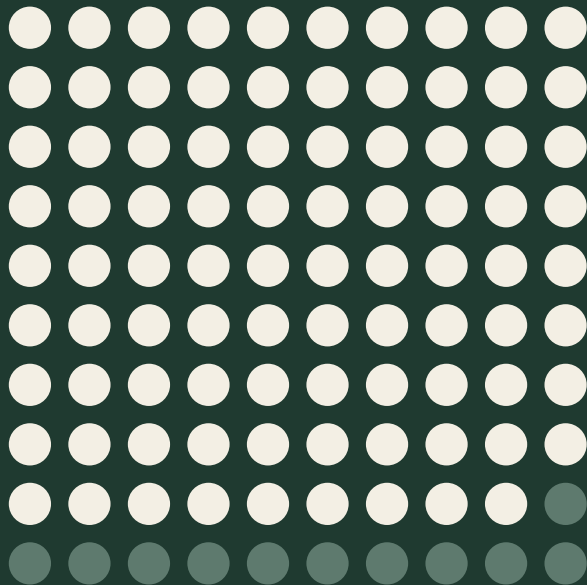


THE WORKDAY

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

88.7%

of 239 jobs located in Nezperce are filled by in-commuters.



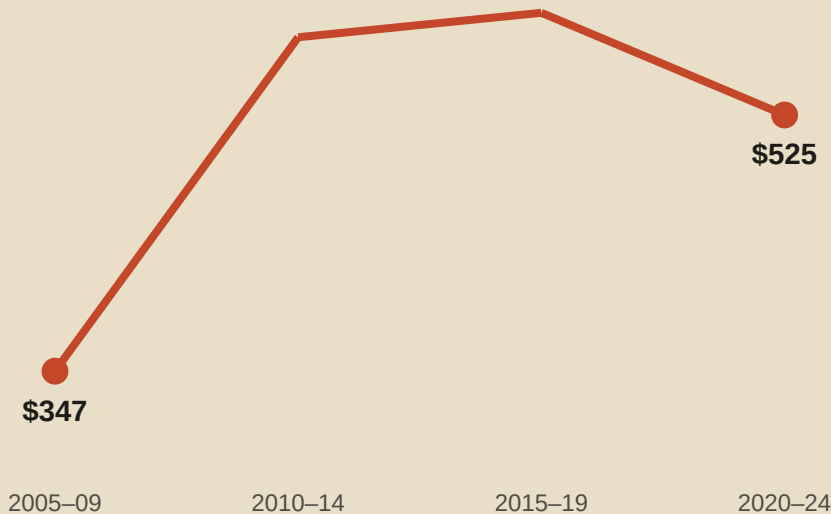
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$525

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



THE SEAM

Cross one tract line and median rent jumps \$156.

A \$156 gap between neighbors, the sharpest rent edge between adjacent tracts in Lewis County.

TRACT 9400.01

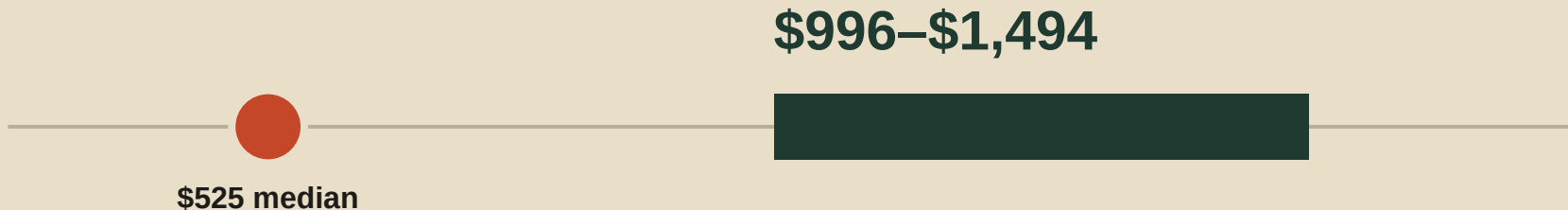
\$715

TRACT 9400.02

\$871

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.

5

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.9% to the 225 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 55% less than Idaho's.

\$189,300

median home value in Nezperce.

Nezperce



\$189,300

Idaho



\$418,600

U.S.



\$332,700

THAT WAS NEZPERCE'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/nezperce/**](https://almanacdata.ai/e/id/nezperce/)

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