



Preston, Idaho.

Current market data.

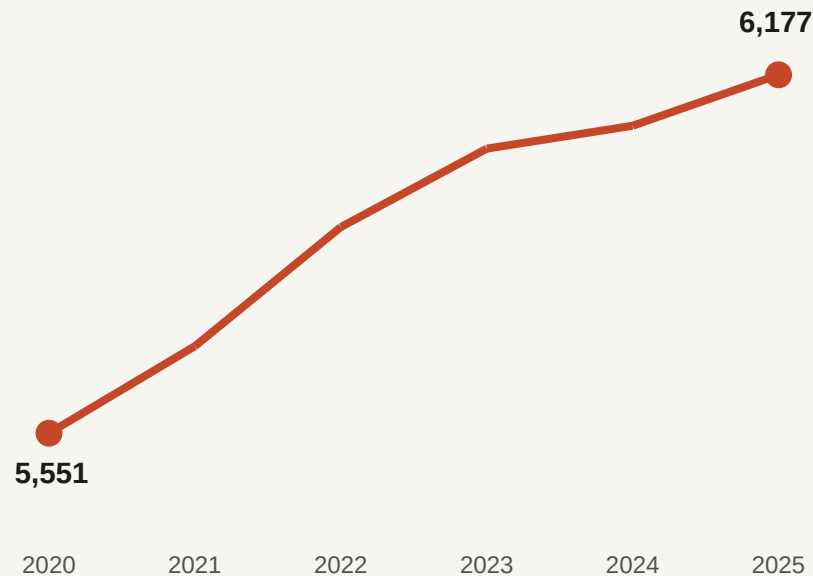
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 11.3% since
2020.**

6,177

people, the 33rd-largest of Idaho's cities and towns.

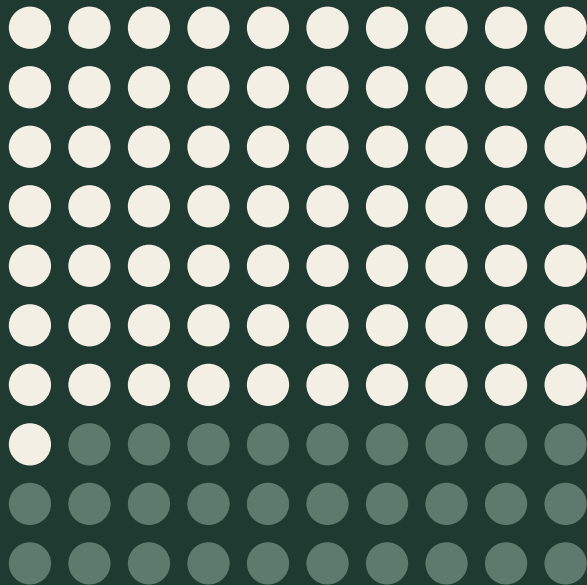


THE WORKDAY

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

71.0%

of 2,620 jobs located in Preston are filled by in-commuters.



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

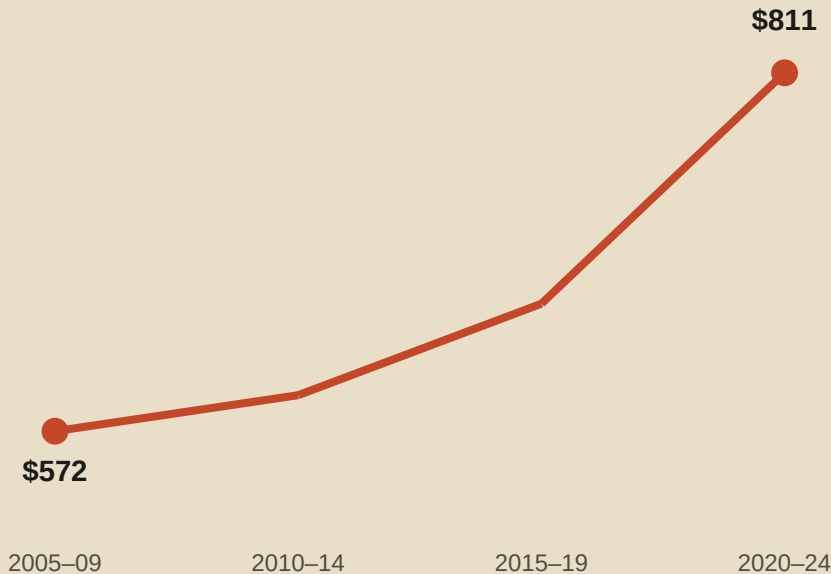


RENT

Median rent is up 42%
since the 2005–2009
survey, before inflation.

\$811

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





THE SEAM

Cross one tract line and median rent jumps \$55.

A \$55 gap between neighbors, the sharpest rent edge between adjacent tracts in Franklin County.

TRACT 9702

\$870

TRACT 9701

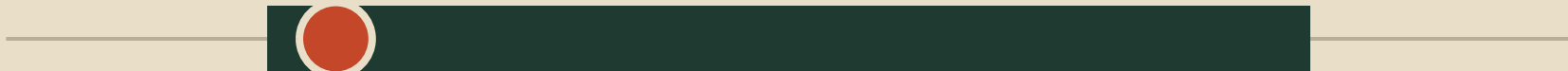
\$925



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$785–\$1,178



\$811 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

27

homes permitted, 2016–2018

0%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 2,292 homes here.

8–26

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



HOME VALUE

A median home costs 16%
less than Idaho's.

\$350,300

median home value in Preston.

Preston



\$350,300

Idaho



\$418,600

U.S.



\$332,700

THAT WAS PRESTON'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/preston/

The Almanac · your hyper-diligent research partner