



Sandpoint, Idaho.

Current market data.

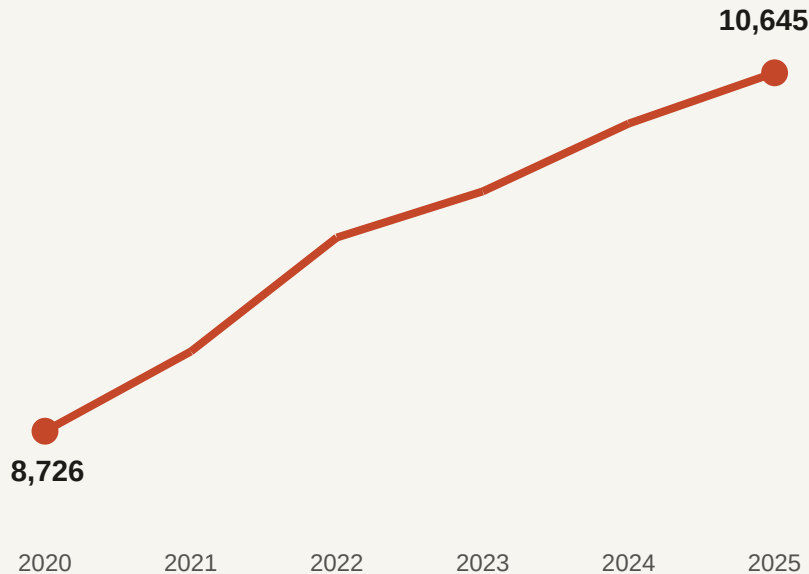
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 22.0% since 2020.

10,645

people, the 26th-largest of Idaho's cities and towns.



THE WORKDAY

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

77.4%

of 7,375 jobs located in Sandpoint are filled by in-commuters.



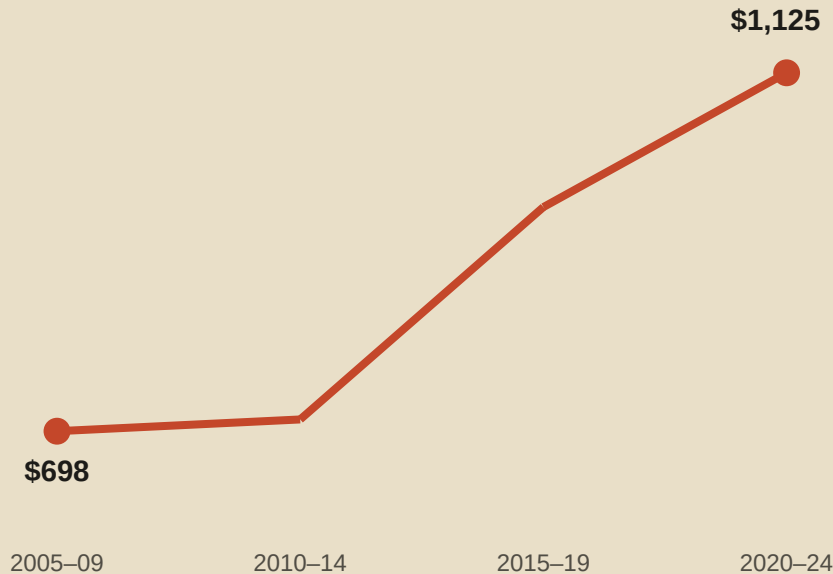
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$1,125

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,821 gap between neighbors, the sharpest rent edge between adjacent tracts in Bonner County.

TRACT 9504.02

\$819

TRACT 9504.01

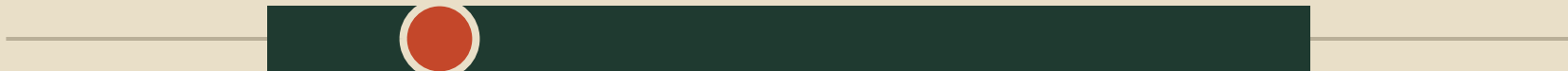
\$2,640



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,039–\$1,558



\$1,125 median

is the monthly rent range local workforce wages support.

BUILDING

66% of the housing here was built before 2000.

1,025

homes permitted in ten years,
2016–2025

48%

of those were in multifamily
buildings

66%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.7% to the 4,326 homes here.

19–74

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



HOME VALUE

A median home costs 11% more than Idaho's.

\$465,600

median home value in Sandpoint.

Sandpoint



\$465,600

Idaho



\$418,600

U.S.



\$332,700

THAT WAS SANDPOINT'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/sandpoint/

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