



Winchester, Idaho.

Current market data.

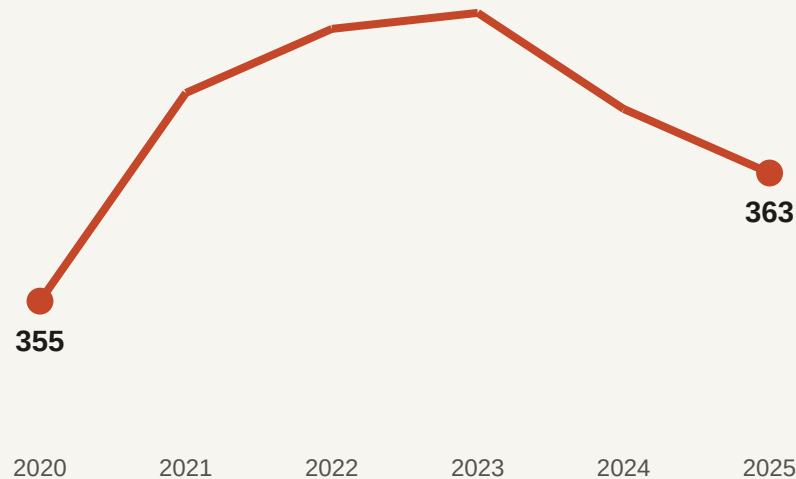
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.3% since 2020.

363

people, the 145th-largest of Idaho's cities and towns.



THE WORKDAY

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

89.8%

of 128 jobs located in Winchester are filled by in-commuters.



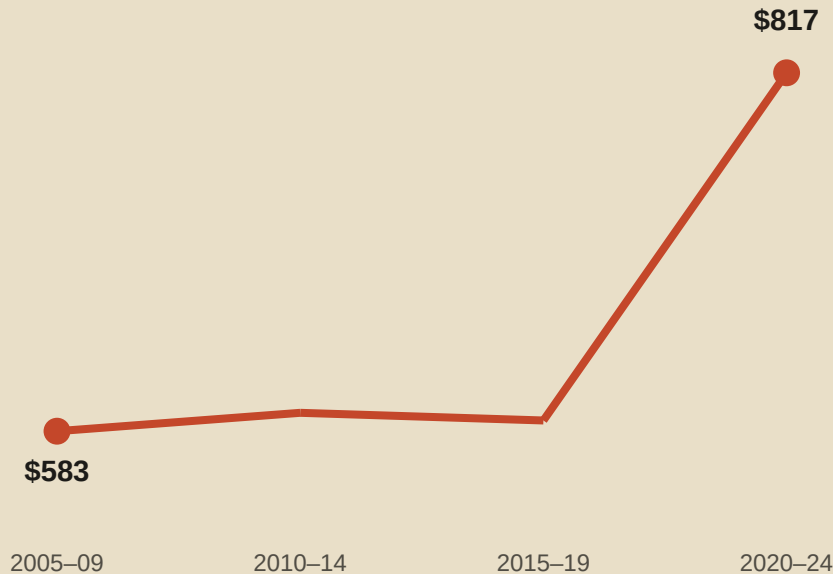
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 40%
since the 2005–2009
survey, before inflation.

\$817

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

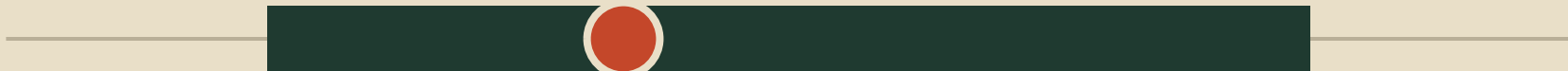
\$871



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$698–\$1,046



\$817 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

4

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 0–0.7% to the 151 homes here.

0–1

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



HOME VALUE

A median home costs 46% less than Idaho's.

\$225,000

median home value in Winchester.

Winchester



\$225,000

Idaho



\$418,600

U.S.



\$332,700

THAT WAS WINCHESTER'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/winchester/

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