

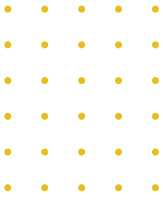


IDAHO COUNTY DATA SHEETS 2024

2024 HOUSING NEEDS ASSESSMENT

Prepared For:

**Idaho Housing and Finance Association
and the Idaho Department of Commerce**



2024

Idaho County-Level Housing and Demographic Data Sheets

The following profiles provide a snapshot of the housing market in the State of Idaho and its 44 individual counties. When taken as a whole, each profile examines the health of the housing market by profiling the demographics, housing inventory, and housing affordability in each geographic area.

Methodology

The following data points are included in each County data sheet. Data used were the most current available for each data point at the time of completion of the report. Sources and methodology are explained below.

Population and Households: Population and household data were obtained from the Census Bureau ACS 5-Year estimates for 2010 and 2023. The ACS data tables referenced are DP02 (population), DP03 (Unemployment), and DP04 (Household).

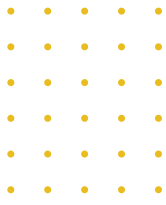
Homeless Point in Time County by Region: Idaho's 20th annual Point-in-Time (PIT) count was conducted the night of January. The PIT counts for regions -6 were conducted by Balance of State Continuum of Care (CoC) and coordinated by Idaho Housing and Finance Association (IHFA). The PIT count for region was conducted and coordinated by Boise City Ada County COC. A summary of the overall PIT count can be accessed [here](#).

Employment Data: Employment data presented is from the Idaho Department of Labor's Quarterly Census of Employment and Wages dated December 2024. See Department of Labor site [here](#).

Housing Cost Burden: Housing Cost Burden data by income and tenure were determined using the HUD Area Median Family Income (HAMFI) and the Comprehensive Housing Affordability Strategy (CHAS) datasets. The CHAS data are derived from HUD published data from 2017-2021 ACS data. The CHAS data provides information on the conditions and characteristics of housing units and households across the United States. The CHAS data combine ACS microdata with HUD adjusted median family incomes (HAMFI) to create estimates of the number of households that would qualify for HUD assistance. The CHAS data also incorporate household characteristics (such as race/ethnicity, age, family size, disability status) and housing unit characteristics (such as number of bedrooms and rent/owner costs). These characteristics are combined into a series of cross-tabulations (also referred to as tables), each of which has a particular focus.

For this analysis, Table 7 was used, which provides Tenure by Household Income/Household Type and Housing Cost Burden. A household is cost burdened if it is spending 30% or more of its monthly income on a mortgage or rent, plus utilities. The CHAS dataset defines a small family household as being only two persons, while a large family household has more than two members. An elderly household is a household that contains one person who is age 62 or older, or a family of two persons where each is at least 62 years old.





2024

Idaho County-Level Housing and Demographic Data Sheets

Housing Supply Data: Housing Supply Data was derived from the 2023 ACS 5-year estimates from S2504 table that lists the Physical Housing Characteristics for Occupied Housing Units.

Assisted Housing Inventory: The assisted housing inventory and expiring contract data were retrieved from the Department of Housing and Urban Development' [Multifamily Assistance & Section 8 Database](#) and the [Low Income Housing Tax Credit Database](#) current as of December 2024.

Percent of Units Affordable to Renters and Owners: Housing units that are affordable and available – meaning they are affordable to a particular income group and they are occupied by a household with an income that falls within that group – are presented. The number of affordable and available units within a particular income group is compared with the number of households in that income group, which reveals the gap between households and housing units that are both affordable and available. The data was derived from 2023 ACS 5-Year estimates table S2503. The table provides monthly housing costs as a percentage of household income. The units are affordable when the housing cost is less than 30% of household income.

Housing Gap of Affordable and Available Units: The Affordability Gap is determined by taking the number of housing units occupied by households in a particular income group (i.e. 30% or less of AMI) and dividing by the total number of households in this group. The resulting number is multiplied by 100 to find the “gap” per 100 households in a particular income group. The final result shows how many households in an income group are occupying housing that does not cost beyond 30% of that household’s income. The actual gap is 100 minus this end result, which is portrayed by red arrows on the graph. The source of the computations is based on the same CHAS data as used for determining the Cost Burden.

Housing and Transportation Costs: Data on Housing and Transportation was collected from [Housing and Transportation Affordability Index](#) developed by the Center for Neighborhood Technology (CNT). Data for this project was collected in February 2025 based on CNT’s analysis using 2022 ACS data, 2021 Longitudinal Employer-Household Dynamics data, and updated AllTransit™ data (using 2024 transit schedules). Transportation costs are considered affordable if they are 15% or less of household income.

Median Housing Cost and Income Trends: The data on Median Housing Cost and Income Trends is derived from the 2018 - 2023 ACS 5-Year estimates from tables S2506 (Income), B25064 (Rent) and B25077 (Home Values). The charts display yearly percent changes in income, home values and rent.

Median Housing Cost and Income Trends: The data on Median Housing Cost and Income Trends is derived from the 2018 - 2023 ACS 5-Year estimates from tables S2506 (Income), B25064 (Rent) and B25077 (Home Values). The charts display yearly percent changes in income, home values and rent.

State of Idaho

Population

2010 1,526,797
2023 1,893,296
% with disabilities 13.8%

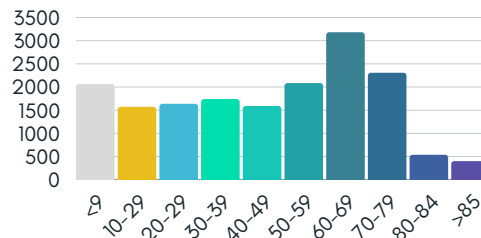
17.8%

Households

2010 570,283
2023 693,821
% households 65+ 31.1%

17.8%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 4,214
SHElTERED 9,558

Unemployment Rate

2.3%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 191,681

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	7,937	8,590	7,380
Large Family Household	1,359	1,728	1,619
Elderly Household	6,105	5,309	3,532

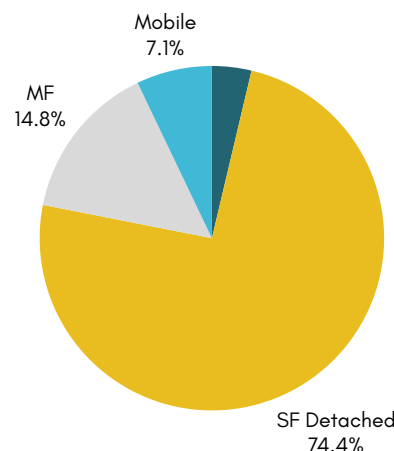
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 502,140

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	3,964	4,961	8,558
Large Family Household	1,476	1,979	3,777
Elderly Household	10,404	9,152	8,679

Housing Supply by Type

Total Households: 693,821



Assisted Housing Inventory

HUD Assisted Households (2024) 4,214

LIHTC Households (Placed in Service 1995 or later) 9,558

% of TOTAL RENTER HOUSEHOLDS 2%

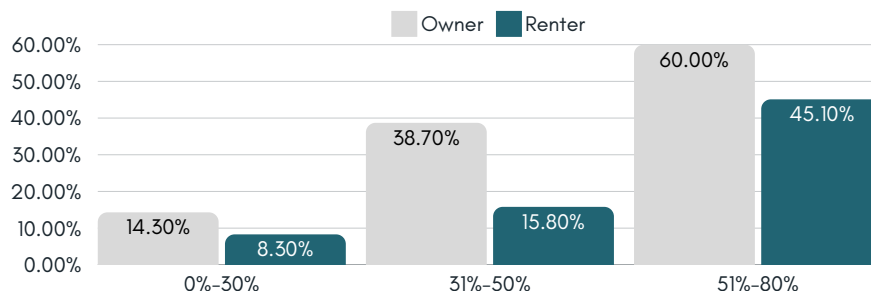
% Units Affordable to Renters

53.9%

% Units Affordable to Owners

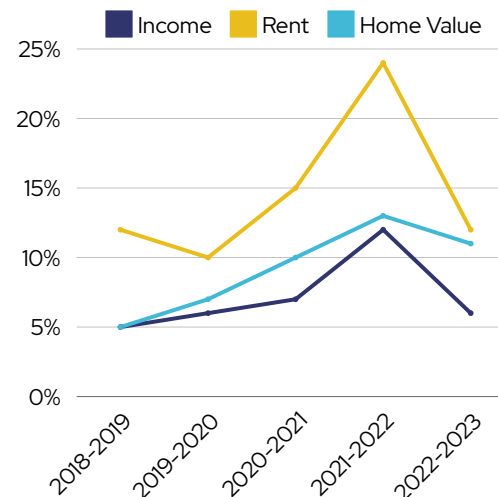
79.6%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+41%
2018 - \$53K
2023 - \$74.6K

RENT

+39%
2018 - \$825
2023 - \$1,150

HOME VALUE

+96%
2018 - \$192.3K
2023 - \$376K

Housing and Transportation Costs as Percent of Income

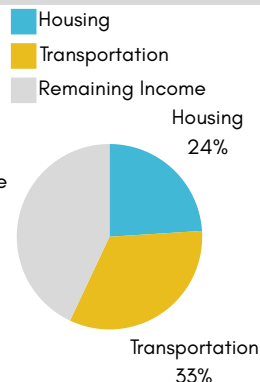
57%

Average Housing + Transportation Costs

70%

Average Housing + Transportation Costs for Moderate Income HH

Remaining Income 43%



Median Home Value

\$376,000

Median Rent

\$1,150

Median Household Income

\$98,547

Average Annual Household Transportation Cost: \$21,060

Population

2010 380,718
2023 508,052
% with disabilities 11.2%

Rank in State: 1

25.1%

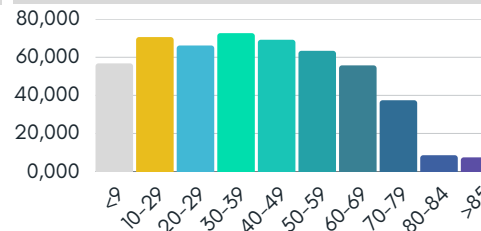
Households

2010 145,584
2023 196,700
% households 65+ 28.2%

Rank in State: 1

26%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 117
SHElTERED 672

Unemployment Rate

3.4%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 56,346

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	1,605	1,585	2,570
Large Family Household	320	295	540
Elderly Household	1,374	1,315	1,355

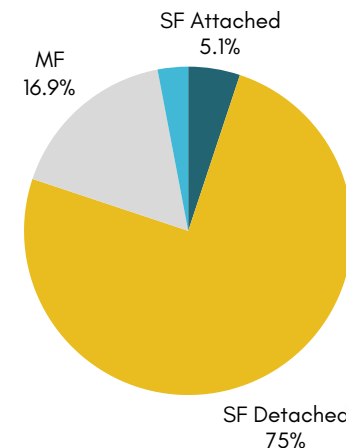
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 140,354

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	1,210	1,070	2,460
Large Family Household	340	450	975
Elderly Household	2,490	2,550	2,275

Housing Supply by Type

Total Households: 196,700



Assisted Housing Inventory

HUD Assisted Households (2024)

931

LIHTC Households (Placed in Service 1995 or later)

1,630

% of TOTAL RENTER HOUSEHOLDS

5%

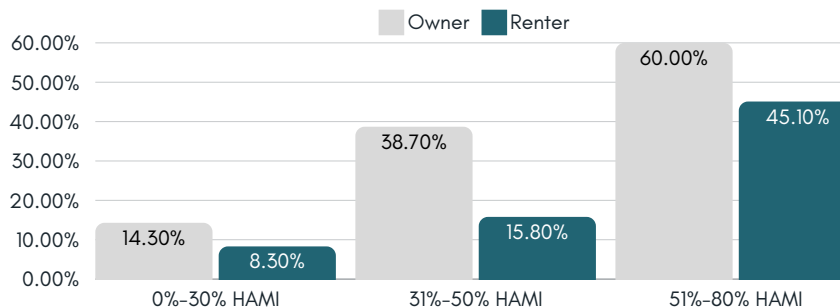
% Units Affordable to Renters

52.6%

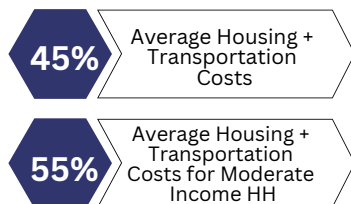
% Units Affordable to Owners

80.7%

Housing Gap of Affordable and Available Units per 100 Households

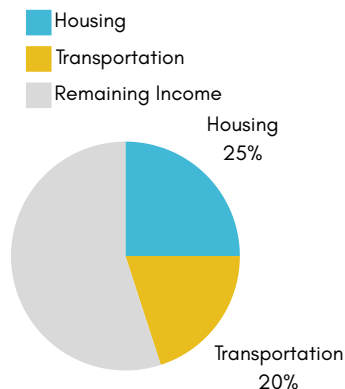


Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$15,618

Remaining Income 55%



Median Home Value

\$476,000

Median Rent

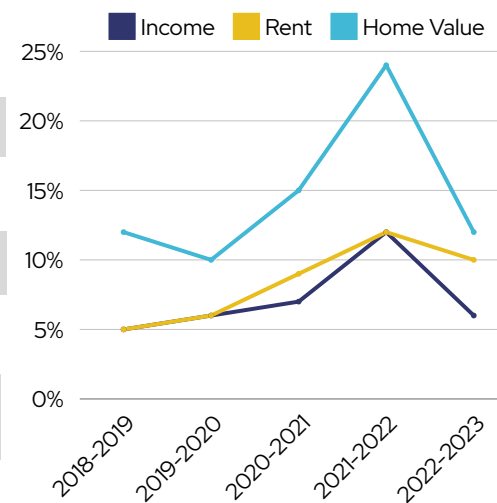
\$1,465

Median Household Income

\$115,811

Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+41%
2018 - \$63.1K
2023 - \$88.9K

RENT

+54%
2018 - \$950
2023 - \$1,465

HOME VALUE

+96%
2018 - \$242.3K
2023 - \$476K

Adams County

REGION 3

Population

2010 3,942
2023 4,599
% with disabilities 15.6%

14.3%

Rank in State: 39

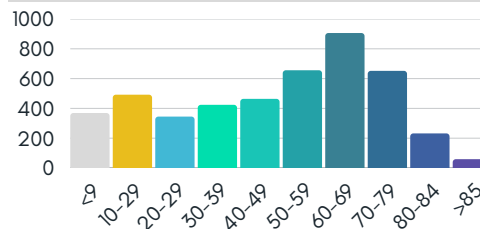
Households

2010 1,700
2023 1,752
% households 65+ 51.1%

3%

Rank in State: 40

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 937
SHElTERED 136

Unemployment Rate

6%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 56,346

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	20	4	0
Large Family Household	0	4	0
Elderly Household	8	25	4

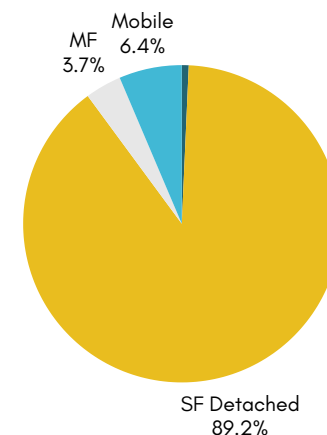
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 140,354

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	30	0	10
Large Family Household	4	0	0
Elderly Household	30	43	4

Housing Supply by Type

Total Households: 1,752



Assisted Housing Inventory

HUD Assisted Households (2024)

NA

LIHTC Households (Placed in Service 1995 or later)

NA

% of TOTAL RENTER HOUSEHOLDS

NA

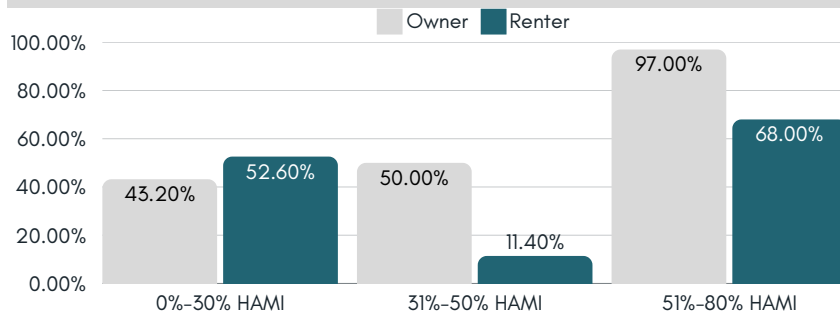
% Units Affordable to Renters

56.5%

% Units Affordable to Owners

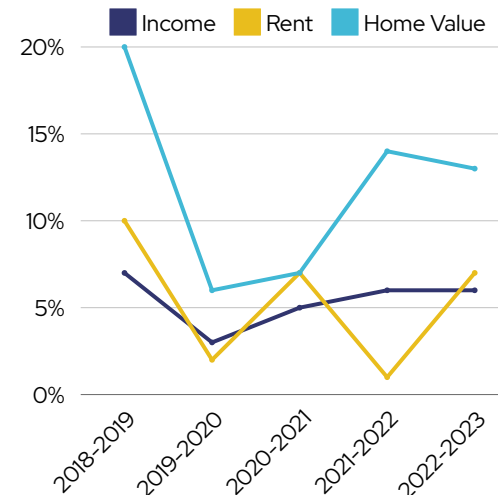
77.8%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+31%

2018 - \$45.3K
2023 - \$59.3K

RENT

+33%

2018 - \$619
2023 - \$823

HOME VALUE

+89%

2018 - \$173.1K
2023 - \$327.3K

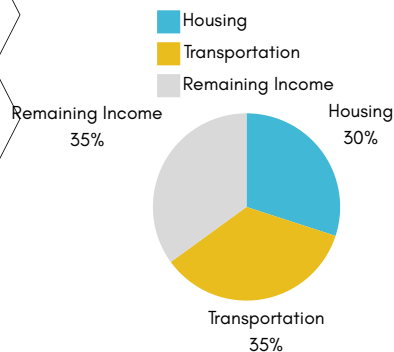
Housing and Transportation Costs as Percent of Income

65%

Average Housing + Transportation Costs

79%

Average Housing + Transportation Costs for Moderate Income HH



Average Annual Household Transportation Cost: \$19,550

Median Home Value

\$327,200

Median Rent

\$823

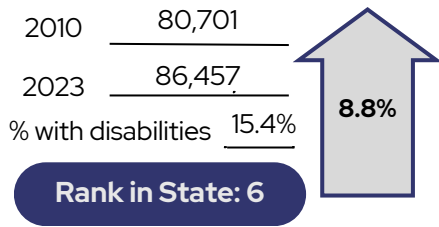
Median Household Income

\$78,833

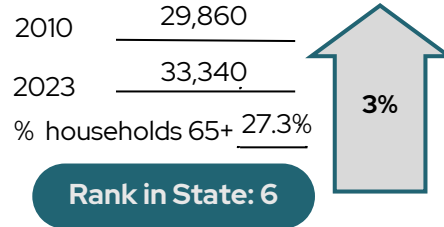
Bannock County

REGION 5

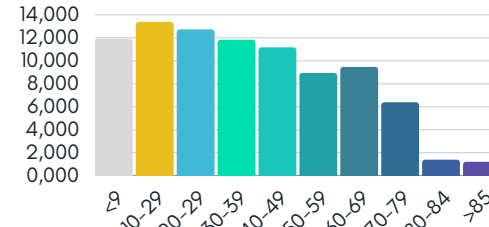
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHELTERED
84

SHELTERED
43

Unemployment Rate

3.8%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 10,458

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	520	560	205
Large Family Household	55	24	65
Elderly Household	344	375	60

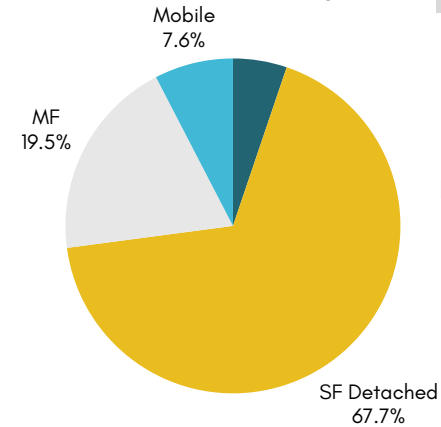
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 22,882

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	85	210	190
Large Family Household	145	60	164
Elderly Household	490	310	180

Housing Supply by Type

Total Households: 33,340



Assisted Housing Inventory

HUD Assisted Households (2024)
228

LIHTC Households (Placed in Service 1995 or later)
197

% of TOTAL RENTER HOUSEHOLDS
4%

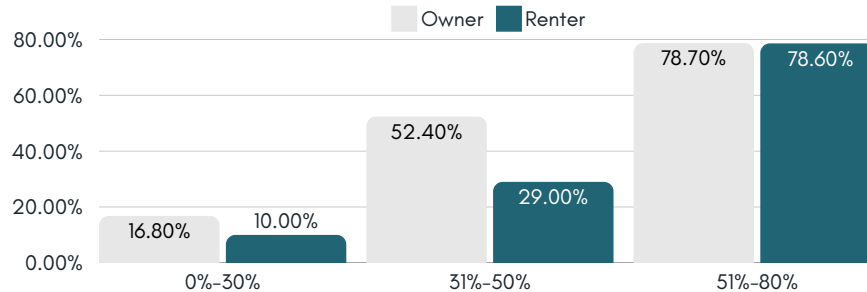
% Units Affordable to Renters

53.6%

% Units Affordable to Owners

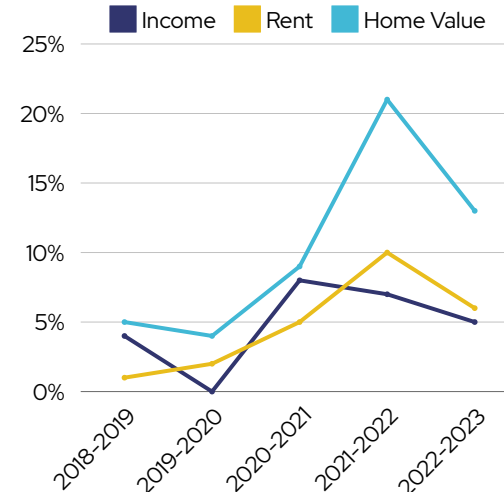
84.3%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+29%
2018 - \$49.7K
2023 - \$64.1K

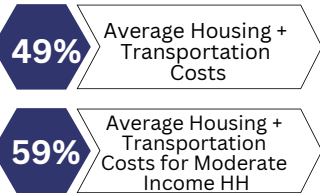
RENT

+29%
2018 - \$682
2023 - \$879

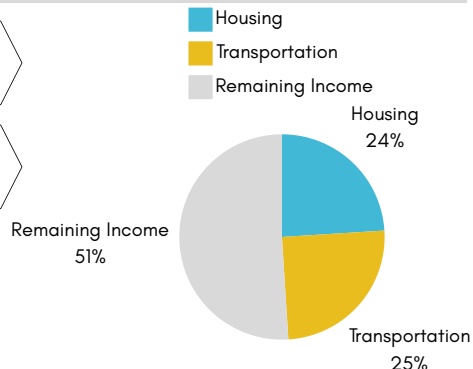
HOME VALUE

+75%
2018 - \$152.5K
2023 - \$267.2K

Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$15,404



Median Home Value

\$267,200

Median Rent

\$879

Median Household Income

\$93,848

Bear Lake County

REGION 5

Population

2010 6,026
2023 6,552
% with disabilities 15%

8%

Rank in State: 36

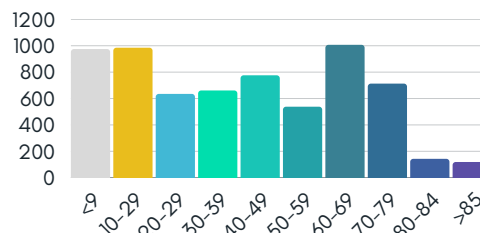
Households

2010 2,538
2023 2,308
% households 65+ 39.1%

-10%

Rank in State: 36

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 84
SHElTERED 43

Unemployment Rate

3.5%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 346

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	30	4	4
Large Family Household	15	15	0
Elderly Household	19	29	4

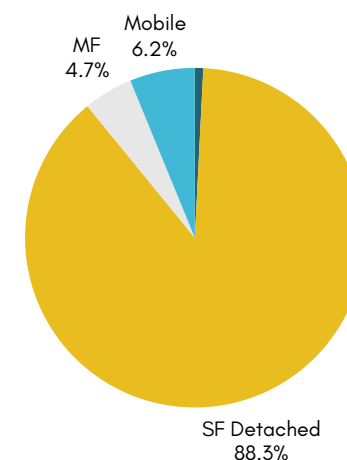
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 1,962

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	8	15	99
Large Family Household	0	30	10
Elderly Household	29	30	8

Housing Supply by Type

Total Households: 2,308



Assisted Housing Inventory

HUD Assisted Households (2024)

53

LIHTC Households (Placed in Service 1995 or later)

35

% of TOTAL RENTER HOUSEHOLDS

25%

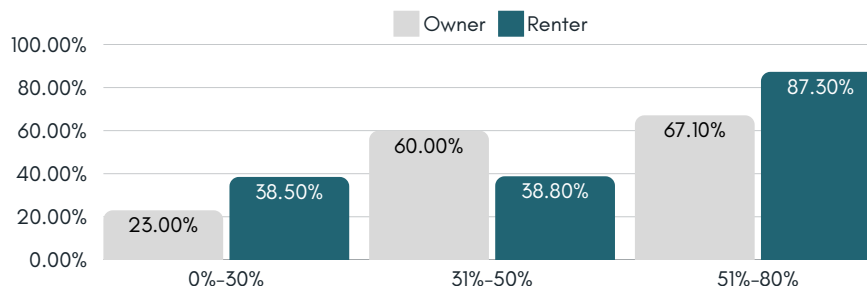
% Units Affordable to Renters

44.9%

% Units Affordable to Owners

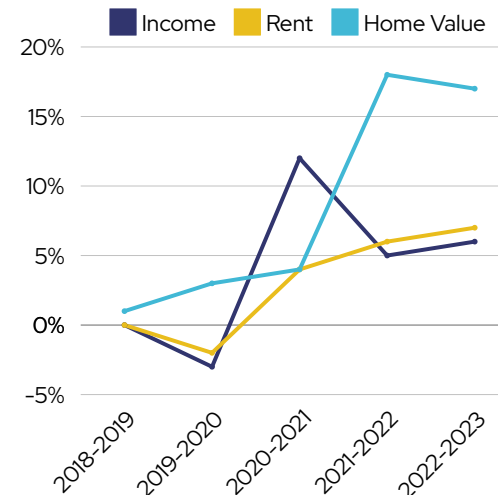
82.8

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+24%
2018 - \$54.3K
2023 - \$67.3K

RENT

+16%
2018 - \$590
2023 - \$687

HOME VALUE

+59%
2018 - \$147.6K
2023 - \$234.2K

Housing and Transportation Costs as Percent of Income

52%

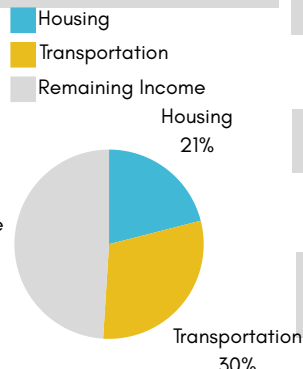
Average Housing + Transportation Costs

63%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household

Transportation Cost: \$19,150



Median Home Value

\$234,200

Median Rent

\$687

Median Household Income

\$86,818

Benewah County

REGION 1

Population

2010 9,302
2023 9,913
% with disabilities 21.2%

Rank in State: 30

6.2%

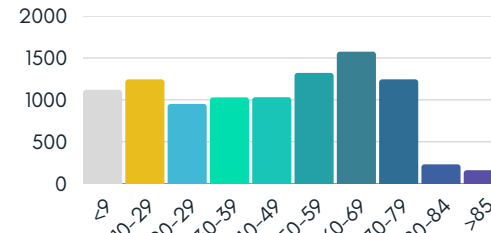
Households

2010 3,840
2023 3,978
% households 65+ 42.4%

Rank in State: 29

3.5%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 40
SHElTERED 53

Unemployment Rate

6.2%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 966

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	25	50	10
Large Family Household	29	4	0
Elderly Household	30	19	24

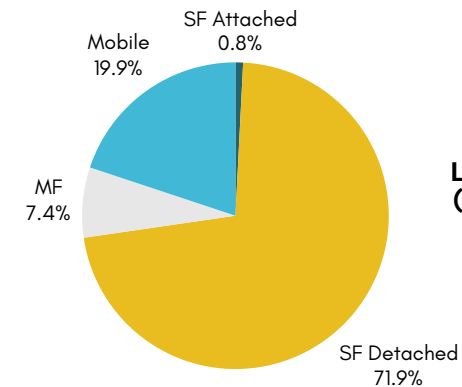
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 3,012

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	4	24	35
Large Family Household	4	4	14
Elderly Household	38	33	14

Housing Supply by Type

Total Households: 3,978



Assisted Housing Inventory

HUD Assisted Households (2024)

34

LIHTC Households (Placed in Service 1995 or later)

34

% of TOTAL RENTER HOUSEHOLDS 7%

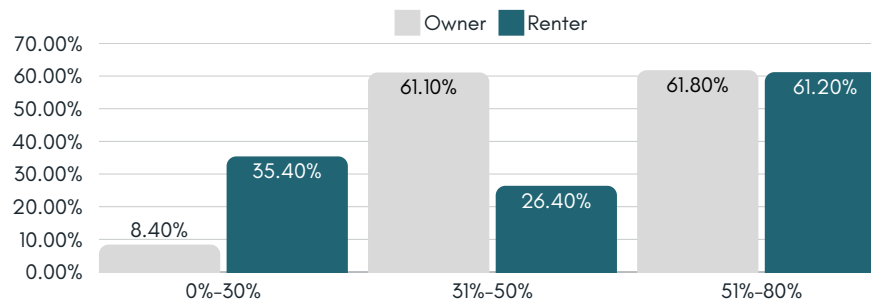
% Units Affordable to Renters

53.7%

% Units Affordable to Owners

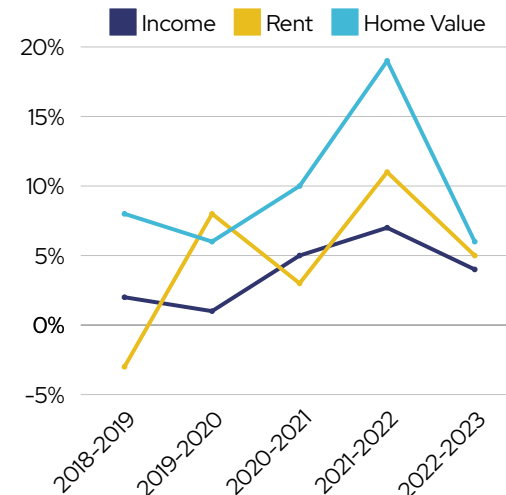
72.9%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+22%
2018 - \$46.5K
2023 - \$56.5K

RENT

+29%
2018 - \$663
2023 - \$853

HOME VALUE

+66%
2018 - \$154K
2023 - \$255.8K

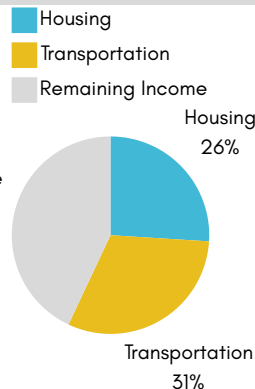
Housing and Transportation Costs as Percent of Income

57% Average Housing + Transportation Costs

70% Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$16,687

Remaining Income 43%



Median Home Value

\$255,800

Median Rent

\$853

Median Household Income

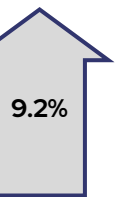
\$77,715

Bingham County

REGION 5

Population

2010 44,496
2023 48,993
% with disabilities 16.1%

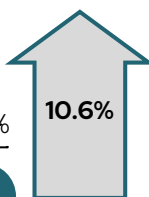


9.2%

Rank in State: 9

Households

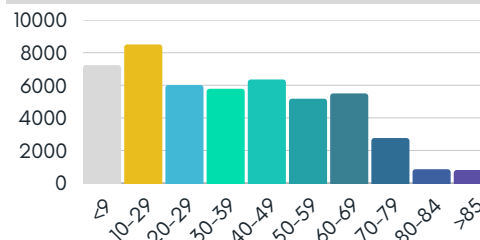
2010 14,319
2023 16,009
% households 65+ 31.5%



10.6%

Rank in State: 10

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 84
SHELTERED 43

Unemployment Rate

3.8%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 3,100

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	170	205	85
Large Family Household	35	75	20
Elderly Household	160	55	25

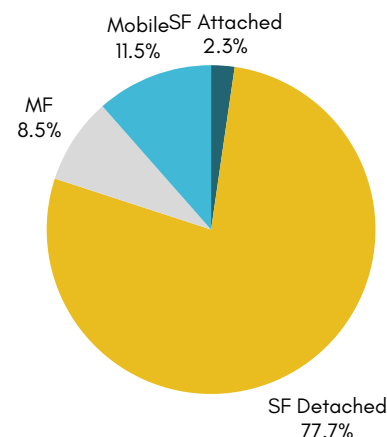
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 12,909

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	15	125	200
Large Family Household	19	35	80
Elderly Household	155	245	255

Housing Supply by Type

Total Households: 16,009



Assisted Housing Inventory

HUD Assisted Households (2024)

100

LIHTC Households (Placed in Service 1995 or later)

151

% of TOTAL RENTER HOUSEHOLDS

8%

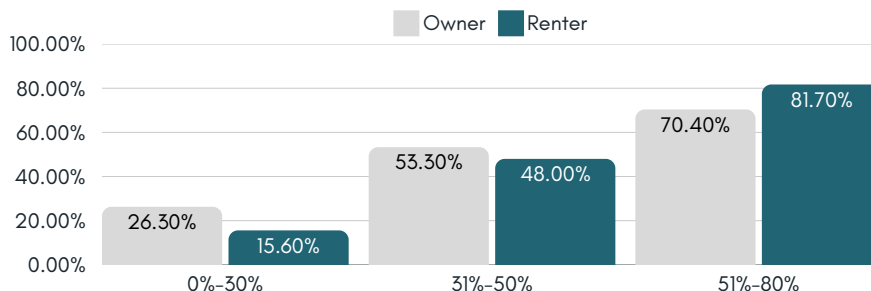
% Units Affordable to Renters

62.5%

% Units Affordable to Owners

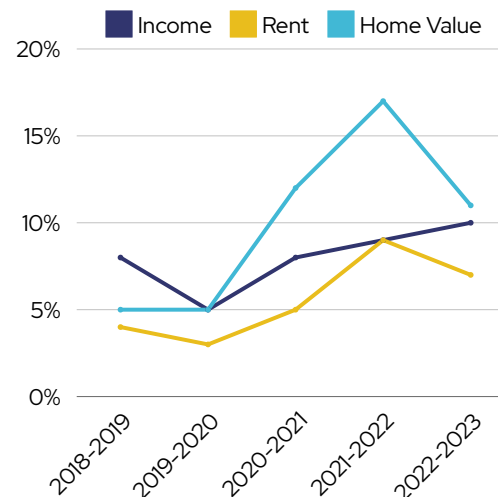
84.5%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+50%
2018 - \$51.3K
2023 - \$76.8K

RENT

+33%
2018 - \$634
2023 - \$845

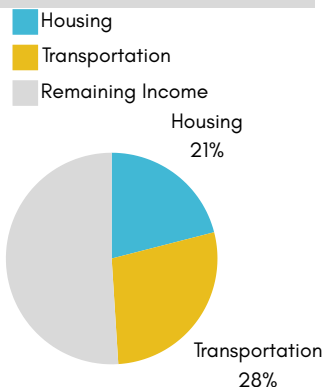
HOME VALUE

+69%
2018 - \$152.6K
2023 - \$258K

Housing and Transportation Costs as Percent of Income

49% Average Housing + Transportation Costs
60% Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$19,308



Median Home Value

\$258,000

Median Rent

\$845

Median Household Income

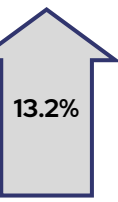
\$98,082

Blaine County

REGION 4

Population

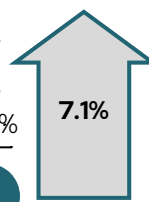
2010 21,329
2023 24,579
% with disabilities 11.7%



Rank in State: 17

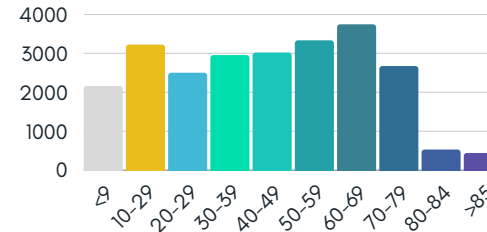
Households

2010 9,125
2023 9,822
% households 65+ 37.9%



Rank in State: 14

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 36
SHelterED 354

Unemployment Rate

3.2%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 7,414

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	4	140	15
Large Family Household	15	4	95
Elderly Household	170	19	0

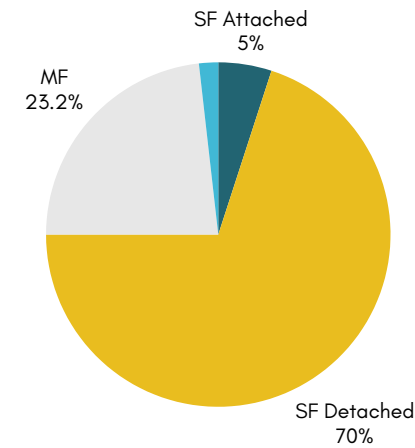
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 2,408

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	25	35	119
Large Family Household	0	0	4
Elderly Household	105	230	260

Housing Supply by Type

Total Households: 9,822



Assisted Housing Inventory

HUD Assisted Households (2024)

40

LIHTC Households (Placed in Service 1995 or later)

243

% of TOTAL RENTER HOUSEHOLDS

12%

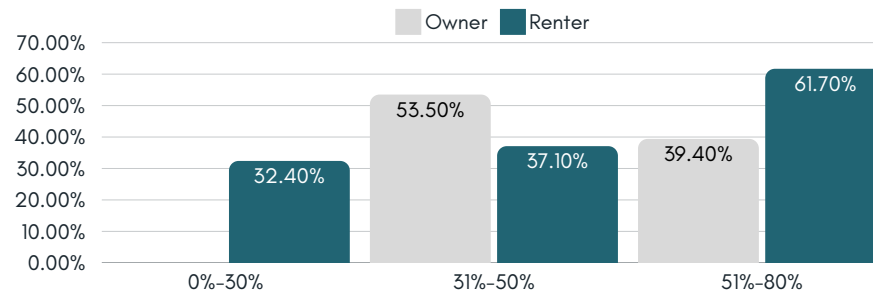
% Units Affordable to Renters

63.9%

% Units Affordable to Owners

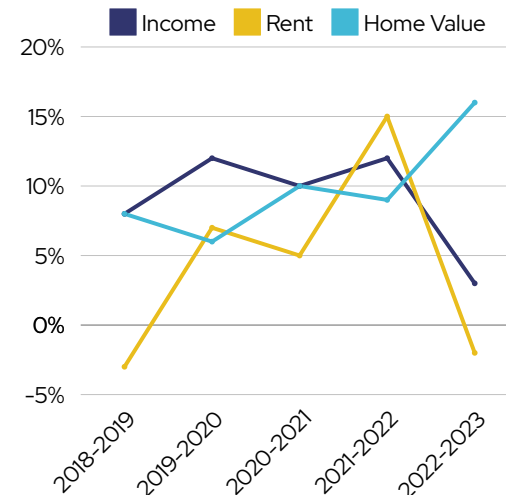
72.9%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+63%

2018 - \$52K

2023 - \$84.5K

RENT

+27%

2018 - \$959

2023 - \$1,217

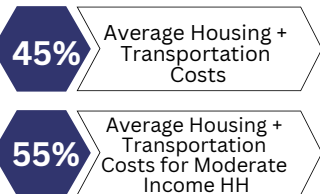
HOME VALUE

+68%

2018 - \$395.8K

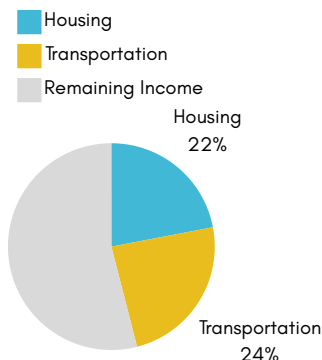
2023 - \$663.8K

Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$19,292

Remaining Income 54%



Median Home Value

\$633,800

Median Rent

\$1,217

Median Household Income

\$108,691

Boise County

REGION 3

Population

2010 7,122
2023 8,045
% with disabilities 15.1%

Rank in State: 33

11.4%

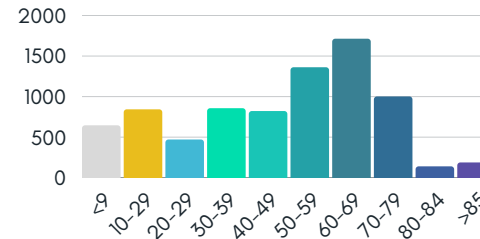
Households

2010 3,024
2023 3,524
% households 65+ 37.9%

Rank in State: 32

14.2%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 937
SHElTERED 136

Unemployment Rate

4.4%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 423

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	15	4	0
Large Family Household	0	0	0
Elderly Household	8	18	0

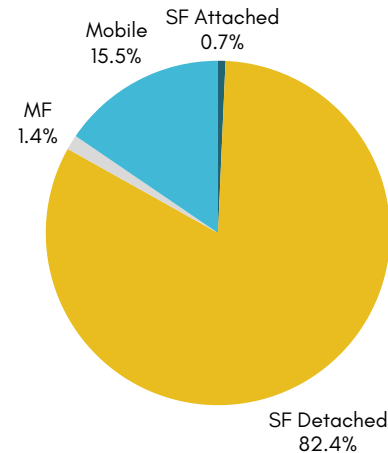
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 3,101

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	20	15	20
Large Family Household	25	0	0
Elderly Household	99	33	62

Housing Supply by Type

Total Households: 3,524



Assisted Housing Inventory

HUD Assisted Households (2024)

14

LIHTC Households (Placed in Service 1995 or later)

14

% of TOTAL RENTER HOUSEHOLDS

7%

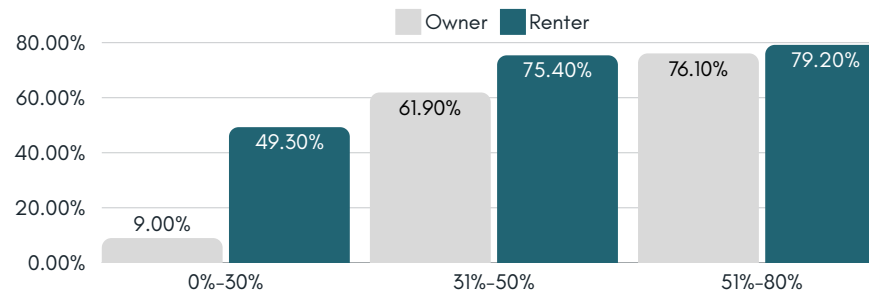
% Units Affordable to Renters

75.2%

% Units Affordable to Owners

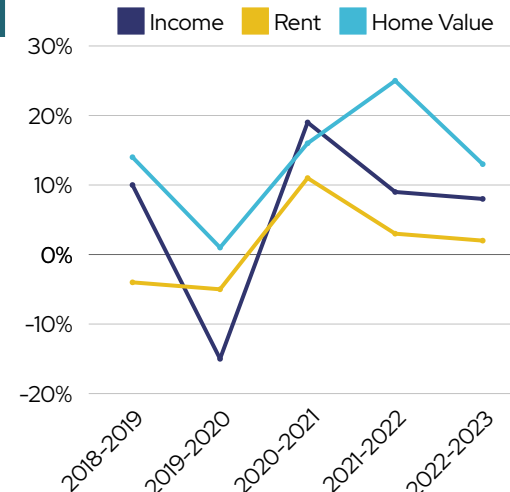
79.8%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+43%

2018 - \$54K

2023 - \$77.3K

RENT

+9%

2018 - \$784

2023 - \$854

HOME VALUE

+113%

2018 - \$199K

2023 - \$424K

Housing and Transportation Costs as Percent of Income

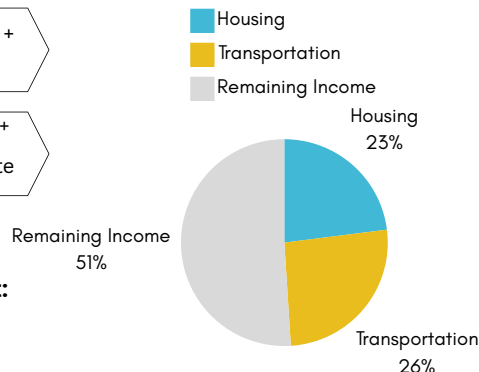
48%

Average Housing + Transportation Costs

60%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$19,970



Median Home Value

\$424,100

Median Rent

\$854

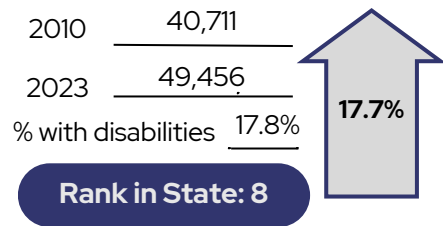
Median Household Income

\$89,367

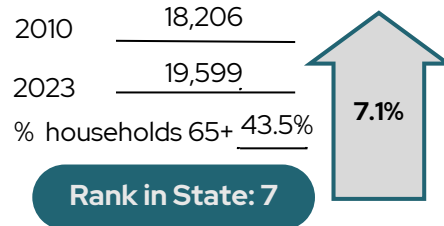
Bonner County

REGION 1

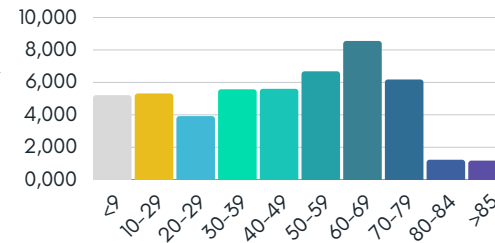
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 40

ShelterED 53

Unemployment Rate

5.3%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 4,381

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	110	195	174
Large Family Household	25	19	4
Elderly Household	100	105	69

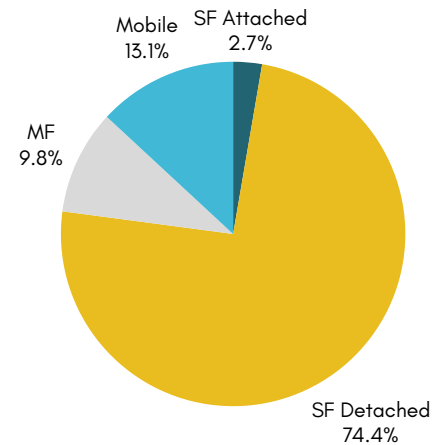
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 15,218

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	190	115	190
Large Family Household	30	90	25
Elderly Household	425	585	260

Housing Supply by Type

Total Households: 19,599



Assisted Housing Inventory

HUD Assisted Households (2024)

70

LIHTC Households (Placed in Service 1995 or later)

299

% of TOTAL RENTER HOUSEHOLDS

8%

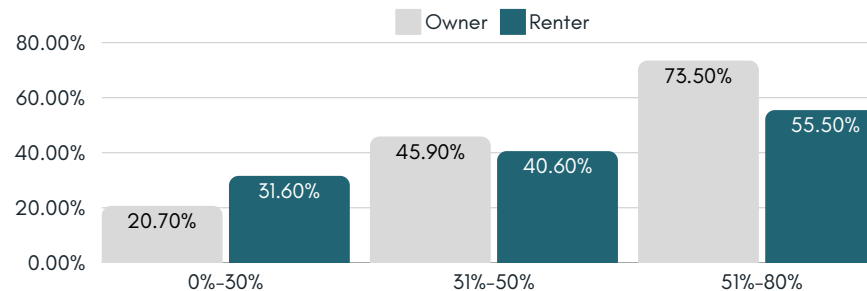
% Units Affordable to Renters

56.5%

% Units Affordable to Owners

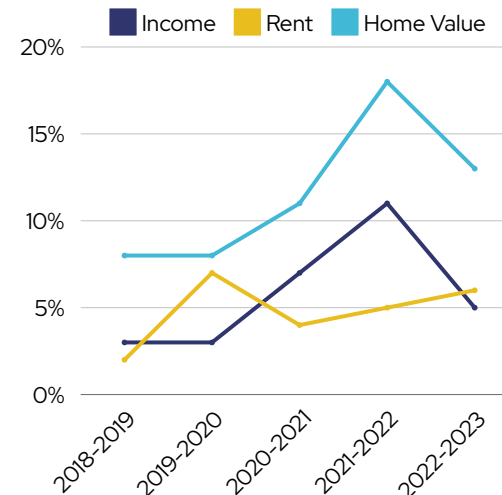
72.8%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+34%

2018 - \$48.7K

2023 - \$65.2K

RENT

+26%

2018 - \$839

2023 - \$1,059

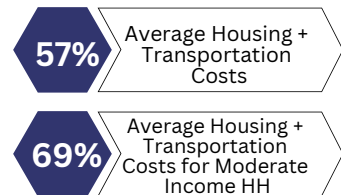
HOME VALUE

+85%

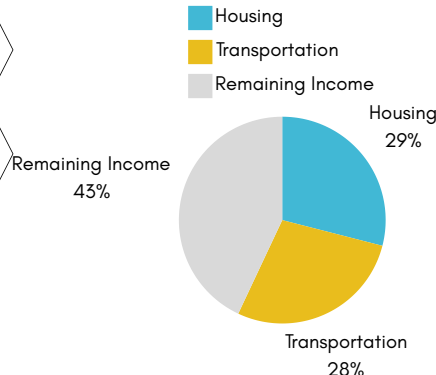
2018 - \$233.9K

2023 - \$433.4K

Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$17,522



Median Home Value

\$433,400

Median Rent

\$1,059

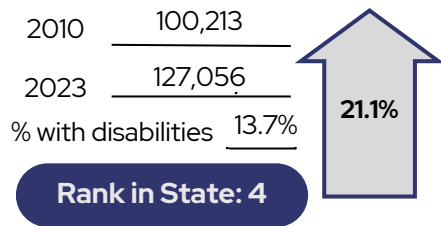
Median Household Income

\$90,340

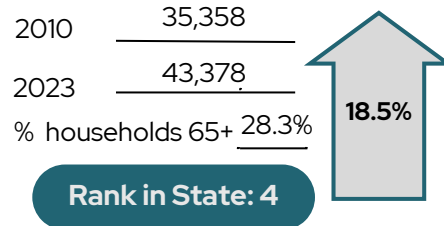
Bonneville County

REGION 6

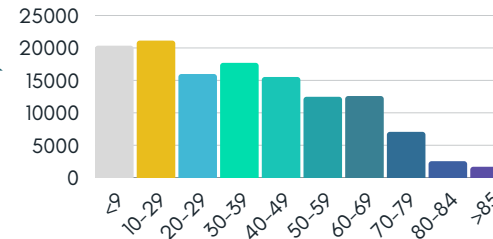
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 24

ShelterED 70

Unemployment Rate

3.2%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 12,316

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	640	970	240
Large Family Household	155	95	55
Elderly Household	355	374	195

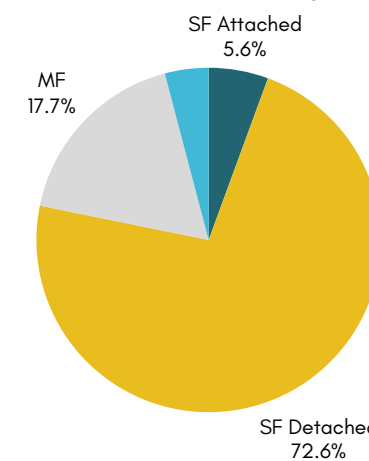
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 31,062

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	305	250	650
Large Family Household	70	190	370
Elderly Household	520	650	340

Housing Supply by Type

Total Households: 43,378



Assisted Housing Inventory

HUD Assisted Households (2024) 273

LIHTC Households (Placed in Service 1995 or later) 692

% of TOTAL RENTER HOUSEHOLDS 8%

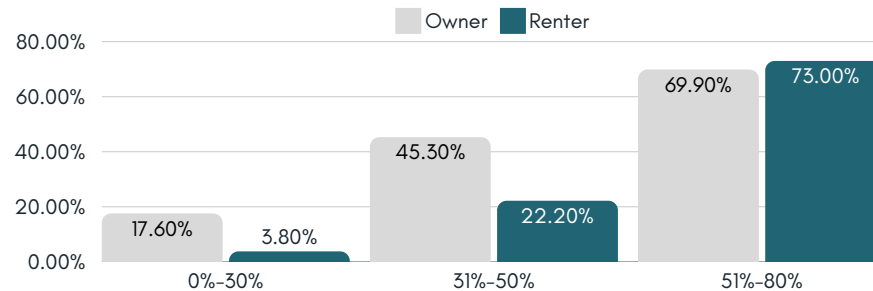
% Units Affordable to Renters

57.8%

% Units Affordable to Owners

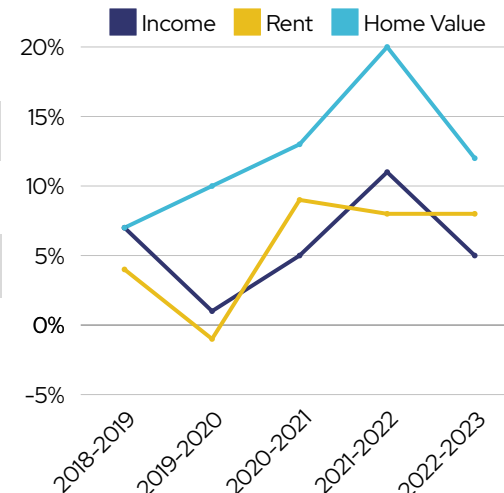
81.4%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+35%

2018 - \$56.6K

2023 - \$76.6K

RENT

+34%

2018 - \$784

2023 - \$1,054

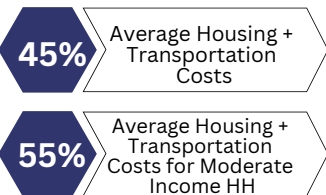
HOME VALUE

+95%

2018 - \$168K

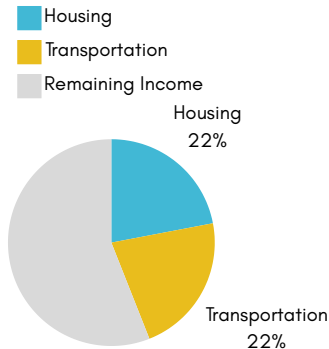
2023 - \$327K

Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$16,497

Remaining Income 56%



Median Home Value

\$327,000

Median Rent

\$1,054

Median Household Income

\$100,103

Boundary County

REGION 1

Population

2010 10,792
2023 12,695
% with disabilities 17.9%

15%

Rank in State: 25

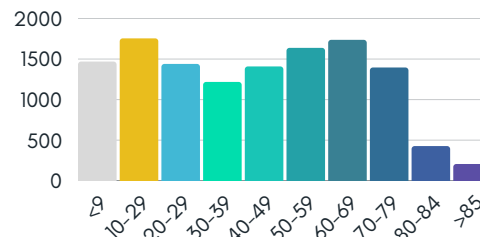
Households

2010 4,186
2023 4,835
% households 65+ 44.2%

13.4%

Rank in State: 24

Age Cohorts



Homeless Point In Time Count by Region

UNSHELTERED 40
SHELTERED 53

Unemployment Rate

5.2%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 1,065

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	45	35	100
Large Family Household	0	0	4
Elderly Household	25	23	19

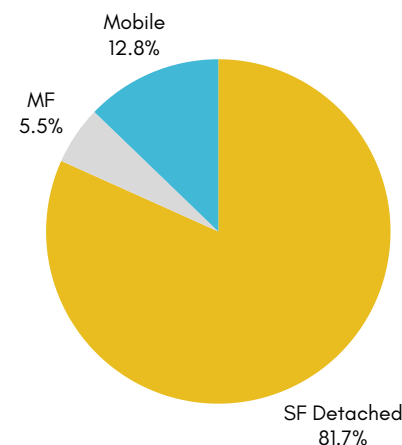
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 3,770

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	40	10	45
Large Family Household	10	0	15
Elderly Household	114	88	130

Housing Supply by Type

Total Households: 4,835



Assisted Housing Inventory

HUD Assisted Households (2024)

18

LIHTC Households (Placed in Service 1995 or later)

0

% of TOTAL RENTER HOUSEHOLDS

2%

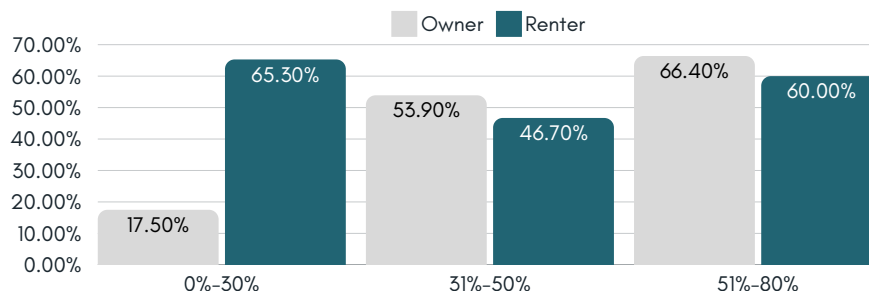
% Units Affordable to Renters

53.6%

% Units Affordable to Owners

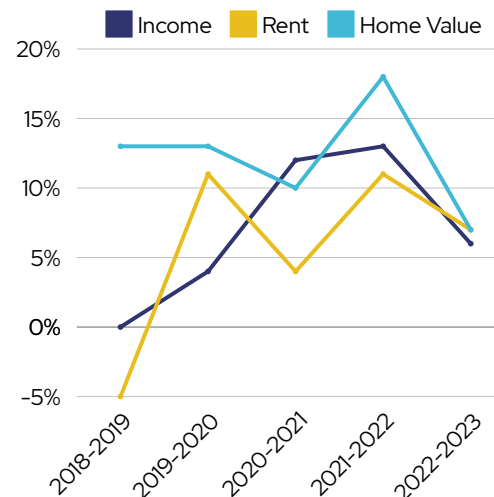
76.8%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+44%

2018 - \$43.5K

2023 - \$62.4K

RENT

+35%

2018 - \$643

2023 - \$867

HOME VALUE

+92%

2018 - \$179.1K

2023 - \$344.1K

Housing and Transportation Costs as Percent of Income

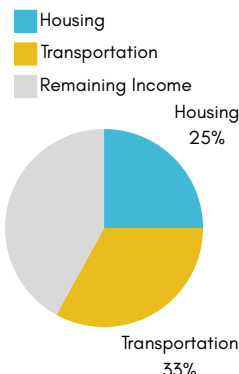
58%

Average Housing + Transportation Costs

70%

Average Housing + Transportation Costs for Moderate Income HH

Remaining Income 42%



Median Home Value

\$344,100

Median Rent

\$867

Median Household Income

\$90,591

Average Annual Household

Transportation Cost: \$19,629

Population

2010 2,842
2023 2,654
% with disabilities 18.8%

-7%

Rank in State: 42

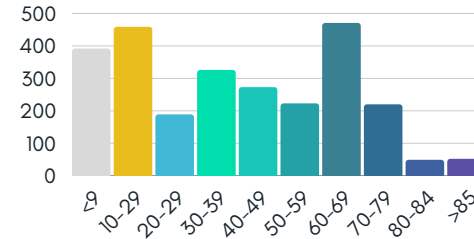
Households

2010 1,149
2023 1,017
% households 65+ 35.8%

-13%

Rank in State: 42

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 24
SHElTERED 70

Unemployment Rate

3.2%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 230

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	14	10	4
Large Family Household	0	19	0
Elderly Household	8	4	0

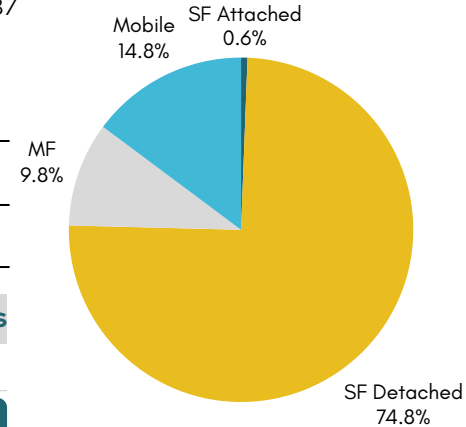
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 787

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	30	4	20
Large Family Household	0	14	0
Elderly Household	24	24	0

Housing Supply by Type

Total Households: 1,017



Assisted Housing Inventory

HUD Assisted Households (2024)

NA

LIHTC Households (Placed in Service 1995 or later)

NA

% of TOTAL RENTER HOUSEHOLDS
NA

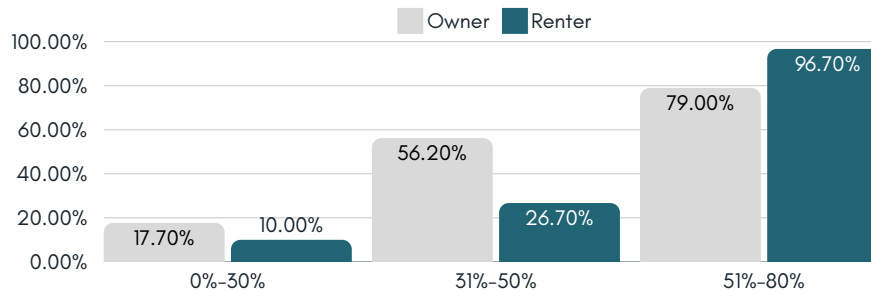
% Units Affordable to Renters

70.1%

% Units Affordable to Owners

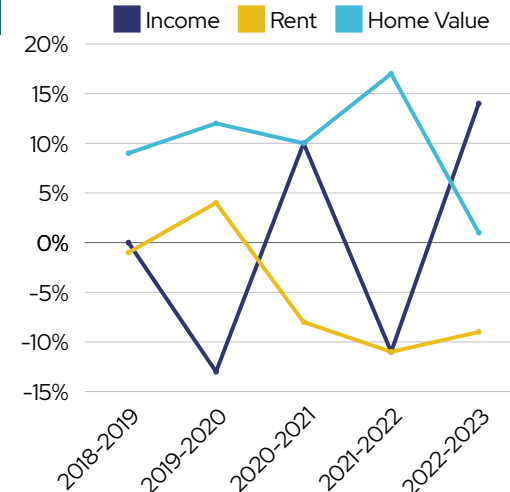
76.9%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+2%

2018 - \$42.3K
2023 - \$43.3K

RENT

-21%

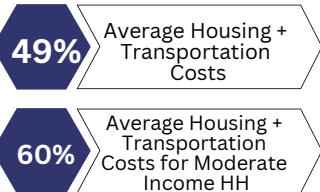
2018 - \$661
2023 - \$525

HOME VALUE

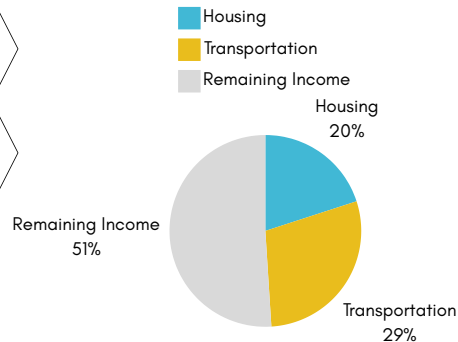
+66%

2018 - \$117.6K
2023 - \$195.8K

Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$20,979



Median Home Value

\$195,800

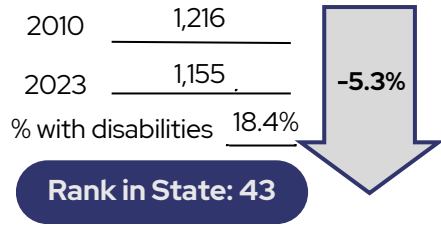
Median Rent

\$525

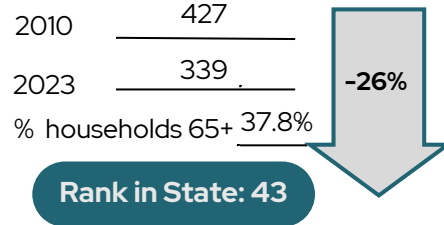
Median Household Income

\$64,063

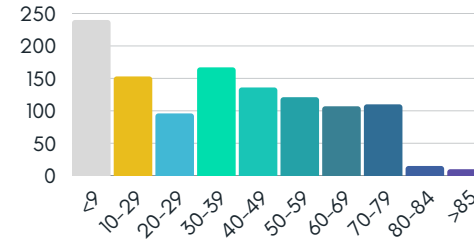
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED
36

ShelterED
354

Unemployment Rate



Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 82

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	0	0	4
Large Family Household	0	4	0
Elderly Household	4	0	0

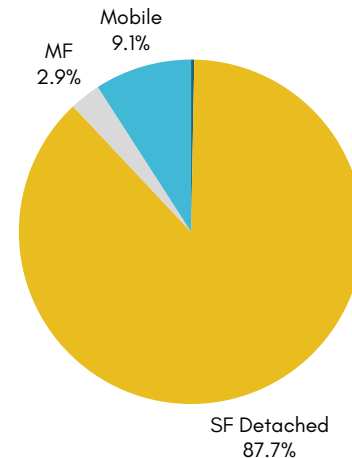
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 257

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	0	0	24
Large Family Household	0	4	0
Elderly Household	0	0	18

Housing Supply by Type

Total Households: 339



Assisted Housing Inventory

HUD Assisted Households (2024)

NA

LIHTC Households (Placed in Service 1995 or later)

NA

% of TOTAL RENTER HOUSEHOLDS

NA

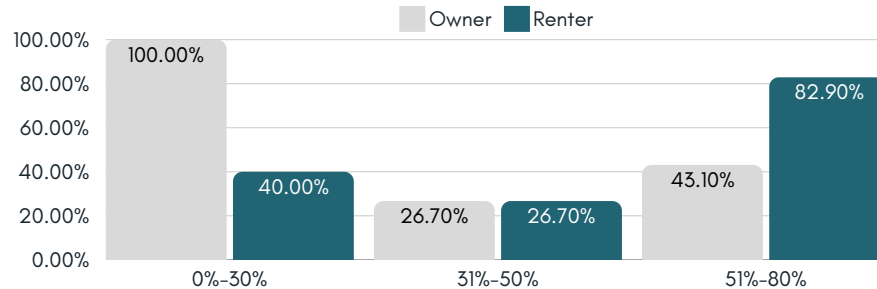
% Units Affordable to Renters

32.4%

% Units Affordable to Owners

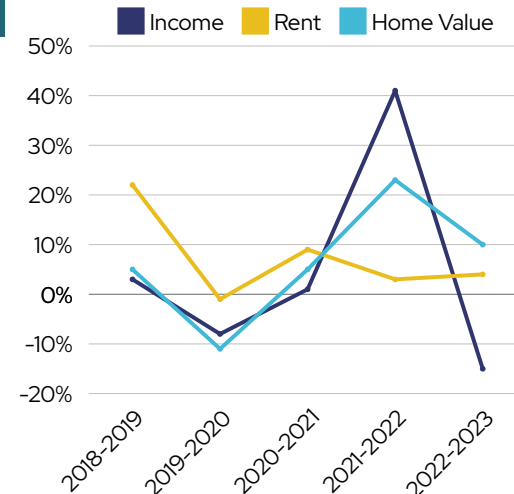
71.6%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+45%

2018 - \$38.4K

2023 - \$55.5K

RENT

+50%

2018 - \$663

2023 - \$992

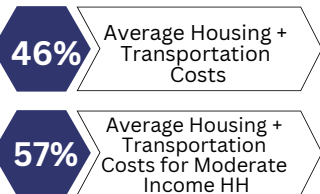
HOME VALUE

+43%

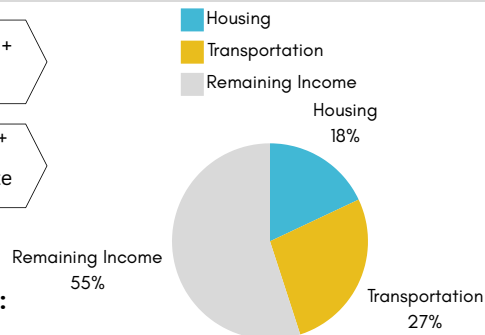
2018 - \$174.2K

2023 - \$248.9K

Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$22,291



Median Home Value

\$248,900

Median Rent

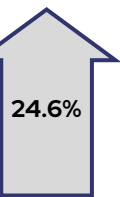
\$992

Median Household Income

\$39,107

Population

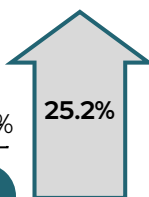
2010 182,723
2023 242,405
% with disabilities 14.9%



Rank in State: 2

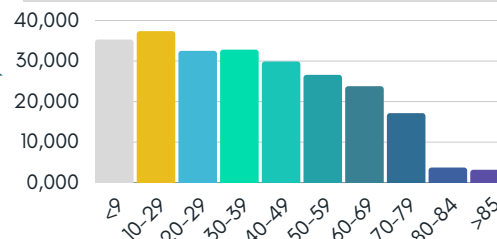
Households

2010 62,008
2023 82,864
% households 65+ 28.7%



Rank in State: 2

Age Cohorts



Homeless Point In Time Count by Region

UNSHELTERED 937
SHELTERED 136

Unemployment Rate

4.3%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 920,643

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	1,060	1,210	1,055
Large Family Household	215	310	310
Elderly Household	730	550	349

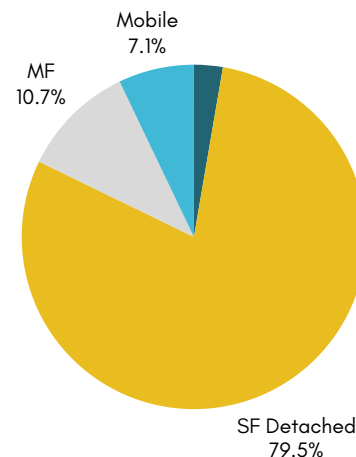
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 62,221

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	400	915	1,105
Large Family Household	225	415	615
Elderly Household	1,175	1,010	1,035

Housing Supply by Type

Total Households: 82,864



Assisted Housing Inventory

HUD Assisted Households (2024)

341

LIHTC Households (Placed in Service 1995 or later)

1,316

% of TOTAL RENTER HOUSEHOLDS

8%

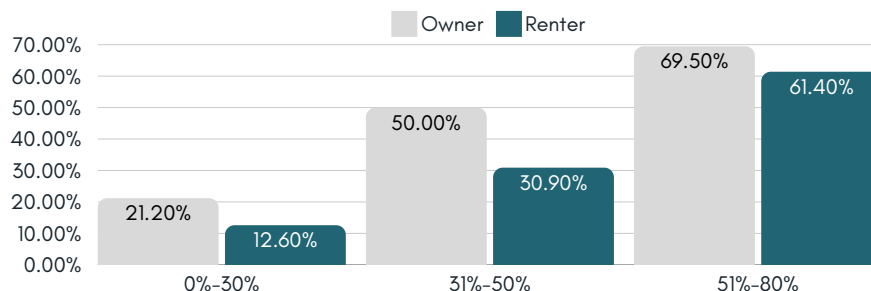
% Units Affordable to Renters

52.1%

% Units Affordable to Owners

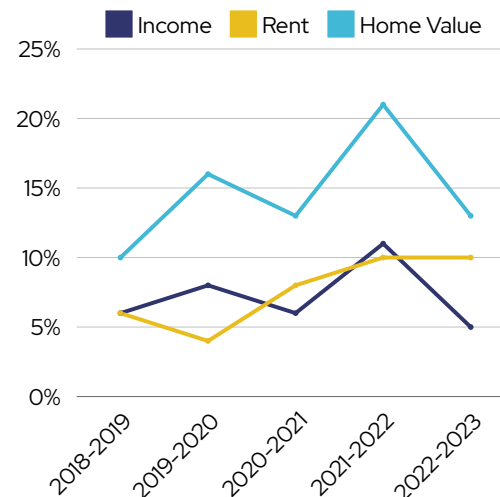
78.7%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+47%

2018 - \$49.1K

2023 - \$72.4K

RENT

+49%

2018 - \$846

2023 - \$1259

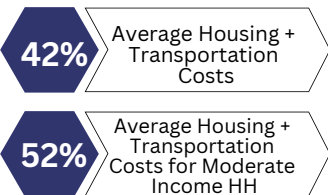
HOME VALUE

+119%

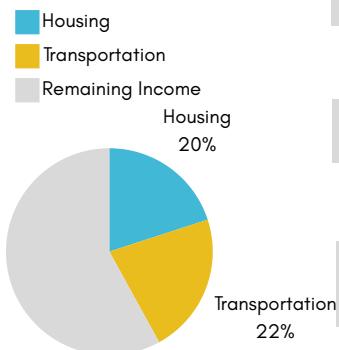
2018 - \$159.6K

2023 - \$350.3K

Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$17,017



Median Home Value

\$350,300

Median Rent

\$1,259

Median Household Income

\$90,186

Caribou County

REGION 5

Population

2010 6,900
2023 7,118
% with disabilities 14.1%

3.1%

Rank in State: 35

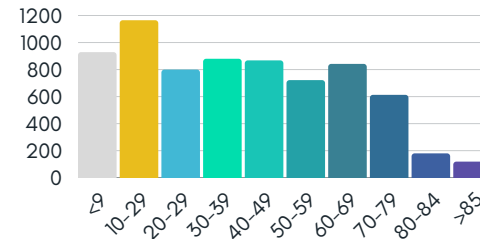
Households

2010 2,726
2023 2,430
% households 65+ 34.3%

-12.2%

Rank in State: 35

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 84
ShelterED 43

Unemployment Rate

3.5%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 437

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	40	20	0
Large Family Household	0	0	0
Elderly Household	4	30	4

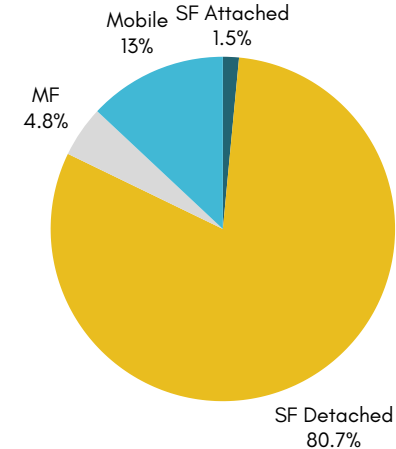
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 1,993

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	10	10	4
Large Family Household	0	4	8
Elderly Household	30	15	44

Housing Supply by Type

Total Households: 2,430



Assisted Housing Inventory

HUD Assisted Households (2024)

32

LIHTC Households (Placed in Service 1995 or later)

36

% of TOTAL RENTER HOUSEHOLDS

16%

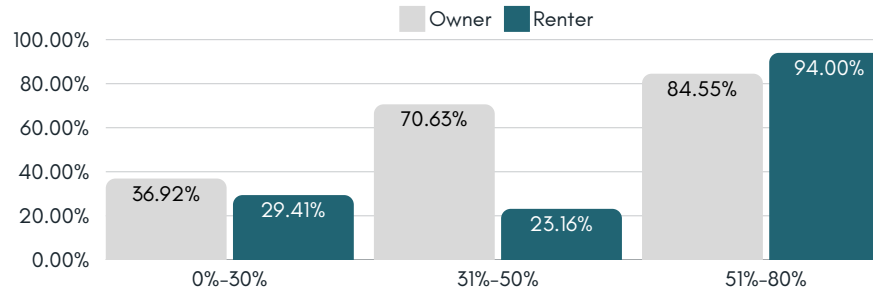
% Units Affordable to Renters

52.2%

% Units Affordable to Owners

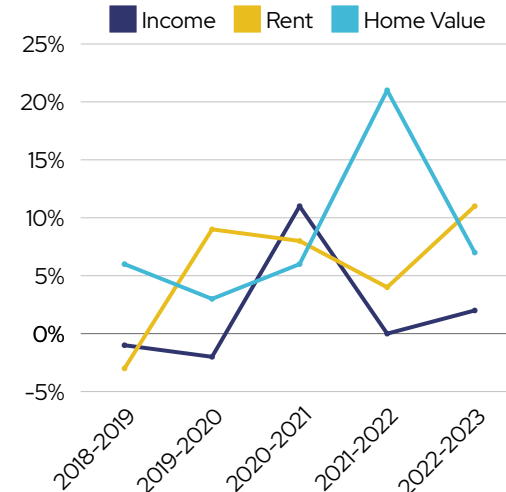
83.7%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+12%
2018 - \$59.6K
2023 - \$66.7K

RENT

+36%
2018 - \$587
2023 - \$800

HOME VALUE

+60%
2018 - \$137.2K
2023 - \$220.2K

Housing and Transportation Costs as Percent of Income

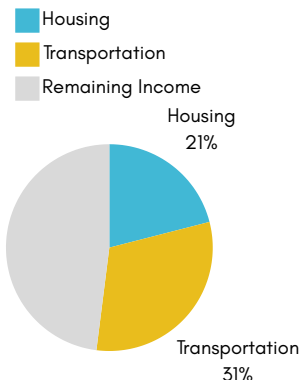
52%

Average Housing + Transportation Costs

63%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$20,284



Median Home Value

\$220,200

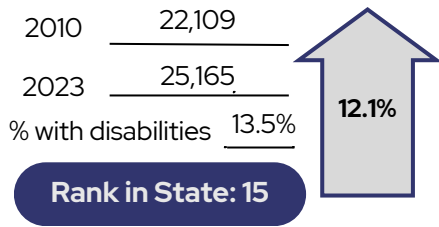
Median Rent

\$800

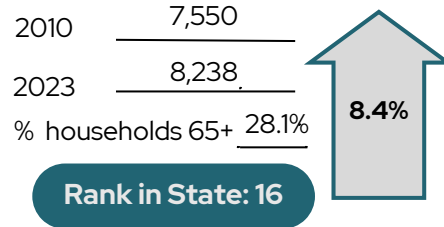
Median Household Income

\$87,039

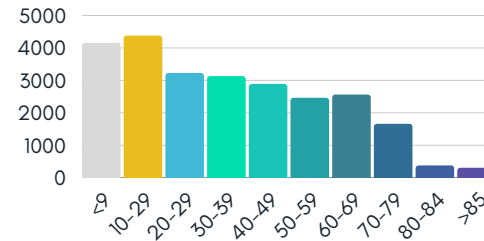
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED
36

ShelterED
354

Unemployment Rate

3.5%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 2,472

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	65	90	235
Large Family Household	25	0	0
Elderly Household	40	65	4

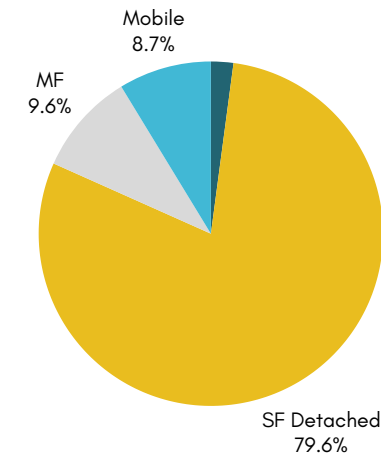
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 5,766

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	15	35	70
Large Family Household	10	4	90
Elderly Household	105	145	100

Housing Supply by Type

Total Households: 8,238



Assisted Housing Inventory

HUD Assisted Households (2024)

56

LIHTC Households (Placed in Service 1995 or later)

114

% of TOTAL RENTER HOUSEHOLDS

7%

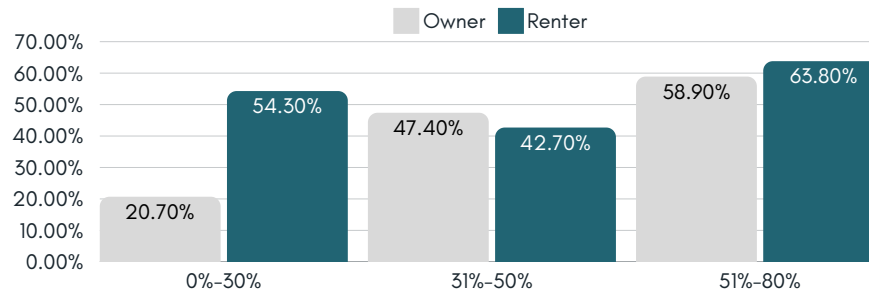
% Units Affordable to Renters

60.5%

% Units Affordable to Owners

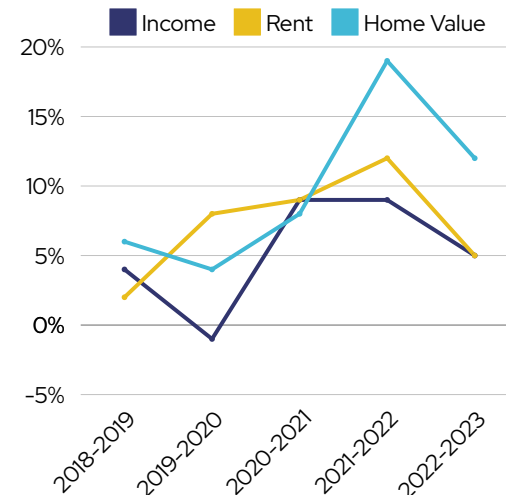
83.4%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+32%

2018 - \$50.9K
2023 - \$67K

RENT

+45%

2018 - \$634
2023 - \$920

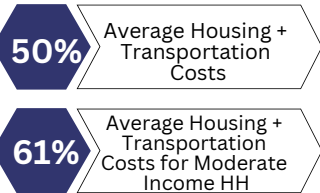
HOME VALUE

+69%

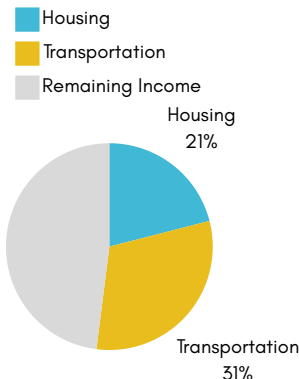
2018 - \$151.8K
2023 - \$257.3K



Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$19,408



Median Home Value

\$257,300

Median Rent

\$920

Median Household Income

\$89,119

Population

2010 857
2023 776
% with disabilities 15.2%

-10.4%

Rank in State: 44

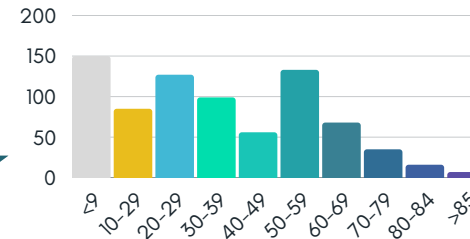
Households

2010 334
2023 252
% households 65+ 30.6%

-32.5%

Rank in State: 44

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 24
SHElTERED 70

Unemployment Rate

4%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 91

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	0	10	0
Large Family Household	0	0	0
Elderly Household	0	4	0

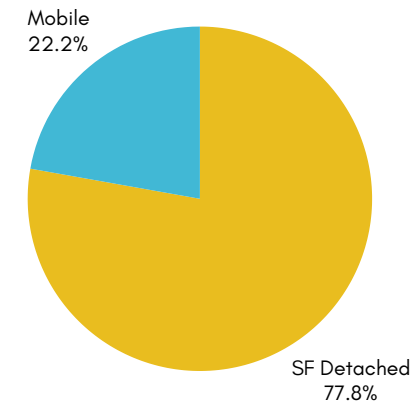
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 161

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	0	0	4
Large Family Household	0	0	0
Elderly Household	0	4	0

Housing Supply by Type

Total Households: 252



Assisted Housing Inventory

HUD Assisted Households (2024)

NA

LIHTC Households (Placed in Service 1995 or later)

NA

% of TOTAL RENTER HOUSEHOLDS
NA

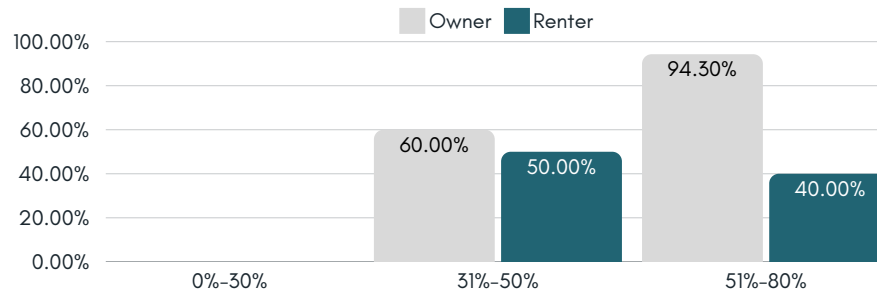
% Units Affordable to Renters

44.6%

% Units Affordable to Owners

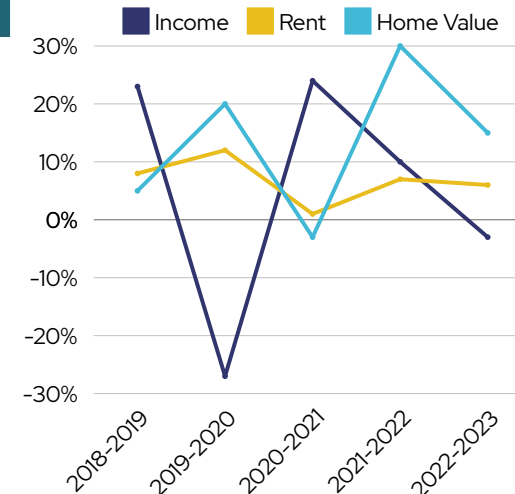
71.4%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+47%

2018 - \$35.3K
2023 - \$52.1K

RENT

+42%

2018 - \$542
2023 - \$771

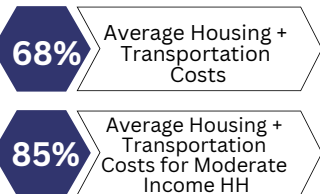
HOME VALUE

+119%

2018 - \$92.9K
2023 - \$203K

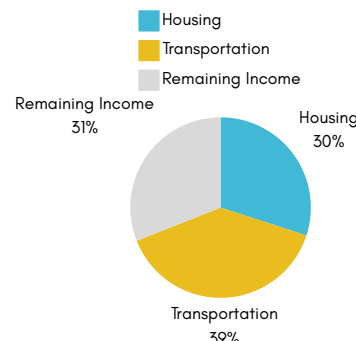


Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost:

\$20,644



Median Home Value

\$203,000

Median Rent

\$771

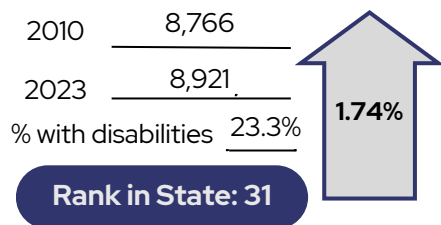
Median Household Income

\$65,625

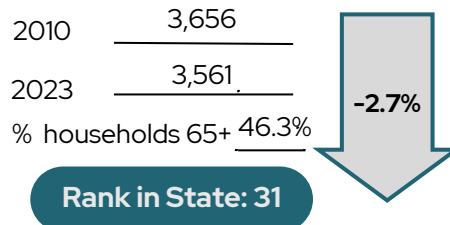
Clearwater County

REGION 2

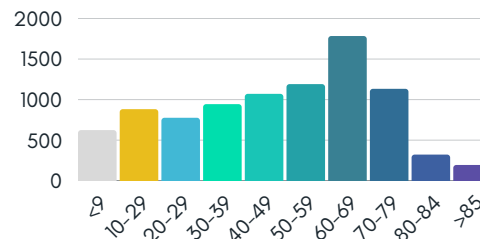
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED
136

ShelterED
48

Unemployment Rate



Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 654

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	44	4	35
Large Family Household	0	0	10
Elderly Household	19	24	38

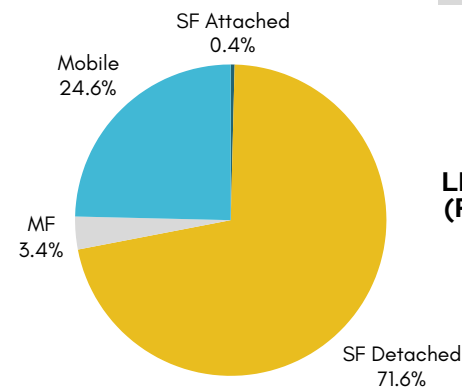
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 2,907

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	29	24	8
Large Family Household	0	10	10
Elderly Household	68	68	79

Housing Supply by Type

Total Households: 3,561



Assisted Housing Inventory

HUD Assisted Households (2024)

NA

LIHTC Households (Placed in Service 1995 or later)

NA

% of TOTAL RENTER HOUSEHOLDS

NA

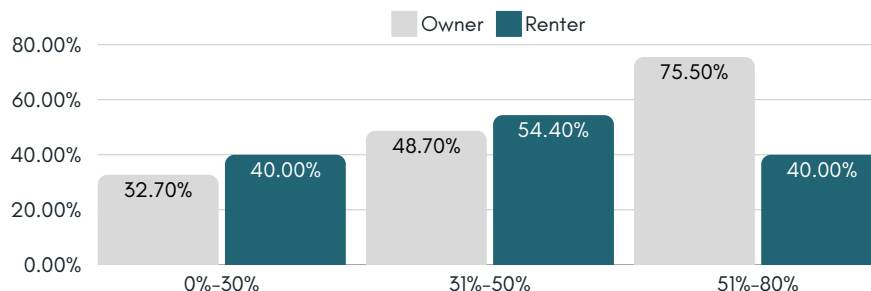
% Units Affordable to Renters

52.9%

% Units Affordable to Owners

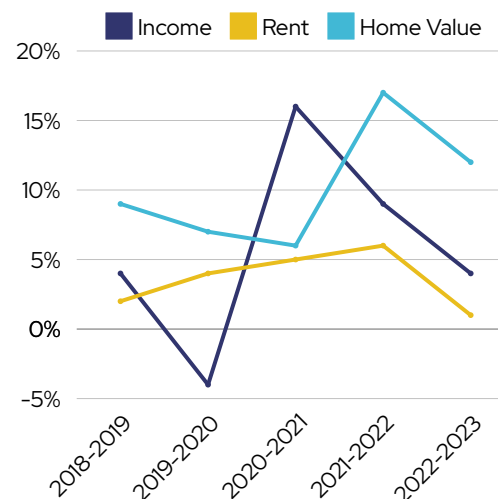
81.2%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+37%

2018 - \$42.5K

2023 - \$58K

RENT

+20%

2018 - \$703

2023 - \$847

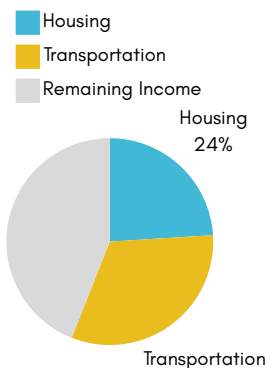
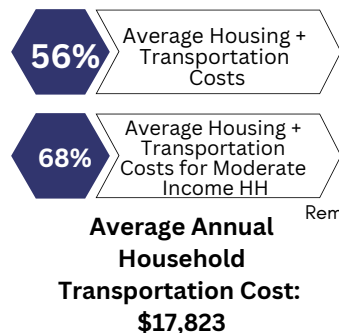
HOME VALUE

+69%

2018 - \$142.3K

2023 - \$240.8K

Housing and Transportation Costs as Percent of Income



Median Home Value

\$240,800

Median Rent

\$847

Median Household Income

\$81,264

Custer County

REGION 6

Population

2010 4,277
2023 4,411
% with disabilities 27.1%

Rank in State: 40

3%

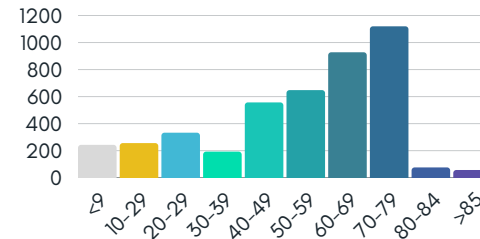
Households

2010 1,918
2023 1,933
% households 65+ 51.9%

Rank in State: 37

.8%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 24
ShelterED 70

Unemployment Rate

4.6%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 432

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	10	4	0
Large Family Household	0	0	10
Elderly Household	0	4	19

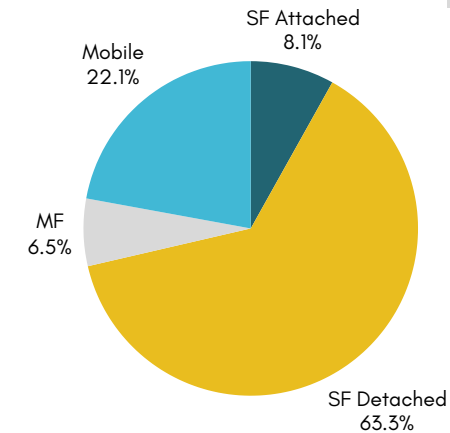
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 1,501

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	54	4	0
Large Family Household	0	0	25
Elderly Household	8	55	24

Housing Supply by Type

Total Households: 1,933



Assisted Housing Inventory

HUD Assisted Households (2024)

NA

LIHTC Households (Placed in Service 1995 or later)

NA

% of TOTAL RENTER HOUSEHOLDS
NA

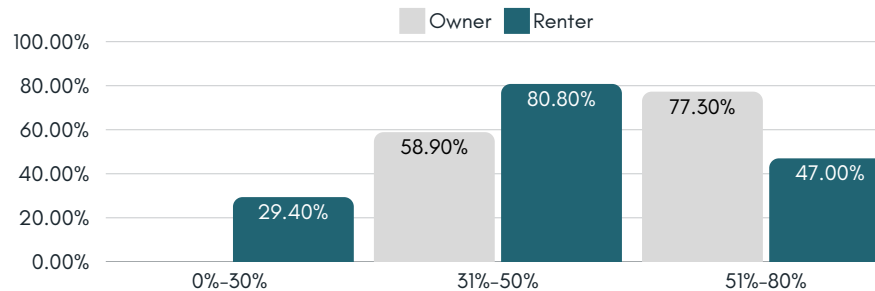
% Units Affordable to Renters

60.3%

% Units Affordable to Owners

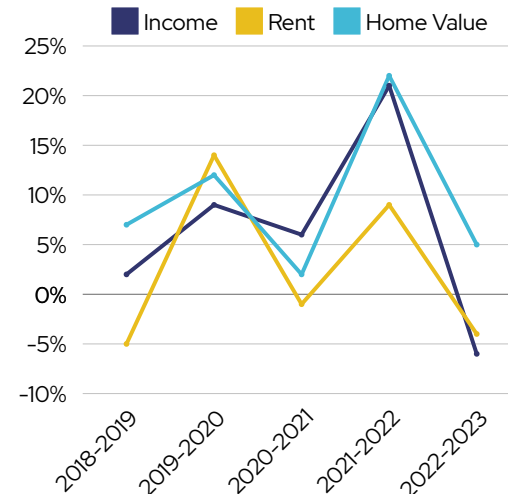
77%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+43%

2018 - \$40K

2023 - \$57K

RENT

+16%

2018 - \$639

2023 - \$744

HOME VALUE

+67%

2018 - \$177.3K

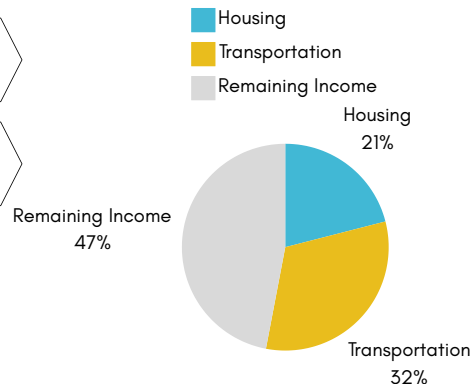
2023 - \$295.6K

Housing and Transportation Costs as Percent of Income

49% Average Housing + Transportation Costs

59% Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$19,379



Median Home Value

\$295,600

Median Rent

\$744

Median Household Income

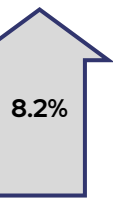
\$73,667

Elmore County

REGION 3

Population

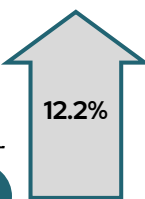
2010 26,669
2023 29,046
% with disabilities 16.9%



Rank in State: 13

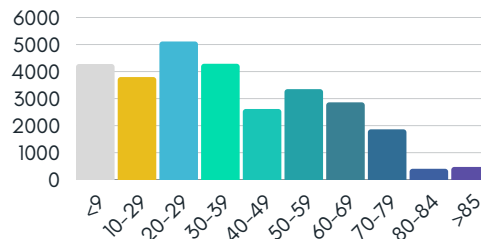
Households

2010 9,522
2023 10,848
% households 65+ x%



Rank in State: 12

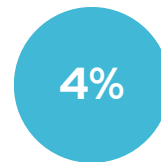
Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 937
SHELTERED 136

Unemployment Rate



Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 3,761

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	65	285	230
Large Family Household	25	25	20
Elderly Household	40	134	34

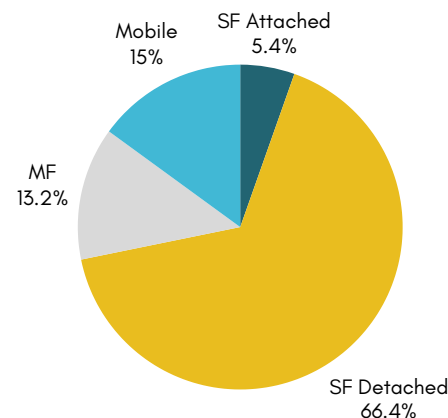
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 7,087

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	40	70	135
Large Family Household	35	20	100
Elderly Household	250	190	175

Housing Supply by Type

Total Households: 10,848



Assisted Housing Inventory

HUD Assisted Households (2024)

72

LIHTC Households (Placed in Service 1995 or later)

124

% of TOTAL RENTER HOUSEHOLDS
5%

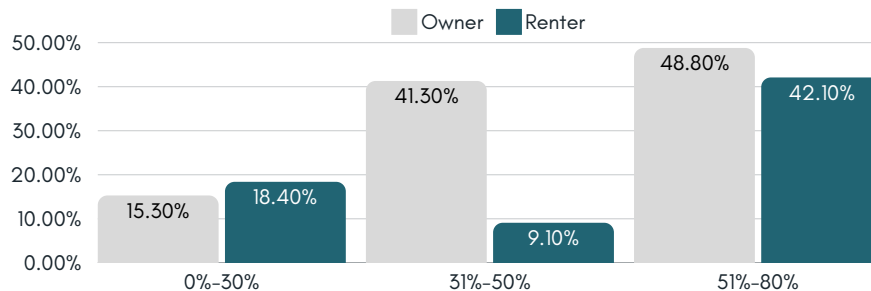
% Units Affordable to Renters

59.5%

% Units Affordable to Owners

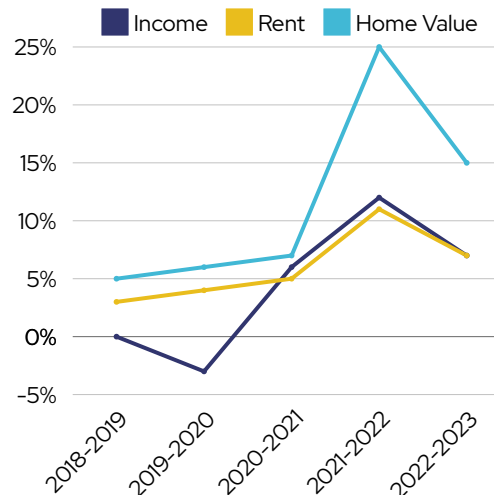
76.1%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+26%

2018 - 46.7K

2023 - \$59K

RENT

+37%

2018 - \$809

2023 - \$1,111

HOME VALUE

+91%

2018 - \$145.6K

2023 - \$278.3K

Housing and Transportation Costs as Percent of Income

57%

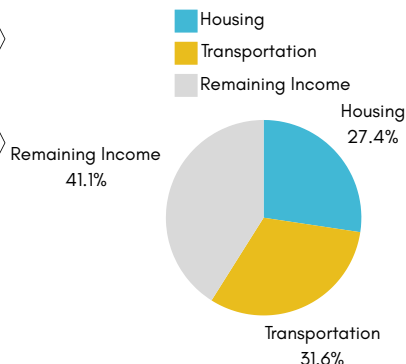
Average Housing + Transportation Costs

68%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household

Transportation Cost: \$16,756



Median Home Value

\$278,300

Median Rent

\$1,111

Median Household Income

\$78,482

Franklin County

REGION 5

Population

2010 12,497
2023 14,715
% with disabilities x%

15.1%

Rank in State: 22

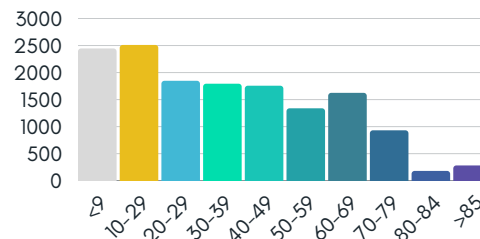
Households

2010 4,080
2023 4,870
% households 65+ 28.4%

16.2%

Rank in State: 23

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 84
ShelterED 43

Unemployment Rate

3.1%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: xxx

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	120	10	60
Large Family Household	0	0	20
Elderly Household	35	24	0

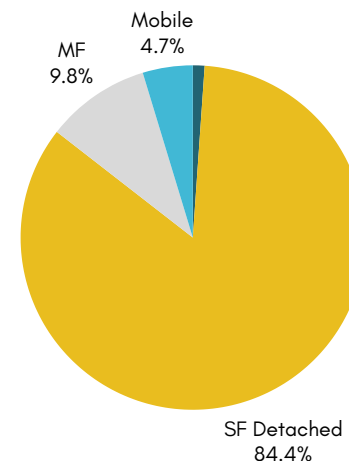
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: xx

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	60	29	85
Large Family Household	0	30	34
Elderly Household	84	75	19

Housing Supply by Type

Total Households: 4,870



Assisted Housing Inventory

HUD Assisted Households (2024)

26

LIHTC Households (Placed in Service 1995 or later)

36

% of TOTAL RENTER HOUSEHOLDS

5%

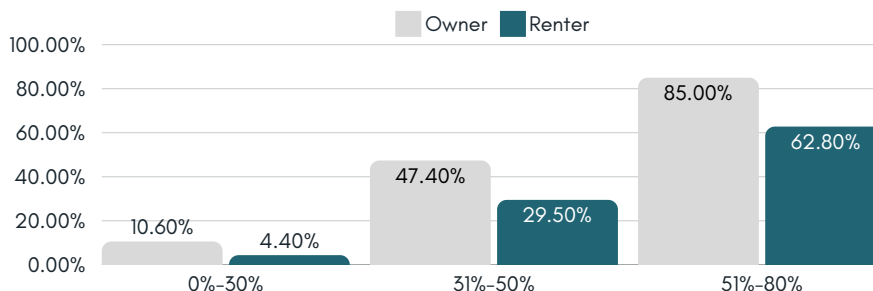
% Units Affordable to Renters

59.3%

% Units Affordable to Owners

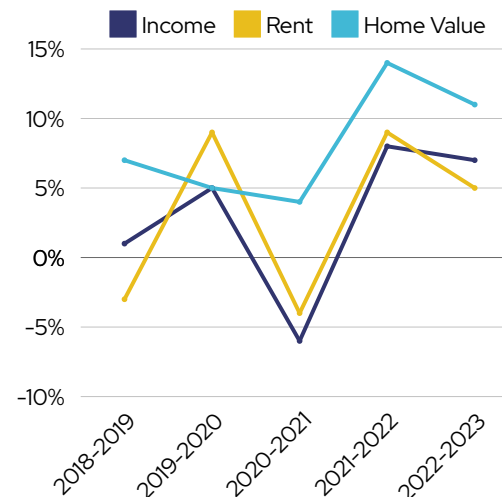
80.3%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+17%
2018 - \$56.6K
2023 - \$66K

RENT

+19%
2018 - \$699
2023 - \$831

HOME VALUE

+54%
2018 - \$198K
2023 - \$304K

Housing and Transportation Costs as Percent of Income

50%

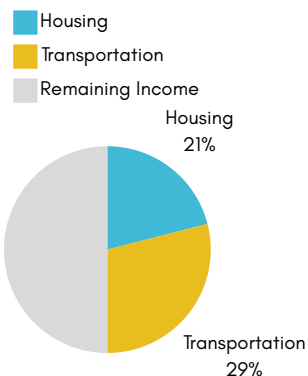
Average Housing + Transportation Costs

62%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$20,759

Remaining Income 50%



Median Home Value

\$304,000

Median Rent

\$831

Median Household Income

\$88,843

Fremont County

REGION 6

Population

2010 13,062
2023 13,701
% with disabilities 17.9%

Rank in State: 23

4.7%

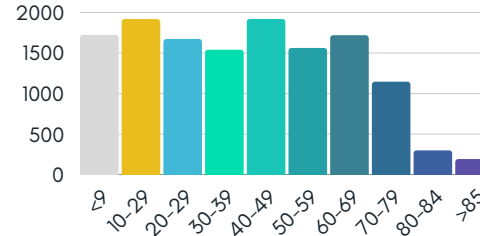
Households

2010 4,504
2023 4,506
% households 65+ 33.5%

Rank in State: 26

0%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 24
SHElTERED 70

Unemployment Rate

3.1%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 713

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	80	29	10
Large Family Household	4	10	0
Elderly Household	4	50	0

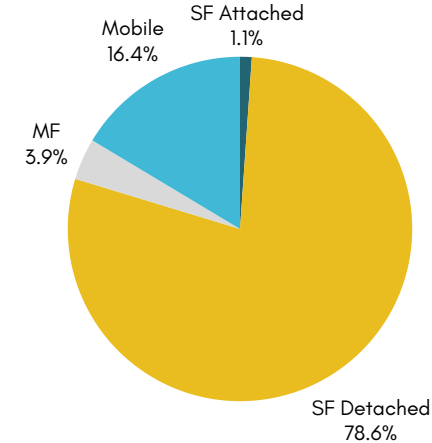
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 3,793

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	45	29	75
Large Family Household	14	4	25
Elderly Household	129	54	99

Housing Supply by Type

Total Households: 4,506



Assisted Housing Inventory

HUD Assisted Households (2024)

46

LIHTC Households (Placed in Service 1995 or later)

0

% of TOTAL RENTER HOUSEHOLDS 6%

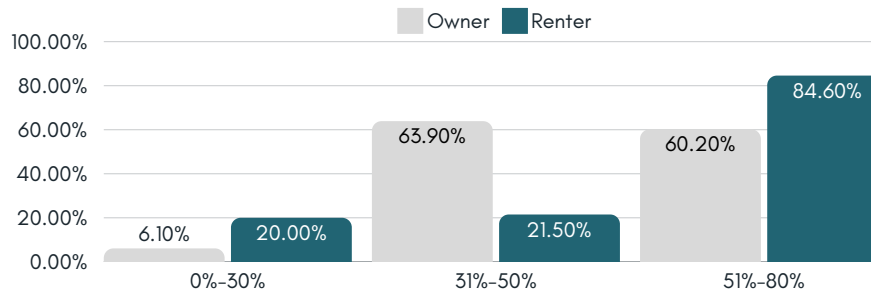
% Units Affordable to Renters

62%

% Units Affordable to Owners

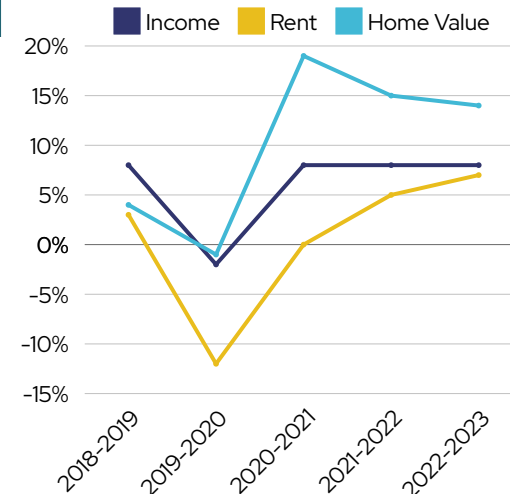
80.3%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+36%

2018 - \$53.3K

2023 - \$72.7K

RENT

+4%

2018 - \$774

2023 - \$803

HOME VALUE

+74%

2018 - \$162.4K

2023 - \$281.8K



Housing and Transportation Costs as Percent of Income

64%

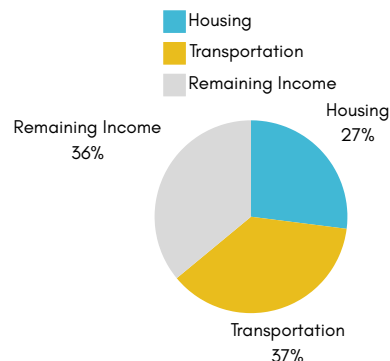
Average Housing + Transportation Costs

78%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household

Transportation Cost: \$20,995



Median Home Value

\$281,800

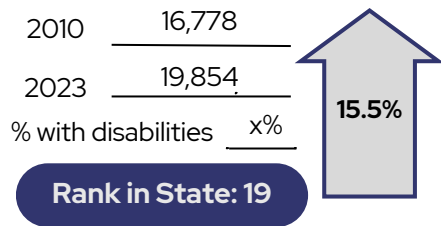
Median Rent

\$803

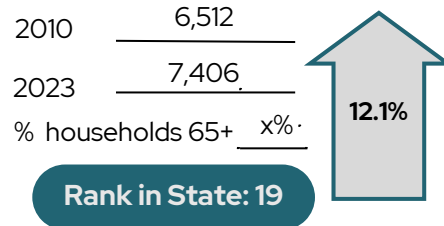
Median Household Income

\$81,507

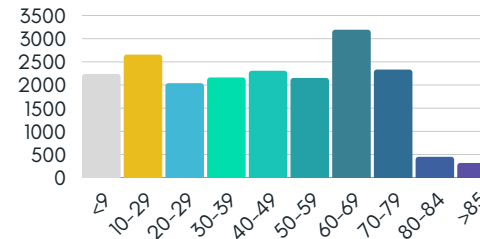
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED
937

ShelterED
136

Unemployment Rate

4.6%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 1,734

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	45	30	0
Large Family Household	25	4	0
Elderly Household	70	70	115

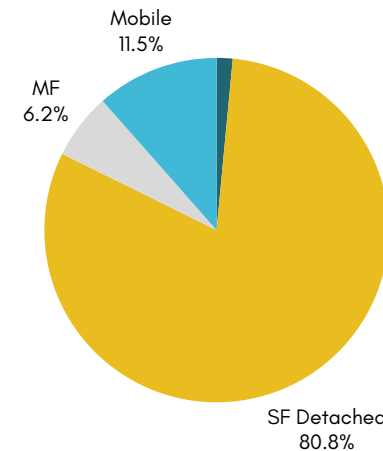
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 5,672

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	4	70	7
Large Family Household	0	0	0
Elderly Household	175	175	120

Housing Supply by Type

Total Households: 7,406



Assisted Housing Inventory

HUD Assisted Households (2024)

29

LIHTC Households (Placed in Service 1995 or later)

146

% of TOTAL RENTER HOUSEHOLDS

10%

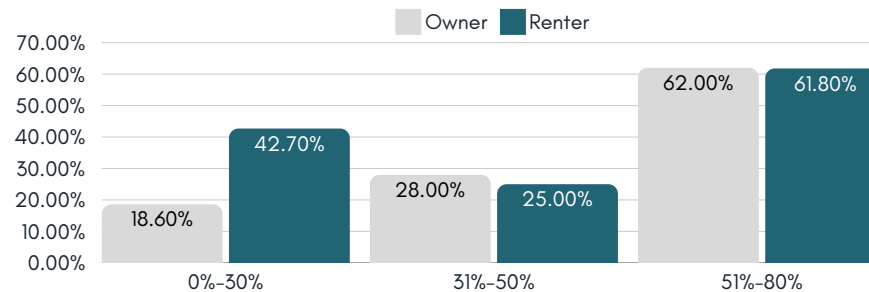
% Units Affordable to Renters

65.2%

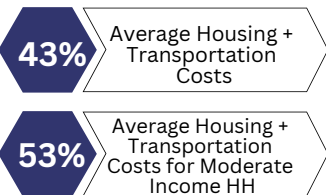
% Units Affordable to Owners

81.7%

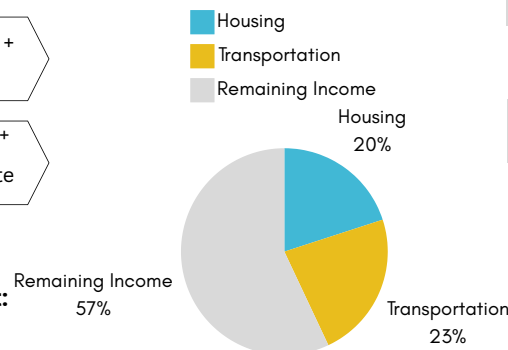
Housing Gap of Affordable and Available Units per 100 Households



Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$18,123



Median Home Value

\$367,300

Median Rent

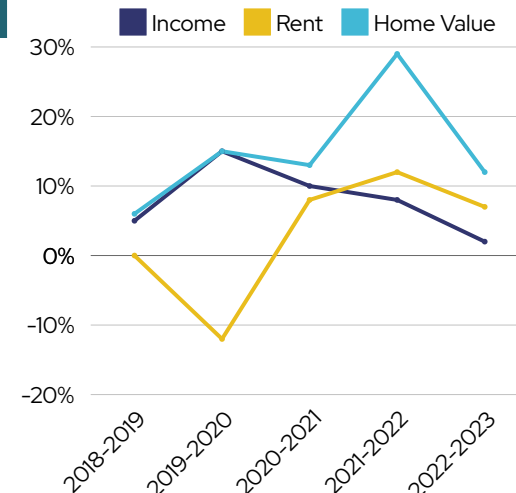
\$887

Median Household Income

\$88,750

Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+54%

2018 - \$43K

2023 - \$66.2K

RENT

+19%

2018 - \$745

2023 - \$887

HOME VALUE

+131%

2018 - \$159.3K

2023 - \$367.3K

Gooding County

REGION 4

Population

2010 15,140
2023 15,740
% with disabilities 16.1%

Rank in State: 21

3.8%

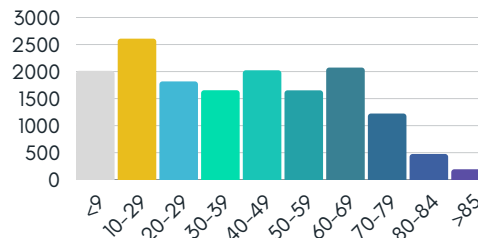
Households

2010 5,512
2023 5,512
% households 65+ 34.9%

Rank in State: 22

0%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 36
ShelterED 354

Unemployment Rate

3.5%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 1,579

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	30	140	4
Large Family Household	0	45	4
Elderly Household	74	34	169

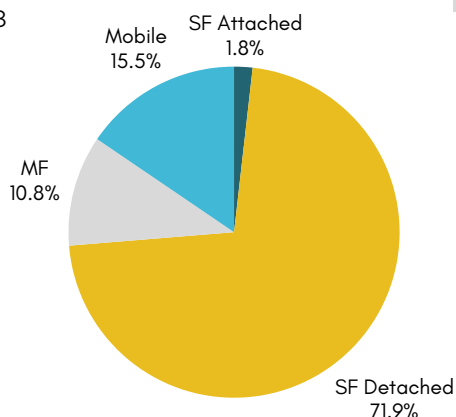
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 3,933

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	55	20	14
Large Family Household	4	40	4
Elderly Household	59	28	44

Housing Supply by Type

Total Households: 5,512



Assisted Housing Inventory

HUD Assisted Households (2024)

30

LIHTC Households (Placed in Service 1995 or later)

55

% of TOTAL RENTER HOUSEHOLDS 5%

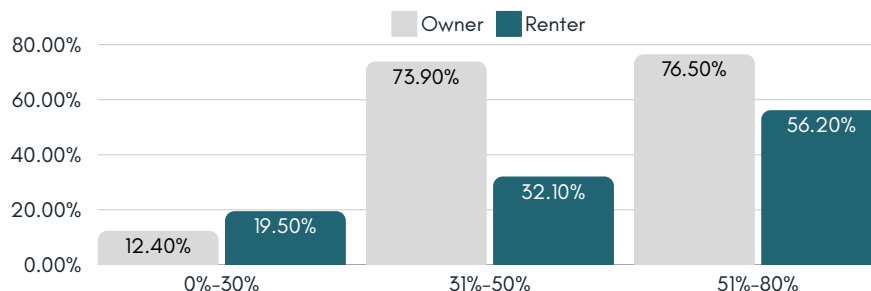
% Units Affordable to Renters

52.7%

% Units Affordable to Owners

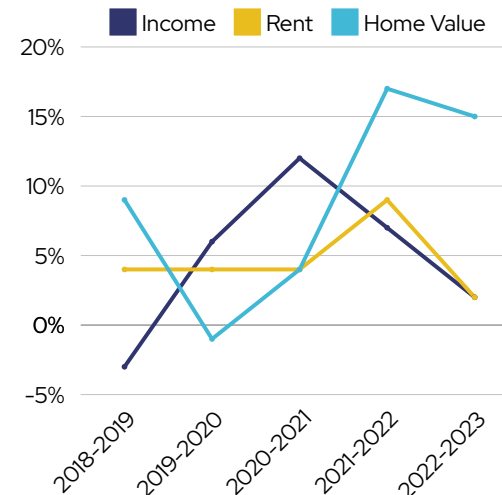
81.6%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+28%
2018 - \$48.6K
2023 - \$62.4K

RENT

+27%
2018 - \$677
2023 - \$859

HOME VALUE

+61%
2018 - \$143.6K
2023 - \$231.8K

Housing and Transportation Costs as Percent of Income

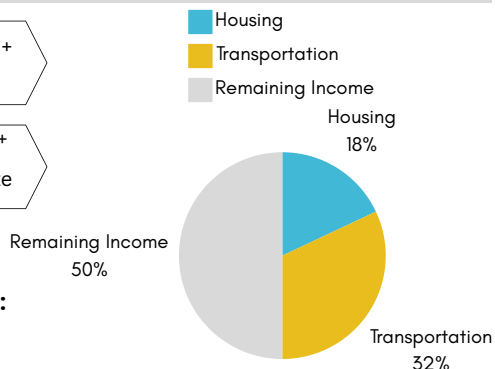
50%

Average Housing + Transportation Costs

61%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$19,341



Median Home Value

\$231,800

Median Rent

\$859

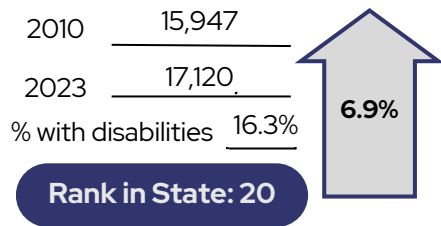
Median Household Income

\$77,352

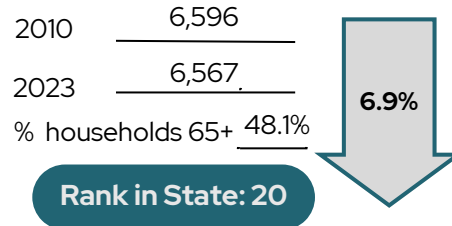
Idaho County

REGION 2

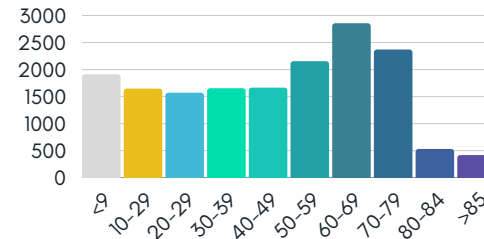
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 136

ShelterED 48

Unemployment Rate

5.3%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 1,307

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	59	90	65
Large Family Household	10	15	0
Elderly Household	60	93	23

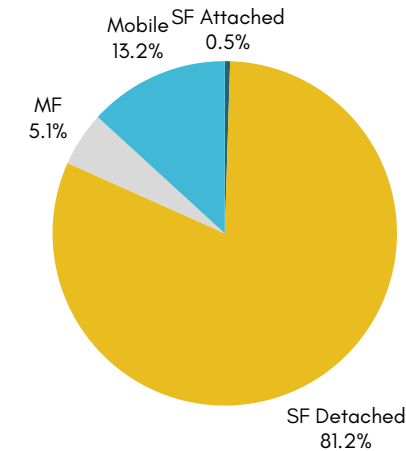
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 5,260

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	15	35	55
Large Family Household	0	0	8
Elderly Household	205	79	260

Housing Supply by Type

Total Households: 6,567



Assisted Housing Inventory

HUD Assisted Households (2024)

32

LIHTC Households (Placed in Service 1995 or later)

0

% of TOTAL RENTER HOUSEHOLDS

2%

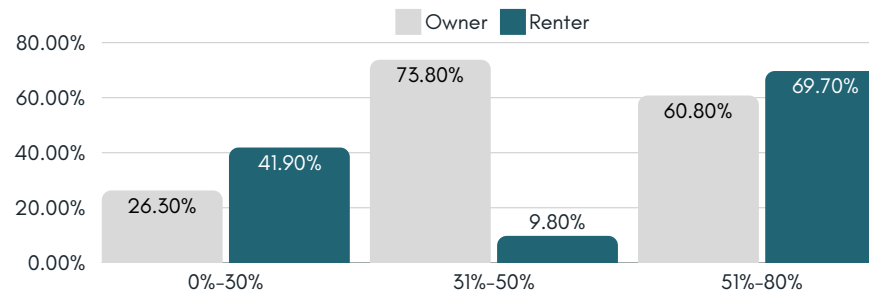
% Units Affordable to Renters

56.3%

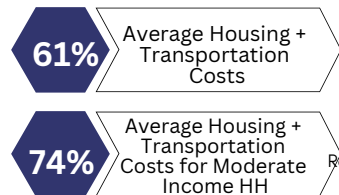
% Units Affordable to Owners

82.2%

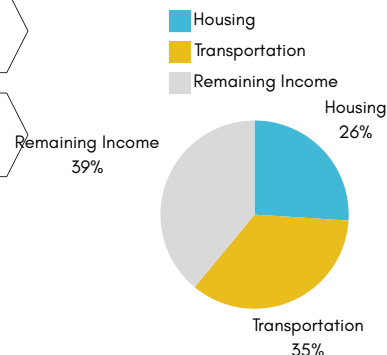
Housing Gap of Affordable and Available Units per 100 Households



Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$19,009



Median Home Value

\$284,600

Median Rent

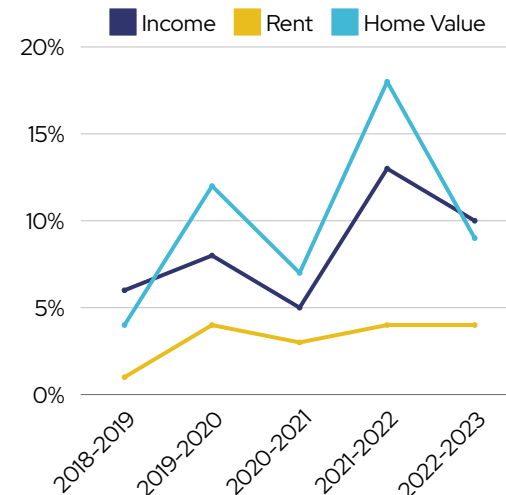
\$797

Median Household Income

\$81,630

Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+56%

2018 - \$39.1K

2023 - \$61K

RENT

+18%

2018 - \$675

2023 - \$797

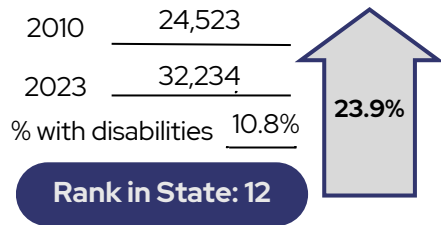
HOME VALUE

+71%

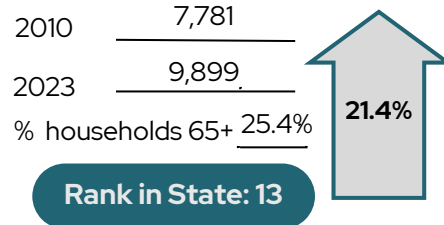
2018 - \$166.1K

2023 - \$284.6K

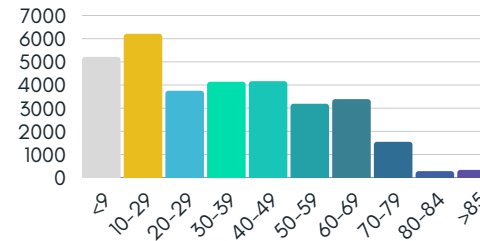
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 24

ShelterED 70

Unemployment Rate



Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 1,745

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	115	14	20
Large Family Household	4	4	10
Elderly Household	30	4	0

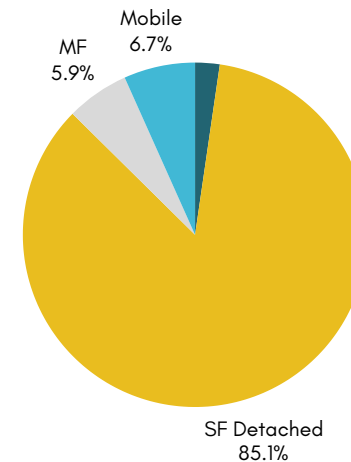
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 8,154

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	74	70	110
Large Family Household	10	175	70
Elderly Household	109	190	35

Housing Supply by Type

Total Households: 9,899



Assisted Housing Inventory

HUD Assisted Households (2024)

28

LIHTC Households (Placed in Service 1995 or later)

35

% of TOTAL RENTER HOUSEHOLDS

4%

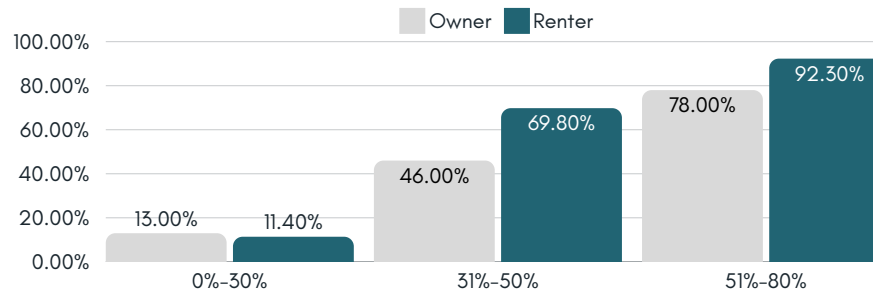
% Units Affordable to Renters

71.2%

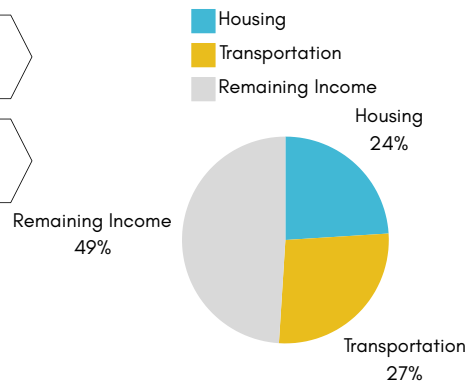
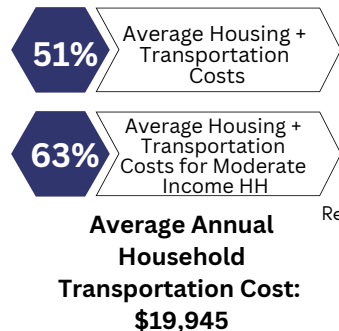
% Units Affordable to Owners

80.3%

Housing Gap of Affordable and Available Units per 100 Households



Housing and Transportation Costs as Percent of Income



Median Home Value

\$335,000

Median Rent

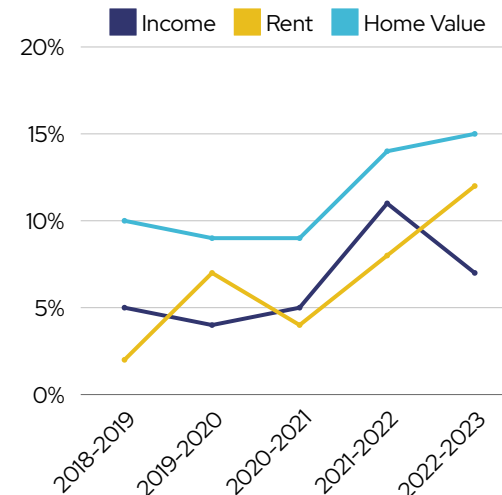
\$1,098

Median Household Income

\$95,817

Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+38%

2018 - \$60.2K

2023 - \$83K

RENT

+40%

2018 - \$784

2023 - \$1,098

HOME VALUE

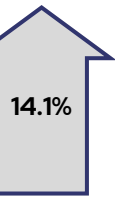
+82%

2018 - 184.1K

2023 - \$335K

Population

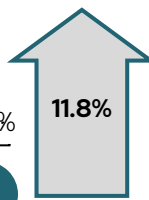
2010 21,282
2023 24,788
% with disabilities 12.7%



Rank in State: 16

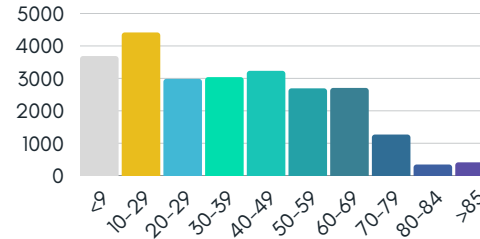
Households

2010 7,229
2023 8,198
% households 65+ 28.3%



Rank in State: 17

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 36
SHElTERED 354

Unemployment Rate

3.8%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 2,011

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	85	125	95
Large Family Household	70	6	0
Elderly Household	20	35	39

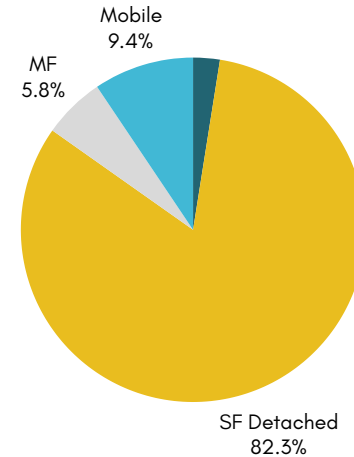
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 6,187

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	140	130	55
Large Family Household	4	0	50
Elderly Household	44	90	139

Housing Supply by Type

Total Households: 8,198



Assisted Housing Inventory

HUD Assisted Households (2024)

50

LIHTC Households (Placed in Service 1995 or later)

272

% of TOTAL RENTER HOUSEHOLDS

16%

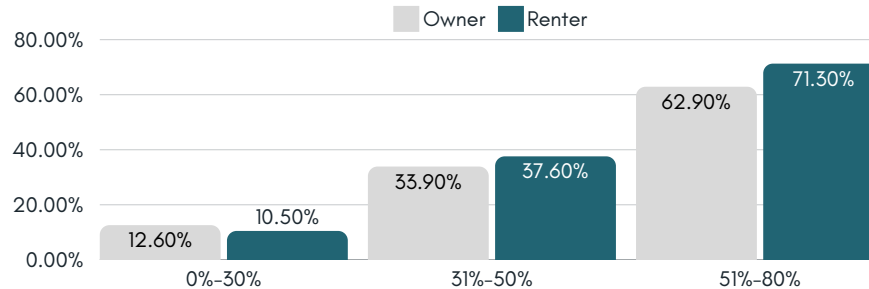
% Units Affordable to Renters

67.2%

% Units Affordable to Owners

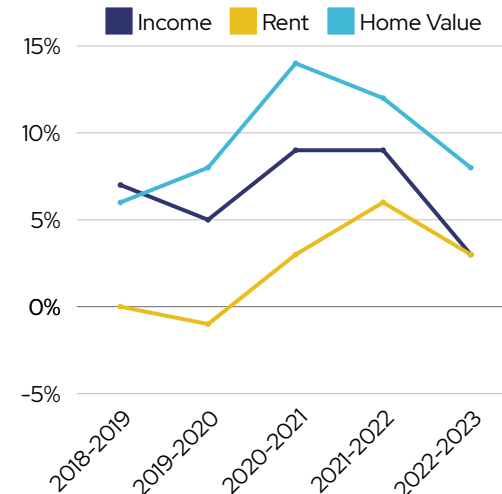
75.4%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+41%

2018 - \$49.3K
2023 - \$69.3K

RENT

+11%

2018 - \$774
2023 - \$862

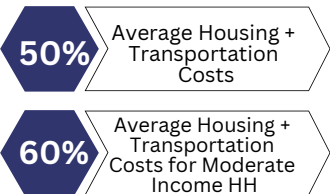
HOME VALUE

+64%

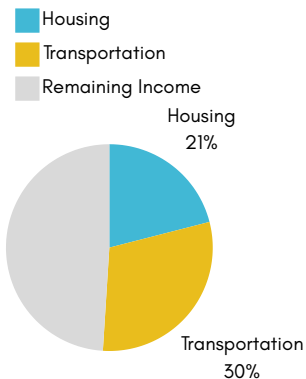
2018 - \$154.6K
2023 - \$254K



Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$18,720



Median Home Value

\$254,000

Median Rent

\$862

Median Household Income

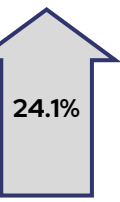
\$81,637

Kootenai County

REGION 1

Population

2010 134,851
2023 177,736
% with disabilities 15%

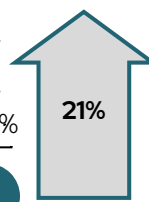


24.1%

Rank in State: 3

Households

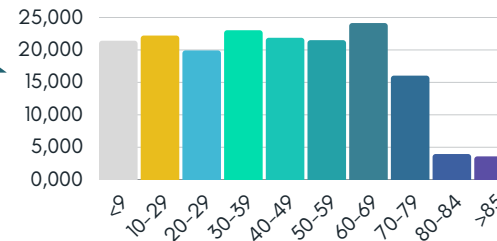
2010 54,560
2023 69,104
% households 65+ 34.5%



21%

Rank in State: 3

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 40
SHELTERED 53

Unemployment Rate

4.4%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 19,203

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	650	780	880
Large Family Household	75	145	295
Elderly Household	579	710	575

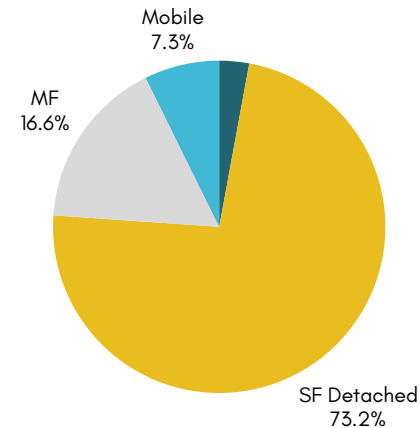
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 49,901

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	375	385	1,270
Large Family Household	55	80	395
Elderly Household	1,120	770	1,025

Housing Supply by Type

Total Households: 69,104



Assisted Housing Inventory

HUD Assisted Households (2024) 530

LIHTC Households (Placed in Service 1995 or later) 1,840

% of TOTAL RENTER HOUSEHOLDS 12%

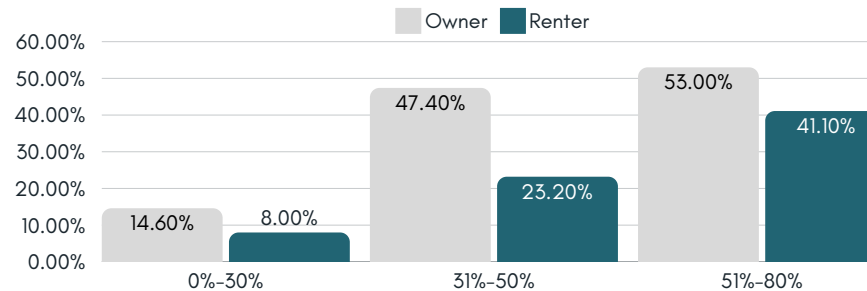
% Units Affordable to Renters

49.3%

% Units Affordable to Owners

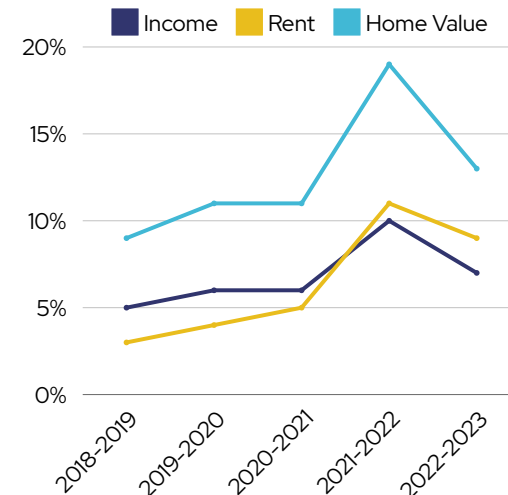
76.1%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+41%
2018 - \$54.5K
2023 - \$77K

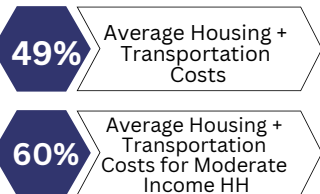
RENT

+38%
2018 - \$961
2023 - \$1330

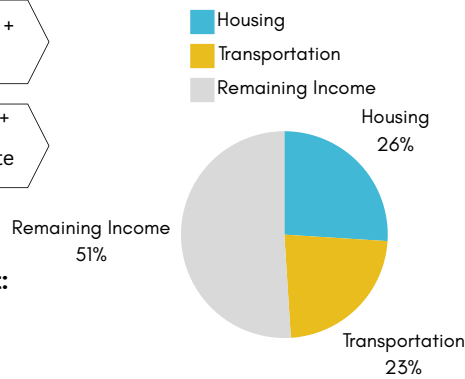
HOME VALUE

+97%
2018 - \$237.4K
2023 - \$467.4K

Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$16,490



Median Home Value

\$467,400

Median Rent

\$1,330

Median Household Income

\$102,471

Latah County

REGION 2

Population

2010 36,645
2023 40,315
% with disabilities 12.1%

Rank in State: 11

9.1%

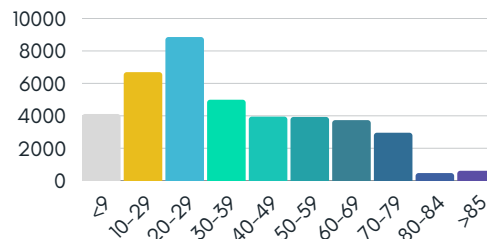
Households

2010 14,635
2023 16,058
% households 65+ 25.2%

Rank in State: 9

8.9%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 136
SHELTERED 48

Unemployment Rate

3.8%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 6,321

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	225	170	109
Large Family Household	10	20	10
Elderly Household	90	49	75

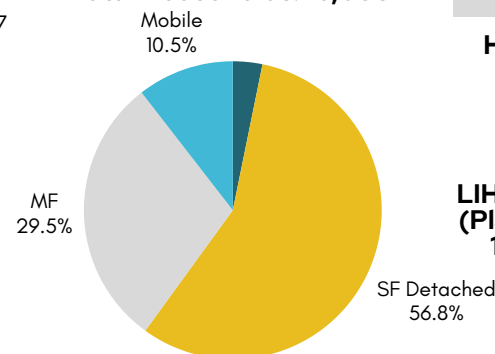
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 9,737

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	49	65	99
Large Family Household	0	20	45
Elderly Household	224	165	79

Housing Supply by Type

Total Households: 16,058



Assisted Housing Inventory

HUD Assisted Households (2024) 50

LIHTC Households (Placed in Service 1995 or later) 289

% of TOTAL RENTER HOUSEHOLDS 5%

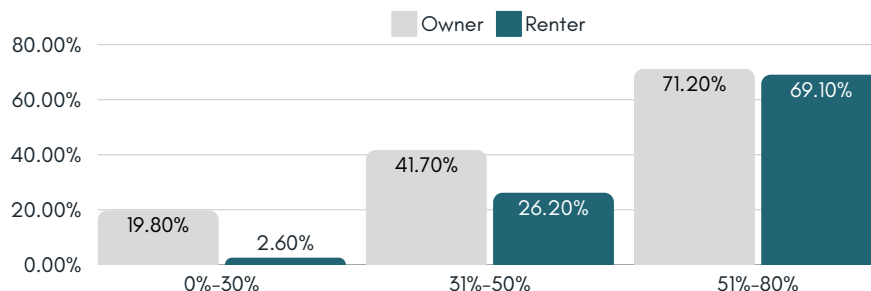
% Units Affordable to Renters

50.5%

% Units Affordable to Owners

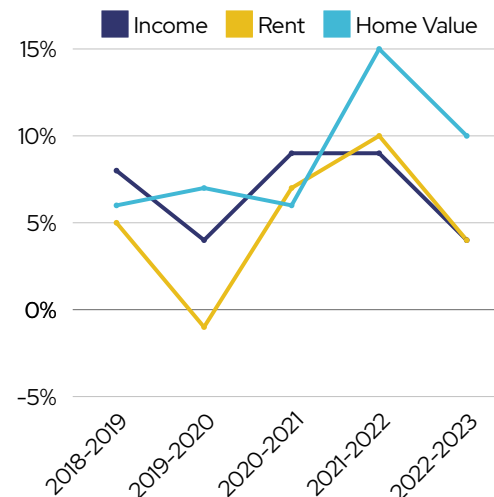
83.1%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+43%
2018 - \$45.5K
2023 - \$65.2K

RENT

+29%
2018 - \$700
2023 - \$905

HOME VALUE

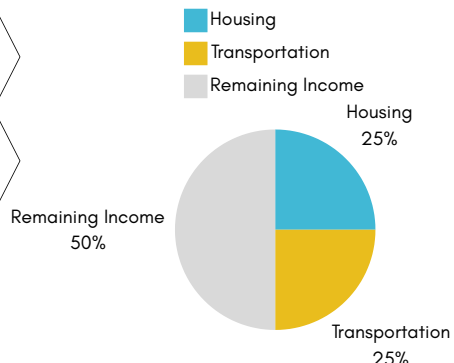
+60%
2018 - \$213.6K
2023 - \$342.5K

Housing and Transportation Costs as Percent of Income

49% Average Housing + Transportation Costs

60% Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$15,444



Median Home Value

\$342,500

Median Rent

\$905

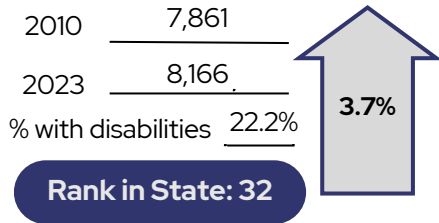
Median Household Income

\$102,126

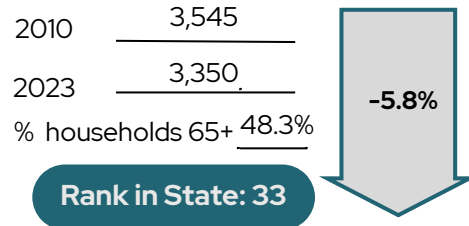
Lemhi County

REGION 6

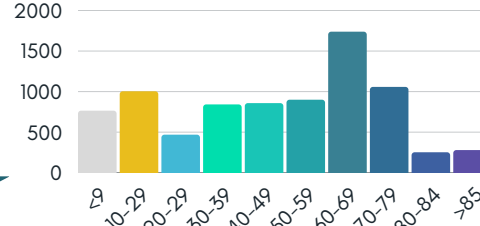
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 24

ShelterED 70

Unemployment Rate

4.2%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 625

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	44	20	0
Large Family Household	10	0	0
Elderly Household	10	0	8

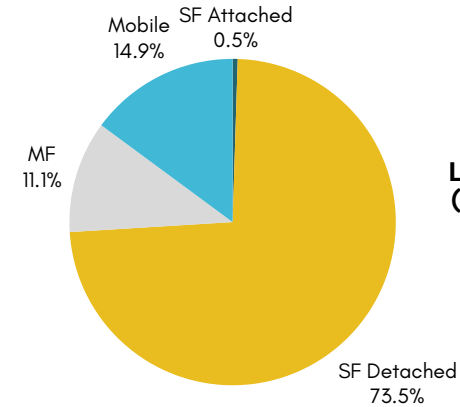
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 2,725

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	4	0	25
Large Family Household	30	4	4
Elderly Household	125	179	54

Housing Supply by Type

Total Households: 3,350



Assisted Housing Inventory

HUD Assisted Households (2024)

32

LIHTC Households (Placed in Service 1995 or later)

58

% of TOTAL RENTER HOUSEHOLDS

14%

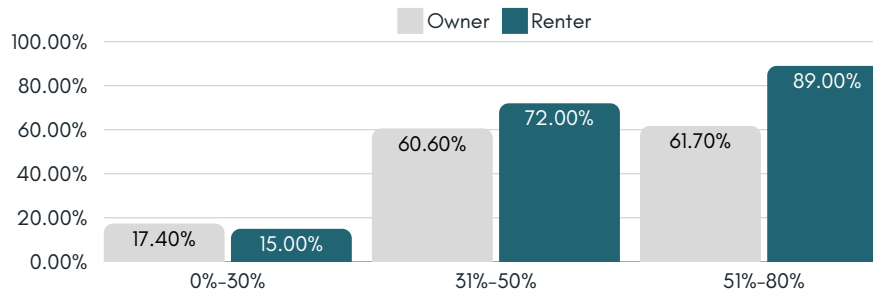
% Units Affordable to Renters

31.7%

% Units Affordable to Owners

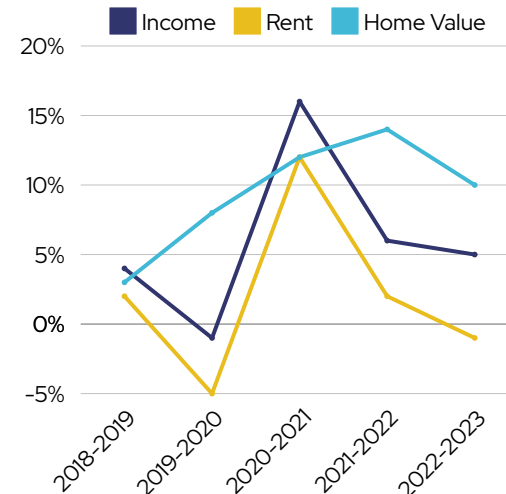
75.2%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+43%

2018 - \$45.5K

2023 - \$65.2K

RENT

+29%

2018 - \$700

2023 - \$905

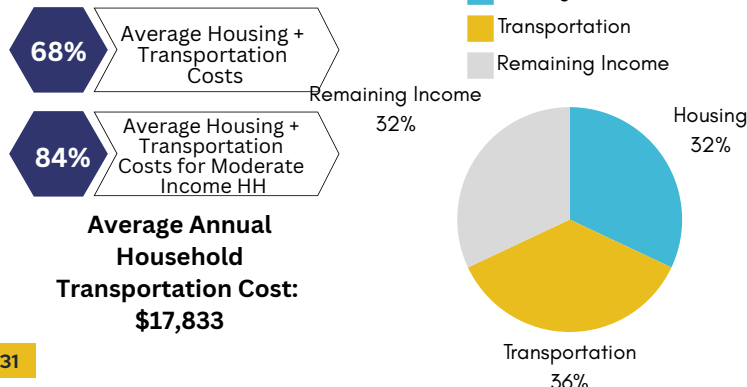
HOME VALUE

+60%

2018 - \$213.6K

2023 - \$342.5K

Housing and Transportation Costs as Percent of Income



Median Home Value

\$282,100

Median Rent

\$721

Median Household Income

\$70,000

Lewis County

REGION 2

Population

2010 3,761
2023 3,649
% with disabilities 24.8%

Rank in State: 41

-3.1%

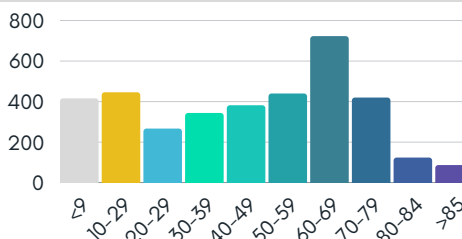
Households

2010 1,644
2023 1,546
% households 65+ 46.2%

Rank in State: 41

-6.3%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 136
SHElTERED 48

Unemployment Rate

4.4%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 399

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	4	14	4
Large Family Household	4	4	0
Elderly Household	14	19	8

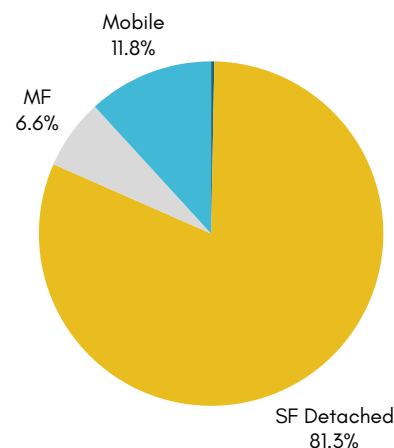
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 1,147

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	8	14	50
Large Family Household	0	0	4
Elderly Household	29	28	58

Housing Supply by Type

Total Households: 1,546



Assisted Housing Inventory

HUD Assisted Households (2024)

53

LIHTC Households (Placed in Service 1995 or later)

0

% of TOTAL RENTER HOUSEHOLDS 13%

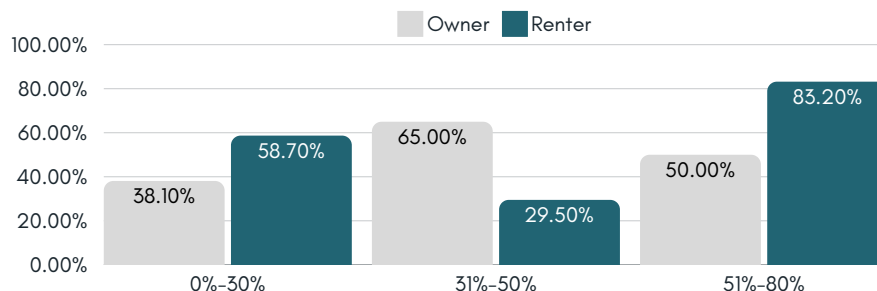
% Units Affordable to Renters

66.4%

% Units Affordable to Owners

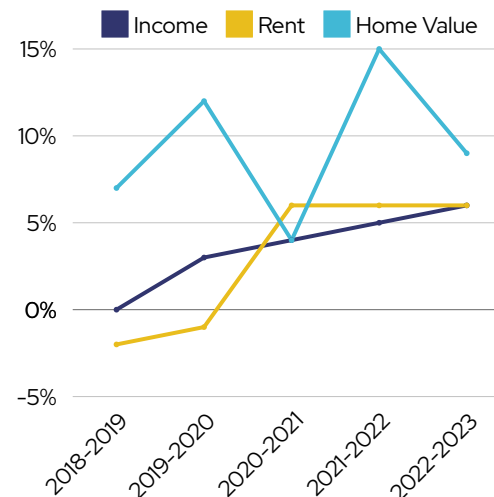
72.9%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+20%
2018 - \$41.3K
2023 - \$49.6K

RENT

+18%
2018 - \$602
2023 - \$708

HOME VALUE

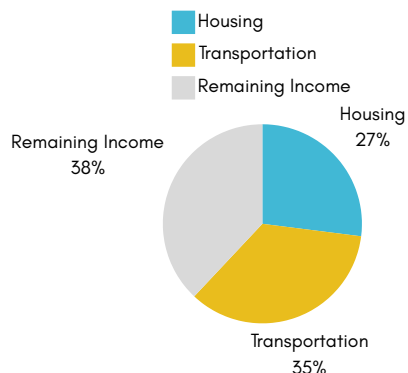
+65%
2018 - \$123K
2023 - \$202.4K

Housing and Transportation Costs as Percent of Income

62% Average Housing + Transportation Costs

76% Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$16,467



Median Home Value

\$202,400

Median Rent

\$708

Median Household Income

\$62,333

Population

2010 5,021
2023 5,276
% with disabilities 13%

Rank in State: 37

4.8%

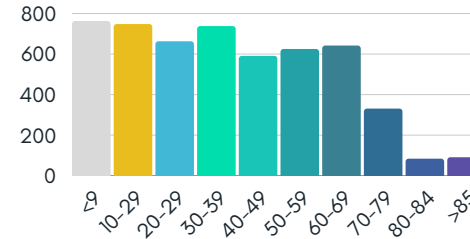
Households

2010 1,814
2023 1,836
% households 65+ 29%

Rank in State: 39

1.2%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 36
SHElTERED 354

Unemployment Rate

4.3%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 424

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	20	4	4
Large Family Household	20	4	4
Elderly Household	30	23	20

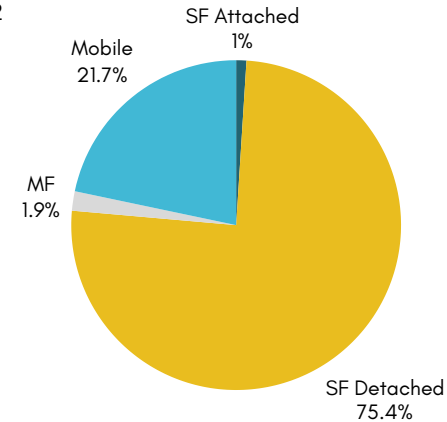
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 1,412

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	4	19	45
Large Family Household	0	4	20
Elderly Household	12	16	29

Housing Supply by Type

Total Households: 1,836



Assisted Housing Inventory

HUD Assisted Households (2024)

20

LIHTC Households (Placed in Service 1995 or later)

0

% of TOTAL RENTER HOUSEHOLDS 5%

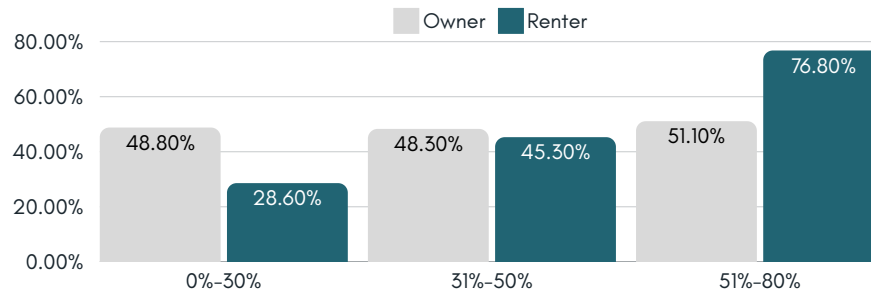
% Units Affordable to Renters

56.6%

% Units Affordable to Owners

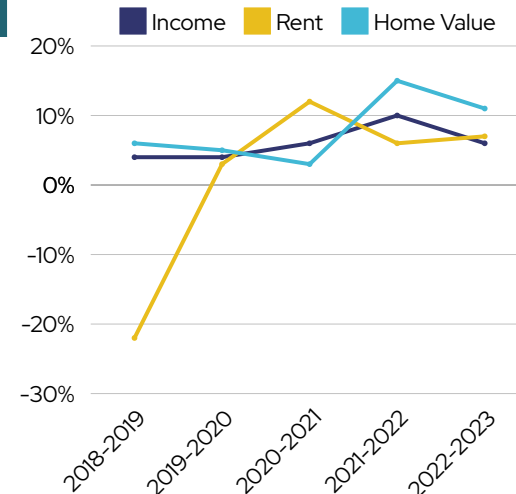
77.6%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+37%
2018 - \$48.2K
2023 - \$66K

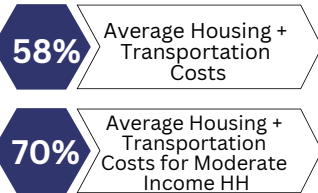
RENT

+10%
2018 - \$779
2023 - \$860

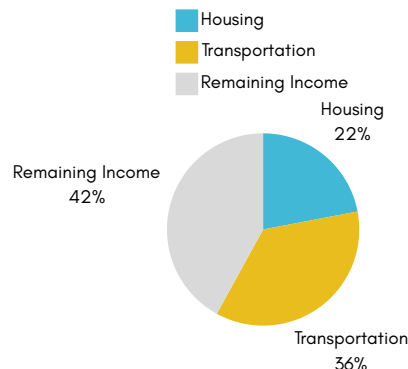
HOME VALUE

+51%
2018 - \$137K
2023 - \$206.7K

Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$22,363



Median Home Value

\$206,700

Median Rent

\$860

Median Household Income

\$72,386

Madison County

REGION 6

Population

2010 36,413
2023 53,578
% with disabilities 7%

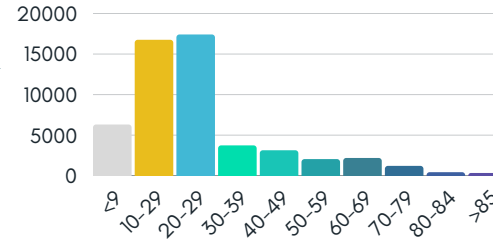
Rank in State: 7

Households

2010 9,868
2023 12,778
% households 65+ 14.3%

Rank in State: 11

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 24
SHelterED 70

Unemployment Rate

3.1%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 7,637

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	580	735	365
Large Family Household	55	235	40
Elderly Household	140	50	19

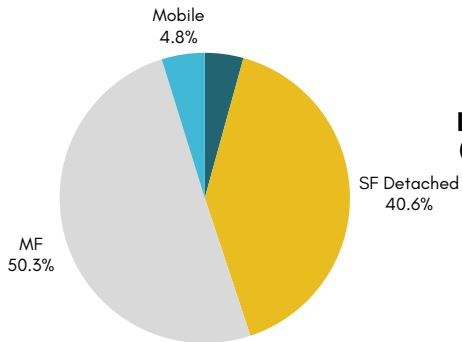
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 5,141

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	50	0	50
Large Family Household	0	14	70
Elderly Household	60	74	45

Housing Supply by Type

Total Households: 12,778



Assisted Housing Inventory

HUD Assisted Households (2024)

100

LIHTC Households (Placed in Service 1995 or later)

315

% of TOTAL RENTER HOUSEHOLDS
5%

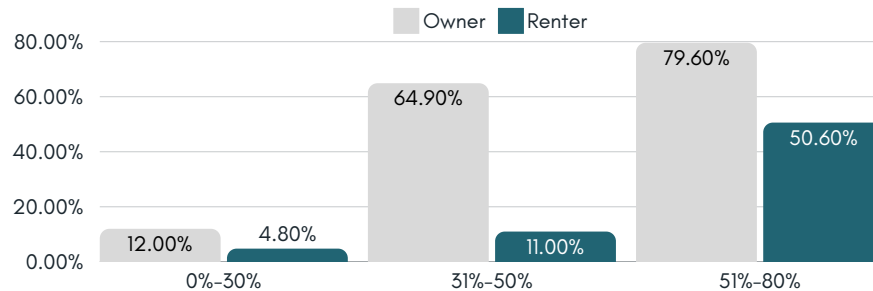
% Units Affordable to Renters

48.7%

% Units Affordable to Owners

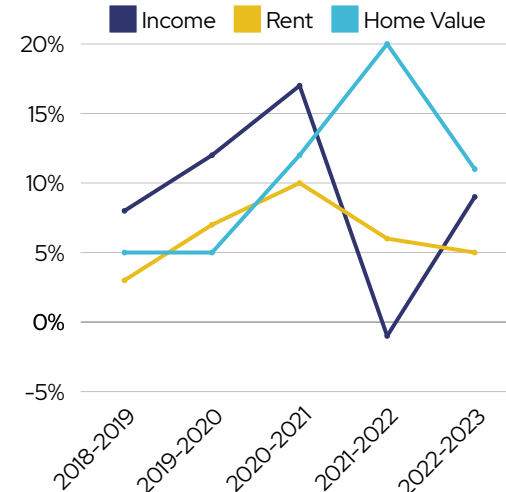
84.3%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+62%
2018 - \$36K
2023 - \$58.3K

RENT

+37%
2018 - \$704
2023 - \$965

HOME VALUE

+76%
2018 - \$207.5K
2023 - \$365K

Housing and Transportation Costs as Percent of Income

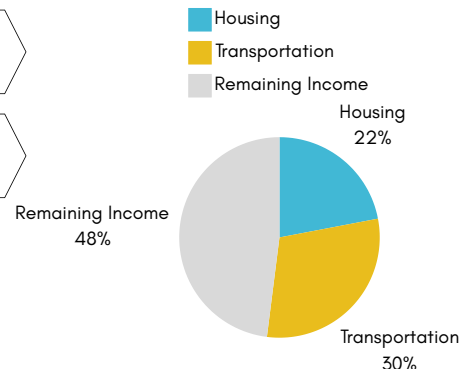
48%

Average Housing + Transportation Costs

58%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$16,897



Median Home Value

\$365,000

Median Rent

\$965

Median Household Income

\$102,177

Population

2010 19,524
2023 21,922
% with disabilities 12.4%

Rank in State: 18

10.9%

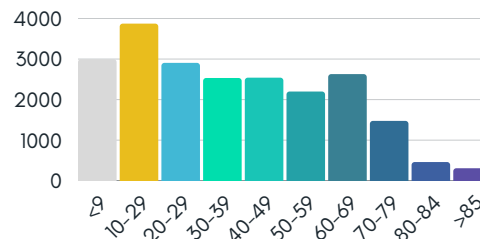
Households

2010 6,751
2023 7,814
% households 65+ 31.9%

Rank in State: 18

13.6%

Age Cohorts



Homeless Point In Time Count by Region

UNSHELTERED 36
SHELTERED 354

Unemployment Rate

3.3%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 2,125

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	175	45	35
Large Family Household	100	55	4
Elderly Household	105	14	40

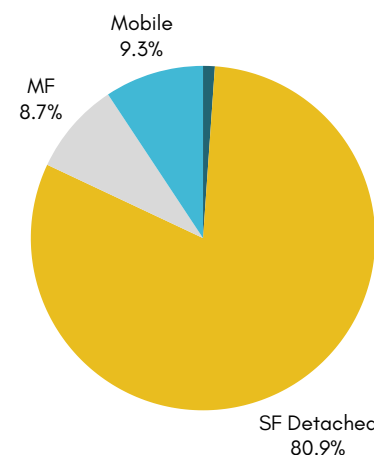
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 5,689

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	110	45	119
Large Family Household	50	40	4
Elderly Household	190	94	50

Housing Supply by Type

Total Households: 7,814



Assisted Housing Inventory

HUD Assisted Households (2024)

62

LIHTC Households (Placed in Service 1995 or later)

110

% of TOTAL RENTER HOUSEHOLDS

8%

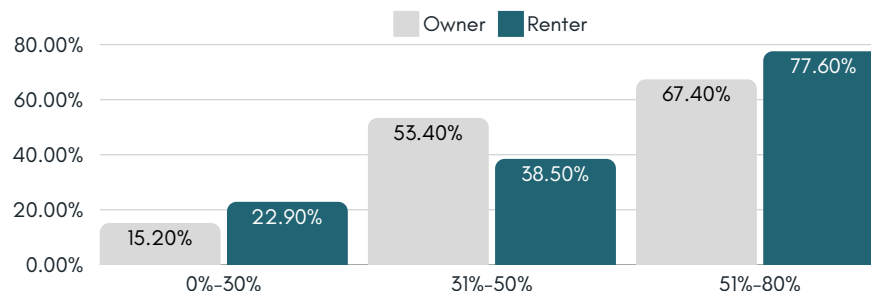
% Units Affordable to Renters

64.9%

% Units Affordable to Owners

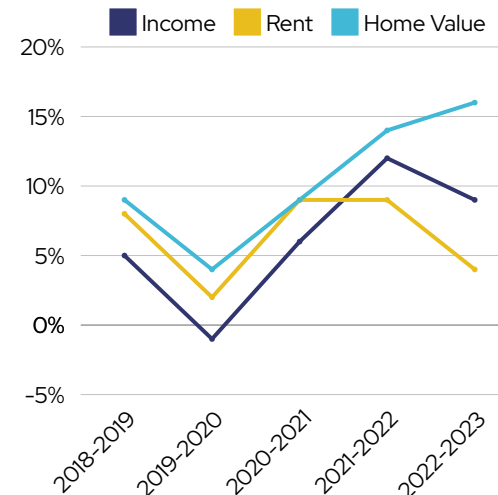
83.7%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+38%
2018 - \$50.7K
2023 - \$70K

RENT

+41%
2018 - \$644
2023 - \$909

HOME VALUE

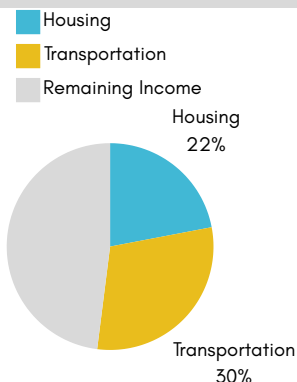
+72%
2018 - \$136.8K
2023 - \$235.3K

Housing and Transportation Costs as Percent of Income

52% Average Housing + Transportation Costs

63% Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$18,825



Median Home Value

\$235,300

Median Rent

\$909

Median Household Income

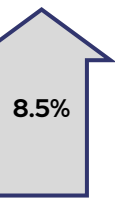
\$83,297

Nez Perce County

REGION 2

Population

2010 38,886
2023 42,477
% with disabilities 17.3%

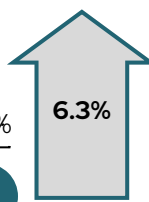


8.5%

Rank in State: 10

Households

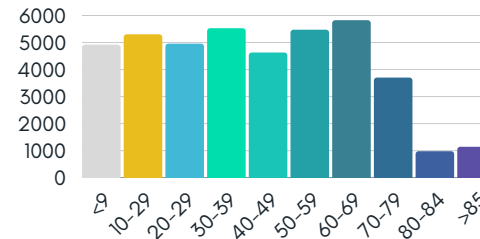
2010 16,163
2023 17,250
% households 65+ 35.1%



6.3%

Rank in State: 8

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 136
SHElTERED 48

Unemployment Rate

3.5%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 4,799

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	415	130	115
Large Family Household	10	4	0
Elderly Household	424	190	35

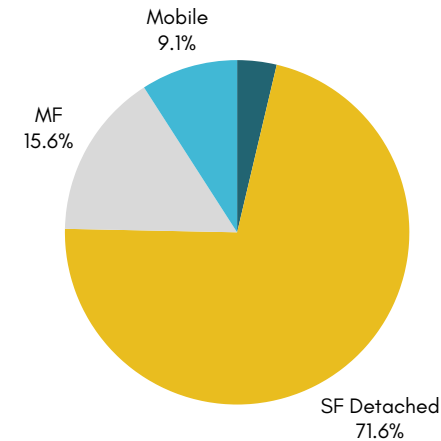
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 12,451

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	84	425	115
Large Family Household	150	85	0
Elderly Household	199	175	260

Housing Supply by Type

Total Households: 17,250



Assisted Housing Inventory

HUD Assisted Households (2024)

401

LIHTC Households (Placed in Service 1995 or later)

374

% of TOTAL RENTER HOUSEHOLDS

16%

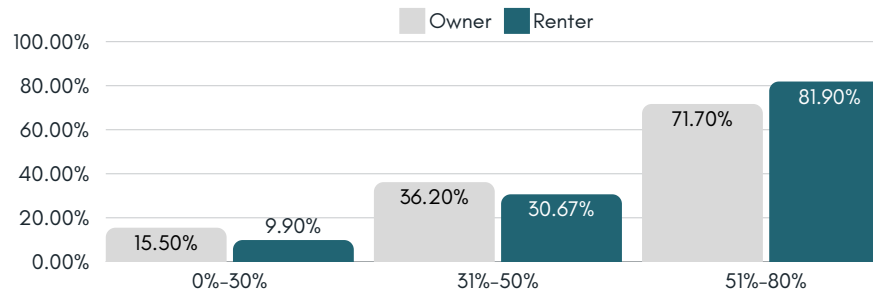
% Units Affordable to Renters

51.9%

% Units Affordable to Owners

80.1%

Housing Gap of Affordable and Available Units per 100 Households



Housing and Transportation Costs as Percent of Income

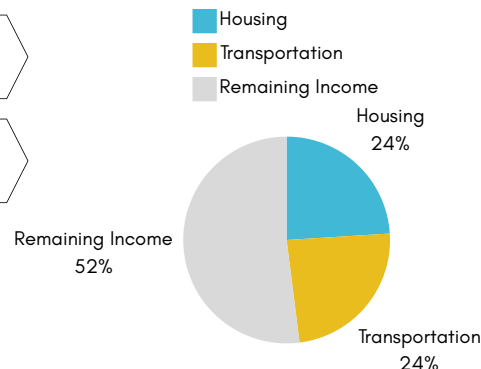
48%

Average Housing + Transportation Costs

58%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$15,380



Median Home Value

\$291,300

Median Rent

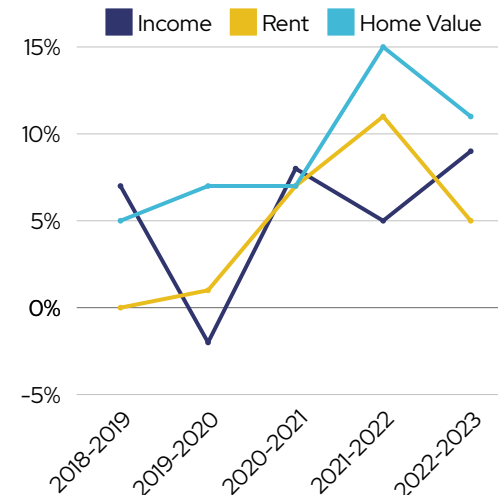
\$936

Median Household Income

\$103,893

Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+32%
2018 - \$54.2K
2023 - \$71.5K

RENT

+29%
2018 - \$726
2023 - \$936

HOME VALUE

+61%
2018 - \$181.2K
2023 - \$291.3K

Population

2010 4,212
2023 4,681
% with disabilities 14.4%

Rank in State: 38

10%

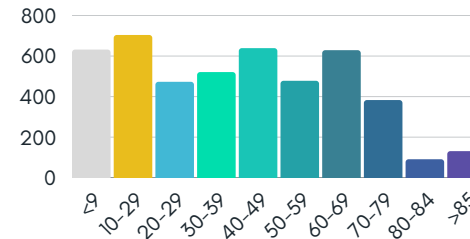
Households

2010 1,556
2023 1,932
% households 65+ 34.5%

Rank in State: 38

19.5%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 84
SHELTERED 43

Unemployment Rate

2.8%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 247

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	4	30	0
Large Family Household	4	0	0
Elderly Household	4	0	15

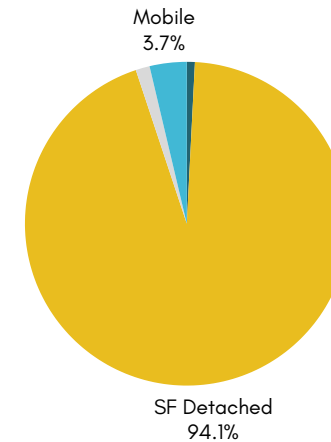
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 1,685

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	4	15	15
Large Family Household	30	10	10
Elderly Household	34	20	10

Housing Supply by Type

Total Households: 1,932



Assisted Housing Inventory

HUD Assisted Households (2024)

11

LIHTC Households (Placed in Service 1995 or later)

0

% of TOTAL RENTER HOUSEHOLDS 4%

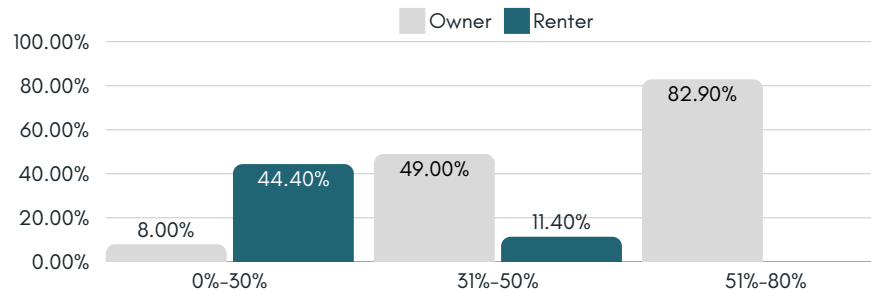
% Units Affordable to Renters

53.7%

% Units Affordable to Owners

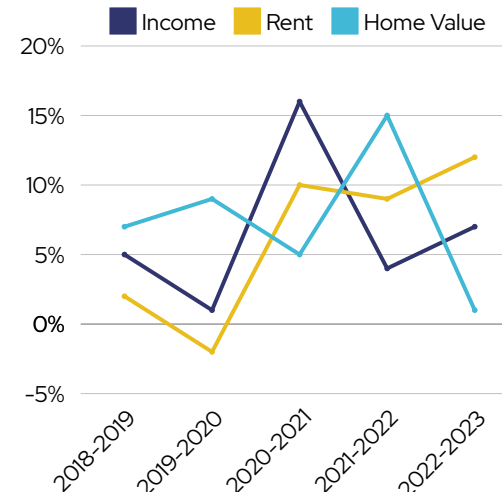
79%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+42%
2018 - \$51.1K
2023 - \$72.6K

RENT

+37%
2018 - \$735
2023 - \$1,009

HOME VALUE

+46%
2018 - \$155.8K
2023 - \$228K

Housing and Transportation Costs as Percent of Income

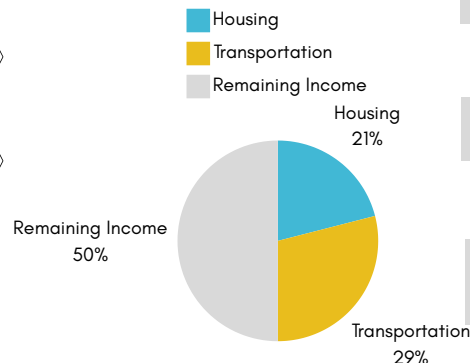
50%

Average Housing + Transportation Costs

60%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$19,355



Median Home Value

\$228,100

Median Rent

\$1,009

Median Household Income

\$93,457

Owyhee County

REGION 3

Population

2010 11,389
2023 12,284
% with disabilities 17.7%

Rank in State: 26

7.3%

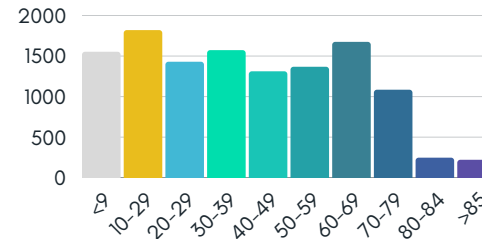
Households

2010 4,106
2023 4,248
% households 65+ 36.9%

Rank in State: 27

5.5%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 937
ShelterED 136

Unemployment Rate

4.9%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 1,237

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	45	100	0
Large Family Household	30	0	0
Elderly Household	64	29	0

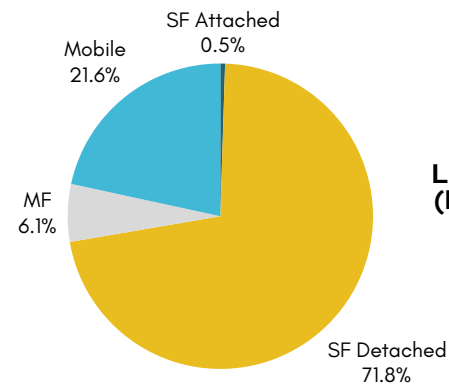
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 3,011

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	50	55	15
Large Family Household	14	10	15
Elderly Household	59	74	24

Housing Supply by Type

Total Households: 4,248



Assisted Housing Inventory

HUD Assisted Households (2024)

0

LIHTC Households (Placed in Service 1995 or later)

43

% of TOTAL RENTER HOUSEHOLDS
3%

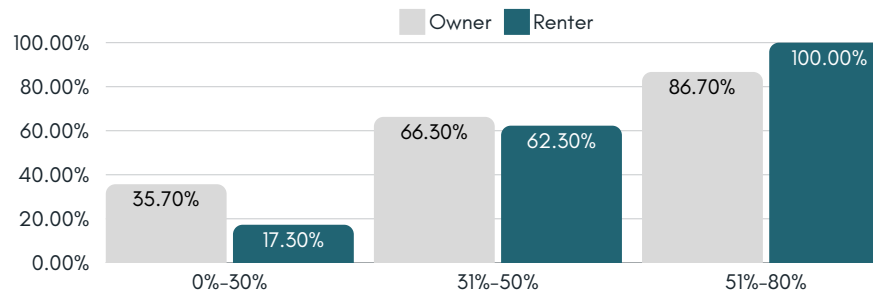
% Units Affordable to Renters

68.2%

% Units Affordable to Owners

80.3%

Housing Gap of Affordable and Available Units per 100 Households



Housing and Transportation Costs as Percent of Income

46%

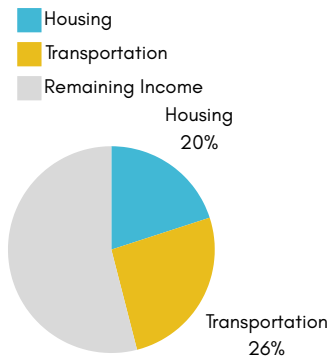
Average Housing + Transportation Costs

56%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$19,982

Remaining Income 54%



Median Home Value

\$281,600

Median Rent

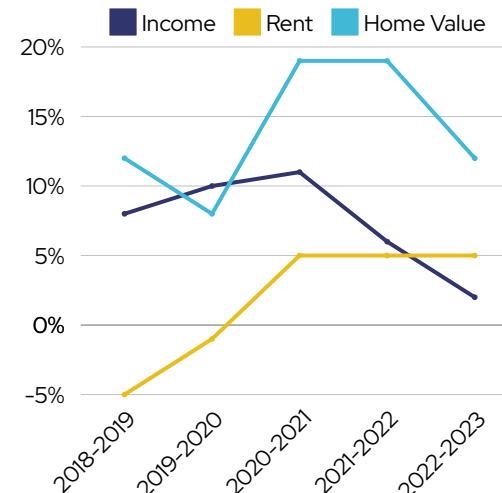
\$771

Median Household Income

\$78,889

Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+48%
2018 - \$40.4K
2023 - \$60K

RENT

+10%
2018 - \$704
2023 - \$771

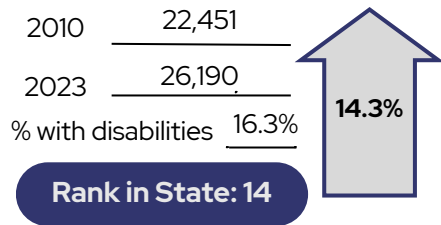
HOME VALUE

+116%
2018 - \$130.3K
2023 - \$281.6K

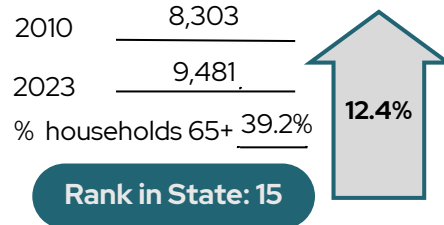
Payette County

REGION 3

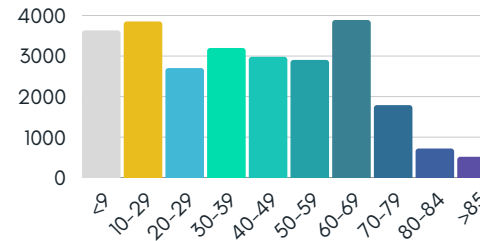
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED
937

ShelterED
136

Unemployment Rate

4.8%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 2,418

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	125	75	25
Large Family Household	0	25	0
Elderly Household	64	90	60

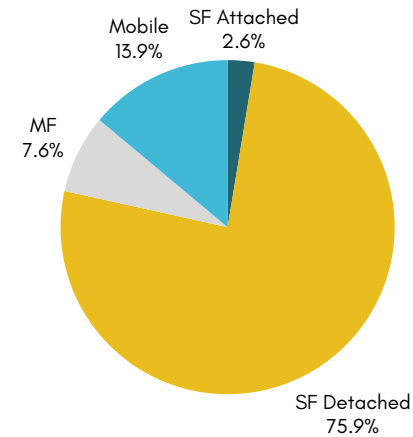
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 7,063

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	10	40	145
Large Family Household	30	0	69
Elderly Household	160	50	155

Housing Supply by Type

Total Households: 9,481



Assisted Housing Inventory

HUD Assisted Households (2024)

79

LIHTC Households (Placed in Service 1995 or later)

257

% of TOTAL RENTER HOUSEHOLDS
14%

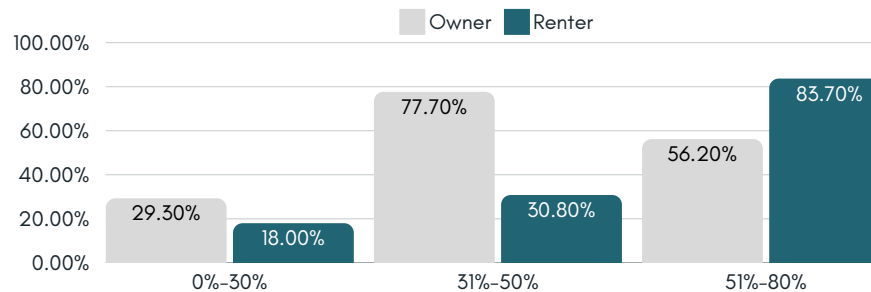
% Units Affordable to Renters

63%

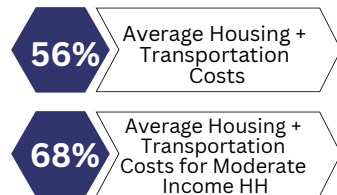
% Units Affordable to Owners

80.4%

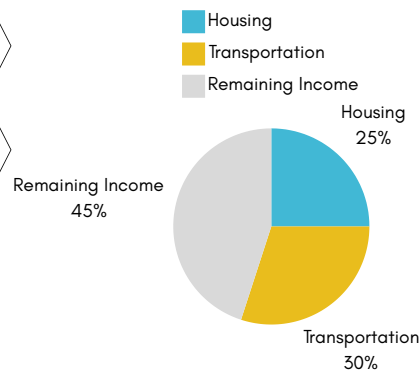
Housing Gap of Affordable and Available Units per 100 Households



Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$16,819



Median Home Value

\$310,700

Median Rent

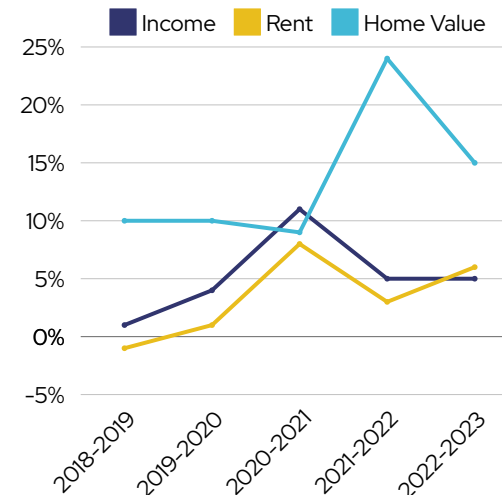
\$874

Median Household Income

\$83,601

Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+31%
2018 - \$50.3K
2023 - \$65.7K

RENT

+18%
2018 - \$743
2023 - \$874

HOME VALUE

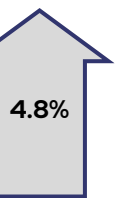
+109%
2018 - \$148.4K
2023 - \$310.7K

Power County

REGION 5

Population

2010 7,633
2023 8,018
% with disabilities 14.6%

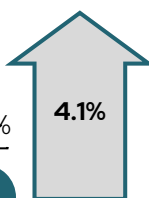


4.8%

Rank in State: 34

Households

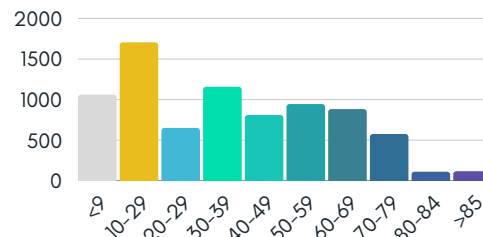
2010 2,598
2023 2,708
% households 65+ 30.1%



4.1%

Rank in State: 34

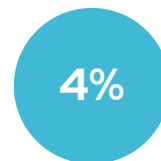
Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 84
ShelterED 43

Unemployment Rate



4%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 689

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	0	10	4
Large Family Household	4	0	0
Elderly Household	0	0	0

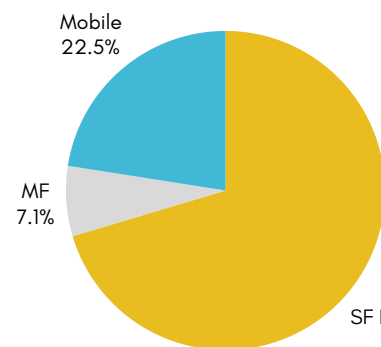
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 2,019

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	60	4	29
Large Family Household	0	10	0
Elderly Household	24	30	30

Housing Supply by Type

Total Households: 2,708



Assisted Housing Inventory

HUD Assisted Households (2024)

0

LIHTC Households (Placed in Service 1995 or later)

31

% of TOTAL RENTER HOUSEHOLDS

4%

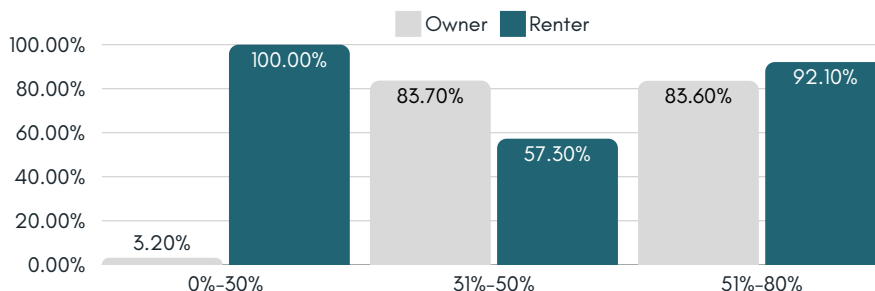
% Units Affordable to Renters

77.4%

% Units Affordable to Owners

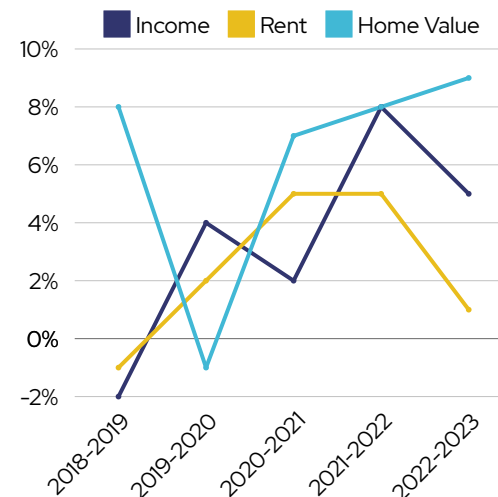
82.4%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+x20%

2018 - \$50K

2023 - \$60K

RENT

+13%

2018 - \$643

2023 - \$729

HOME VALUE

+37%

2018 - \$139.8K

2023 - \$191.2K

Housing and Transportation Costs as Percent of Income

51%

Average Housing + Transportation Costs

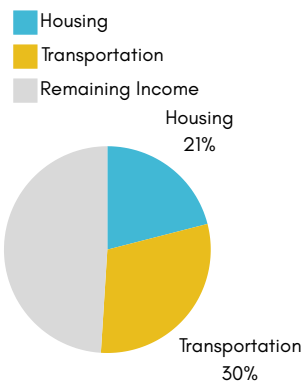
62%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household

Transportation Cost: \$18,086

Remaining Income 49%



Median Home Value

\$191,200

Median Rent

\$729

Median Household Income

\$72,159

Shoshone County

REGION 1

Population

2010 12,917
2023 13,580
% with disabilities 22.6%

4.9%

Rank in State: 24

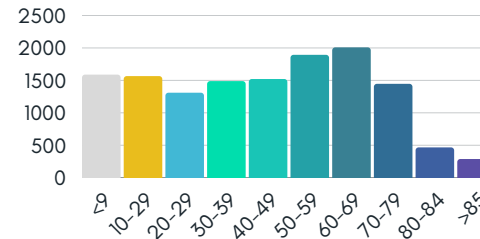
Households

2010 5,776
2023 5,679
% households 65+ 38.2%

-1.7%

Rank in State: 21

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 40
SHELTERED 53

Unemployment Rate

6.2%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 1,486

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	110	25	65
Large Family Household	0	10	0
Elderly Household	55	53	4

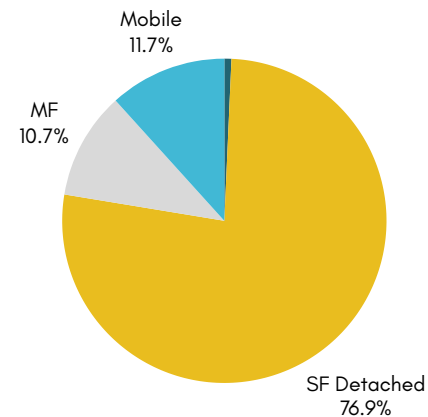
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 4,193

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	20	35	35
Large Family Household	0	4	60
Elderly Household	64	70	99

Housing Supply by Type

Total Households: 5,679



Assisted Housing Inventory

HUD Assisted Households (2024)

165

LIHTC Households (Placed in Service 1995 or later)

85

% of TOTAL RENTER HOUSEHOLDS 17%

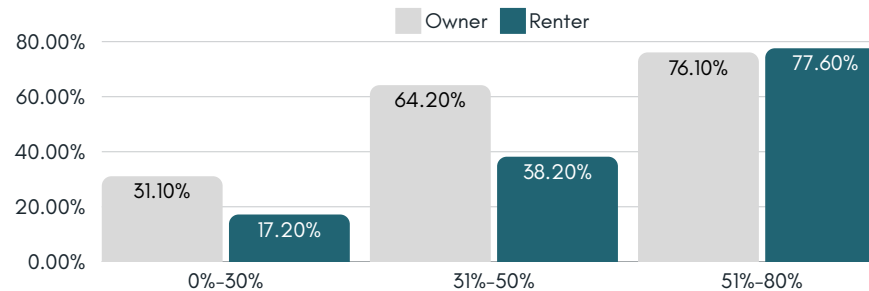
% Units Affordable to Renters

56.4%

% Units Affordable to Owners

80.0%

Housing Gap of Affordable and Available Units per 100 Households



Housing and Transportation Costs as Percent of Income

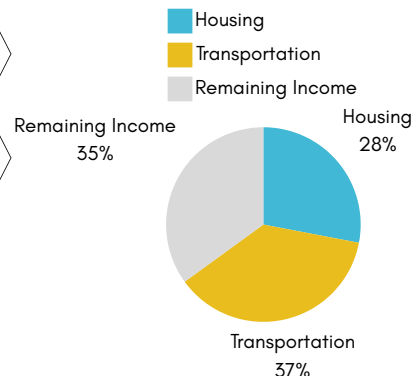
65%

Average Housing + Transportation Costs

80%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$16,561



Median Home Value

\$222,700

Median Rent

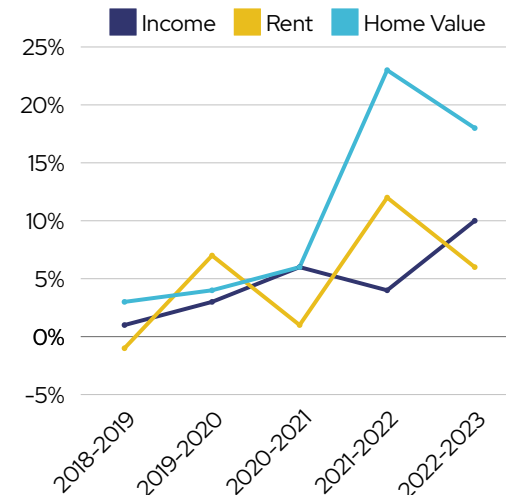
\$880

Median Household Income

\$75,203

Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+28%
2018 - \$39.1K
2023 - \$50K

RENT

+31%
2018 - \$674
2023 - \$880

HOME VALUE

+79%
2018 - \$124.6K
2023 - \$222.7K

Teton County

REGION 6

Population

2010 9,413
2023 12,101
% with disabilities 7.4%

Rank in State: 28

22.2%

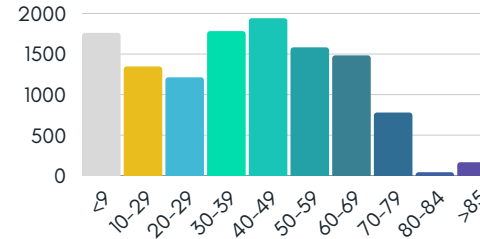
Households

2010 3,786
2023 4,573
% households 65+ 27.6%

Rank in State: 25

17.2%

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 24
SHElTERED 70

Unemployment Rate

3%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 924

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	4	69	65
Large Family Household	0	0	30
Elderly Household	45	15	10

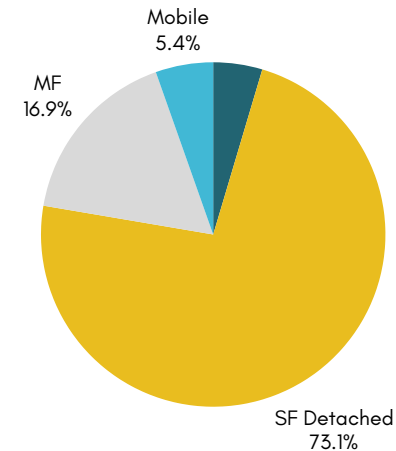
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 3,649

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	0	20	35
Large Family Household	0	0	35
Elderly Household	250	30	58

Housing Supply by Type

Total Households: 4,573



Assisted Housing Inventory

HUD Assisted Households (2024)

0

LIHTC Households (Placed in Service 1995 or later)

74

% of TOTAL RENTER HOUSEHOLDS 8%

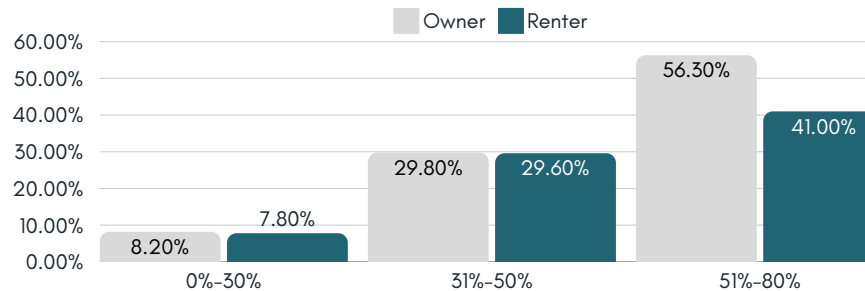
% Units Affordable to Renters

50.6%

% Units Affordable to Owners

74.2%

Housing Gap of Affordable and Available Units per 100 Households



Housing and Transportation Costs as Percent of Income

37%

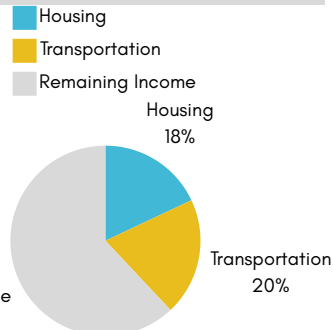
Average Housing + Transportation Costs

46%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household

Transportation Cost: \$20,745



Median Home Value

\$595,900

Median Rent

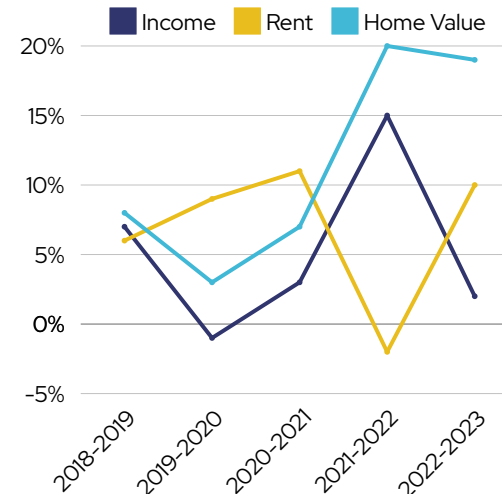
\$1,196

Median Household Income

\$113,786

Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+32%
2018 - \$68.8K
2023 - \$90.7K

RENT

+45%
2018 - \$826
2023 - \$1,196

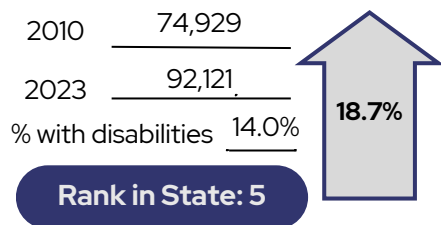
HOME VALUE

+88%
2018 - \$317.7K
2023 - \$596K

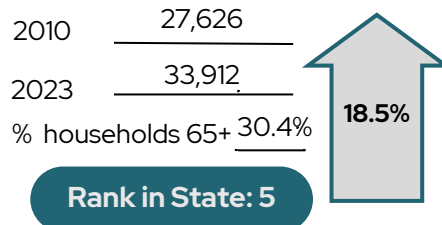
Twin Falls County

REGION 4

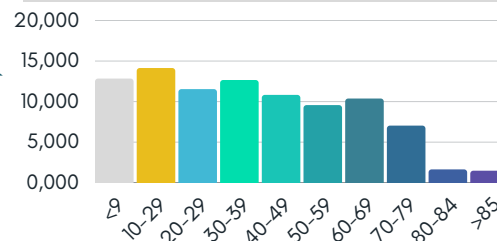
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHELTERED
36

SHELTERED
354

Unemployment Rate

3.9%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 10,312

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	340	500	350
Large Family Household	0	185	49
Elderly Household	600	430	99

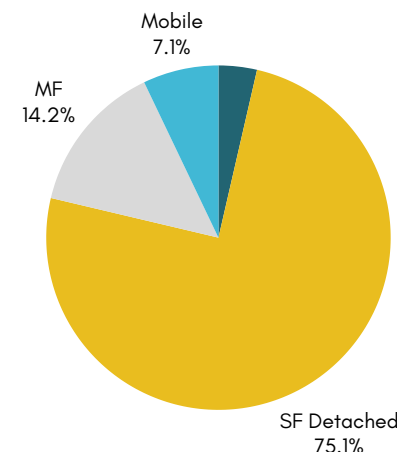
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 23,600

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	129	470	430
Large Family Household	164	115	280
Elderly Household	660	340	380

Housing Supply by Type

Total Households: 33,912



Assisted Housing Inventory

HUD Assisted Households (2024)
193

LIHTC Households (Placed in Service 1995 or later)
474

% of TOTAL RENTER HOUSEHOLDS
6%

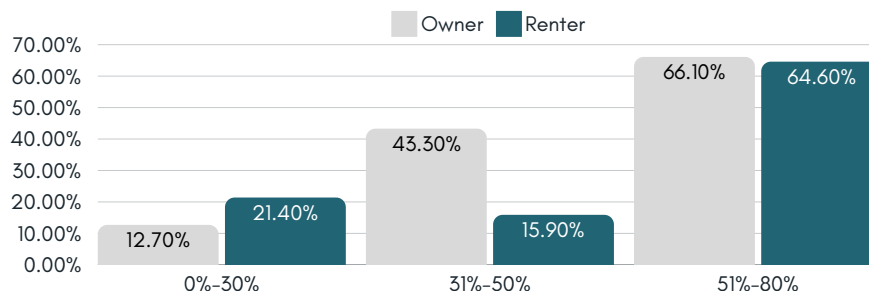
% Units Affordable to Renters

51.8%

% Units Affordable to Owners

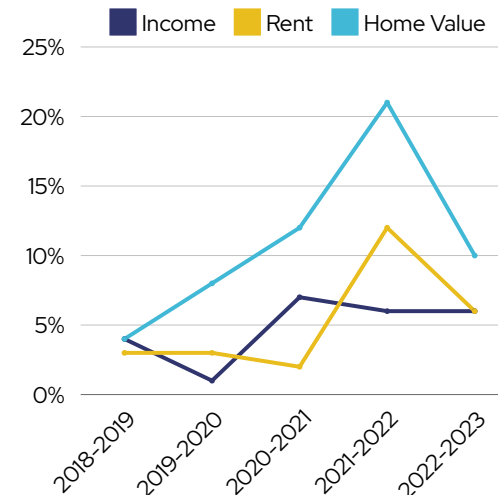
77.7%

Housing Gap of Affordable and Available Units per 100 Households



Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+29%
2018 - \$50.8K
2023 - \$65.3K

RENT

+30%
2018 - \$777
2023 - \$1,011

HOME VALUE

+83%
2018 - \$160.2K
2023 - \$292.7K

Housing and Transportation Costs as Percent of Income

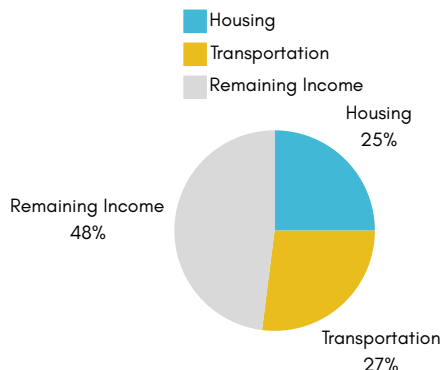
51%

Average Housing + Transportation Costs

62%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$16,950



Median Home Value

\$292,700

Median Rent

\$1,011

Median Household Income

\$89,399

Valley County

REGION 3

Population

2010 9,846
2023 12,136
% with disabilities 11.0%

18.9%

Rank in State: 27

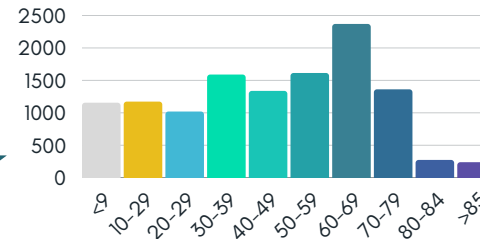
Households

2010 4,388
2023 3,778
% households 65+ 54.7%

-16.1%

Rank in State: 30

Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED 937
SHELTERED 136

Unemployment Rate

4%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 538

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	0	30	55
Large Family Household	0	10	20
Elderly Household	30	85	0

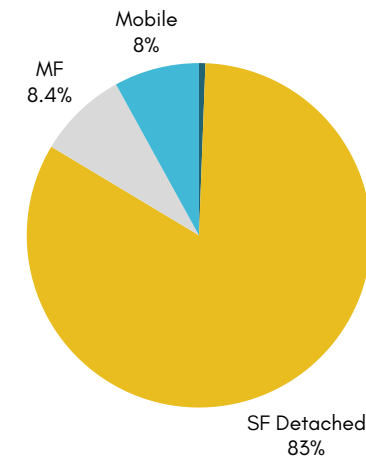
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 3,240

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	4	45	54
Large Family Household	0	0	40
Elderly Household	129	55	195

Housing Supply by Type

Total Households: 3,778



Assisted Housing Inventory

HUD Assisted Households (2024)

0

LIHTC Households (Placed in Service 1995 or later)

107

% of TOTAL RENTER HOUSEHOLDS 20%

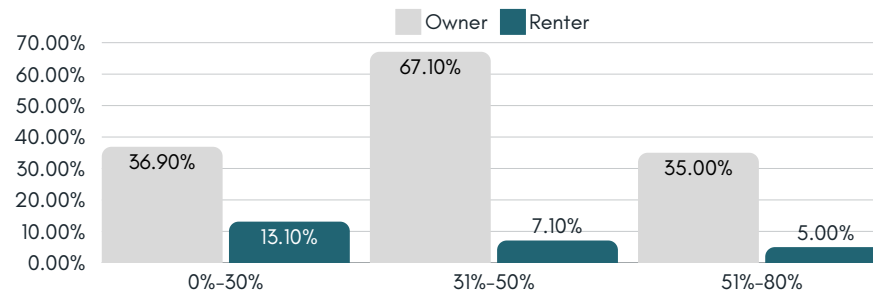
% Units Affordable to Renters

56.9%

% Units Affordable to Owners

73.7%

Housing Gap of Affordable and Available Units per 100 Households



Housing and Transportation Costs as Percent of Income

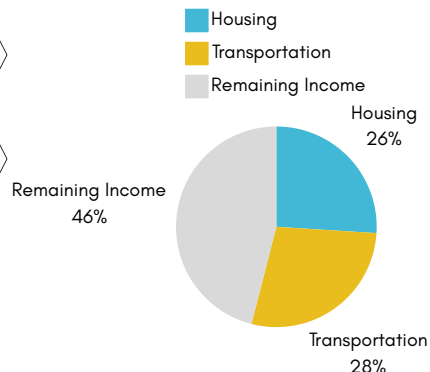
53%

Average Housing + Transportation Costs

65%

Average Housing + Transportation Costs for Moderate Income HH

Average Annual Household Transportation Cost: \$20,178



Median Home Value

\$599,500

Median Rent

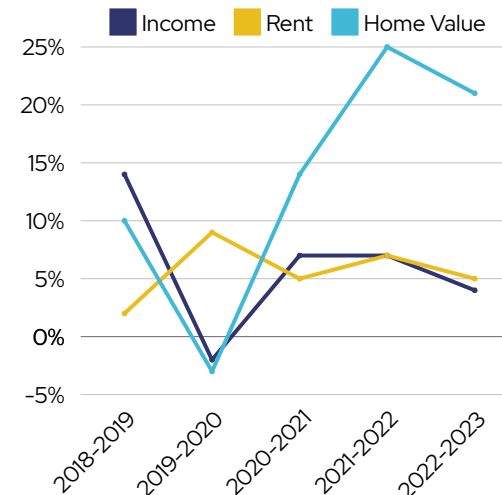
\$1,011

Median Household Income

\$105,087

Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+38%
2018 - \$55.3K
2023 - \$76.1K

RENT

+33%
2018 - \$760
2023 - \$1,011

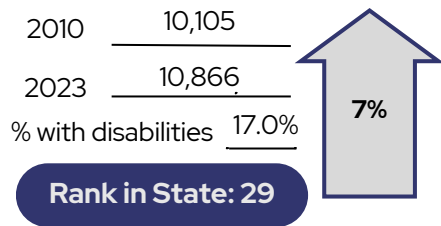
HOME VALUE

+112%
2018 - \$283K
2023 - \$599.5K

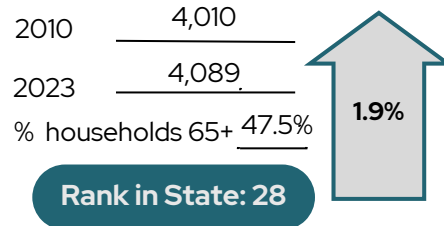
Washington County

REGION 3

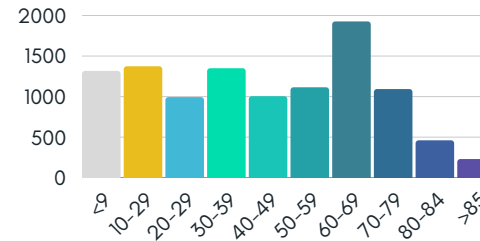
Population



Households



Age Cohorts



Homeless Point In Time Count by Region

UNSHelterED
937

ShelterED
136

Unemployment Rate

4.9%

Housing Affordability

Cost-burdened Renters

TOTAL RENTAL HOUSEHOLDS: 1,093

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	180	30	84
Large Family Household	10	0	0
Elderly Household	120	70	15

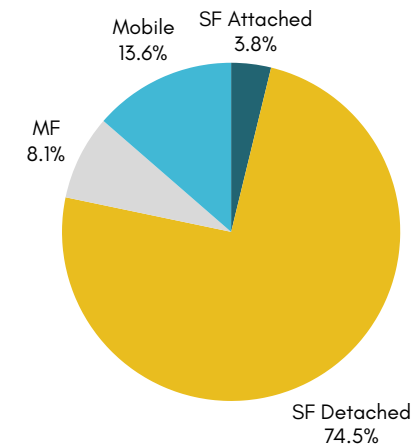
Cost-burdened Homeowners

TOTAL HOMEOWNER HOUSEHOLDS: 2,996

	0-30% HAMFI	>30 - 50% HAMFI	>50 - 80% HAMFI
Small Family Household	0	10	100
Large Family Household	4	4	0
Elderly Household	105	54	49

Housing Supply by Type

Total Households: 4,089



Assisted Housing Inventory

HUD Assisted Households (2024)

15

LIHTC Households (Placed in Service 1995 or later)

72

% of TOTAL RENTER HOUSEHOLDS

8%

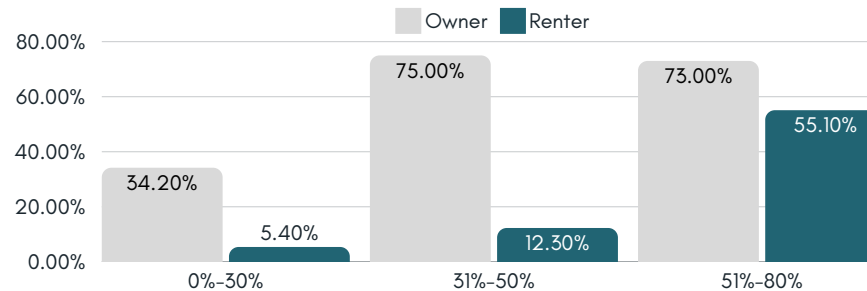
% Units Affordable to Renters

52.4%

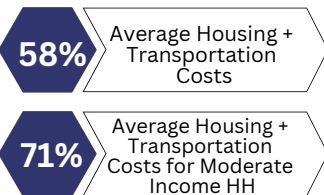
% Units Affordable to Owners

79.4%

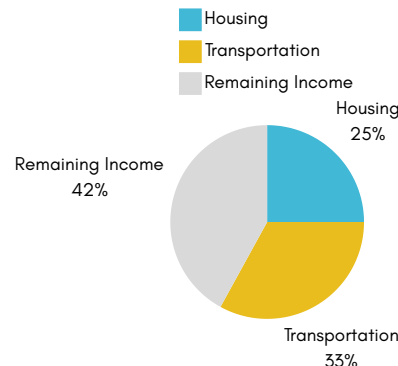
Housing Gap of Affordable and Available Units per 100 Households



Housing and Transportation Costs as Percent of Income



Average Annual Household Transportation Cost: \$16,327



Median Home Value

\$250,300

Median Rent

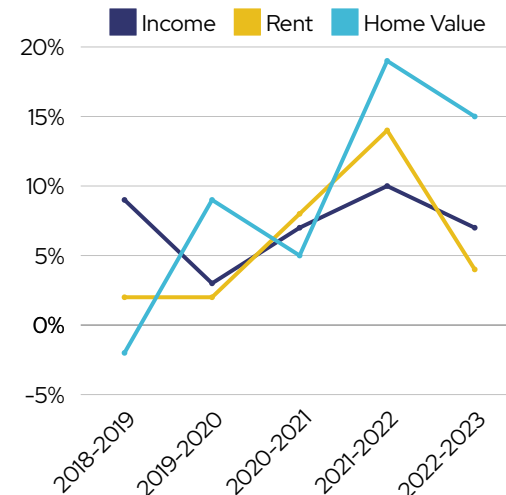
\$919

Median Household Income

\$71,831

Median Housing Cost and Income Trends

Percent Change by Year



PERCENT CHANGE OVER PERIOD

INCOME

+44%

2018 - \$37.2K

2023 - \$53.6K

RENT

+37%

2018 - \$671

2023 - \$919

HOME VALUE

+64%

2018 - \$152.2K

2023 - \$250.3K



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