

American Community Survey: Critical Trends in Idaho

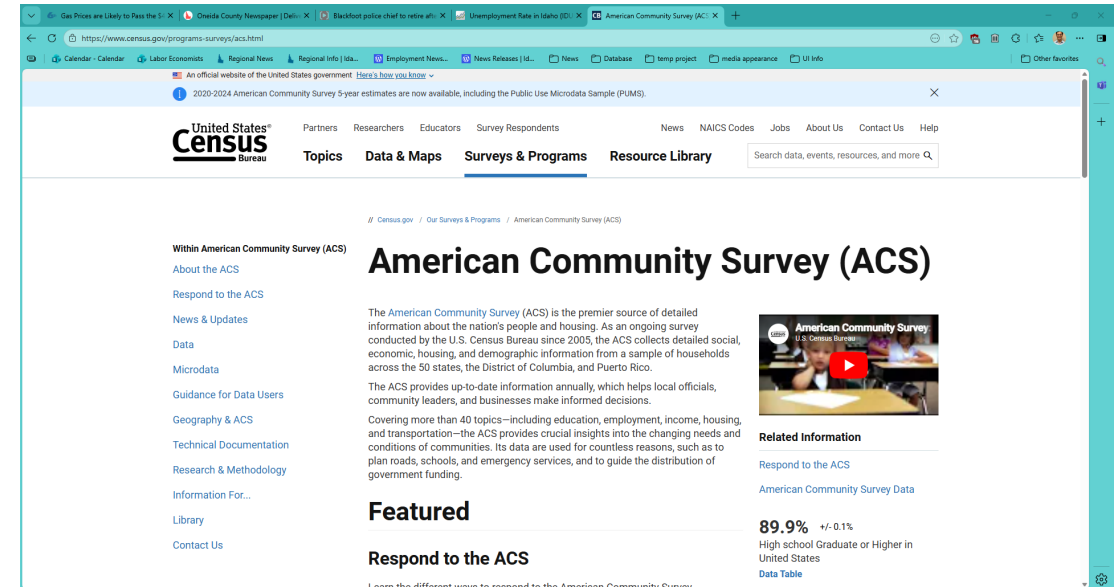


Brandon Duong and Seth Harrington, labor economists
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What is the 5-year American Community Survey (ACS)

- Over 40 topics
- Geographic levels
 - State
 - Metro area
 - County
 - Subcounty (places)
- Samples 3.5 million people in all 50 states, District of Columbia and Puerto Rico
- Useful for grant writing, lawmakers, businesses, academic institutions and more.



Tradeoff: broader period of analysis

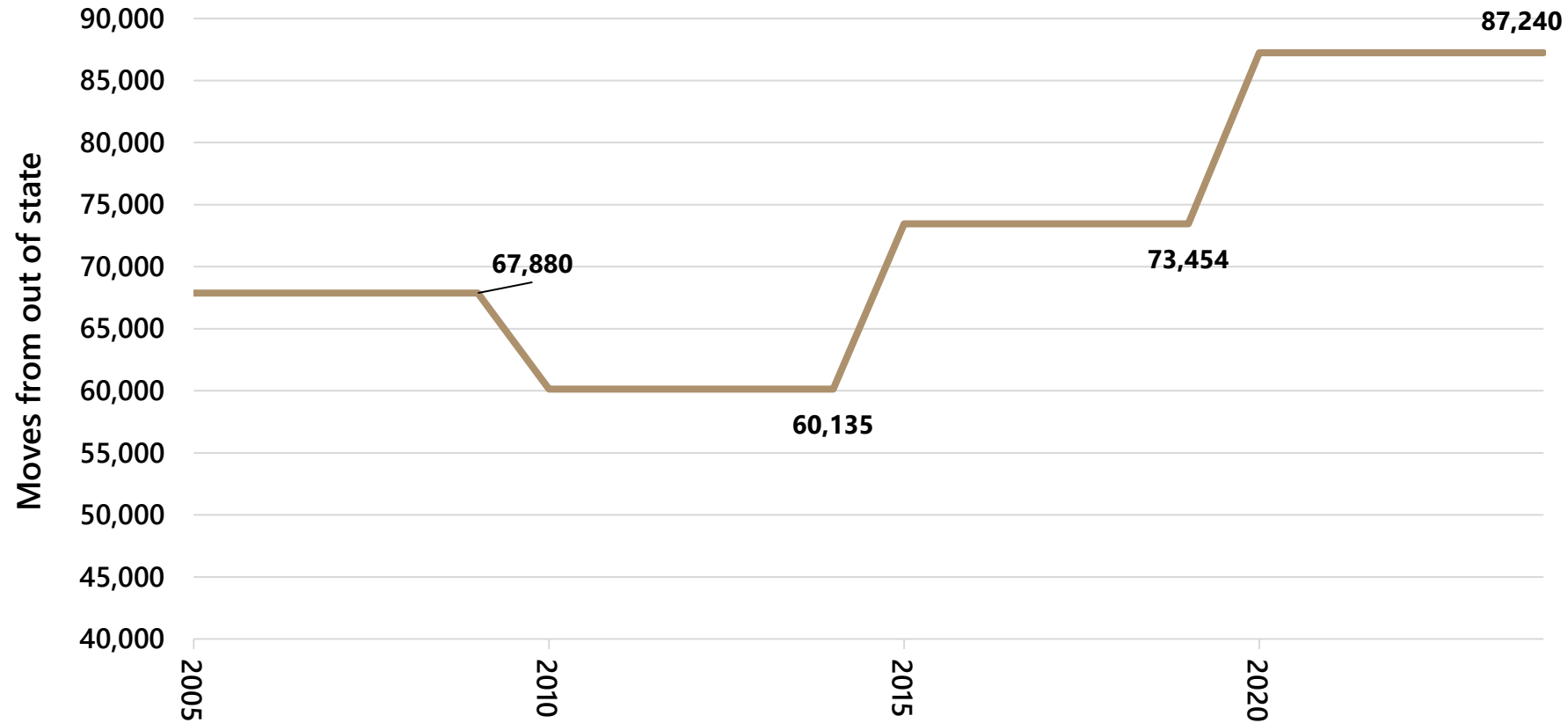
Nonoverlapping ACS 5-year estimates	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
2019 5-year	X	X	X	X	X					
2020 5-year		X	X	X	X	X				
2021 5-year			X	X	X	X	X			
2022 5-year				X	X	X	X	X		
2023 5-year					X	X	X	X	X	
2024 5-year						X	X	X	X	X

Source: U.S. Census Bureau

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Unprecedented moves

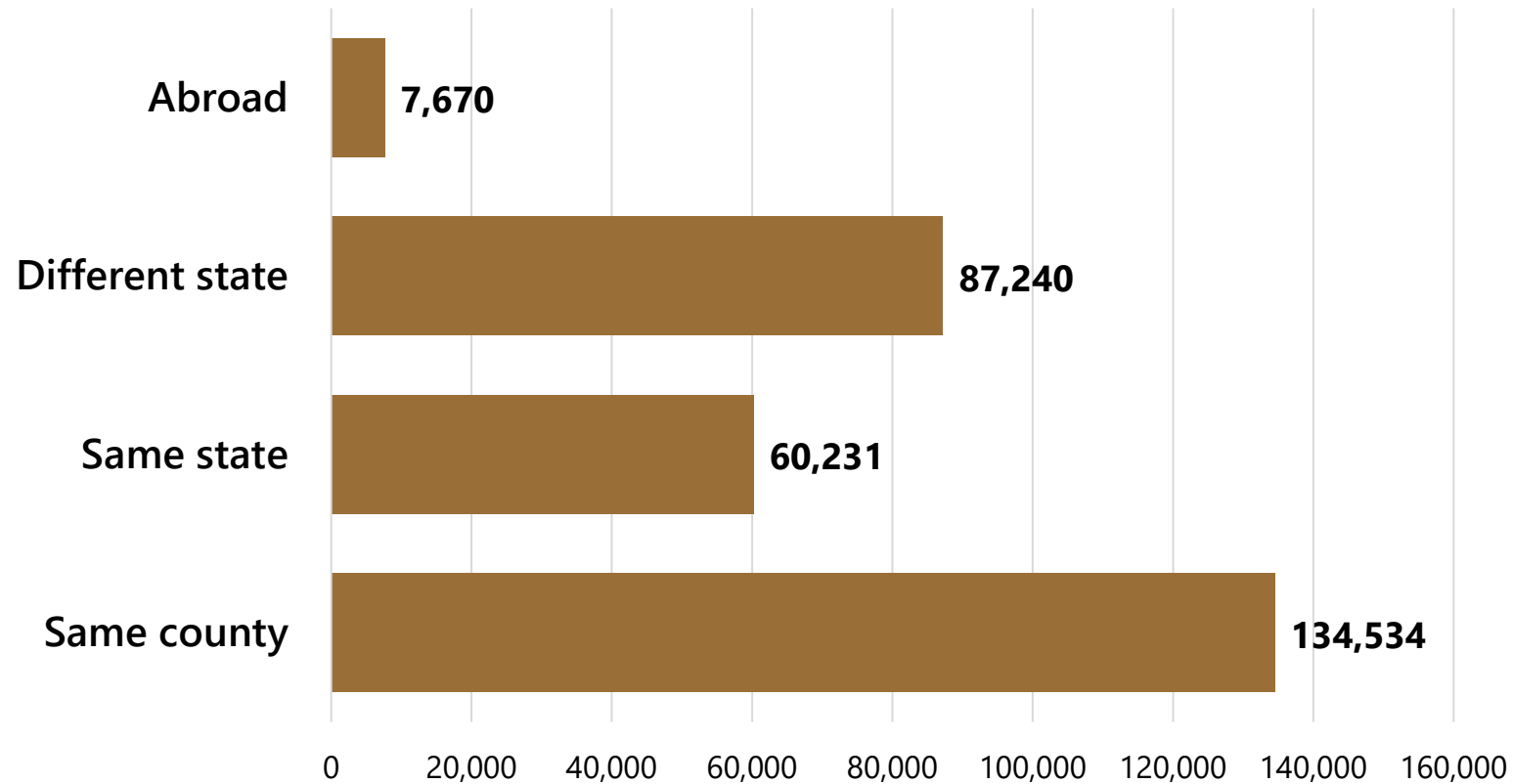


Source: U.S. Census Bureau

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Migration in 2019-2024 period



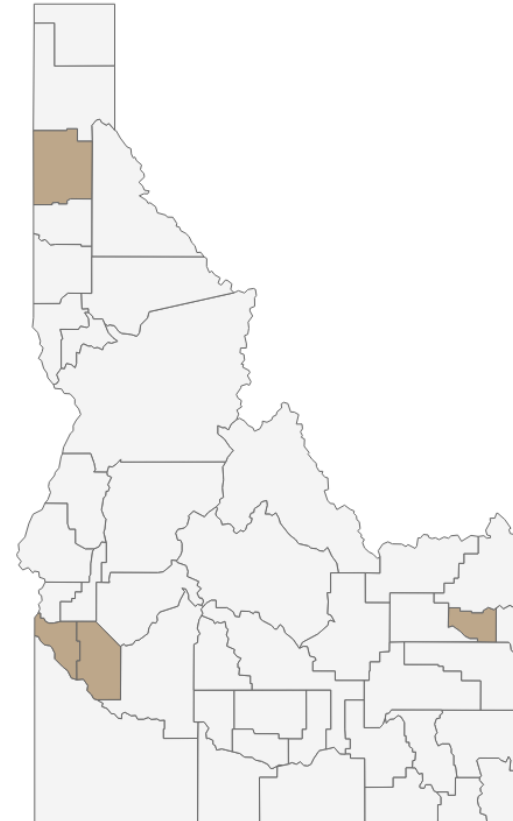
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Key counties of interstate migration

- Ada (26,000)
 - Boise
- Kootenai (12,000)
 - Moves from Spokane to Coeur d'Alene
- Madison (8,000)
 - Brigham Young University
- Canyon (8,000)
 - Nampa commuters to Boise



Rising demand and rising monthly costs

Units	2015-2019	2020-2024	Period change
Housing units with a mortgage	\$1,270	\$1,687	32.8%
Housing units without a mortgage	\$377	\$493	30.8%
Rental units	\$853	\$1,238	45.1%

Source: U.S. Census Bureau

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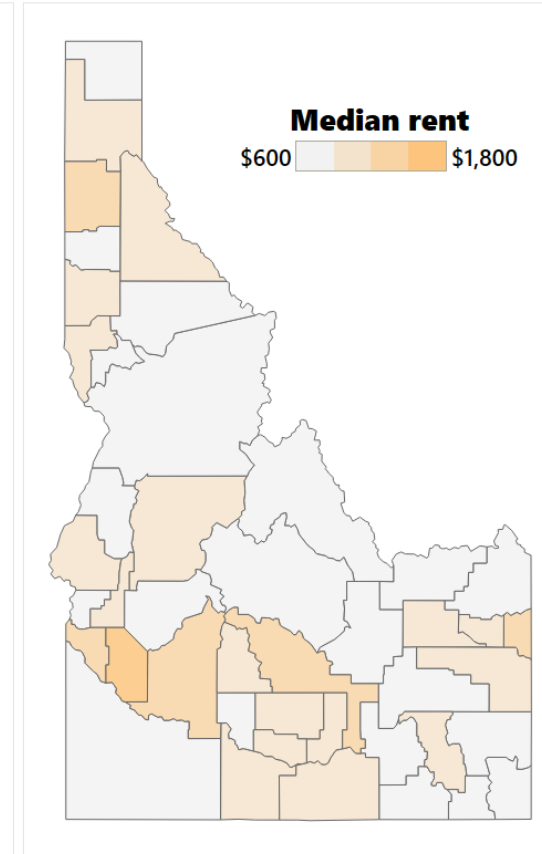
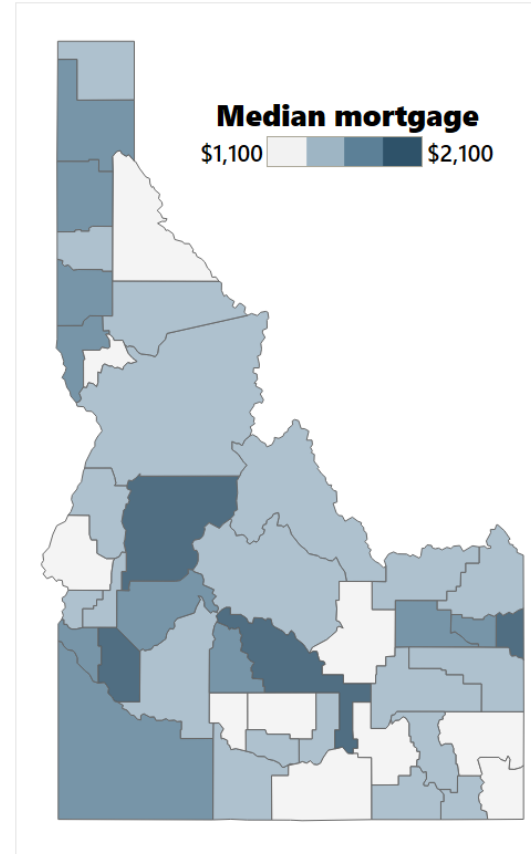
Monthly cost of housing in Idaho

Notable mortgage counties

- Blaine (\$2,125)
- Valley (\$2,071)
- Teton (\$1,878)
- Caribou is lowest at (\$1,100)

Notable rent counties

- Ada (\$1,577)
- Kootenai (\$1,492)
- Canyon (\$1,347)
- Butte lowest at (\$608)



Burdened households

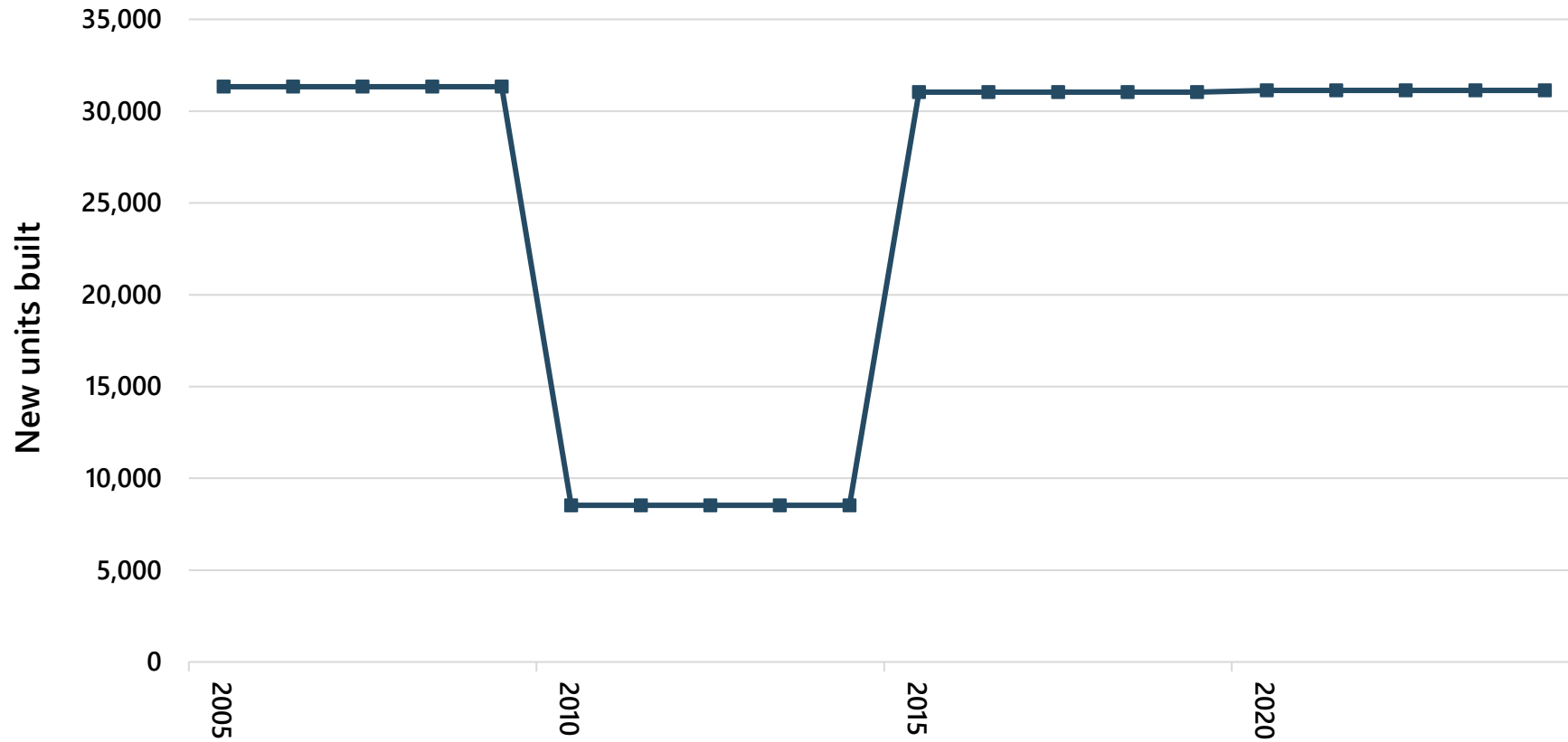
Units	2015-2019	2020-2024
Housing units with a mortgage	10.1%	11.0%
Housing units without a mortgage	2.0%	2.3%
Rental units	11.0%	10.9%

Source: U.S. Census Bureau

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New housing units constructed in Idaho



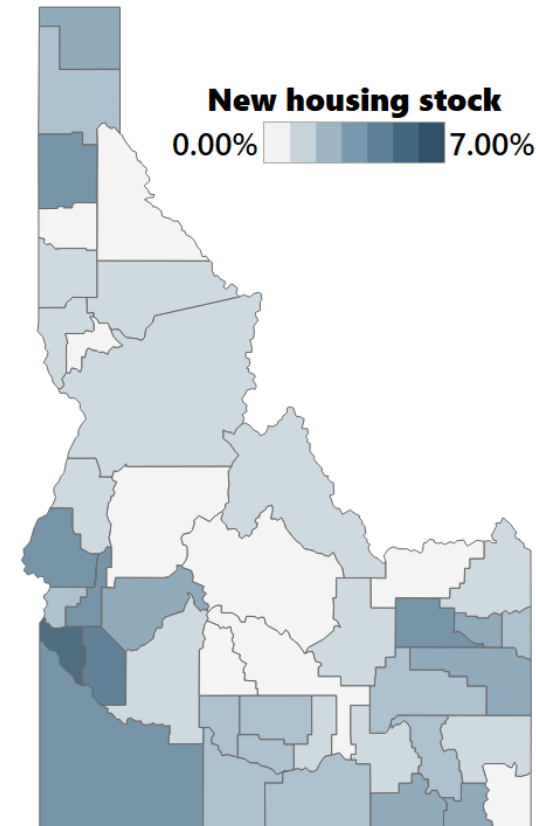
Source: U.S. Census Bureau

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New housing construction

- Canyon (6.3%)
- Ada (5.7%)
- Owyhee (4.7%)
- Gem (4.6%)
 - Boise and Nampa related development
- Jefferson (4.3%)
 - Idaho Falls and Rexburg related development
- Kootenai (4.2%)
 - Coeur d'Alene demand
- Washington (4.0%)
 - Rural expansion with 186 new units



Housing stock adapts

Units	2015-2019	2020-2024
Total housing units	723,594	795,014
One-unit detached	73.2%	73.8%
One-unit attached	3.1%	3.7%

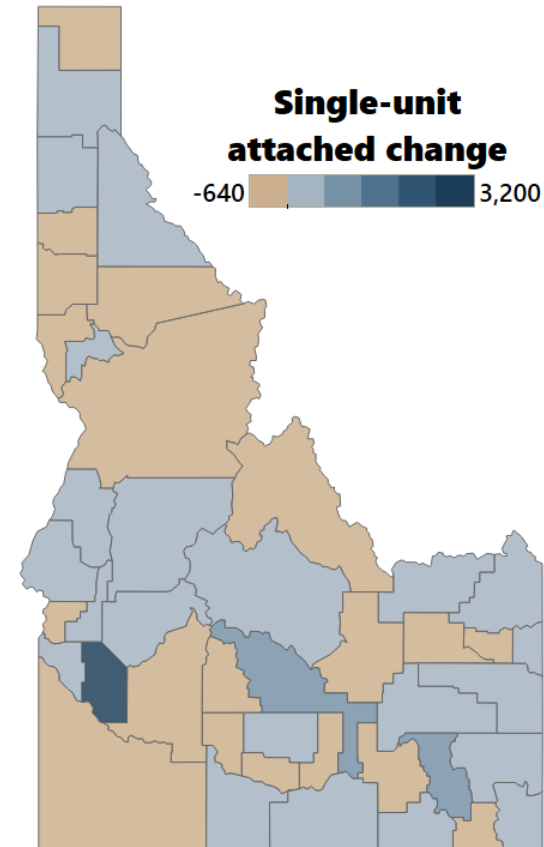
Source: U.S. Census Bureau

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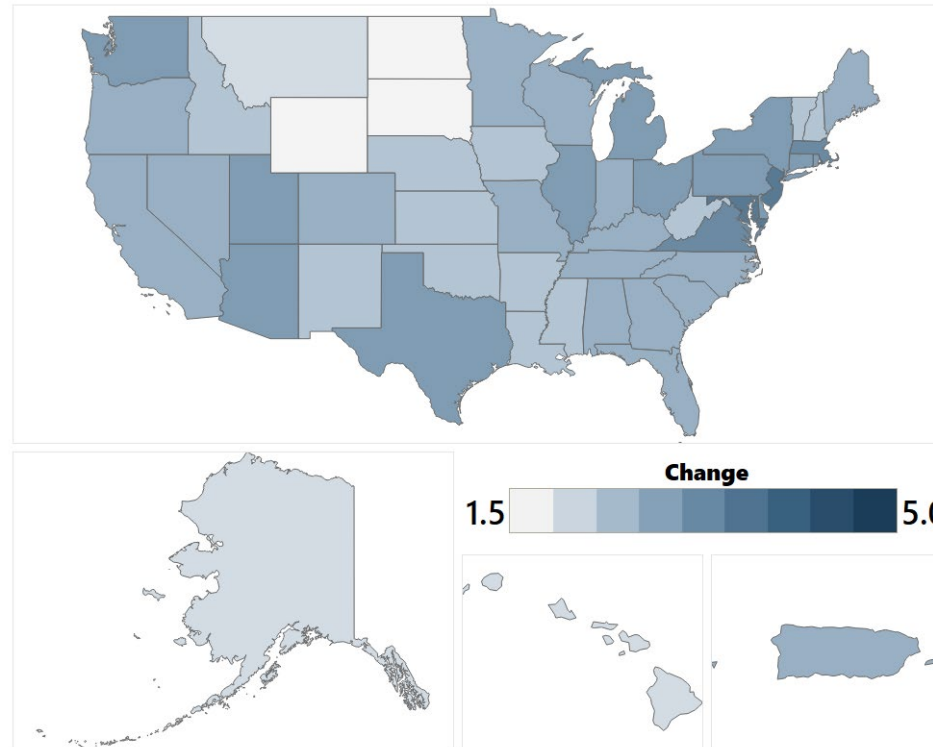
Counties with single unit attached housing

- Ada (over 3,165)
- Blaine (over 686)
 - Ketchum (over 332)
 - Hailey (over 216)
 - Sun Valley (over 171)
- Bannock (over 658)
- Bonneville (over 615)
- Kootenai (over 568)



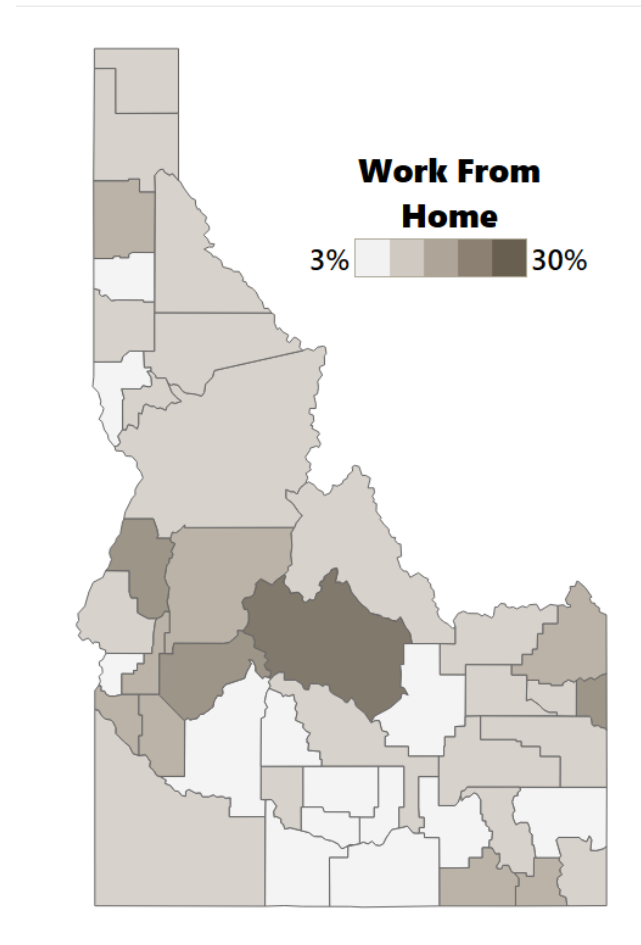
Work-from-home pre-post pandemic

- Work-from-home increased by a factor of 2.5 in Idaho
- Despite this, the state ranked 40th in the nation
 - 1st: Maryland
 - 2nd: New Jersey
 - 49th: Wyoming
 - 50th: South Dakota



Idaho work-from-home

- Most
 - Custer (29%)
 - Boise (23%)
 - Teton (23%)
- Least
 - Elmore (5%)
 - Butte (5%)
 - Minidoka (5%)



Thank you. Any questions?

Need more information?

Contact: Brandon.Duong@labor.idaho.gov or Seth.Harrington@labor.idaho.gov