



2025 STATE HOUSING PROFILE

Minnesota

2,344,432 Households

Unless otherwise indicated, research reflects the most recent year of available data, 2023.



RENTER HOUSEHOLDS

656,737 | 28% of all households

1-Year Change (2022-'23)

Renter income: **+6%** to \$50,345

Rent: **+5%** to \$1,264

5-Year Change (2018-'23)

Income: **+21%**

Rent: **+8%**



OWNER HOUSEHOLDS

1,687,695 | 72% of all households

1-Year Change (2022-'23)

Owner income: **+2%** to \$102,079

Home Values: **+4%** to \$334,240

5-Year Change (2018-'23)

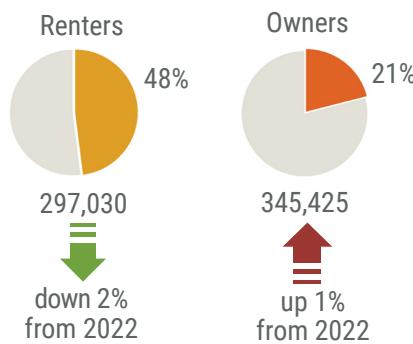
Income: **-2%**

Values: **+15%**

Figures denote the median. Rent and home value increases are adjusted for inflation.

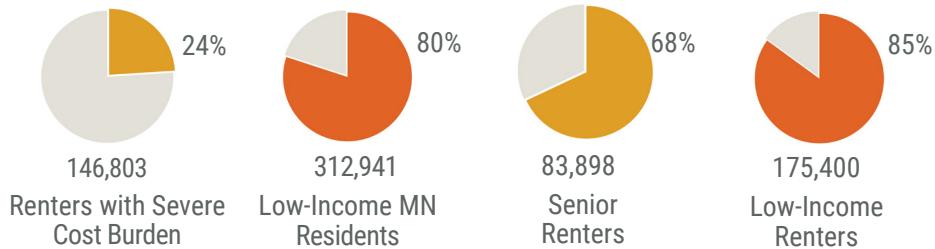
Housing costs take the greatest toll on families with the lowest incomes.

COST-BURDEN RATES



Total Cost-Burdened Minnesotans: **642,455**

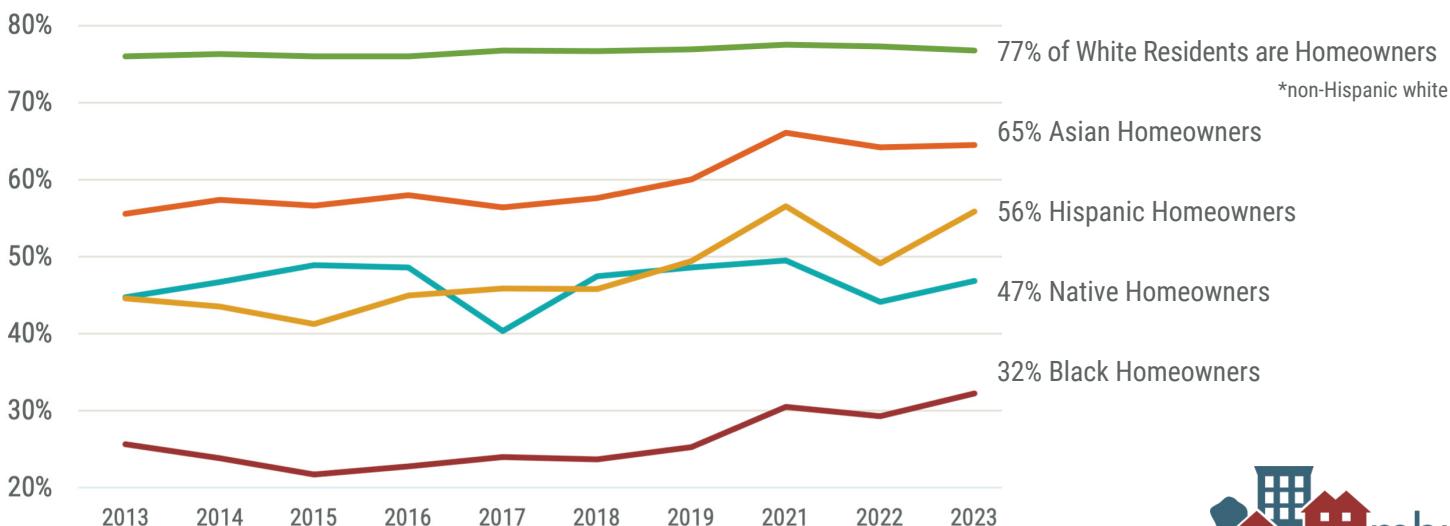
- 2021–2022: Cost-burden rate: **↑ 9%**
- 2022–2023: Cost-burden rate held steady (no change)



Cost burden: when a household spends more than 30% of income on housing costs. | **Severe CB:** spending more than 50%. | **Low-income:** households earning under \$35,000/yr.

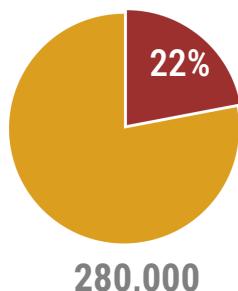
Progress in closing Minnesota's racial homeownership gaps remains slow and uneven.

10-YEAR HOMEOWNERSHIP RATE TRENDS



Many families with children, especially families of color, must sacrifice basic needs for housing.

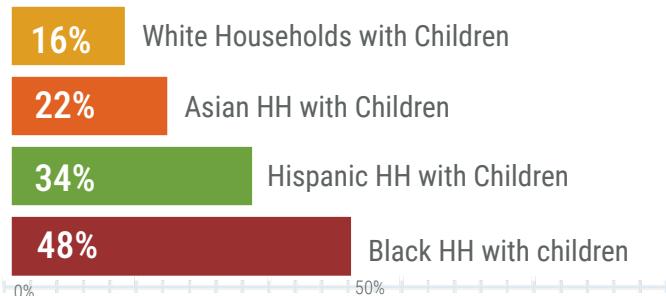
CHILDREN LIVING IN COST-BURDENED HOUSEHOLDS



More than 1 out of every 5 children.

Data is an estimation. Children are defined as under 18.

RACIAL DISPARITIES IN COST-BURDENED HOUSEHOLDS WITH CHILDREN



Native HH counts were too small with too high a margin of error to include.

People with low incomes lack homes to rent.

UNDERSUPPLY OF EXTREMELY LOW-INCOME (ELI) HOMES

Total ELI renter households (HH) in Minnesota: **165,790**

ELI HH without an affordable and available home: **101,209**



ELI =extremely low-Income, or households earning under 33,000/yr. | "Affordable & available" homes are affordable and vacant or not taken by a higher-income household.

Evictions continue to rise and uproot families.

EVICTION FILINGS RATE INCREASE

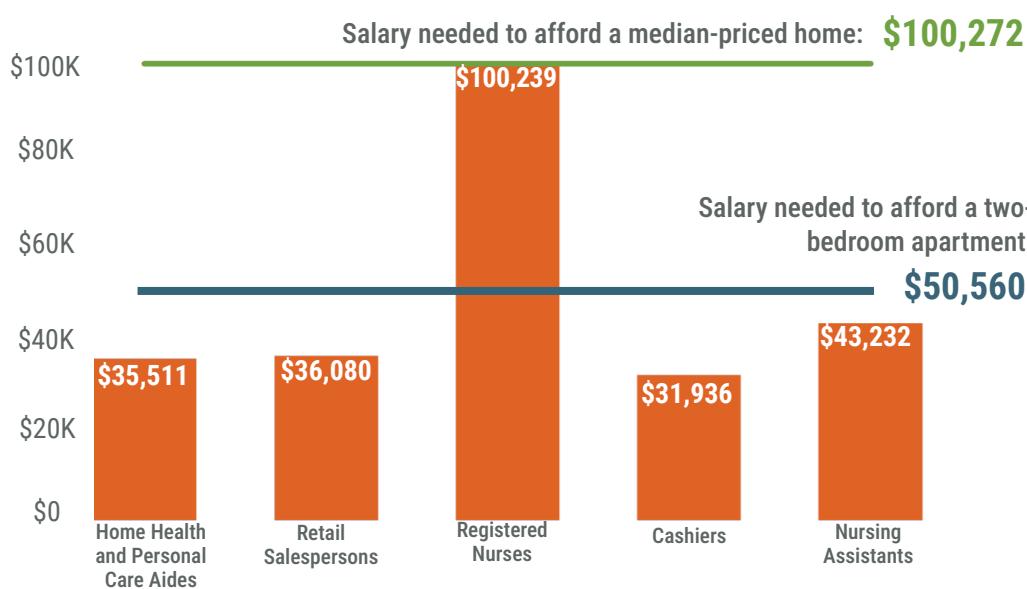
Eviction filings have surged **50%** to **25,252** from the pre-Covid average of **16,835**.



The pre-pandemic average (2012-2019) as compared to the most recent year of available data (September 2023-August 2024).

Across the state, the cost of a home is out of reach for many hard-working Minnesotans.

MINNESOTA'S HIGH-DEMAND JOBS DON'T COVER HOUSING COSTS



From left: Minnesota's ranked 1-5 most in-demand jobs.

RESEARCH INQUIRIES

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DATA SOURCES

Cost burden: U.S. Census Bureau, American Community Survey 2023, 1-year estimates | Evictions: Eviction Lab, Eviction Tracking System 2024 | ELI units and renters: National Low Income Housing Coalition (NLIHC), *The Gap 2025* | Homeownership: U.S. Census Bureau, American Community Survey 2023, 1-year estimates | In-demand jobs: Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, 2024

Affordable housing is defined as housing that costs a resident no more than 30% of their household income.

