



Andover, Minnesota.

Current market data.

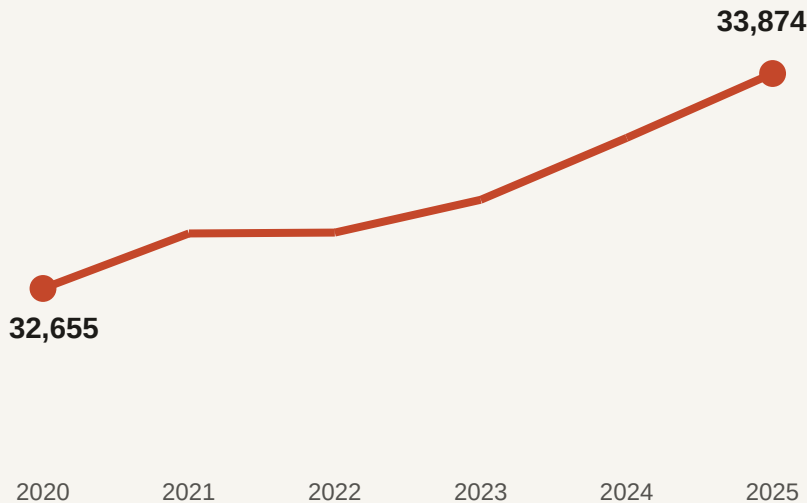
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.7% since 2020.

33,874

people, the 29th-largest of Minnesota's cities and towns.

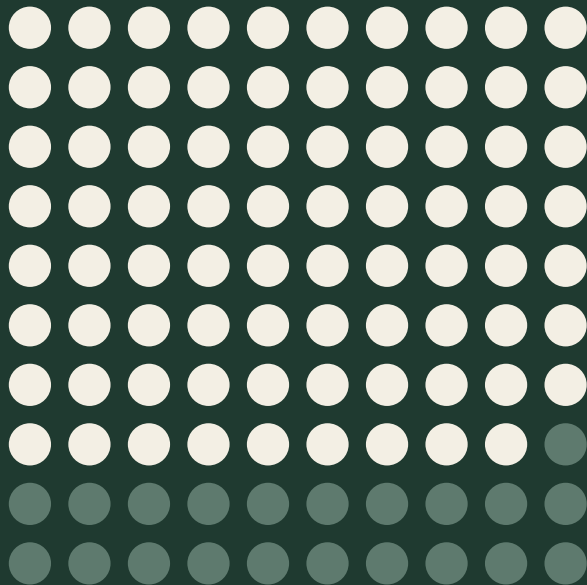


THE WORKDAY

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

79.2%

of 6,091 jobs located in Andover are filled by in-commuters.



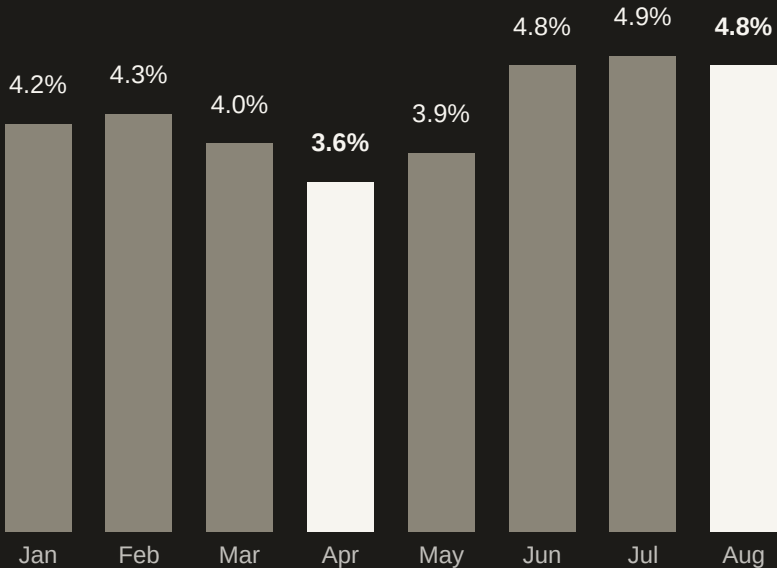
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.6%.

4.8%

in August 2026, the latest month released. A year earlier it was 4.0%.

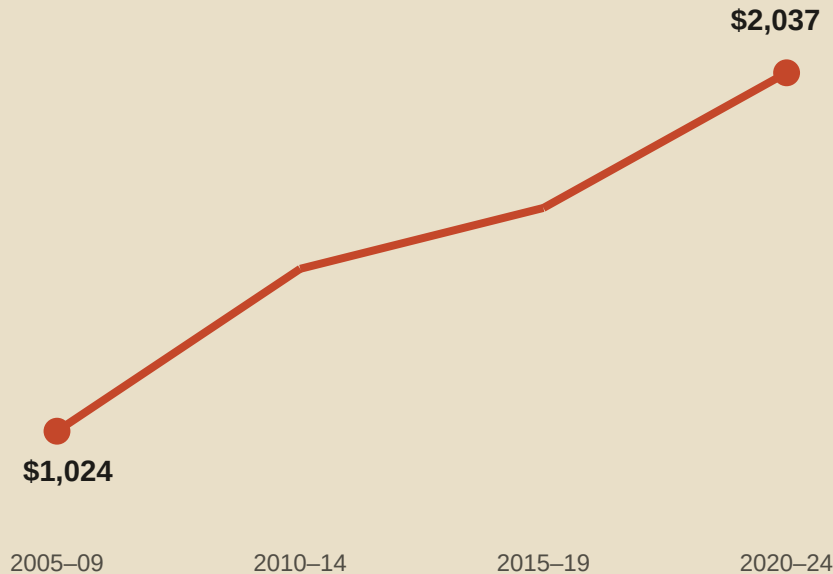


RENT

Median rent is up 99%
since the 2005–2009
survey, before inflation.

\$2,037

a month. Minnesota's median is \$1,280.



THE SEAM

Cross one tract line and median rent jumps \$1,017.

A \$1,017 gap between neighbors, the sharpest rent edge between adjacent tracts in Anoka County.

TRACT 501.14

\$1,185

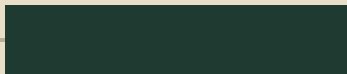
TRACT 501.15

\$2,202

ROOM TO BUILD

The median rent is above what local wages can carry.

\$780–\$1,170



\$2,037 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

1,030

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 11,157 homes here.

8–61

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



HOME VALUE

A median home costs 25%
more than Minnesota's.

\$410,200

median home value in Andover.

Andover



\$410,200

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS ANDOVER'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/mn/andover/**](https://almanacdata.ai/e/mn/andover/)

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