



Brainerd, Minnesota.

Current market data.

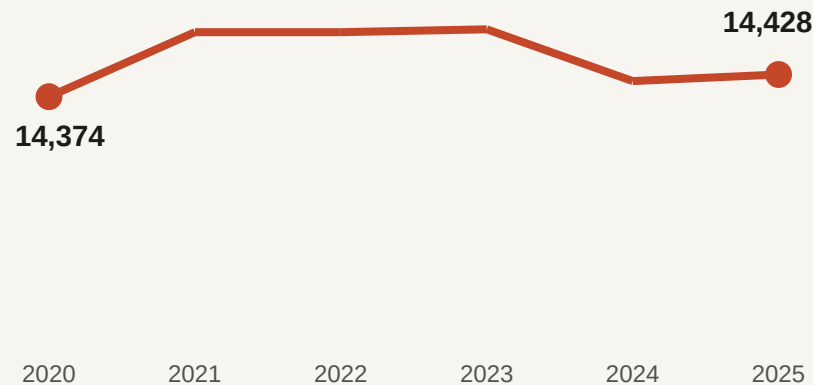
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.4% since 2020.

14,428

people, the 77th-largest of Minnesota's cities and towns.

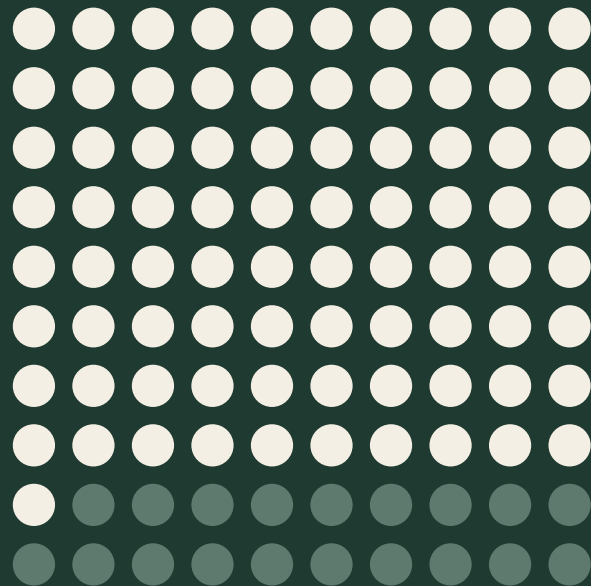


THE WORKDAY

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

81.2%

of 10,479 jobs located in Brainerd are filled by in-commuters.



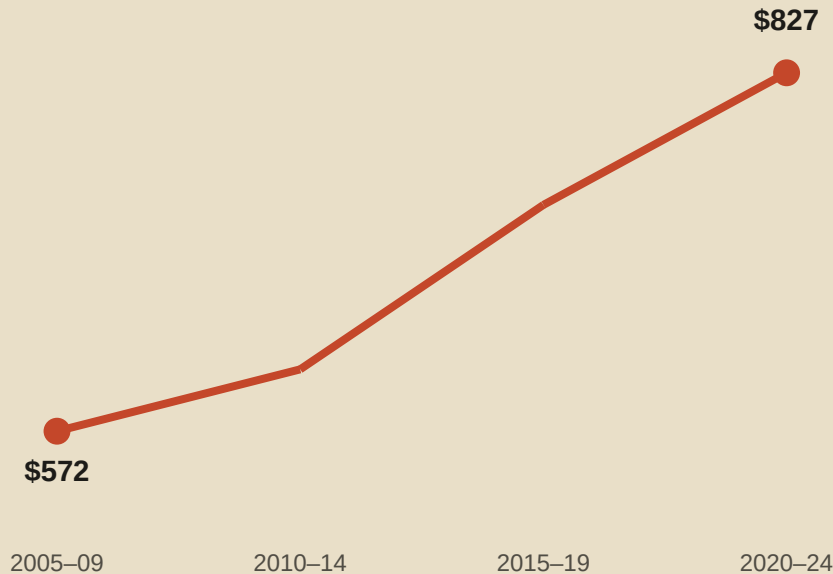
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$827

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





THE SEAM

Cross one tract line and median rent doubles.

A \$930 gap between neighbors, the sharpest rent edge between adjacent tracts in Crow Wing County.

TRACT 9501

\$695

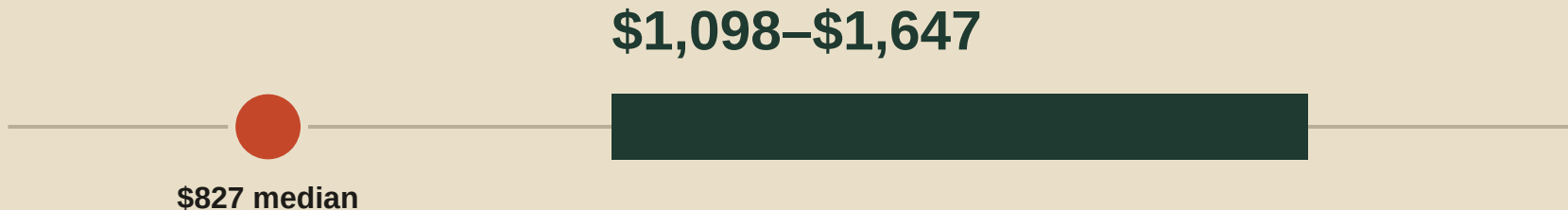
TRACT 9505.02

\$1,625



ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

199

homes permitted, 2022–2025

60%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.6% to the 6,760 homes here.

26–105

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



HOME VALUE

A median home costs 42%
less than Minnesota's.

\$192,500

median home value in Brainerd.

Brainerd



\$192,500

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS BRAINERD'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/brainerd/

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