



# Coates, Minnesota.

Current market data.

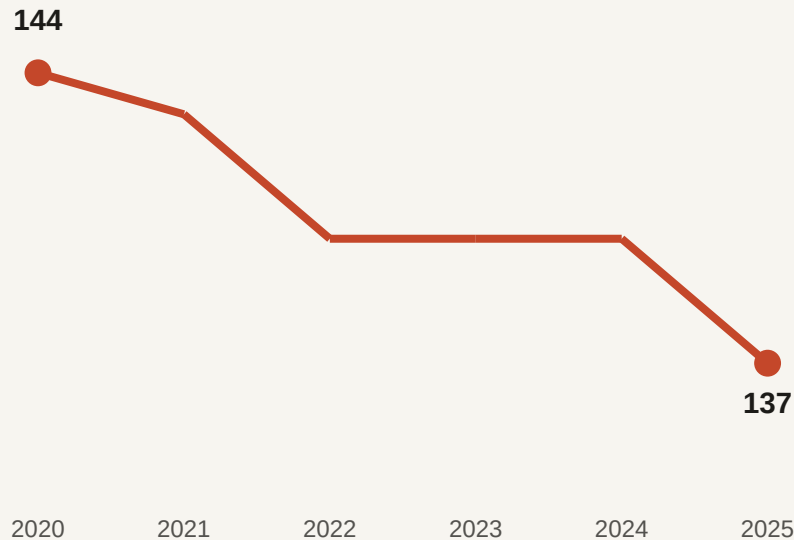
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.9% since 2020.

137

people, the 712th-largest of Minnesota's cities and towns.



THE WORKDAY

Every job here goes to  
someone who lives  
somewhere else.

99.6%

of 266 jobs located in Coates are filled by in-commuters.



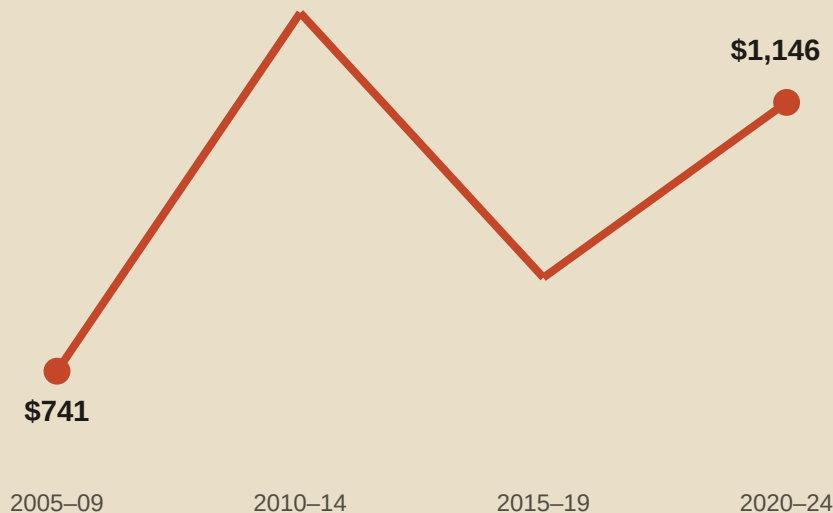
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%  
since the 2005–2009  
survey, before inflation.

**\$1,146**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$1,600 gap between neighbors, the sharpest rent edge between adjacent tracts in Dakota County.

TRACT 608.37

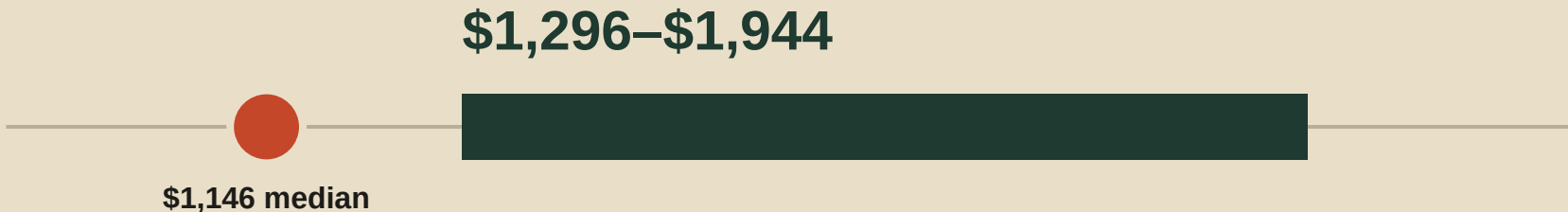
**\$1,441**

TRACT 608.16

**\$3,041**

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.

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0

homes permitted in ten years, 2016–2025

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96%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–4% to the 72 homes here.**

**0–3**

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



## HOME VALUE

A median home costs 27%  
less than Minnesota's.

**\$240,000**

median home value in Coates.

Coates



\$240,000

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS COATES'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/coates/\*\*](https://almanacdata.ai/e/mn/coates/)

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