



Coleraine, Minnesota.

Current market data.

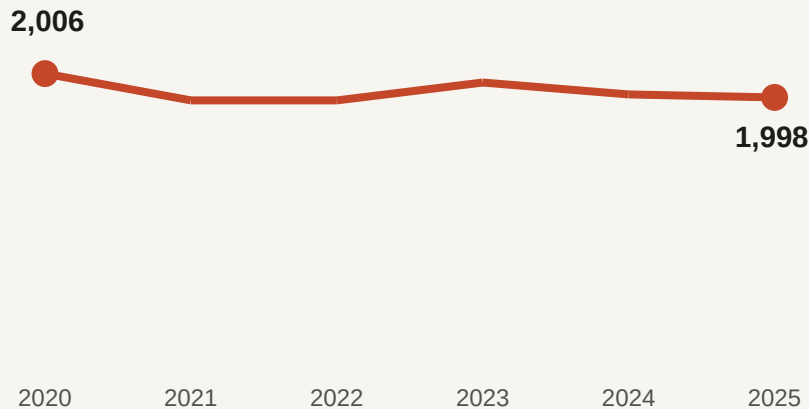
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

1,998

people, the 266th-largest of Minnesota's cities and towns.



THE WORKDAY

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

89.1%

of 543 jobs located in Coleraine are filled by in-commuters.



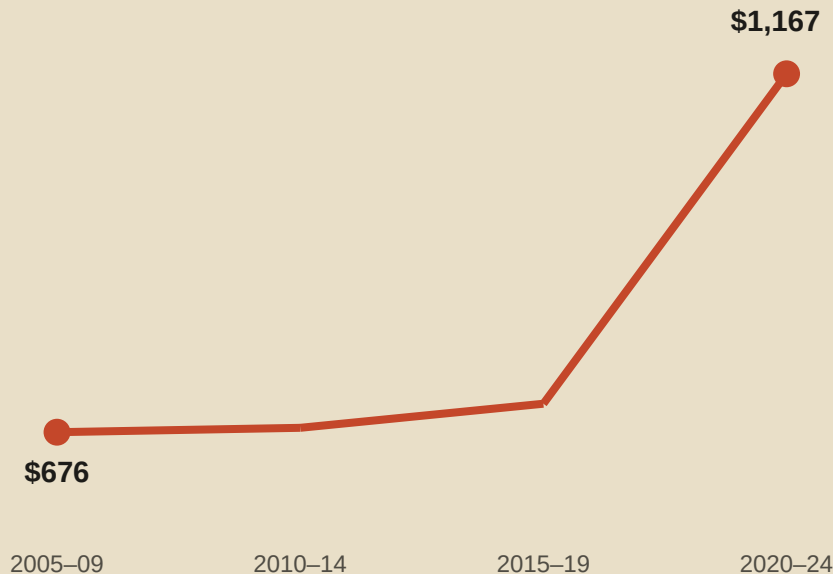
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$1,167

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





THE SEAM

Cross one tract line and median rent jumps \$536.

A \$536 gap between neighbors, the sharpest rent edge between adjacent tracts in Itasca County.

TRACT 4809.01

\$747

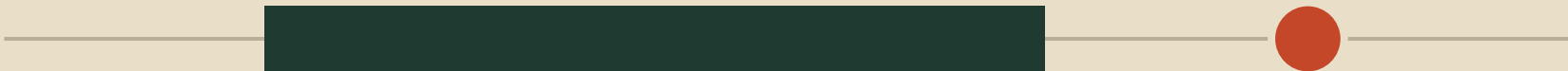
TRACT 4809.02

\$1,283

ROOM TO BUILD

The median rent is above what local wages can carry.

\$699–\$1,049



\$1,167 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

9

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 809 homes here.

1–5

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



HOME VALUE

A median home costs 36%
less than Minnesota's.

\$211,800

median home value in Coleraine.

Coleraine



\$211,800

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS COLERAINE'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/coleraine/

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