



Corcoran, Minnesota.

Current market data.

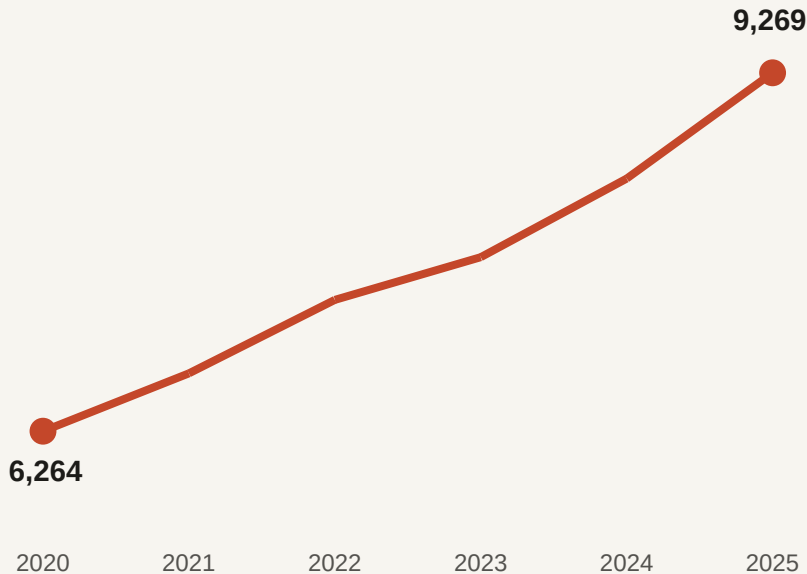
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 48.0% since 2020.

9,269

people, the 109th-largest of Minnesota's cities and towns.



THE WORKDAY

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

93.5%

of 1,569 jobs located in Corcoran are filled by in-commuters.



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

RENT

**Median rent is up 34%
since the 2010–2014
survey, before inflation.**

\$1,681

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,011 gap between neighbors, the sharpest rent edge between adjacent tracts in Hennepin County.

TRACT 231

\$1,154

TRACT 236

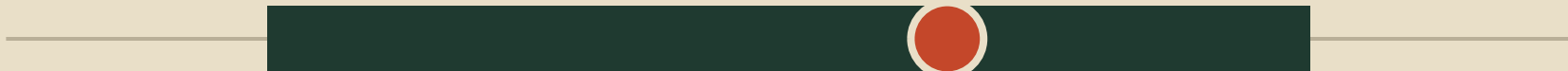
\$3,165



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,268–\$1,901



\$1,681 median

is the monthly rent range local workforce wages support.

BUILDING

58% of the housing here was built before 2000.

1,984

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

58%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 2,842 homes here.

2–16

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



HOME VALUE

A median home costs 73% more than Minnesota's.

\$569,400

median home value in Corcoran.

Corcoran



\$569,400

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS CORCORAN'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/corcoran/**](https://almanacdata.ai/e/mn/corcoran/)

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