



Duluth, Minnesota.

Current market data.

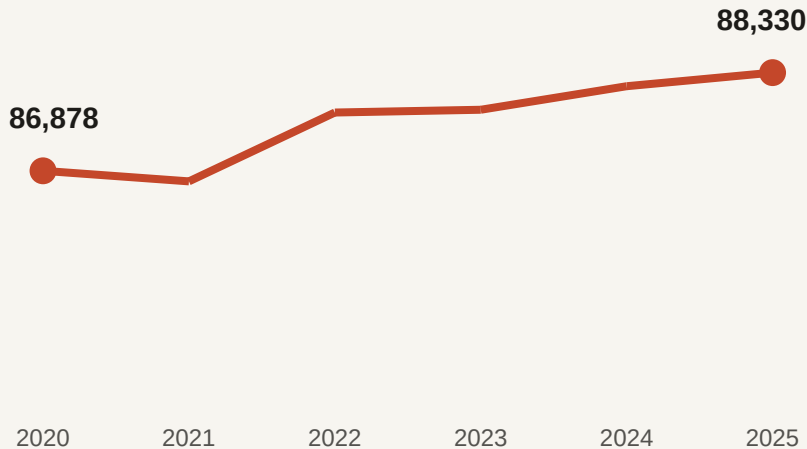
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.7% since 2020.

88,330

people, the 5th-largest of Minnesota's cities and towns.

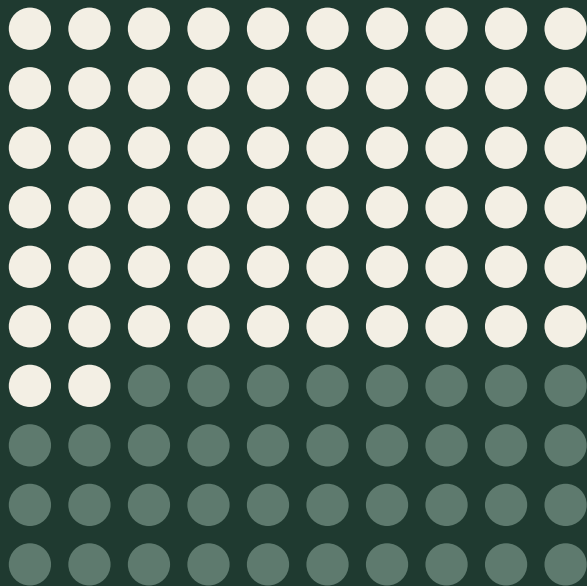


THE WORKDAY

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

61.6%

of 60,771 jobs located in Duluth are filled by in-commuters.



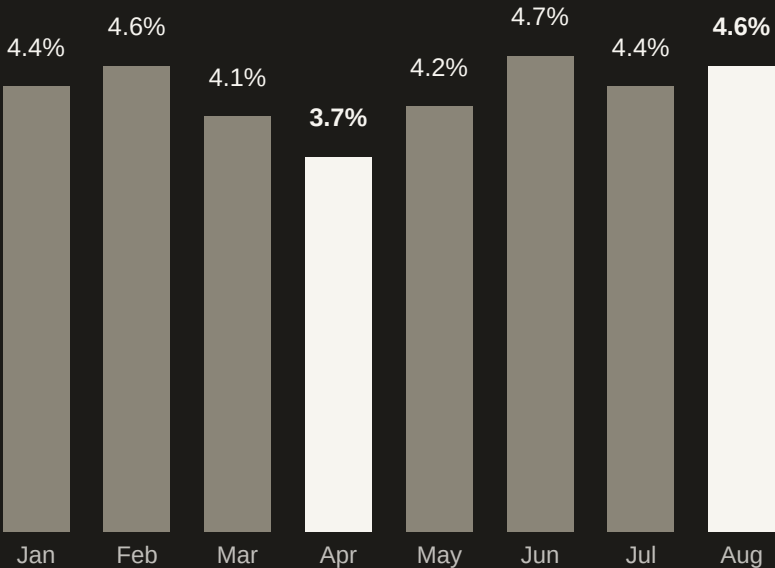
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.7%.

4.6%

in August 2026, the latest month released. A year earlier it was 3.6%.

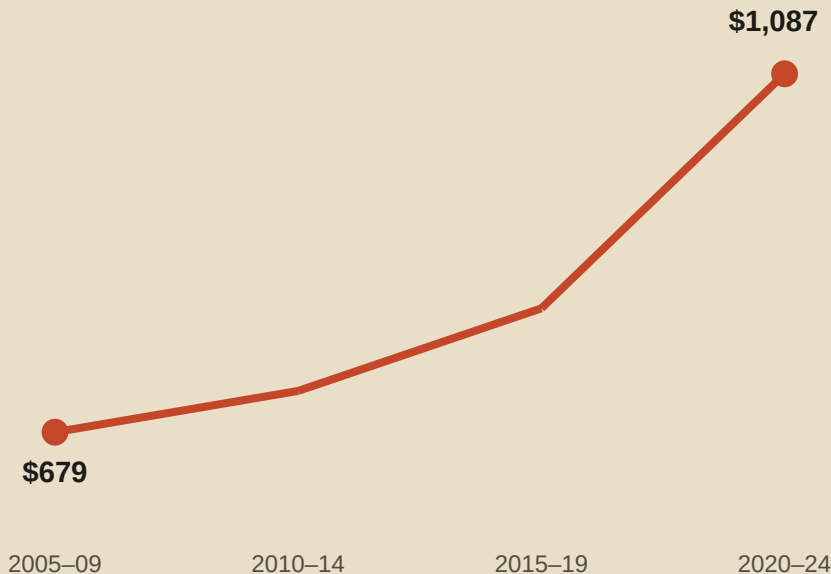


RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,087

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,391 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Louis County.

TRACT 2

\$1,110

TRACT 6

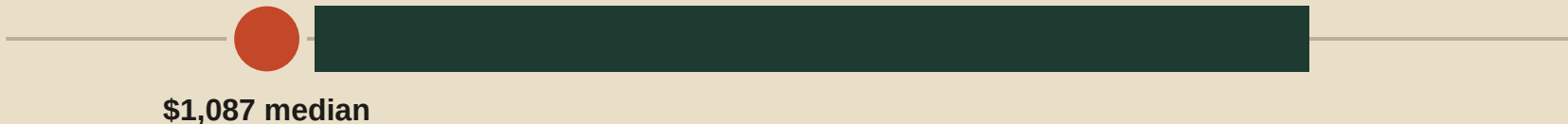
\$3,501



ROOM TO BUILD

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

\$1,114–\$1,671



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,201

homes permitted, 2022–2025

81%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.5% to the 39,978 homes here.

149–608

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



HOME VALUE

A median home costs 26%
less than Minnesota's.

\$242,700

median home value in Duluth.

Duluth



\$242,700

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS DULUTH'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/duluth/

The Almanac · your hyper-diligent research partner