



Garrison, Minnesota.

Current market data.

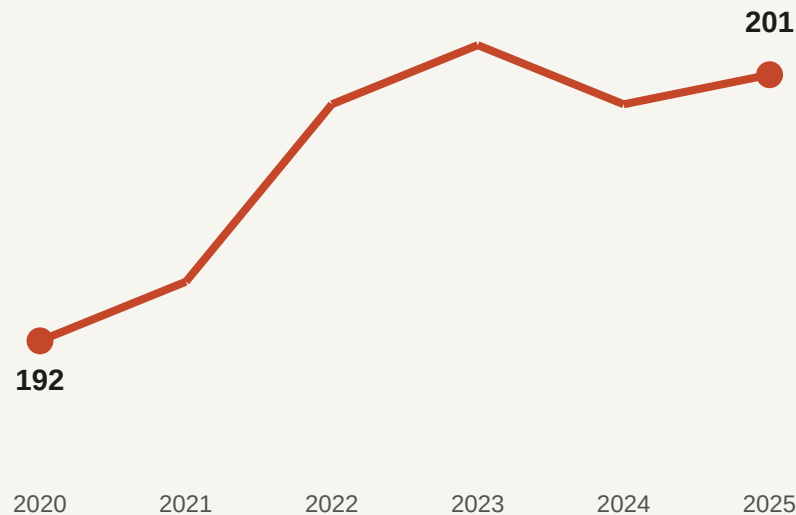
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.7% since 2020.

201

people, the 657th-largest of Minnesota's cities and towns.

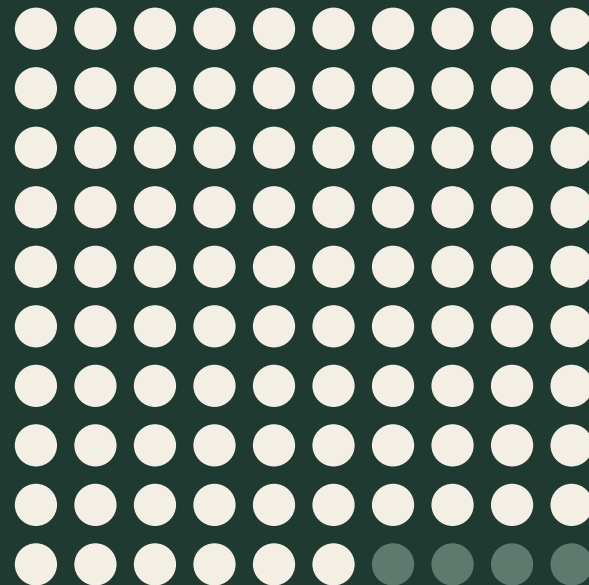


THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.5%

of 226 jobs located in Garrison are filled by in-commuters.



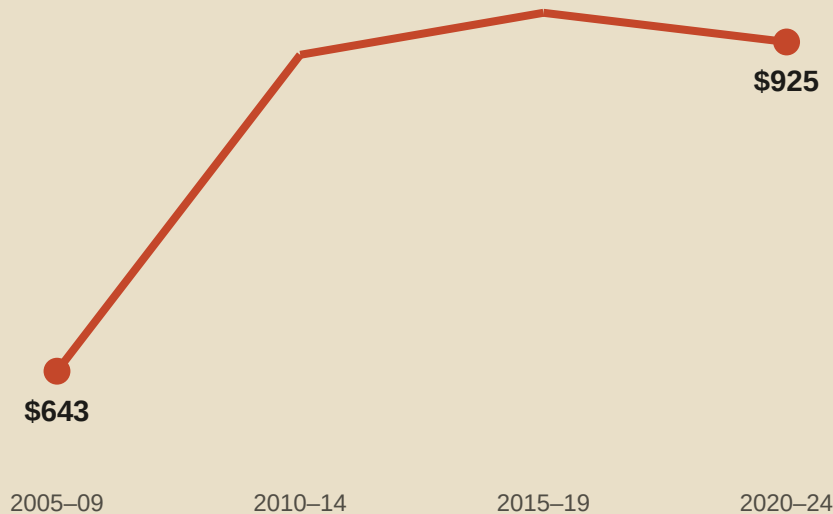
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 44%
since the 2005–2009
survey, before inflation.

\$925

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

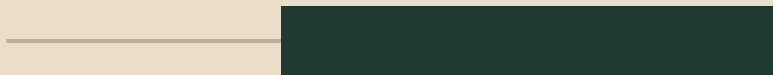
\$1,625



ROOM TO BUILD

The median rent is above what local wages can carry.

\$437–\$655



\$925 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

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–2% to the 123 homes here.

0–2

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



HOME VALUE

A median home costs 75%
less than Minnesota's.

\$82,500

median home value in Garrison.

Garrison



\$82,500

Minnesota



\$329,300

U.S.



\$332,700



THAT WAS GARRISON'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/garrison/**](https://almanacdata.ai/e/mn/garrison/)

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