



Henderson, Minnesota.

Current market data.

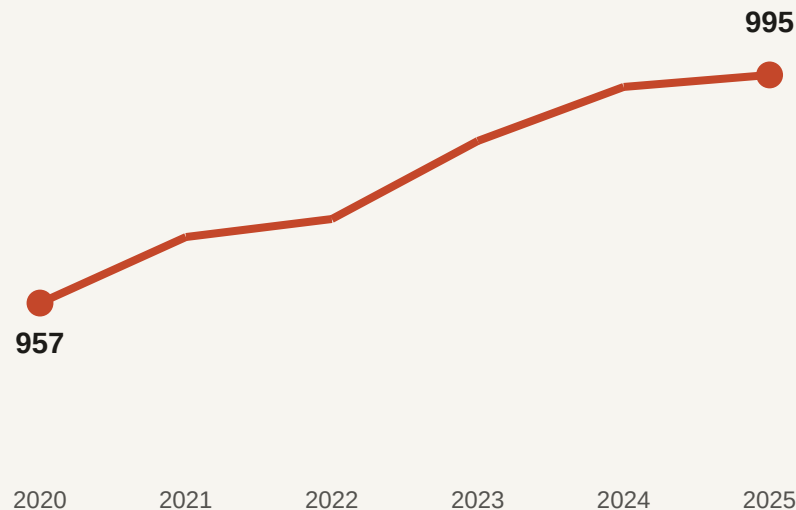
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.0% since 2020.

995

people, the 359th-largest of Minnesota's cities and towns.



THE WORKDAY

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

93.3%

of 178 jobs located in Henderson are filled by in-commuters.



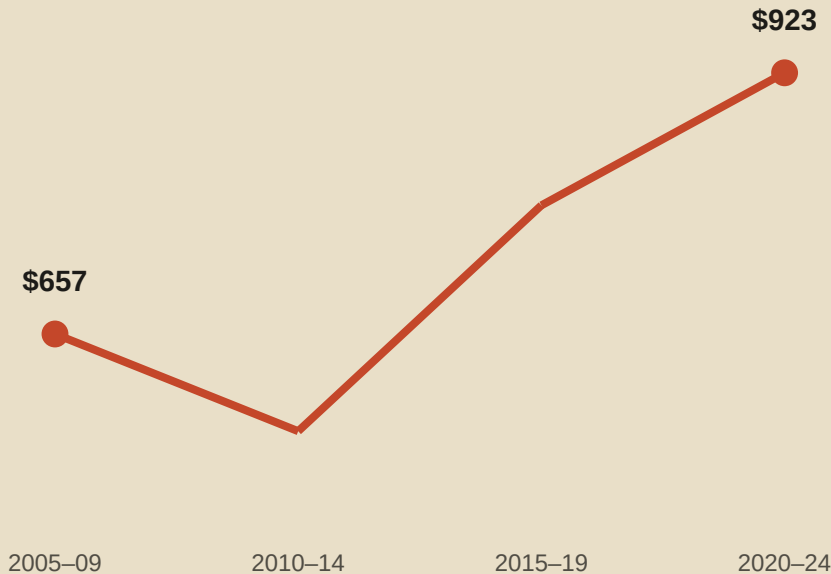
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 40%
since the 2005–2009
survey, before inflation.

\$923

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





THE SEAM

Cross one tract line and median rent jumps \$114.

A \$114 gap between neighbors, the sharpest rent edge between adjacent tracts in Sibley County.

TRACT 1704

\$823

TRACT 1701.98

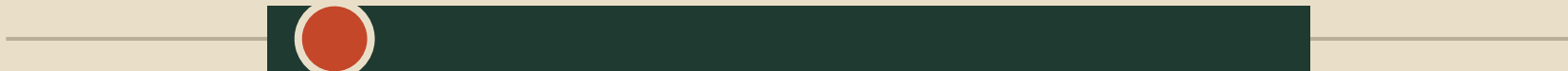
\$937



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$894–\$1,340



\$923 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

12

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 412 homes here.

1–2

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



HOME VALUE

A median home costs 32% less than Minnesota's.

\$223,500

median home value in Henderson.

Henderson



\$223,500

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS HENDERSON'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/henderson/

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