



Independence, Minnesota.

Current market data.

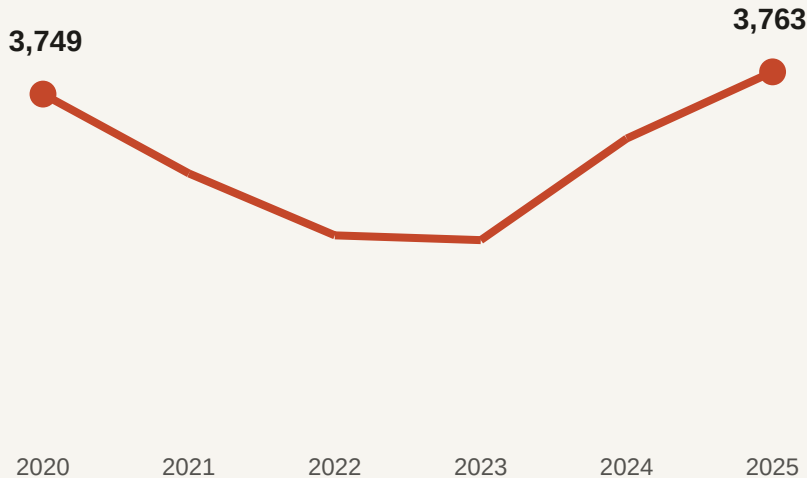
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.4% since 2020.

3,763

people, the 194th-largest of Minnesota's cities and towns.



THE WORKDAY

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

91.5%

of 785 jobs located in Independence are filled by
in-commuters.



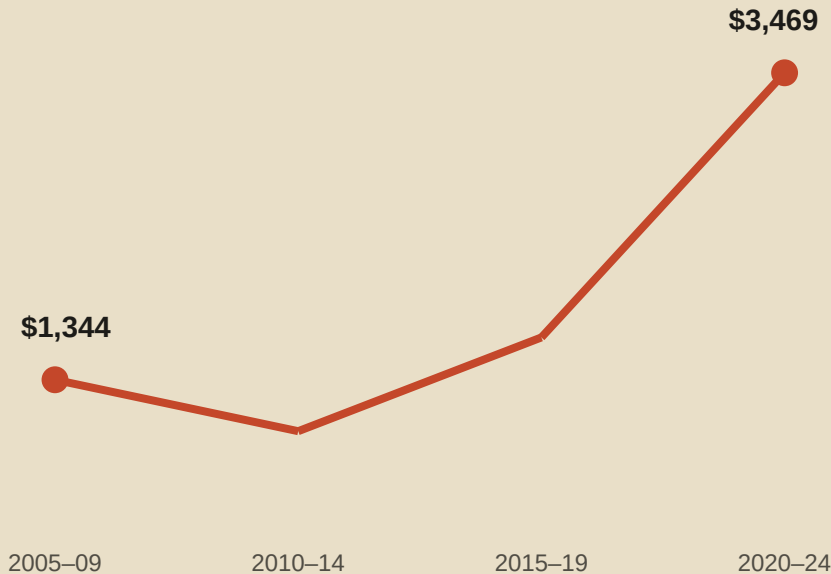
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 158%
since the 2005–2009
survey, before inflation.

\$3,469

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

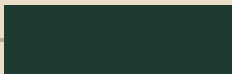
\$3,165



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,016–\$1,524



\$3,469 median

is the monthly rent range local workforce wages support.

BUILDING

66% of the housing here was built before 2000.

150

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

66%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 1,408 homes here.

1–8

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



HOME VALUE

A median home costs
101% more than
Minnesota's.

\$663,400

median home value in Independence.

Independence



\$663,400

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS INDEPENDENCE'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/independence/

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