



Jenkins, Minnesota.

Current market data.

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

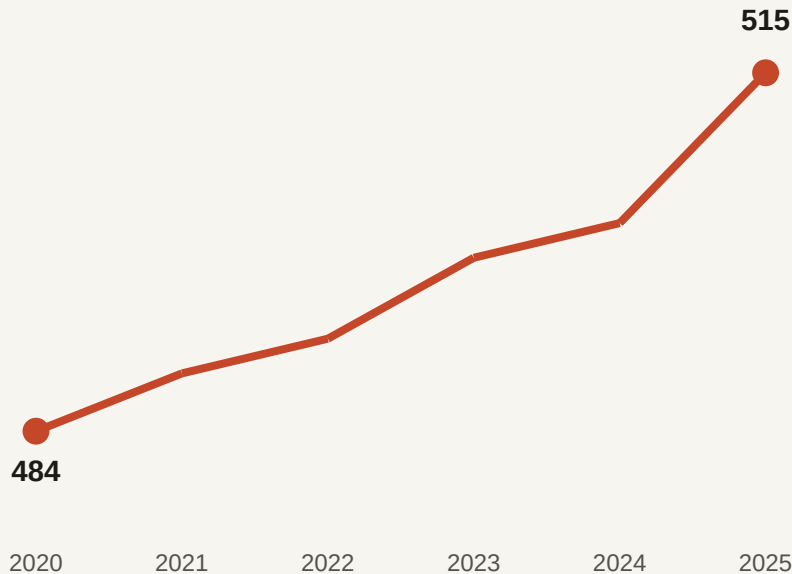


POPULATION

**Growing. Up 6.4% since
2020.**

515

people, the 486th-largest of Minnesota's cities and towns.

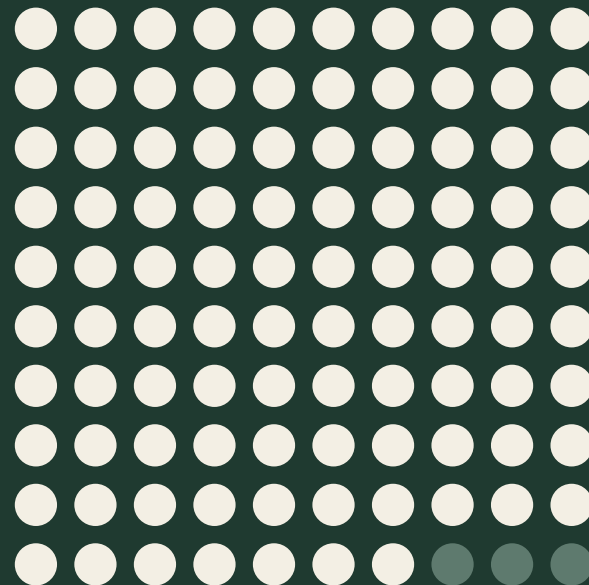


THE WORKDAY

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

97.2%

of 432 jobs located in Jenkins are filled by in-commuters.



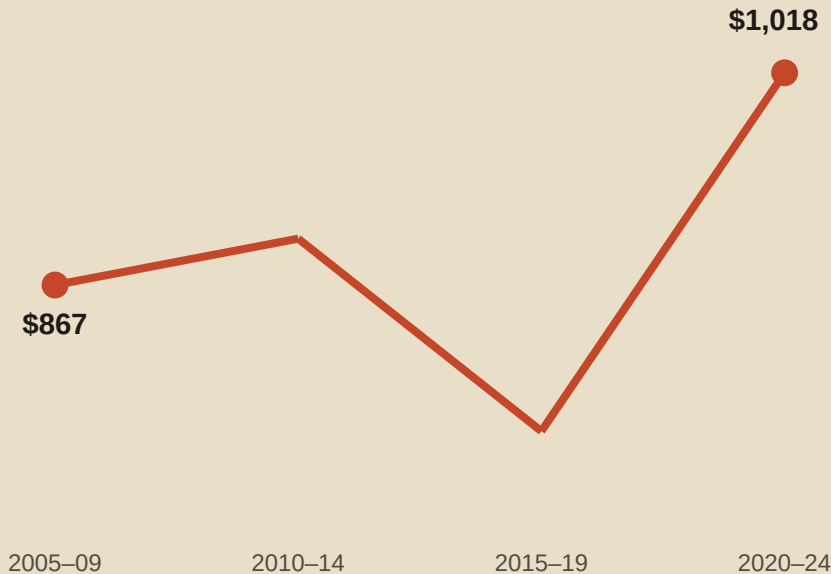
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 17%
since the 2005–2009
survey, before inflation.

\$1,018

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

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



is the monthly rent range local workforce wages support.

BUILDING

52% of the housing here was built before 2000.

12

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

52%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–2% to the 210 homes here.

0–4

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



HOME VALUE

A median home costs 16% less than Minnesota's.

\$275,000

median home value in Jenkins.

Jenkins



\$275,000

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS JENKINS'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/jenkins/

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