Montgomery, Minnesota.

Current market data.

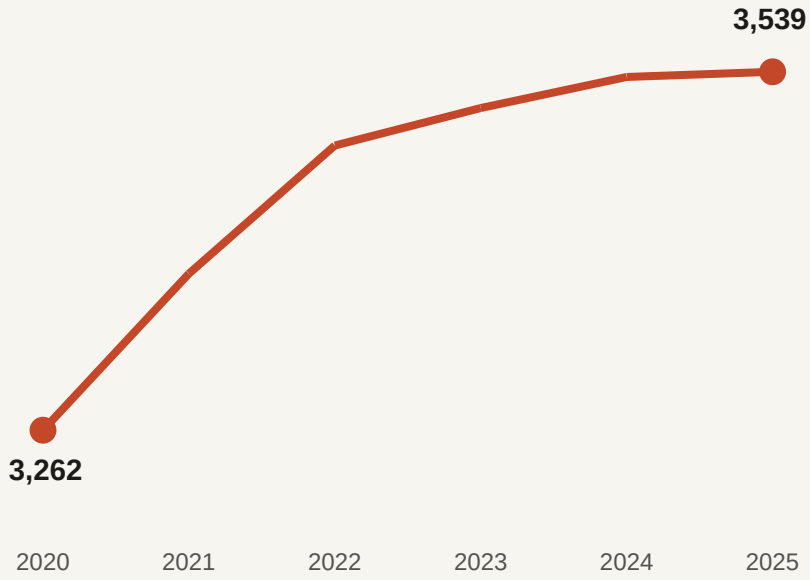
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.5% since 2020.

3,539

people, the 198th-largest of Minnesota's cities and towns.



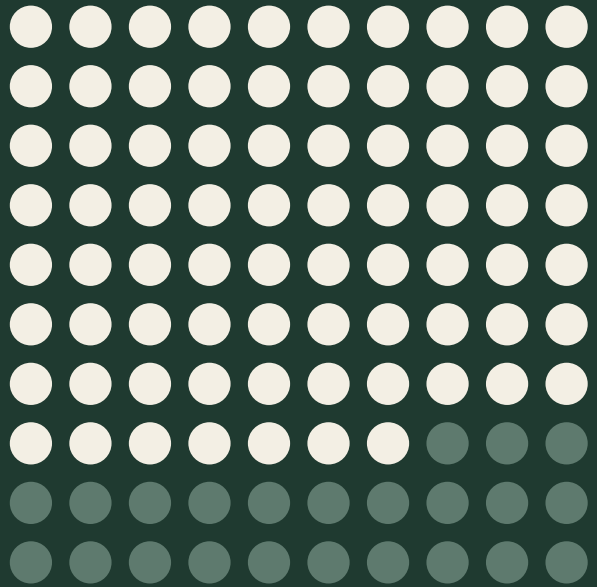
Source: Census Population Estimates, 2025

THE WORKDAY

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

76.9%

of 1,150 jobs located in Montgomery are filled by in-commuters.



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

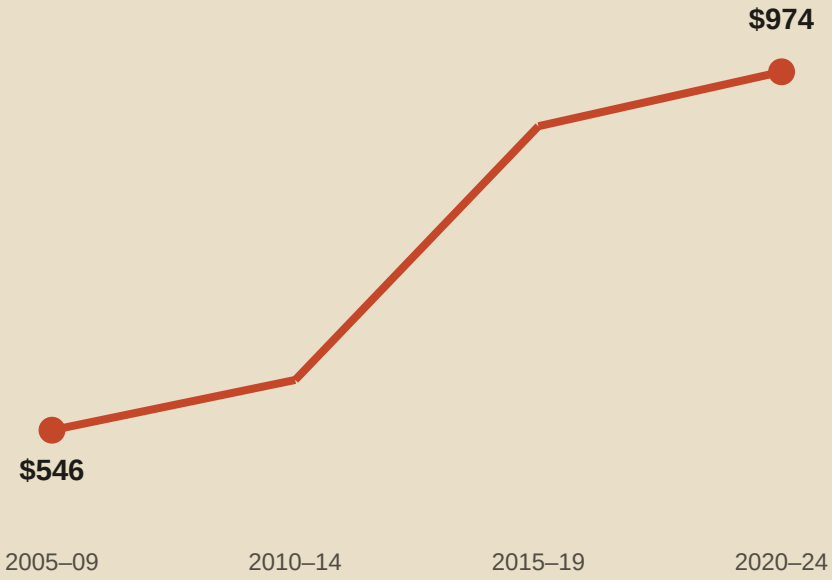
Source: Census LEHD LODES, 2023

RENT

Median rent is up 78% since the 2005–2009 survey, before inflation.

$974

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

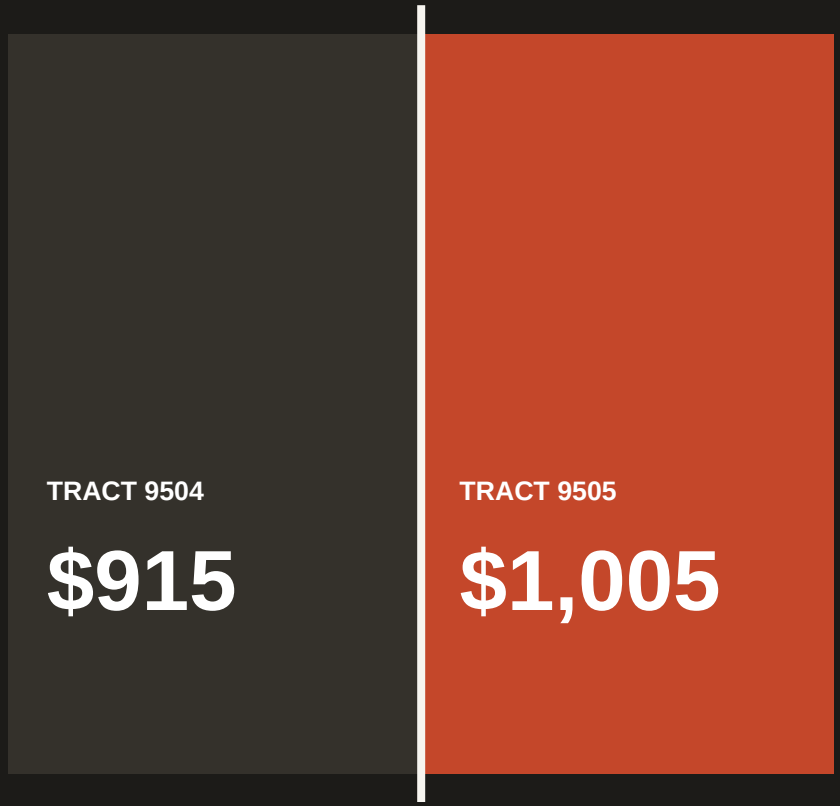


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $90.

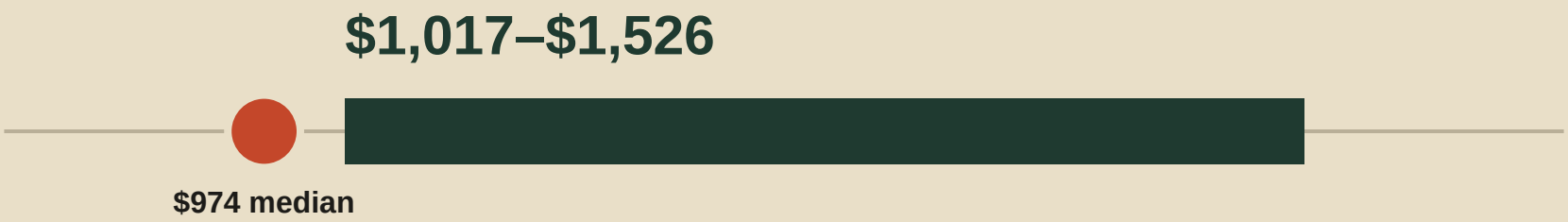
A $90 gap between neighbors, the sharpest rent edge between adjacent tracts in Le Sueur County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

74% of the housing here was built before 2000.

214

homes permitted in ten years, 2016–2025

8%

of those were in multifamily buildings

74%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1–0.8% to the 1,426 homes here.

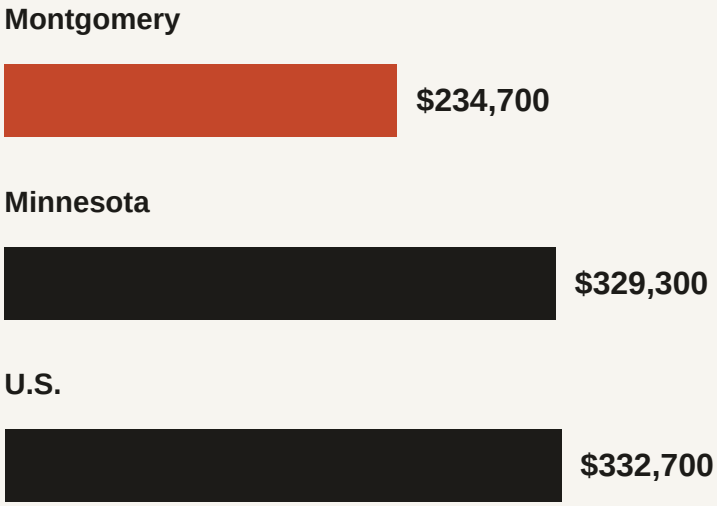
2–12

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 29% less than Minnesota's.



$234,700

median home value in Montgomery.

Source: Census ACS 5-year, 2020-2024

THAT WAS MONTGOMERY'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/montgomery/**