



Monticello, Minnesota.

Current market data.

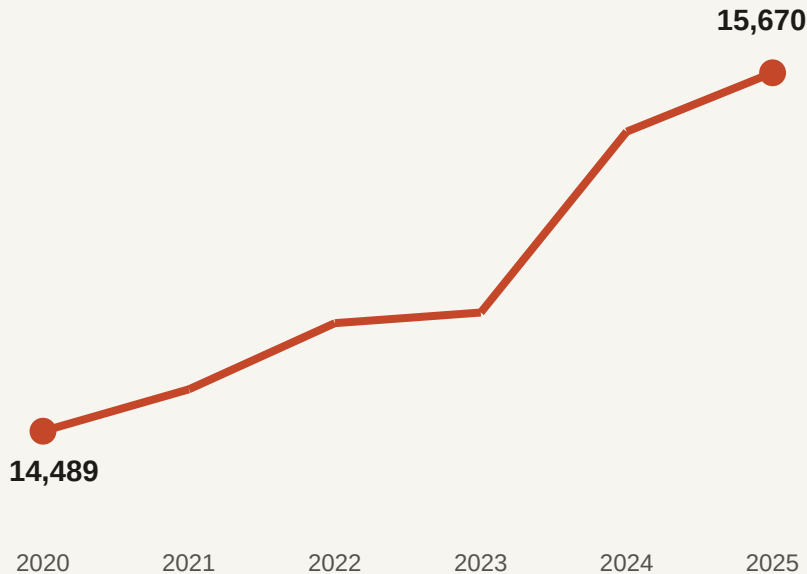
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.2% since 2020.

15,670

people, the 73rd-largest of Minnesota's cities and towns.

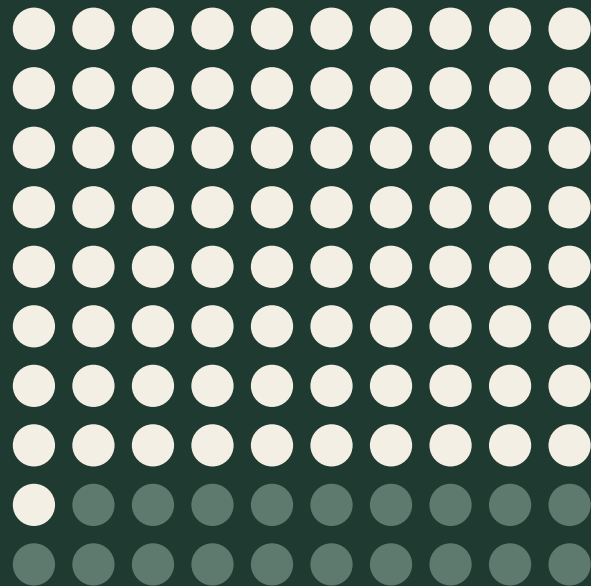


THE WORKDAY

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

80.6%

of 7,421 jobs located in Monticello are filled by in-commuters.



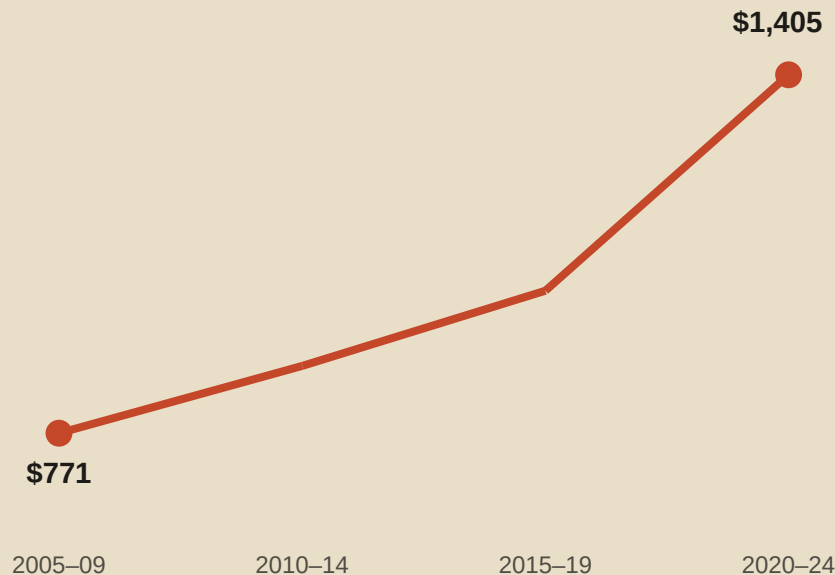
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 82%
since the 2005–2009
survey, before inflation.

\$1,405

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,802 gap between neighbors, the sharpest rent edge between adjacent tracts in Wright County.

TRACT 1001.02

\$1,229

TRACT 1008.06

\$3,031

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$949–\$1,423



is the monthly rent range local workforce wages support.

BUILDING

53% of the housing here was built before 2000.

827

homes permitted in ten years,
2016–2025

32%

of those were in multifamily
buildings

53%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 5,766 homes here.

23–74

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



HOME VALUE

A median home costs 2%
less than Minnesota's.

\$323,700

median home value in Monticello.

Monticello



\$323,700

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS MONTICELLO'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/monticello/

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