Nicollet, Minnesota.

Current market data.

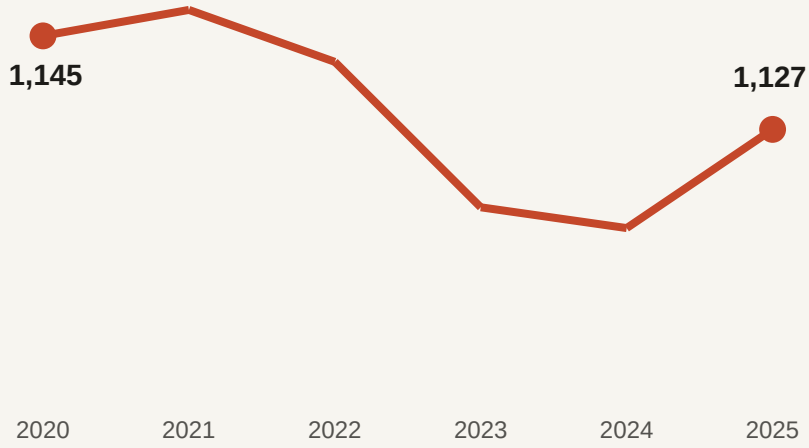
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.6% since 2020.

1,127

people, the 343rd-largest of Minnesota's cities and towns.



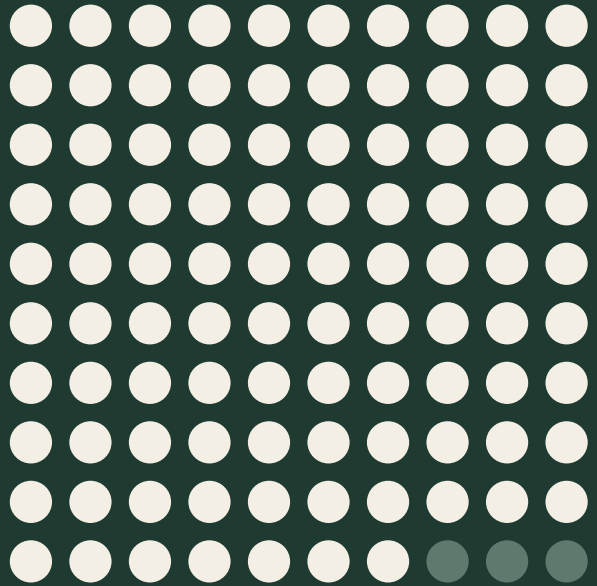
Source: Census Population Estimates, 2025

THE WORKDAY

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

97.5%

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



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

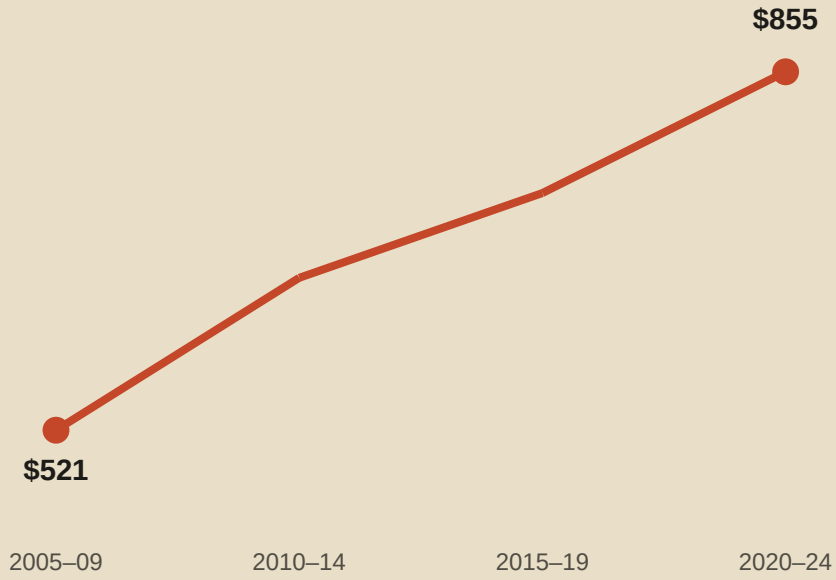
Source: Census LEHD LODES, 2023

RENT

Median rent is up 64% since the 2005–2009 survey, before inflation.

$855

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

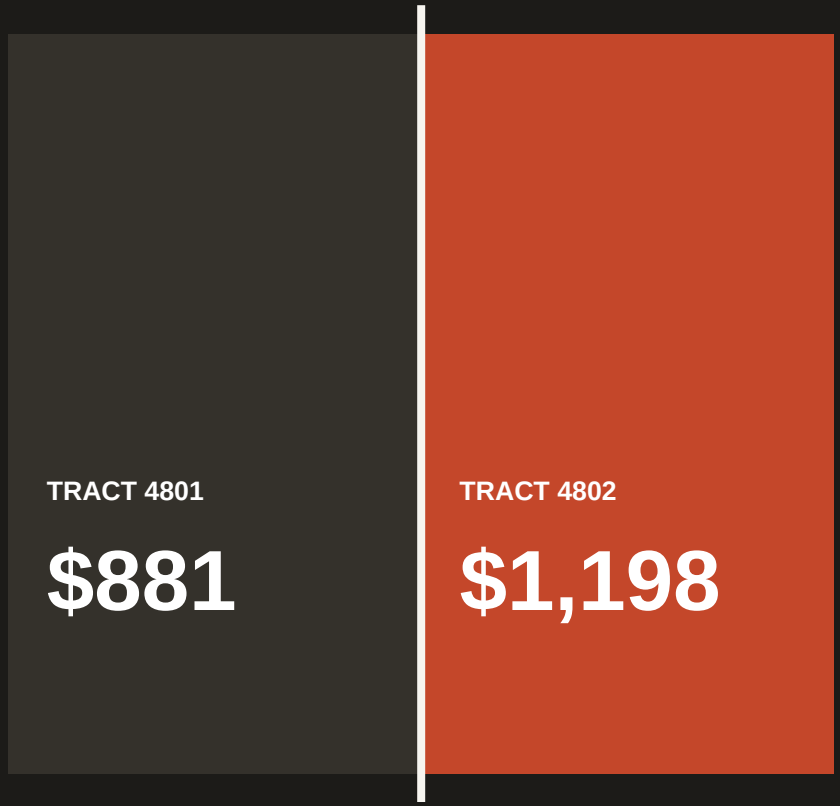


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $317.

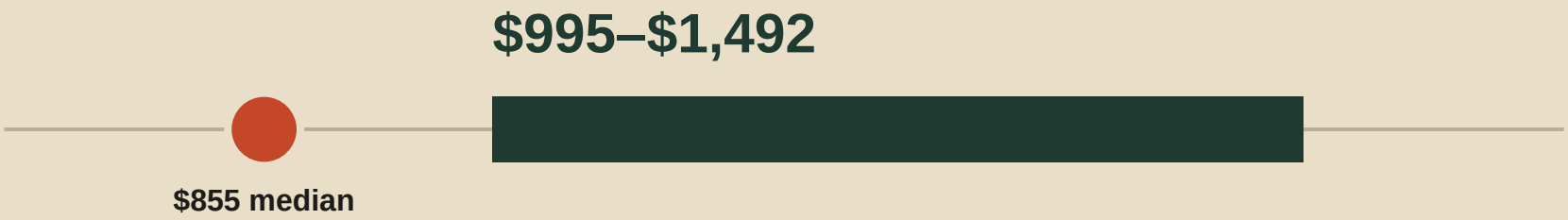
A $317 gap between neighbors, the sharpest rent edge between adjacent tracts in Nicollet County.



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

67% of the housing here was built before 2000.

9

homes permitted, 2022–2025

67%

of those were in multifamily buildings

67%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 400 homes here.

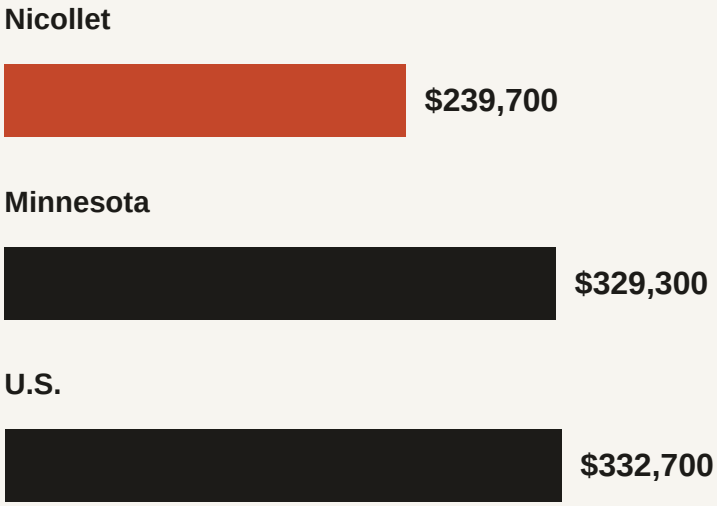
1–4

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 27% less than Minnesota's.



$239,700

median home value in Nicollet.

Source: Census ACS 5-year, 2020-2024

THAT WAS NICOLLET'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/nicollet/**