



St. James, Minnesota.

Current market data.

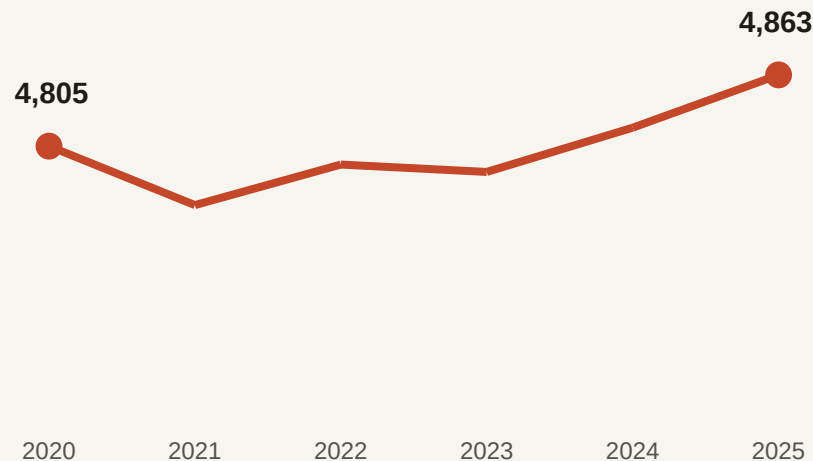
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.2% since 2020.

4,863

people, the 159th-largest of Minnesota's cities and towns.

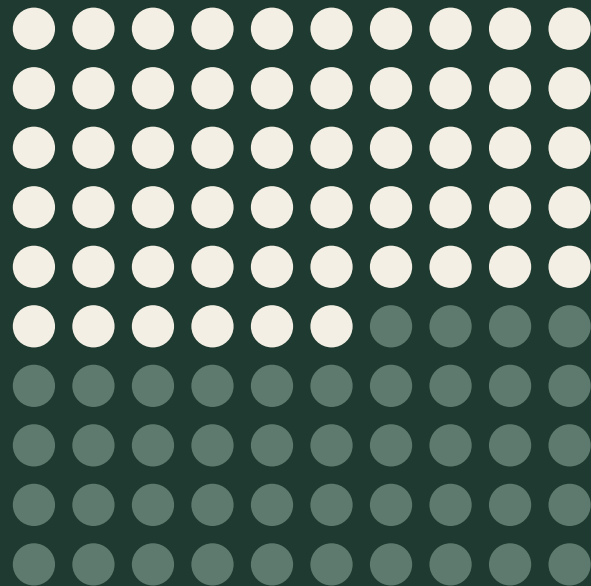


THE WORKDAY

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

56.4%

of 2,181 jobs located in St. James are filled by in-commuters.



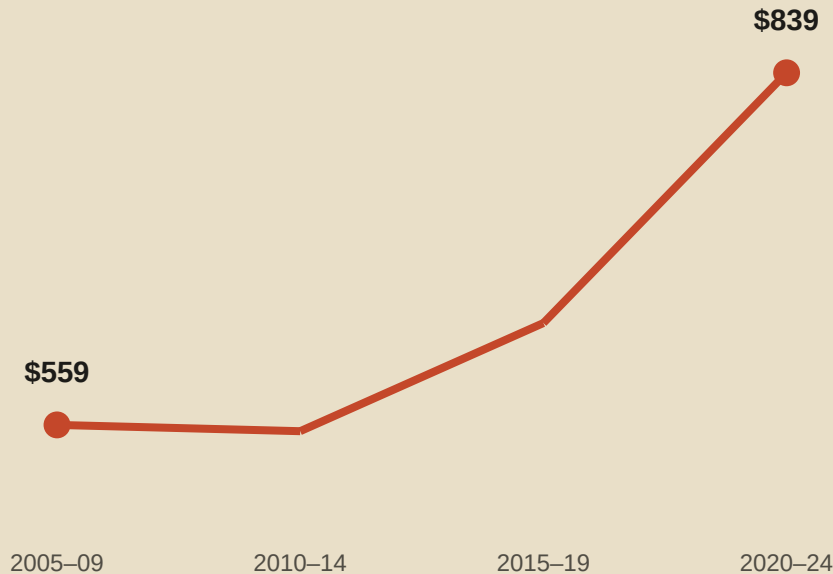
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 50%
since the 2005–2009
survey, before inflation.

\$839

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





THE SEAM

Cross one tract line and median rent jumps \$39.

A \$39 gap between neighbors, the sharpest rent edge between adjacent tracts in Watonwan County.

TRACT 9503

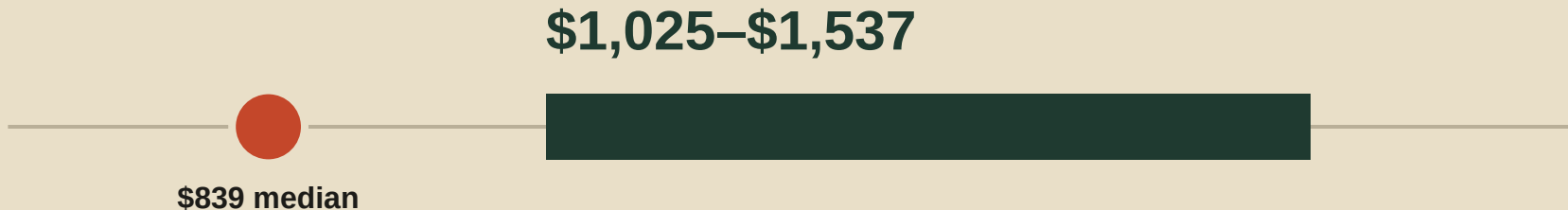
\$800

TRACT 9502

\$839

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

9

homes permitted, 2022–2025

100%

of those were in multifamily
buildings

87%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.1% to the 2,095 homes here.

4–22

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



HOME VALUE

A median home costs 63%
less than Minnesota's.

\$122,100

median home value in St. James.

St. James



\$122,100

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS ST. JAMES'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/st-james/**](https://almanacdata.ai/e/mn/st-james/)

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