



Tonka Bay, Minnesota.

Current market data.

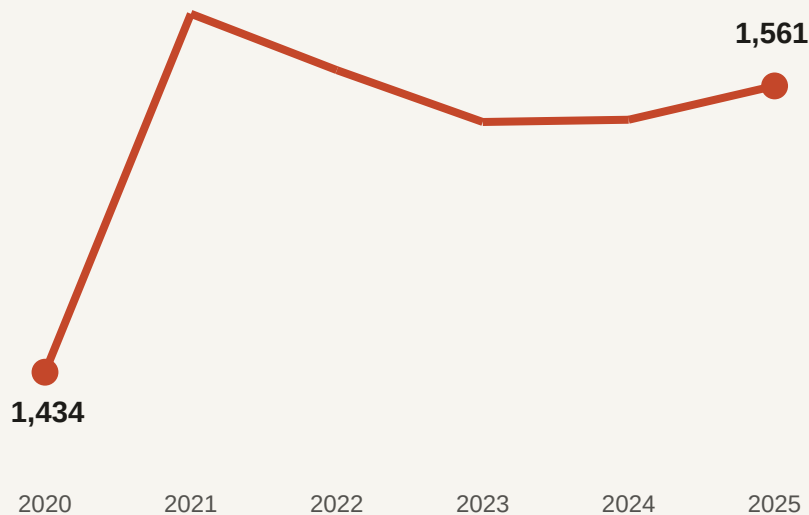
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.9% since 2020.

1,561

people, the 295th-largest of Minnesota's cities and towns.



THE WORKDAY

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

97.7%

of 266 jobs located in Tonka Bay are filled by in-commuters.



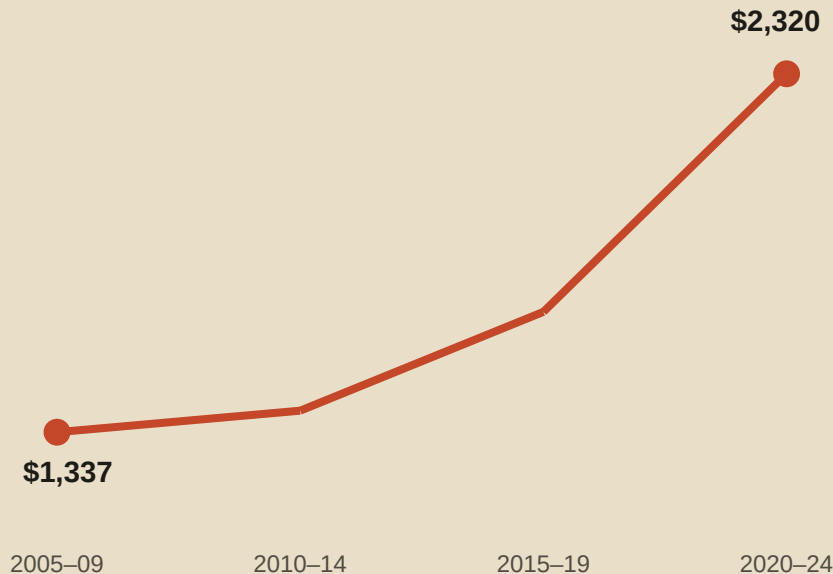
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 74%
since the 2005–2009
survey, before inflation.

\$2,320

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,011 gap between neighbors, the sharpest rent edge between adjacent tracts in Hennepin County.

TRACT 231

\$1,154

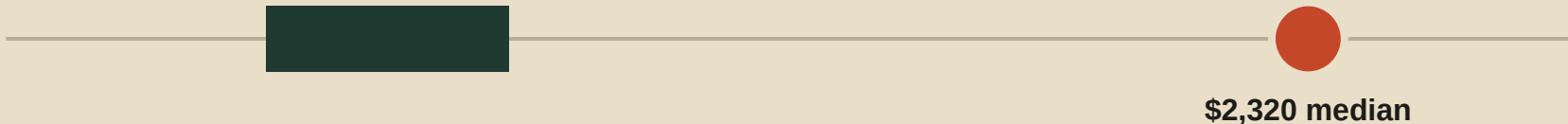
TRACT 236

\$3,165

ROOM TO BUILD

The median rent is above what local wages can carry.

\$738–\$1,107



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

125

homes permitted in ten years,
2016–2025

69%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 629 homes here.

1–3

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



HOME VALUE

**A median home costs
178% more than
Minnesota's.**

\$917,100

median home value in Tonka Bay.

Tonka Bay



\$917,100

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS TONKA BAY'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/tonka-bay/

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