



Watkins, Minnesota.

Current market data.

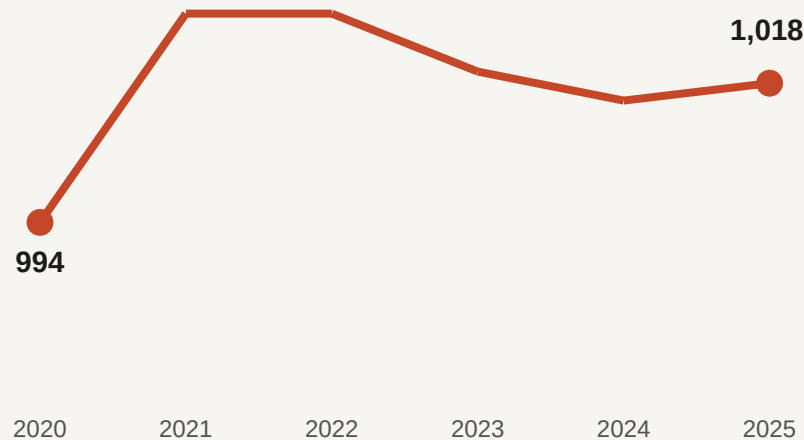
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.4% since 2020.

1,018

people, the 357th-largest of Minnesota's cities and towns.



THE WORKDAY

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

93.3%

of 390 jobs located in Watkins are filled by in-commuters.



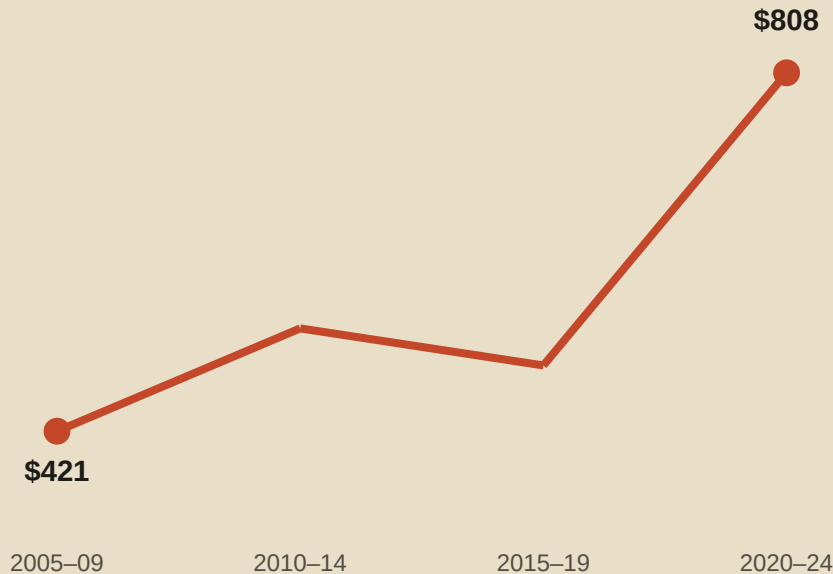
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 92%
since the 2005–2009
survey, before inflation.

\$808

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





THE SEAM

Cross one tract line and median rent jumps \$299.

A \$299 gap between neighbors, the sharpest rent edge between adjacent tracts in Meeker County.

TRACT 5601

\$864

TRACT 5602

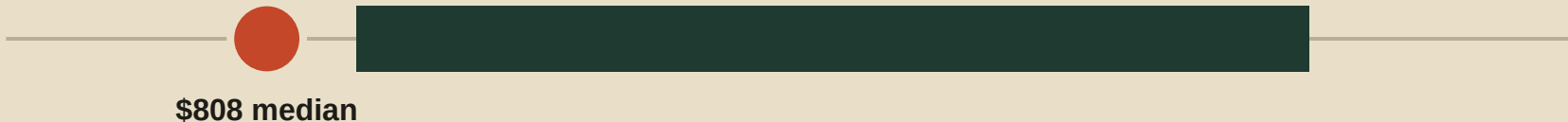
\$1,163



ROOM TO BUILD

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

\$848–\$1,272



is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

5

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 389 homes here.

1–4

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



HOME VALUE

A median home costs 55%
less than Minnesota's.

\$149,100

median home value in Watkins.

Watkins



\$149,100

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS WATKINS'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/watkins/

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