



Willow River, Minnesota.

Current market data.

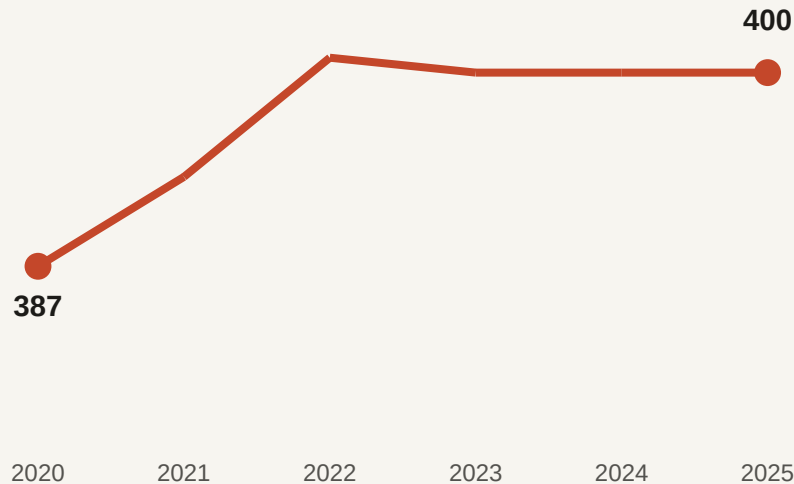
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.4% since 2020.

400

people, the 537th-largest of Minnesota's cities and towns.



THE WORKDAY

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

93.8%

of 210 jobs located in Willow River are filled by in-commuters.



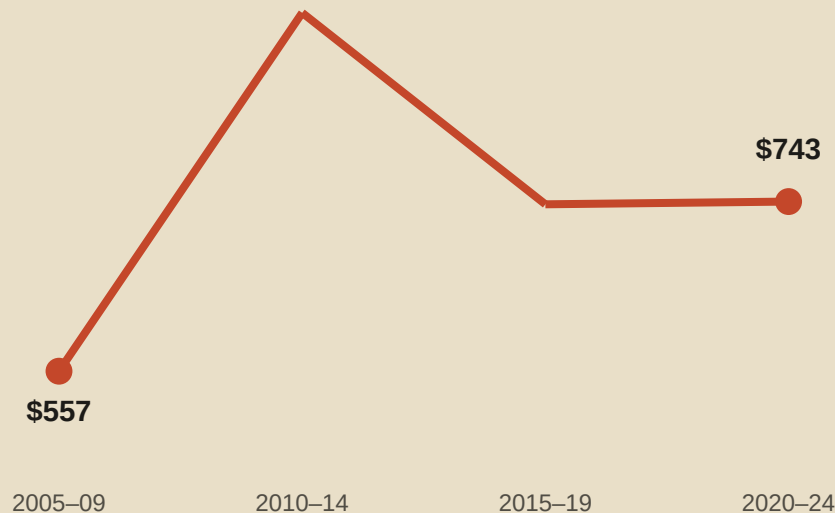
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 33%
since the 2005–2009
survey, before inflation.**

\$743

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,148 gap between neighbors, the sharpest rent edge between adjacent tracts in Pine County.

TRACT 9507

\$644

TRACT 9508

\$1,792

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

56% of the housing here was built before 2000.

9

homes permitted, 2022–2025

44%

of those were in multifamily
buildings

56%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–1% to the 186 homes here.

0–2

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



HOME VALUE

A median home costs 37%
less than Minnesota's.

\$206,300

median home value in Willow River.

Willow River



\$206,300

Minnesota



\$329,300

U.S.



\$332,700

THAT WAS WILLOW RIVER'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/willow-river/

The Almanac · your hyper-diligent research partner