



Leeds, North Dakota.

Current market data.

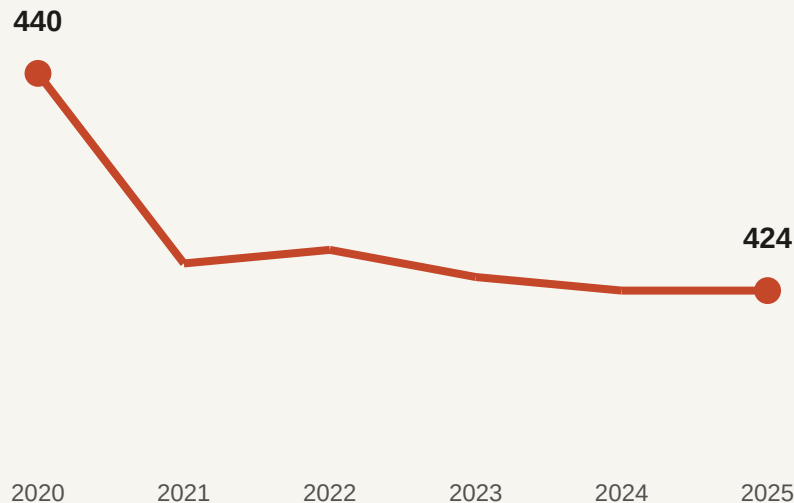
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.6% since 2020.

424

people, the 100th-largest of North Dakota's cities and towns.



THE WORKDAY

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

87.1%

of 155 jobs located in Leeds are filled by in-commuters.



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

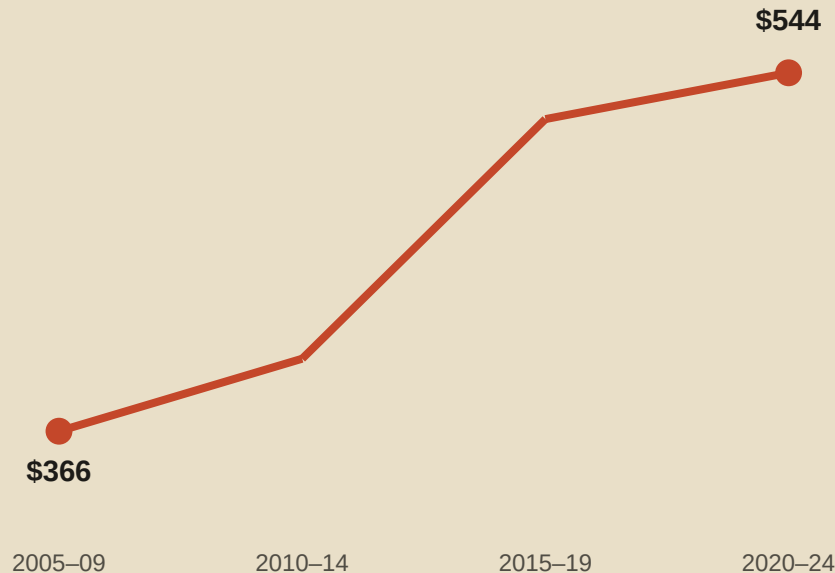


RENT

Median rent is up 49%
since the 2005–2009
survey, before inflation.

\$544

a month. North Dakota's median is \$954.



THE SEAM

Cross one tract line and median rent jumps \$277.

A \$277 gap between neighbors, the sharpest rent edge between adjacent tracts in Benson County.

TRACT 9401

\$467

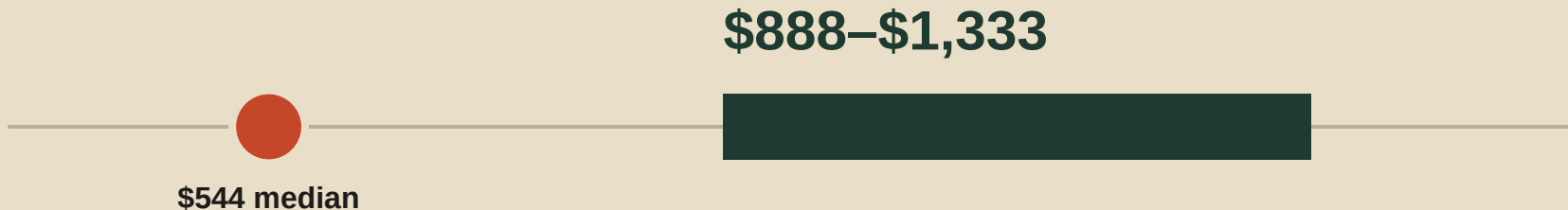
TRACT 9402

\$744



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.

3

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.9% to the 221 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 62% less than North Dakota's.

\$94,100

median home value in Leeds.

Leeds



\$94,100

North Dakota



\$249,900

U.S.



\$332,700

THAT WAS LEEDS'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/nd/leeds/**](https://almanacdata.ai/e/nd/leeds/)

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