ZIP 56304, St. Cloud, Minnesota.

Current market data.

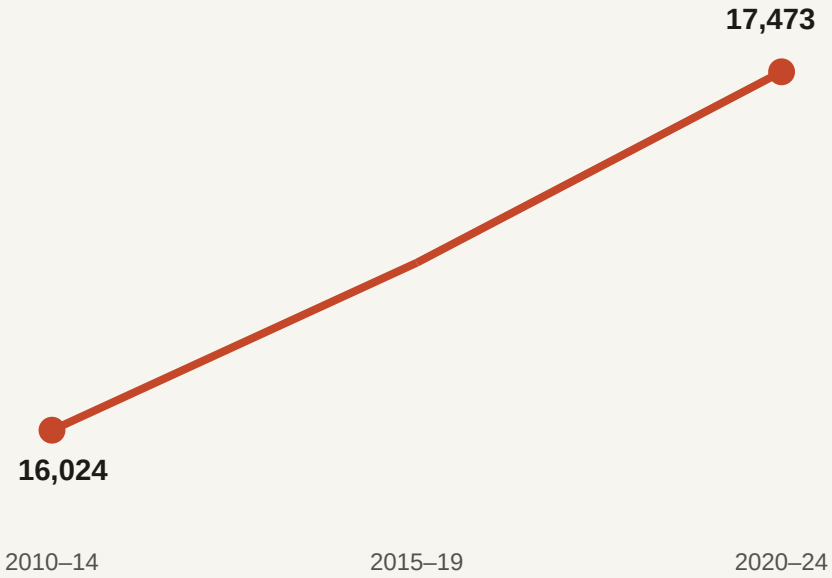
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

17,473 people call ZIP 56304 home.

17,473

people.



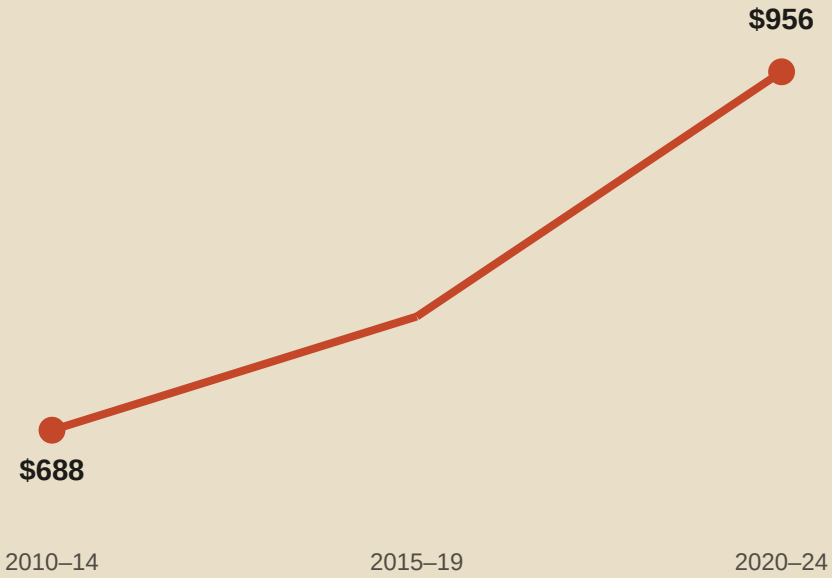
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 39% since the 2010–2014 survey, before inflation.

$956

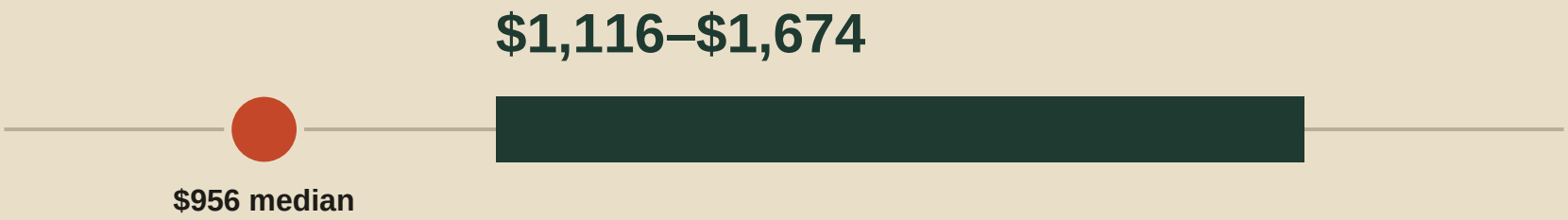
a month. Minnesota's median is $1,280.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

77%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1% to the 7,494 homes here.

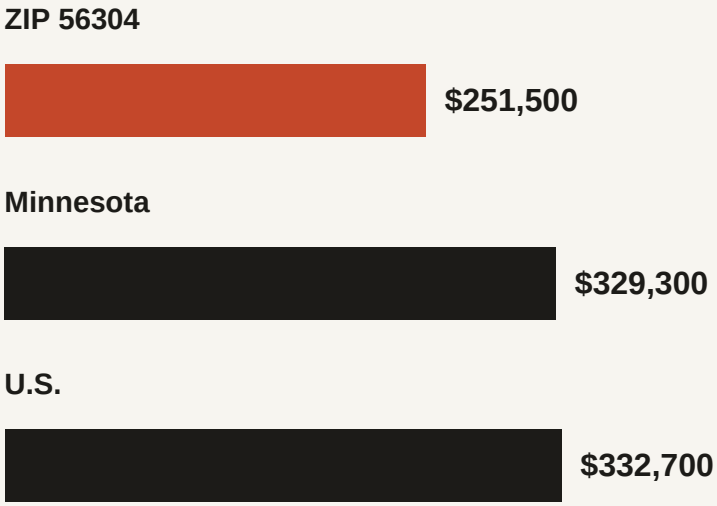
42–77

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 24% less than Minnesota's.



$251,500

median home value in ZIP 56304.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 56304'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/zip/56304/**