ZIP 56401, Brainerd, Minnesota.

Current market data.

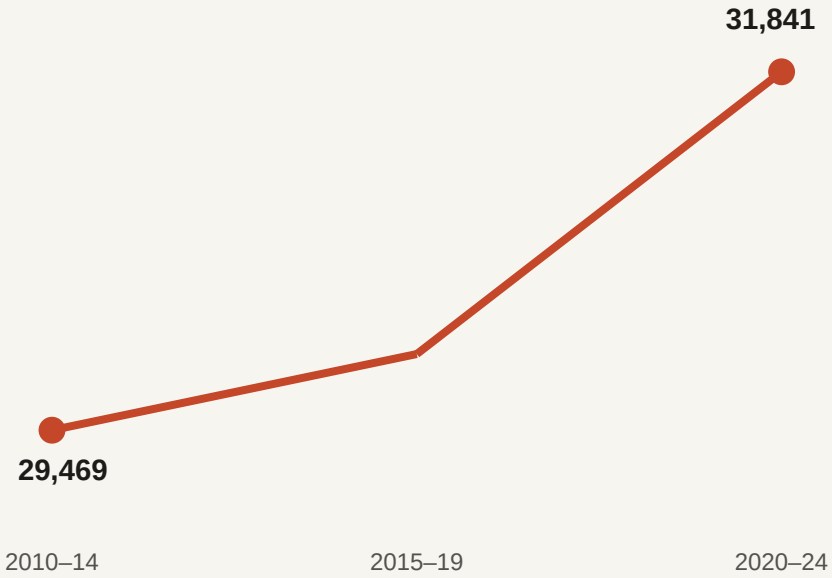
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

31,841 people call ZIP 56401 home.

31,841

people.



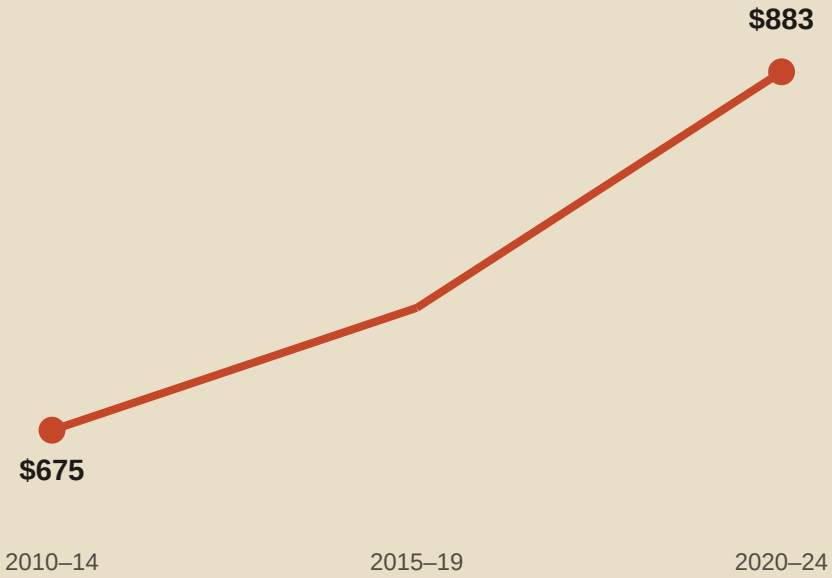
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 31% since the 2010–2014 survey, before inflation.

$883

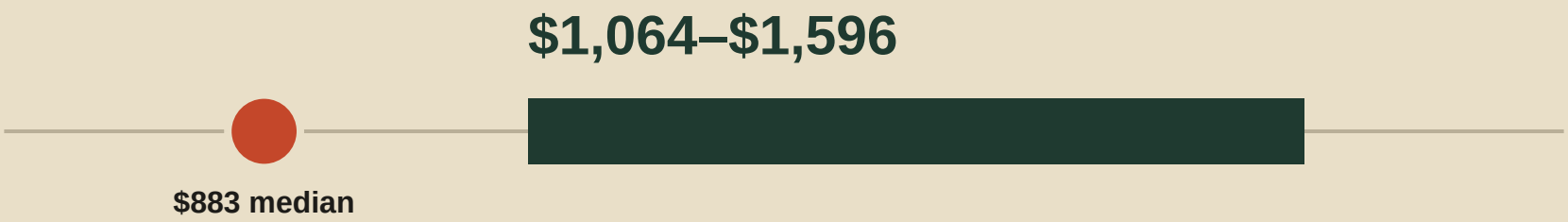
a month. Minnesota's median is $1,280.



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

74% of the housing here was built before 2000.

74%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 16,167 homes here.

35–145

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

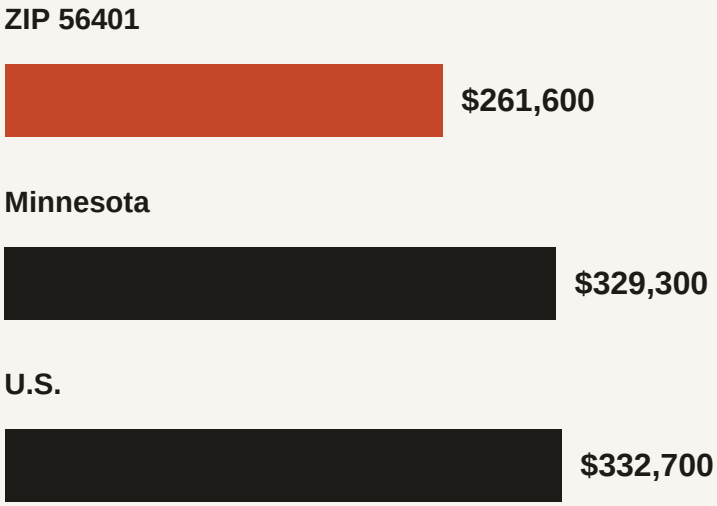
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 21% less than Minnesota's.

$261,600

median home value in ZIP 56401.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 56401'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/56401/**