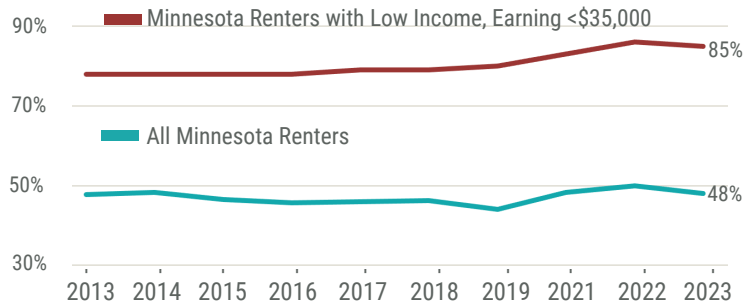
# HOUSING TRENDS & TAKEAWAYS: A MULTIYEAR LOOK AT MINNESOTA

## Rent Burden Hits Lowest Incomes Hardest

More Minnesota renters with low income are struggling with housing costs, even as the statewide share remains steady, forcing tough trade-offs with essentials like food and medicine.

**Source:** U.S. Census Bureau, American Community Survey, 1-year estimates.

### Renters Living with Housing Cost Burden (10-yr Trend)




## Eviction Filings Continue to Rise

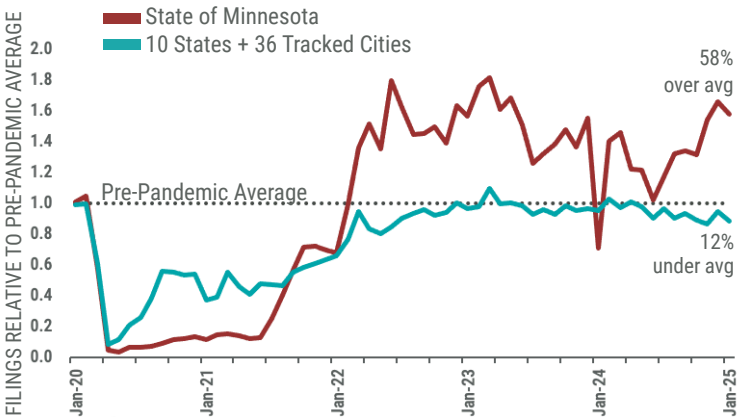
While eviction filings have returned to pre-pandemic averages in most states tracked, Minnesota remains an outlier. Here, eviction filing rates continue to surge beyond the levels typical before the pandemic.

**Source:** Hepburn, P. et al. (2025) "Eviction Tracking System: Version 2.0" (ETS). Princeton University. Retrieved Jan 1, 2025 (evictionlab.org/eviction-tracking).

**Geographies:** Eviction data is not systematically collected by the government and can be difficult to access. The ETS has locations with available court records and it continues to expand as more data becomes accessible.

**Timeline:** The pre-pandemic average for the years 2012-2019.

### MN Eviction Filings Rate vs. Other areas (5-yr Trend)

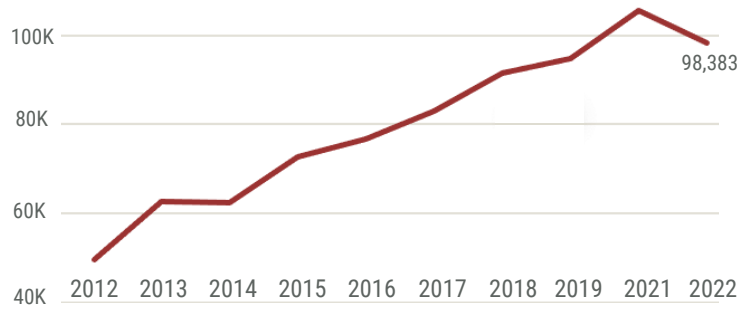



## Minnesota Lacks Enough Homes

Minnesota's housing shortage has grown over the past decade, with a shortfall of 98,383 homes despite slight gains in 2022.

**Source:** Up For Growth, "2024 Housing Underproduction™ in the U.S."

### Minnesota's Undersupply of Homes (10-yr Trend)

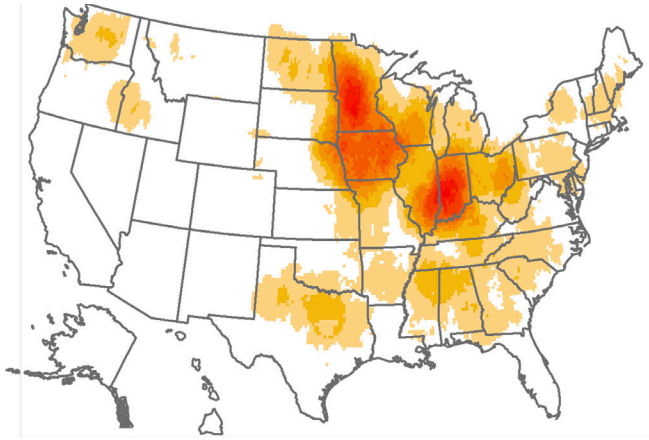



## Affordable Rural Homes are Being Lost

As government-backed mortgages expire and buildings age, rural rental homes face demolition, sale, or rent hikes. Since 2020, 497 units across 35 rural Minnesota properties have exited the Section 515 program, thus losing affordability protections. By 2027, another 26 properties with 433 units will exit as well, unless transferred to owners committed to preserving them.

**Source:** Housing Assistance Council | Rental Housing for a 21st Century Rural America: A Platform for Preservation. USDA Rural Development Multifamily Section 515 Comprehensive Active Projects (2-17-2025) dataset.

### Concentration of Rural Rental USDA 515 Homes at Risk

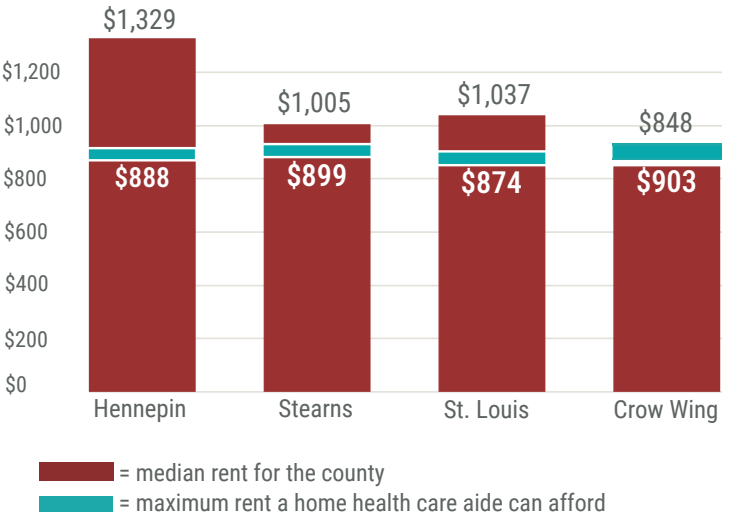


## Housing Costs Exceed Critical Jobs' Wages

In many areas across Minnesota, median rent far exceeds what top in-demand workers can afford. Home health care aides—one of the most needed professions in the state—often struggle to find housing in the communities where their services are essential. For example, in the Northland region, the **gap between what a home health care aide can afford and the median rent** is $163 per month, adding up to $1,956 annually.

**Source:** U.S. Census Bureau, American Community Survey 2023, 1-year estimates. Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, 2024.

### Greater MN Workers Median Rent vs Top Job Wages

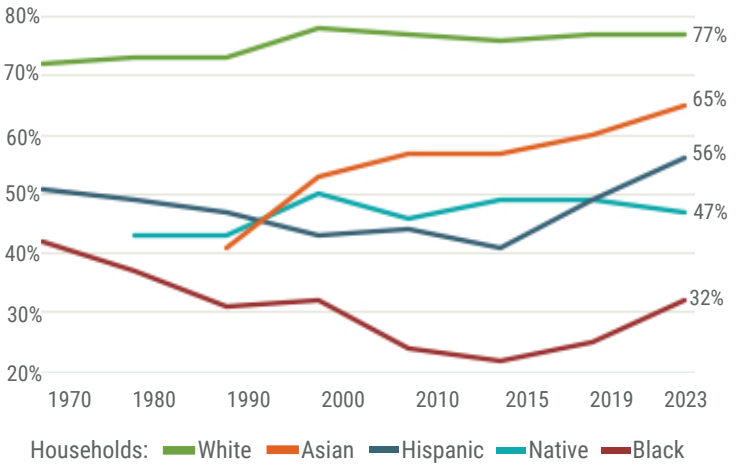



## Disparities in Homeownership Persist

Homeownership rates remain highest for white households since prior to 1970, while Black and Native households continue to face the greatest barriers, with rates far below other communities.

**Source:** U.S. Census Bureau, American Community Survey, 1-year estimates.

### Minnesota Homeownership Rates by Race, 1970–2023




## Homeowners Insurance Costs are Climbing

Rising costs—driven by increased weather risks and rebuilding expenses—have pushed insurance premiums in Minnesota to the 12th highest in the nation, with sharp increases in recent years.

**Source**: Federal Reserve Bank of Minneapolis, minneapolisfed.org/article/2024/homeowners-insurance-costs-are-growing-fast-but-coverage-is-shrinking. https://www.startribune.com/minnesota-disaster-natural-la-wildfire-cost-insurance/601213718.

### Minnesota Homeowners Insurance Costs, 2017–2023



**+39%**
Increase since 2017

**+15%**
Rise in 2023 alone

**12th**
in the U.S. in premium cost

## CONTACT US

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