



## 2024 State of the State's Housing Profile with Key Minnesota Findings and Trends

When hard-working Minnesotans—from teachers and nurses to firefighters and waitresses—are struggling to keep up with rising housing costs in our community, you know there's a problem. MHP's statewide housing research shows that more than a quarter of Minnesota families, including half of all households who rent, pay more than they can afford for housing—and that number is growing.

First produced in 2017, MHP's *State of the State's Housing* bi-yearly report contains statewide housing data that provides an important baseline of the housing climate and its impacts on everyday Minnesotans. This release includes the *2024 State of the State's Housing Profile with Key Minnesota Findings and Trends*, which will be followed by profiles of the state's legislative districts and regions, along with narratives from Minnesota communities collaborating to tackle local housing needs.

MHP's *State of the State's Housing* has been used by members of the media and housing advocates to tell a more complete story of Minnesota's housing challenges. For communities around the state, the report has been key to advancing new housing projects, programs, and policies.

When advocates and lawmakers are armed with such data-based information, we can work to solve Minnesota's housing challenges head-on. Please view MHP's [2024 State Housing Agenda](#) for our recommended housing solutions. Now is the time to come together and raise our voices for housing! Together, we can make sure our families and future generations of Minnesotans can live and thrive here by making stable housing affordable.

### CONTACT US

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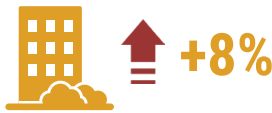
# MHP'S 2024 STATE OF THE STATE'S HOUSING KEY MINNESOTA FINDINGS AND TRENDS

## Housing is unaffordable to *half* of all renters.



More Minnesota renter households are cost burdened than at any other point in the last decade.

## And, rents are climbing.



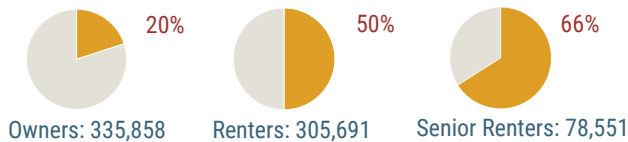
Median rent increased by 8% in just one year—the largest year-to-year increase in the past decade.

## Housing instability continues to rise.



Evictions increased 44% relative to the pre-COVID filing rate in Minnesota. From just 2022 to 2023, eviction filings jumped 8% to 24,211 evictions filed in 2023.

## An increasing number of households pay more than they can afford for housing.



The number of cost-burdened households rose from 590,538 to 641,549, an increase of 9% in just one year.

## More children live in households that can't afford their rent or mortgage.



In one year's time, 2,000 more households with children became cost burdened.

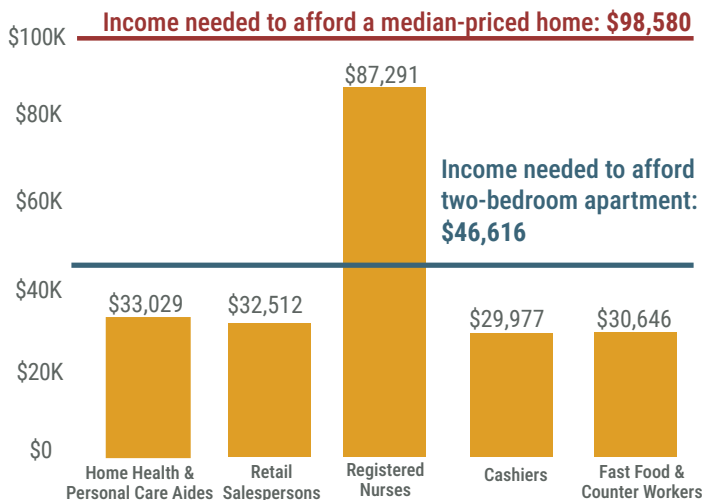
## The racial homeownership gap continues to be significant.



The disparity between Black and white Minnesotans who own a home is substantial.

\*white non-Hispanic

## More than ever, Minnesota workers can't afford a roof over their heads.



None of the top five in-demand jobs pay enough for workers to own a home, and four of the five jobs' wages aren't enough for quality rental housing. This trend will be compounded, as the relatively low-earning positions central to the healthcare industry are expected to see some of the largest increases in demand for workers over the next decade.

Unless otherwise indicated, data reflects the years 2021-2022, and is the most recent ACS data available. See the 2024 State Profile for data sources.

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## 2024 STATE HOUSING PROFILE

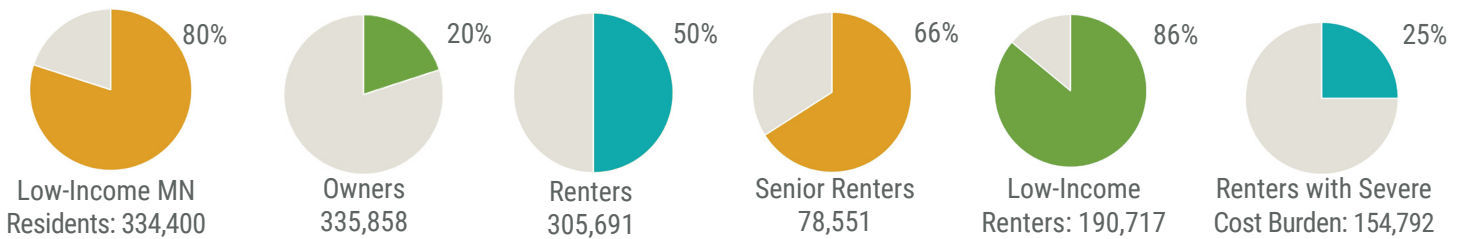
# Minnesota

2,322,190 Households

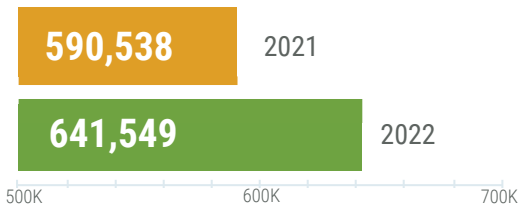
*Housing is a basic need that everyone should have access to. We must invest in stable housing Minnesotans can afford—so our families and future generations can live and thrive here.*

### Too many Minnesotans pay more than they can afford for their housing.

#### COST-BURDENED FAMILIES FACE THE TOUGH CHOICE OF PAYING FOR HOUSING OR OTHER BASIC NEEDS.

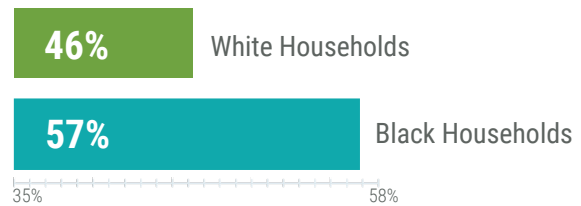


#### RISE IN COST-BURDENED HOUSEHOLDS: 9%



Cost burden=when a household spends more than 30% of income on housing costs. | Severe CB=spending more than 50%. | Low-income=households earning under \$35,000/yr.

#### RACIAL DISPARITIES IN RENTER COST BURDEN



### More Minnesota children are experiencing housing instability.

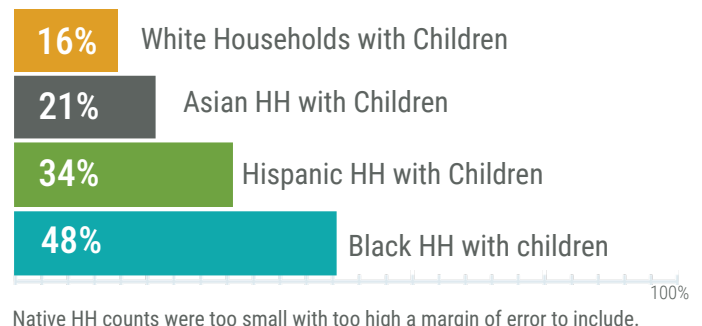
#### CHILDREN LIVING IN COST-BURDENED HOMES



ON A GIVEN NIGHT IN MINNESOTA, THERE ARE:  
**7,232** children and their families struggling with homelessness,  
**1,659** children experiencing homelessness on their own.

2022 estimation. Children = under 18.

#### RACIAL DISPARITIES IN COST-BURDENED HOUSEHOLDS with CHILDREN



### Cost burden increases a family's likelihood of eviction and homelessness.

#### EVICIONS CONTINUE TO INCREASE



Filings rose **44%** relative to the pre-COVID average, jumping **8%** in one year alone to **24,211** evictions filed.

Data for 2022 - 2023.

Pre-COVID defined as historical average from 2012-2019.

#### MANY EXPERIENCE HOMELESSNESS



On any given night, **19,600** Minnesotans struggled with homelessness. An estimated **66%** of those experiencing homelessness are Black, Indigenous, or people of color.

2022 estimation.

For Minnesota households with extremely low incomes, there are few homes to rent.

There are significant racial disparities in who owns a home in our state.

### LACK OF ELI RENTAL HOUSING

Minnesota ELI renter households: **173,025**  
 Households without affordable/available homes **114,131**



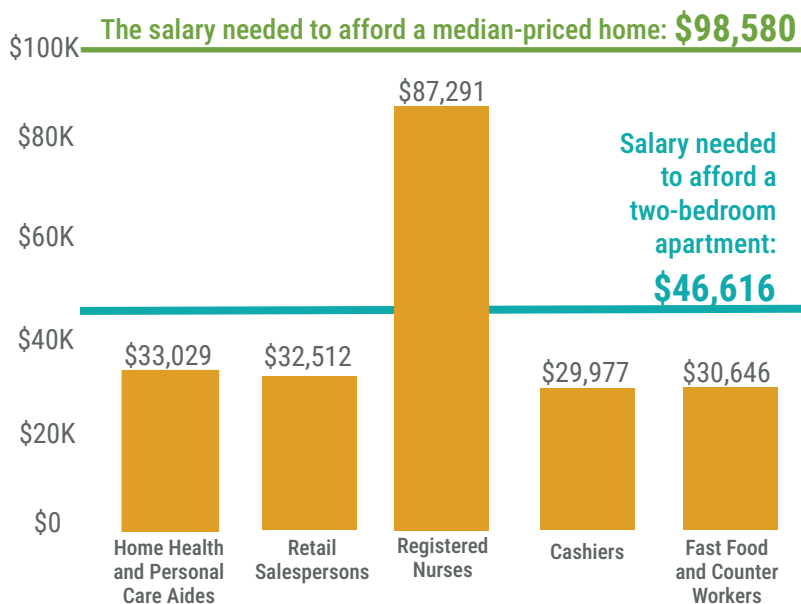
ELI stands for "Extremely Low-Income," or households earning under \$30,190 annually.

### INEQUITABLE HOMEOWNERSHIP RATE



## Across the state, the cost of housing is out of reach for many hard-working Minnesotans.

### HIGH-DEMAND JOBS' WAGES FALLING SHORT



From left: Minnesota's ranked 1-5 most in-demand jobs.

### RISING HOUSING COSTS OUTPACING WAGES



OWNER HOUSEHOLDS  
 1,674,434 | 72% of all households

Owner incomes rose **2%** to \$100,366 over five years.  
 Home values rose **19%** to \$328,600 over the same time.



RENTER HOUSEHOLDS  
 647,756 | 28% of all households

Renter incomes rose **3%** to \$47,318 over five years.  
 Rent rose **7%** to \$1,200 per month over the same time.

Figures denote the median. Rent / home value increases are adjusted for inflation.

## Sources

\*Affordable housing is defined as housing that costs an owner or renter no more than 30% of household income. A unit is affordable and available if that unit is both affordable and vacant or is currently occupied by a household at the defined income threshold or below.

**Cost burden:** U.S. Census Bureau, American Community Survey 2022, 1-year estimates | **Evictions:** Eviction Lab, Eviction Tracking System 2023 | **Homelessness:** Wilder Research Center, 2018 Minnesota Homeless Study | **ELI Units and Renters:** National Low Income Housing Coalition (NLIHC), *The Gap 2024* | **Homeownership:** U.S. Census Bureau, American Community Survey 2022, 1-year estimates | **In-demand jobs:** Minnesota Department of Employment and Economic Development (MN DEED), Occupations in Demand, 2023

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