Key Findings
These are five key Minnesota housing trends identified in the 3rd edition of State of the State’s Housing.

More affordable housing needed
In Minnesota, there is critical need for housing particularly for extremely low-income renters, or renter households that earn at or under 30% of area median income (AMI). There are approximately 169,585 renter households in the state fall into this category; yet, there are only 64,238 affordable and available units at this income level across the state.

Homeownership disparities persist
Racial disparities in Minnesota are among the worst in the nation. While 77 percent of all white households own their home, 60 percent of Asian, 50 percent of Hispanic, 49 percent of Native American, and just 25 percent of Black households own their homes.

Housing costs are increasing
Housing costs continue to increase disproportionately to income. Between 2000 and 2019, the median renter income in Minnesota increased by just 1 percent, while the median gross rent for the state increased by 14 percent.

Cost-burden disparities magnified
The cost-burden disparity for renters and homeowners of color is stark. In Minnesota, 44 percent of white renters are cost burdened; in contrast, 58 percent of Black renters — 82,364 renter households — pay more than they can afford on housing.

Wages are not keeping up with housing costs
Of the top five in-demand jobs in the state, three do not earn enough for quality housing to be affordable. Relatively low-earning positions central to the healthcare industry, particularly home health and personal care aides and nursing assistants, are expected to see some of the largest increases in demand over the next ten years.