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City of Duluth Communications Office

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SUBJECT: 2021 Housing Indicator Report Released

BY: Kate Van Daele, Public Information Officer

2021 Housing Indicator Report Released

[Duluth, MN] – Home to almost 87,000 residents, Duluth’s population has remained relatively stable over the past three decades, but the demand for new housing at various income levels is high. The City of Duluth’s 2021 Housing Indicator Report provides information related to Duluth’s housing market, population demographics, and workforce statistics. This report is available on the City of Duluth’s website: <https://duluthmn.gov/planning-development/housing/studies-and-reports/>.

2021 Report Highlights

- Undergraduate student enrollment numbers in Duluth down from 2020
- The average rent across all market-rate rental unit types and sizes increased by \$221 per unit in 2021
- The median sale price of a single-family home in Duluth increased by 17% from 2020 to \$240,000
- 291 new multi-family rental units added in 2021; 50 new single-family homes added
- The rental vacancy rate in 2021 was 2.1%, a decrease from the 2020 vacancy rate of 5.2%

As a part of the Housing Indicator Report, City staff reach out to rental property owners, managers, to collect rental data. This data allows City staff to provide updates on the rental market that is used locally, and for a variety of purposes. The Planning & Economic Development Department would like to thank those who contributed their time and information to this report.

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