

2025

Olmsted County

Rental Housing Demand

5,124 New Units

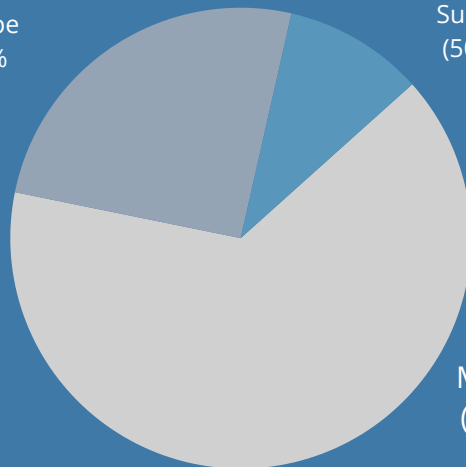
General Occupancy Rental Demand Through 2035

Submarket	Units	Pct.
Byron	106	2.1%
Chatfield	31	0.6%
East	92	1.8%
North	81	1.6%
Rochester	4,691	91.5%
Rochester Fringe	26	0.5%
Stewartville	97	1.9%
Total	5,124	100.0%

Affordable
Housing Type
(1290) 2.3%

Subsidized
(500) 9.8%

Market Rate
(3300) 6.4%



Inventory & Vacancy Rates

- **160** total properties, **13,000+** units
- **94%** of all rental units are in Rochester
- Blended Vacancy Rate: **3.1%***
 - Market Vacancy Rate: **2.9%***
 - Affordable Vacancy Rate: **4.5%***
 - Subsidized Vacancy Rate: **1.2%***

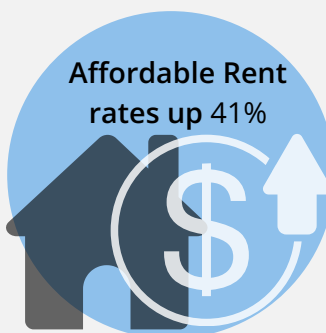
*excludes new properties in lease up

Progress

- **5,120** new units added since 2020 +(31%)
- Demand for affordable rental homes decreased by **1,248** units
- over **2,500** units currently in the pipeline
- Pipeline includes homes across income levels, household sizes, and housing types

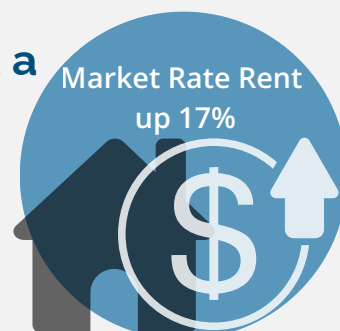


Work To Do



24% of households
earn less than
\$50,000 / year

Many can't afford a
1-bedroom
apartment in
Rochester



Contact Us 507-424-2417

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Coalition for Rochester Area Housing | Rochester Area Foundation



Maxfield
Research & Consulting

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