

Clusters (8 groups)

Minnesota Department of Revenue

1. Greater MN Small

Small Rural Cities (357 cities; 99% receive LGA) (Examples: Bluffton, Wykoff)

Cities with population less than 500 are predetermined as “Small Rural Cities”. The average population is 214, less than one ninth of the regional mean. Although the cluster profile scores on median household income and per capita commercial/industrial market value are below the regional average, they are higher than “Low-Income Cities”. However, this cluster exhibits the lowest population growth.

2. Greater MN Stable / Moderate Growth

Stable Cities (209 cities; 100% receive LGA) (Examples: Granite Falls, Hoyt Lakes)

The profile scores on population size, per capita commercial/industrial market value, and population growth are near the regional norm. The cluster has below average median household income. Most of the cities in this cluster are old communities with a declining, stable or low-growth population.

Moderate Growth Cities (59 cities; 100% receive LGA) (Examples: Buffalo Lake, Cohasset)

“Moderate Growth Cities” have higher than average population growth rate and median household income.

3. Greater MN Regional / Sub-Regional Centers

Regional Centers (22 cities; 100% receive LGA) (Examples: Cloquet, Northfield, Worthington)

“Regional Centers” share a lot of characteristics with “Major Cities”. These are larger cities with high commercial/industrial market value per capita.

Sub-Regional Centers (27 cities; 96% receive LGA) (Examples: Hinckley and Waite Park)

“Sub-Regional Centers” though significantly smaller in size, have more per capita commercial/industrial market value (\$12,400) than Regional Centers (\$7,100) and Major Cities (\$8,400)

4. Greater MN Major Cities

Major Cities (3 cities; 100% receive LGA) (Duluth, Rochester, St. Cloud)

Duluth, Rochester and St. Cloud stand apart from other nonmetro cities because of their large population size.

5. Greater MN High Income / Urban Fringe

High Income Cities (26 cities; 92% receive LGA) (Hanover, Oronoco)

“High Income Cities” have similar median household income as “Urban Fringe” cities. Their population growth rate (36%) though positive compared to nonmetro average (8%), is only one fifth of the “Urban Fringe” cities. They have above average commercial/industrial tax base.

Urban Fringe Cities (10 cities; 80% receive LGA) (Examples: Albertville and St. Michael)

Cities in “Urban Fringe” cluster are characterized by their extremely high growth and high income.

6. Metro Diversified / Old / Small

Diversified Cities (15 cities; 60% receive LGA) (Examples: Roseville, Wayzata)

“Diversified Cities” stand apart from other clusters by their high commercial/industrial market value per capita.

Old Cities (13 cities; 85% receive LGA) (Examples: Crystal, Richfield, South St. Paul)

The “Old Cities” cluster consists of 13 long-established cities with above average size. These cities are characterized by comparatively low income and low population growth rate.

Smaller Cities (44 cities; 91% receive LGA) (Circle Pines)

The outstanding characteristic of “Smaller Cities” is their population size.

7. Metro Large / High Growth / High Income

Large Cities (12 cities; 8% receive LGA) (Examples Burnsville, Plymouth)

All cities in this cluster have a population over 45,000. They generally have above average per capita commercial/industrial market value.

High Growth Cities (34 cities; 29% receive LGA) (Examples: Rogers, Chaska)

These cities are characterized by their high growth rate. Generally, cities in this cluster have above average median household income and less diversification in commercial/industrial property.

High Income Cities (20 cities; 75% receive LGA) (Minnetonka Beach, North Oaks)

The predominant characteristic of “High Income Cities” is the extremely high median household income. They generally score below average for population size, population growth and per capita commercial/industrial market value. All the cities are essentially small, high-income bedroom communities.

8. Metro Central Cities

Central Cities (2 Cities; 100% receive LGA) (Minneapolis and St. Paul)

These two cities stand apart from others because of their role as the economic nucleus of the state. The cities are characterized by very large population and low median household income.