Crystal city, Hennepin County

2024 Annual Population Estimate

Published July 10, 2025 (final estimate following local government review)

	Housing units	Occupancy rate	Households	Persons per household	Population in households	Population in group quarters	Total population
2024 Estimate	**9,853**	**95.97%**	**9,456**	**2.4097**	**22,786**	**306**	**23,092**
2020 Census	9,804	97.43%	9,552	2.4019	22,943	387	23,330

The Metropolitan Council estimates population using the housing unit method, which answers three main questions for each jurisdiction as of April 1, 2024.

First, how many housing units did the community have?

- We start with housing units measured by the 2020 Census. We broke down the total number of housing units in the 2020 Census into different housing types using county parcel data and other data sources.
- We then add units built between April 1, 2020 and April 1, 2024, based on permits reported to us by communities. Permit data is available on our website.
    - We assume that 90% of single-family detached units and 85% of townhome/duplex/triplex/quadplex units permitted in 2023 were completed and occupiable by April 1, 2024.
    - Multifamily units permitted in and after 2020 are assumed to be completed if they received a certificate of occupancy by April 1, 2024. Multifamily units permitted before 2020 that were not open at the time of the 2020 Census are also included.
    - Building permits from 2024 are not included; they are unlikely to have been completed by the estimate date of April 1.
    - Manufactured home data comes from our annual surveys of manufactured home park operators and local governments.
    - Data on other housing (boats, RVs, etc. used as housing) comes from the most recent American Community Survey data; this housing is included in the estimates only if occupied.
- We also examine other housing stock changes reported by jurisdictions. These include demolitions, building conversions (units added or lost), boundary changes (units annexed in or out), and other changes.

	Housing stock April 1, 2020	Permitted and built since 2020	Other changes since 2020	Housing stock April 1, 2024
Single-family detached	7,615	14	0	7,629
Townhome (Single-family attached)	97	0	0	97
Duplex/triplex/quadplex	168	7	-4	171
Multifamily (5 or more units)	1,924	32	0	1,956
Accessory dwelling units (ADUs)	0	0	0	0
Manufactured homes	0			0
Other units	0			0
Total	**9,804**			**9,853**

Second, how many of these housing units were occupied by households?

- Each housing type has an estimated occupancy rate. These data come from the most recent American Community Survey estimates for housing units and households, decennial census data from the U.S. Census Bureau, and CoStar (a proprietary data source covering the apartment market).
- Multiplying the number of housing units of each type by the occupancy rate yields the number of households (occupied housing units).

Third, how many people lived in these occupied housing units?

- Each housing type has an estimated average household size. These data come from the most recent American Community Survey estimates of households and population in households as well as decennial census data from the U.S. Census Bureau.
- Multiplying the number of households in each housing type by the average household size yields the population in households.

	Housing stock April 1, 2024	Occupancy rate	Households (Occupied housing units)	Persons per household	Population in households
Single-family detached	7,629	96.97%	7,398	2.5854	19,127
Townhome (Single-family attached)	97	96.99%	94	2.5851	243
Duplex/triplex/quadplex	171	77.49%	133	2.1955	292
Multifamily (5 or more units)	1,956	93.63%	1,831	1.7062	3,124
Accessory dwelling units (ADUs)	0	95.56%	0	1.6905	0
Manufactured homes	0	95.00%	0	2.7770	0
Other units	0	100.00%	0	1.0000	0
Total	**9,853**	**95.97%**	**9,456**	**2.4097**	**22,786**

To obtain the total population, we also add the number of residents in group quarters facilities.
These are residences that are not part of the standard housing market, such as college dormitories, nursing homes, prisons and jails, and group homes. Data come from the Metropolitan Council's annual survey. A list of facilities in each community can be found at https://www.metrocouncil.org/populationestimates.

Population in households	Population in group quarters	Total population April 1, 2024
22,786	306	23,092

Due to rounding, not all estimates can be reproduced exactly from the above inputs.

For more information, see our methodology document, available from https://www.metrocouncil.org/populationestimates.