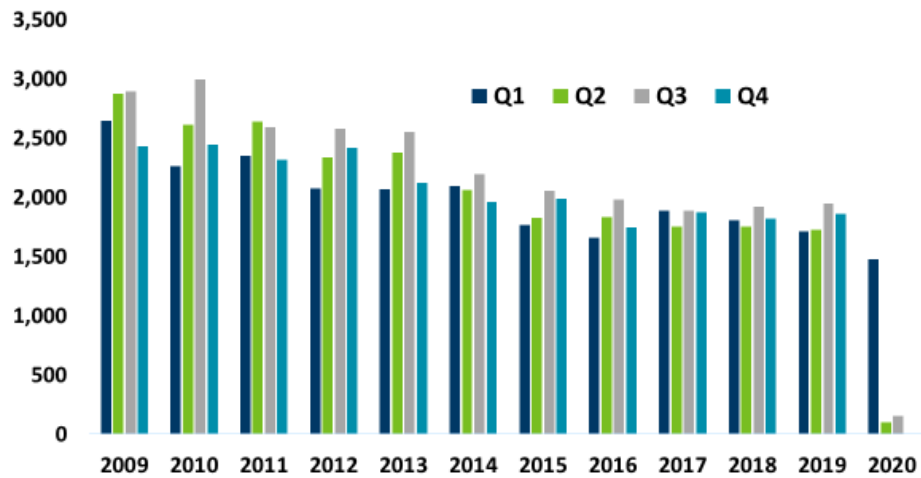


Cases with an Eviction Judgment in Minnesota (Preliminary Analysis)



Source: Minnesota Housing analysis of data from the Minnesota Office of State Court Administration, Eviction Data Extract, as of October 4, 2020

This graph shows the number of cases with an eviction judgment in Minnesota by quarter since 2009.

Key Points:

- During the Great Recession and the initial recovery, Minnesota had about 10,000 annual cases with an eviction judgement, which dropped to about 7,000 in 2016 through 2019.
- During the COVID emergency, Minnesota has had a moratorium on evictions for non-payment of rent.
- During the 2nd and 3rd quarters of 2020, cases with an eviction judgement were 92% to 94% lower than the previous year.

Notes:

These eviction data are newly available to Minnesota Housing, and we are still learning the nuances of the data. The results are preliminary and subject to change. The data include any case with an eviction judgement. The data includes both residential and commercial evictions; however, the vast majority appear to be residential, based on the name of the defendant (the name of a person rather than a company).

It is difficult to summarize court proceedings in a series of data codes, because cases that look the same in the data can be very different and nuanced. Some cases have more than one judgment, and we counted any case with an eviction judgement (regardless if it was the first, second or third judgement) as an eviction. For example, we saw cases with an “eviction” judgement followed by a “settled” judgment, and others with a “settled” judgment followed by an “eviction” judgment. In the first scenario, the tenant was evicted (the first judgment), then the landlord needed to go back to court to get a writ of recovery to get the person out (the second judgment). In the second scenario, the eviction (second judgment) resulted from a breach of an initial settlement agreement (the first judgment).