Ann Arbor, Michigan.

Current market data.

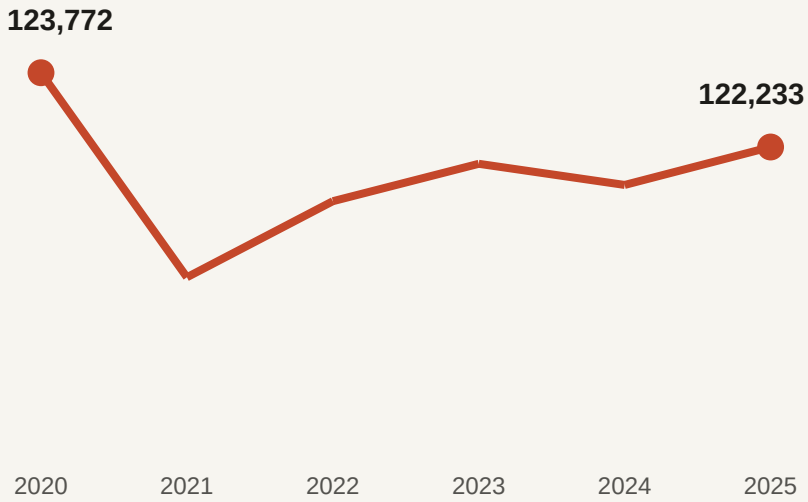
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.2% since 2020.

122,233

people, the 5th-largest of Michigan's cities and towns.



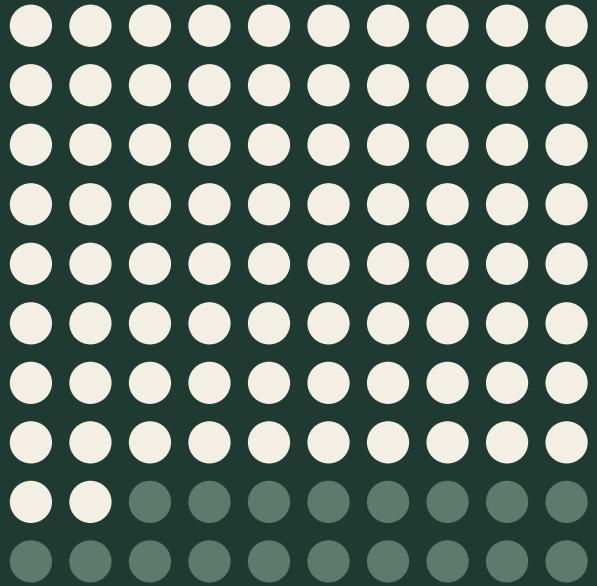
Source: Census Population Estimates, 2025

THE WORKDAY

8 in 10 jobs here go to people who live somewhere else.

81.6%

of 98,621 jobs located in Ann Arbor are filled by in-commuters.



Each dot is 1% of jobs. Filled: held by in-commuters.

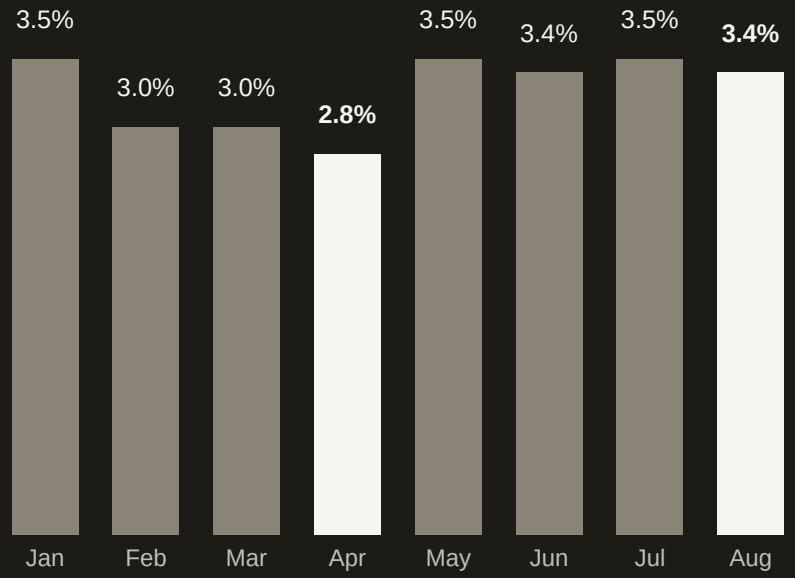
Source: Census LEHD LODES, 2021

UNEMPLOYMENT, 2026

The low came in April: 2.8%.

3.4%

in August 2026, the latest month released. A year earlier it was 3.7%.



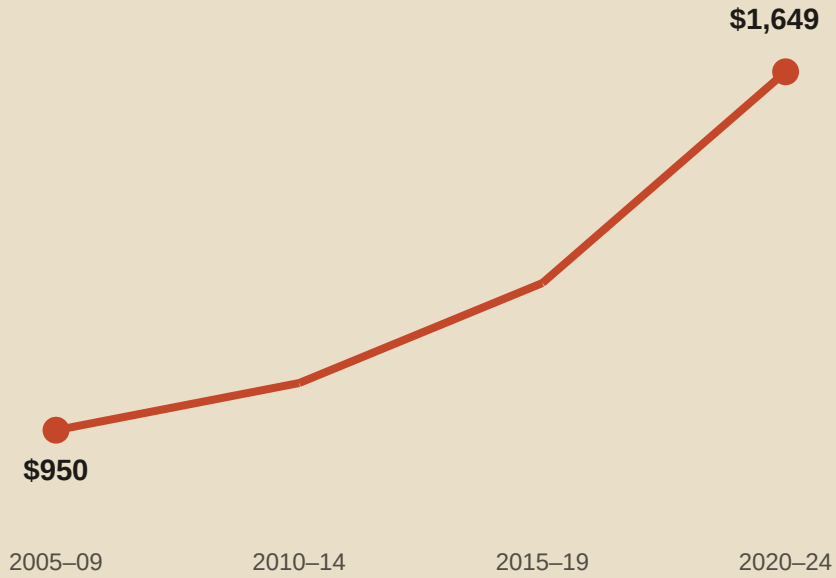
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 74% since the 2005–2009 survey, before inflation.

$1,649

a month. Michigan's median is $1,129.

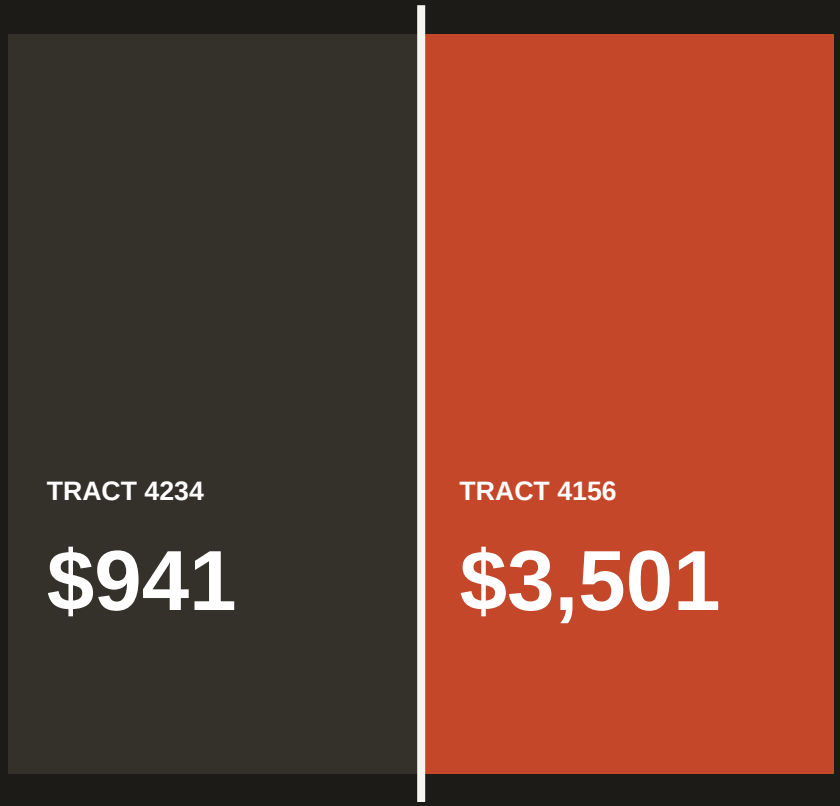


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $2,560 gap between neighbors, the sharpest rent edge between adjacent tracts in Washtenaw County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2021; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

2,052

homes permitted in ten years, 2016–2025

52%

of those were in multifamily buildings

84%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1–2% to the 54,399 homes here.

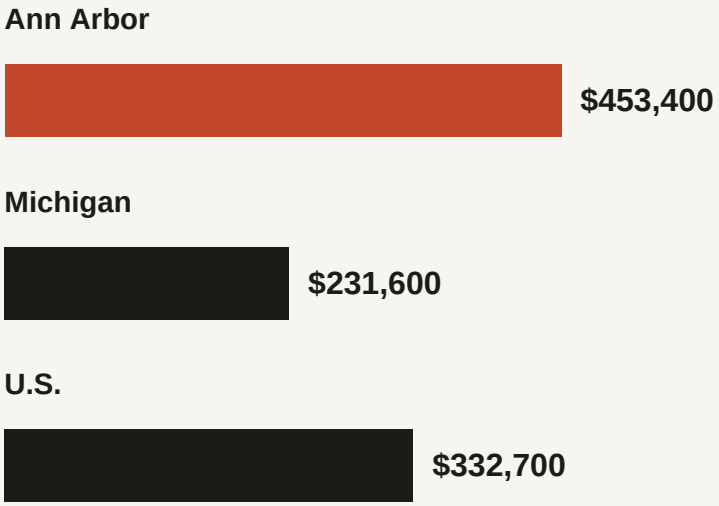
277–986

is the estimated number of missing housing units, from the lowest to the highest of three estimates.

Source: Computed by the Almanac, 2021

HOME VALUE

A median home costs 96% more than Michigan's.



$453,400

median home value in Ann Arbor.

Source: Census ACS 5-year, 2020-2024

THAT WAS ANN ARBOR'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at **almanacdata.ai/e/mi/ann-arbor/**