



Berrien Springs, Michigan.

Current market data.

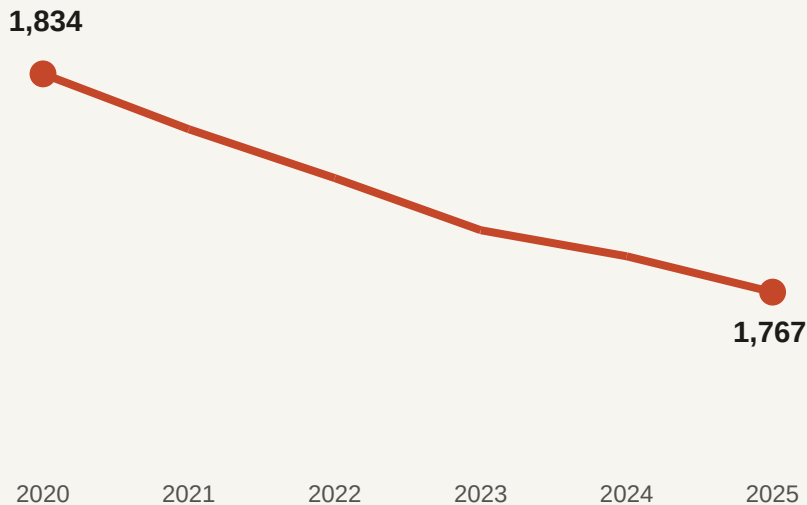
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.7% since 2020.

1,767

people, the 271st-largest of Michigan's cities and towns.



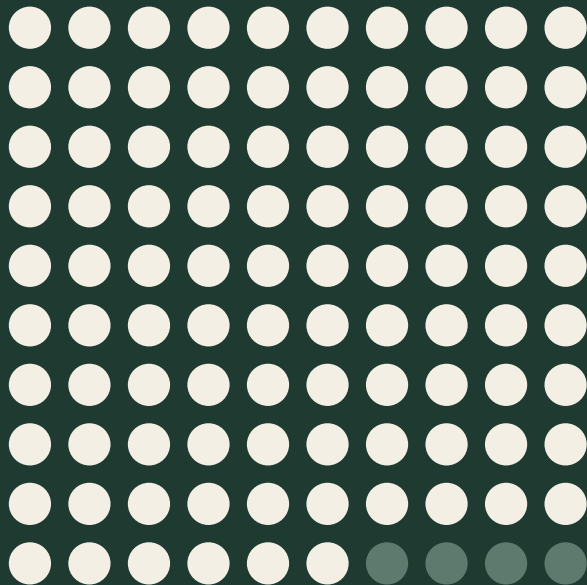
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.2%

of 1,403 jobs located in Berrien Springs are filled by
in-commuters.

Source: Census LEHD LODES, 2021



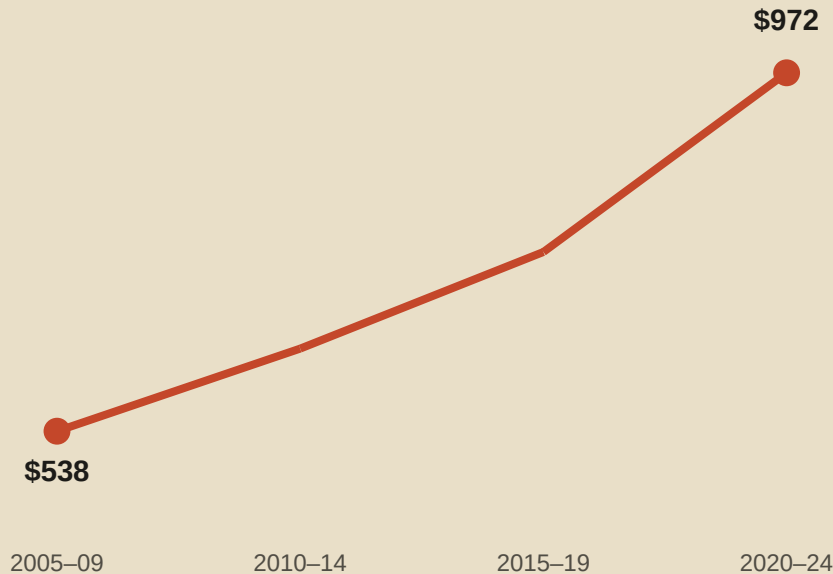
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 81%
since the 2005–2009
survey, before inflation.

\$972

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





THE SEAM

Cross one tract line and median rent doubles.

A \$937 gap between neighbors, the sharpest rent edge between adjacent tracts in Berrien County.

TRACT 214

\$837

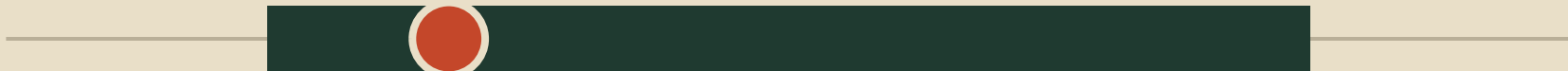
TRACT 18

\$1,774

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$894–\$1,341



\$972 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.6% to the 886 homes here.

2–14

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



HOME VALUE

A median home costs 31% less than Michigan's.

\$159,900

median home value in Berrien Springs.

Berrien Springs



\$159,900

Michigan



\$231,600

U.S.



\$332,700

THAT WAS BERRIEN SPRINGS'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/berrien-springs/**](https://almanacdata.ai/e/mi/berrien-springs/)

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