



Caledonia, Michigan.

Current market data.

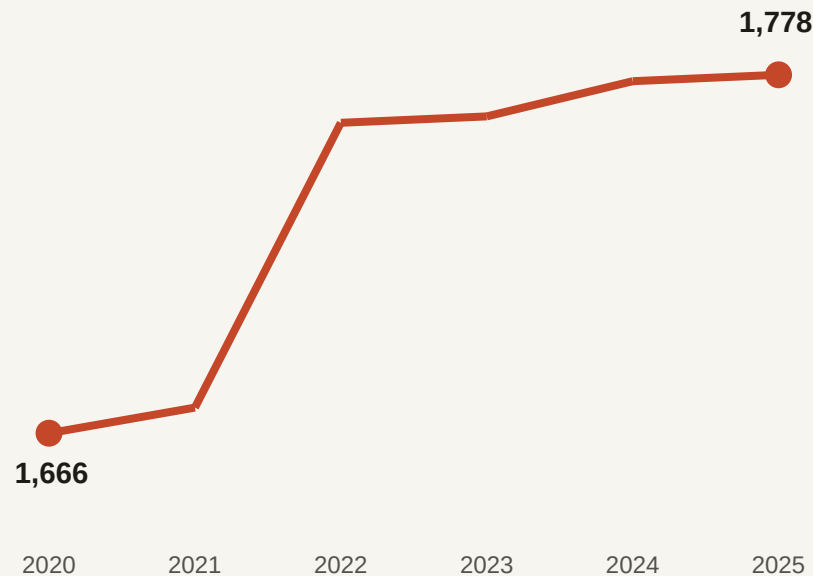
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.7% since 2020.

1,778

people, the 270th-largest of Michigan's cities and towns.



THE WORKDAY

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

97.5%

of 1,013 jobs located in Caledonia are filled by in-commuters.



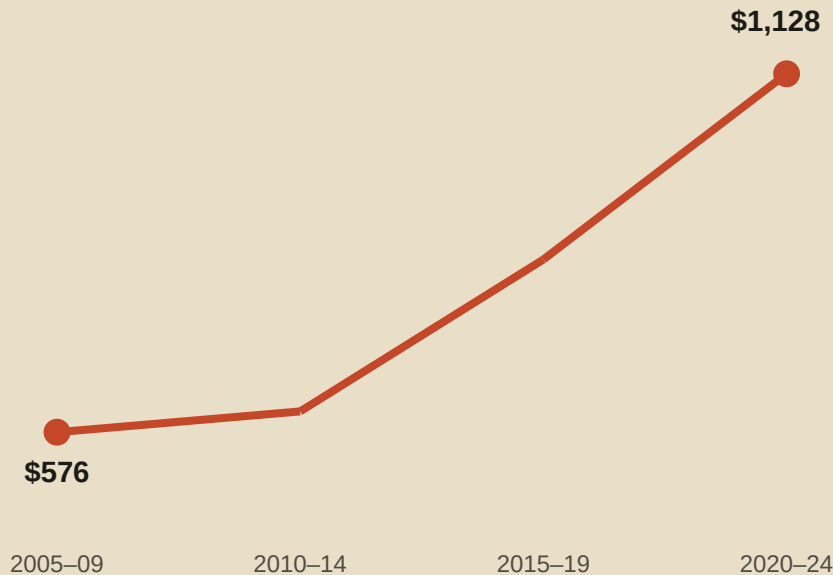
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 96%
since the 2005–2009
survey, before inflation.

\$1,128

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,204 gap between neighbors, the sharpest rent edge between adjacent tracts in Kent County.

TRACT 17

\$399

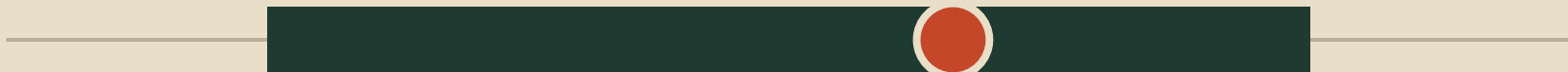
TRACT 18.02

\$2,603

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$849–\$1,273



\$1,128 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

33

homes permitted, 2022–2025

42%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.5% to the 660 homes here.

1–10

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



HOME VALUE

A median home costs 46% more than Michigan's.

\$339,000

median home value in Caledonia.

Caledonia



\$339,000

Michigan



\$231,600

U.S.



\$332,700

THAT WAS CALEDONIA'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/caledonia/

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