



Capac, Michigan.

Current market data.

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

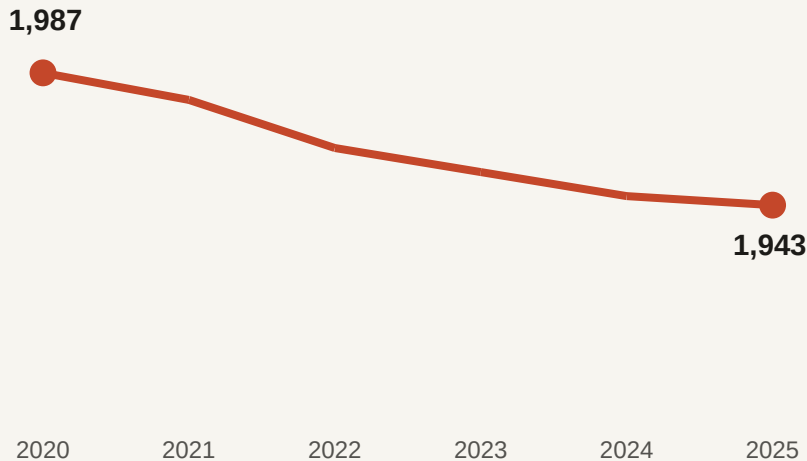


POPULATION

Down 2.2% since 2020.

1,943

people, the 255th-largest of Michigan's cities and towns.



THE WORKDAY

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

85.3%

of 341 jobs located in Capac are filled by in-commuters.



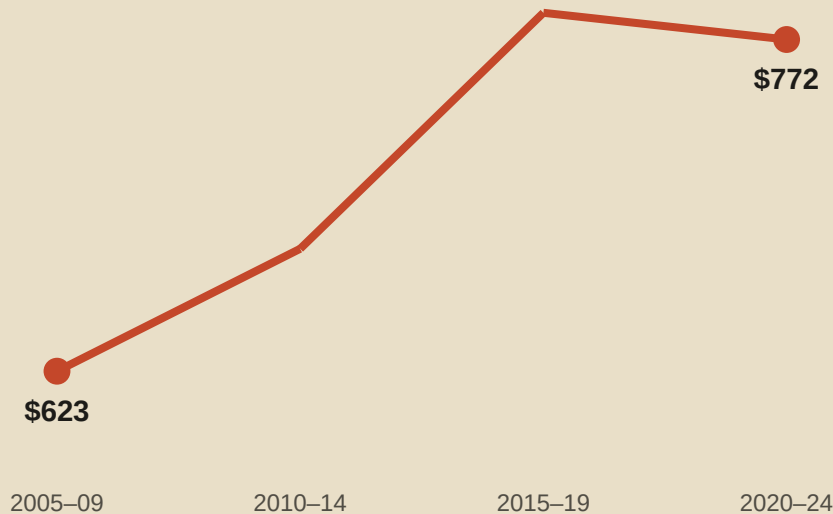
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 24% since the 2005–2009 survey, before inflation.

\$772

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





THE SEAM

Cross one tract line and median rent jumps \$566.

A \$566 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Clair County.

TRACT 6240

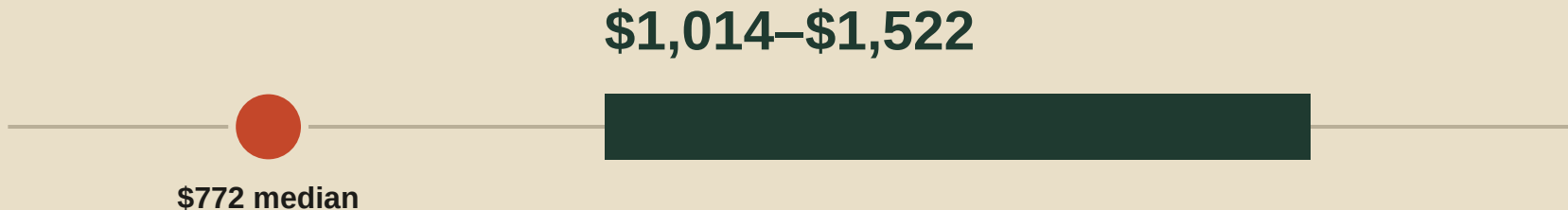
\$693

TRACT 6220

\$1,259

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

16

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 815 homes here.

1–3

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



HOME VALUE

A median home costs 30% less than Michigan's.

\$161,700

median home value in Capac.

Capac



\$161,700

Michigan



\$231,600

U.S.



\$332,700

THAT WAS CAPAC'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/capac/**](https://almanacdata.ai/e/mi/capac/)

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