



Coleman, Michigan.

Current market data.

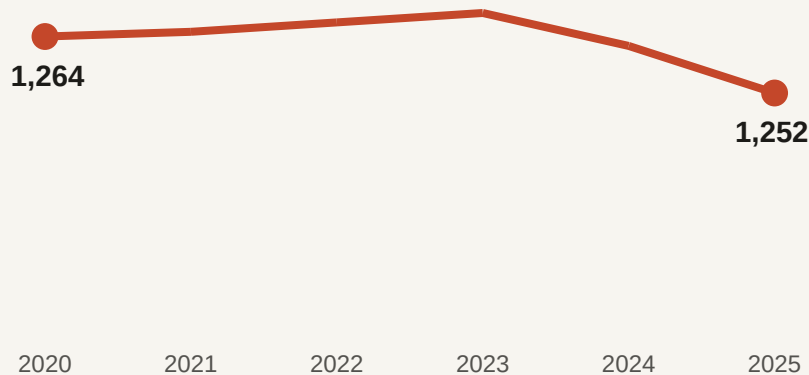
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

1,252

people, the 329th-largest of Michigan's cities and towns.



THE WORKDAY

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

89.3%

of 309 jobs located in Coleman are filled by in-commuters.



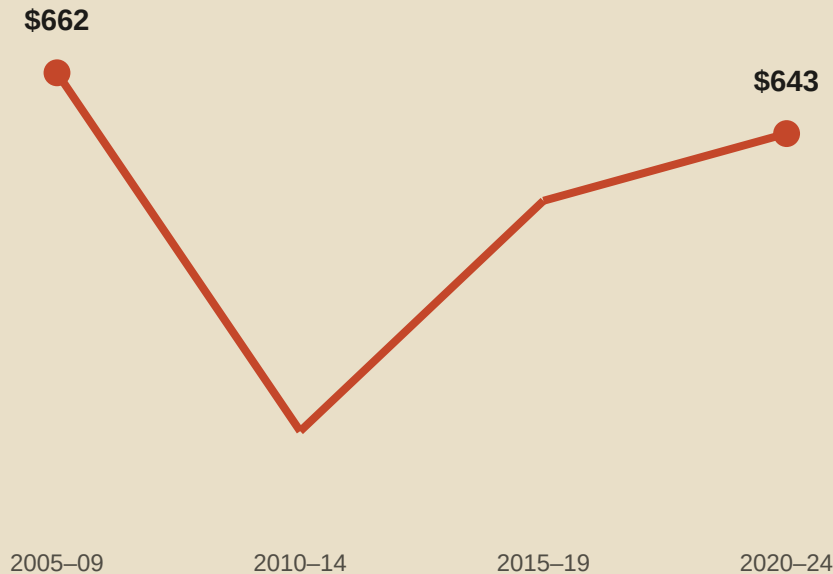
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 3% since the 2005–2009 survey, before inflation.

\$643

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



THE SEAM

Cross one tract line and median rent jumps \$553.

A \$553 gap between neighbors, the sharpest rent edge between adjacent tracts in Midland County.

TRACT 2904

\$749

TRACT 2903

\$1,302

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.

3

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 633 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 55% less than Michigan's.

\$103,500

median home value in Coleman.

Coleman



\$103,500

Michigan



\$231,600

U.S.



\$332,700

THAT WAS COLEMAN'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/coleman/**](https://almanacdata.ai/e/mi/coleman/)

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