



Custer, Michigan.

Current market data.

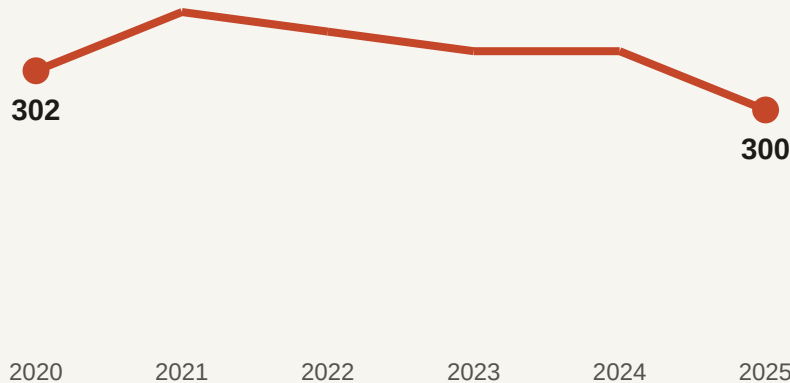
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

300

people, the 491st-largest of Michigan's cities and towns.

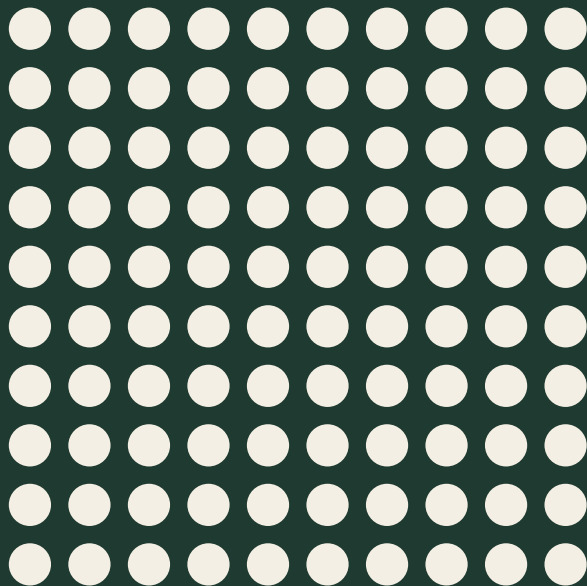


THE WORKDAY

**Every job here goes to
someone who lives
somewhere else.**

100.0%

of 62 jobs located in Custer are filled by in-commuters.



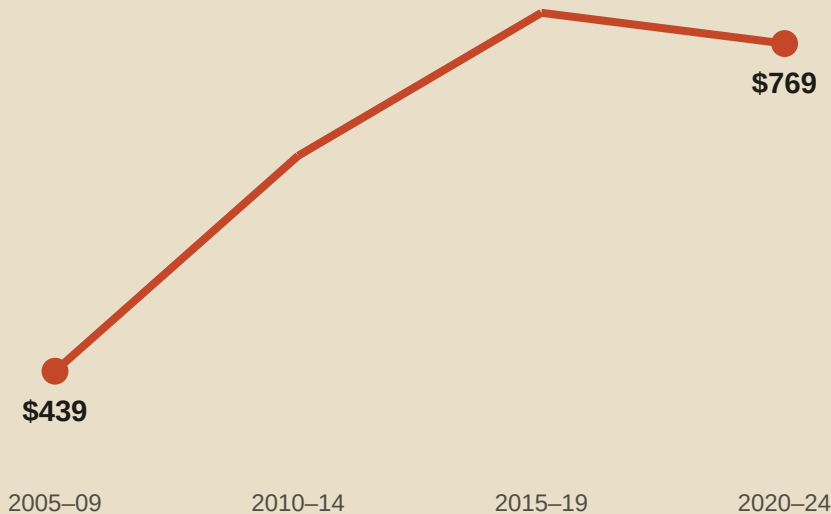
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 75%
since the 2005–2009
survey, before inflation.

\$769

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





THE SEAM

Cross one tract line and median rent jumps \$350.

A \$350 gap between neighbors, the sharpest rent edge between adjacent tracts in Mason County.

TRACT 9502

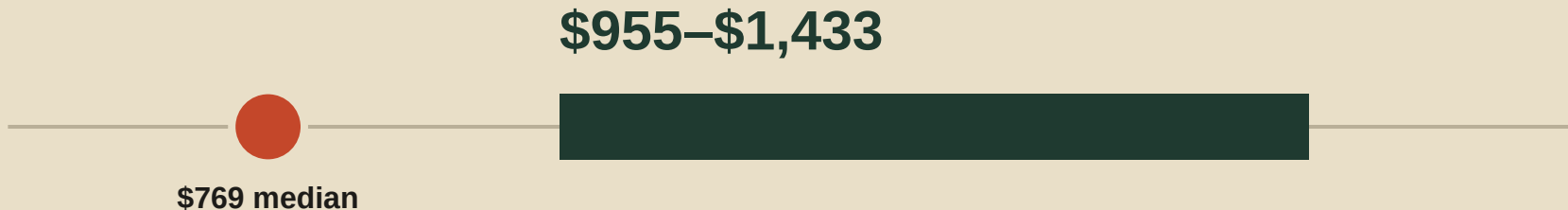
\$721

TRACT 9503

\$1,071

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.

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.8% to the 120 homes here.

0–1

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



HOME VALUE

A median home costs 43% less than Michigan's.

\$131,300

median home value in Custer.

Custer



\$131,300

Michigan



\$231,600

U.S.



\$332,700

THAT WAS CUSTER'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/custer/**](https://almanacdata.ai/e/mi/custer/)

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