



Decatur, Michigan.

Current market data.

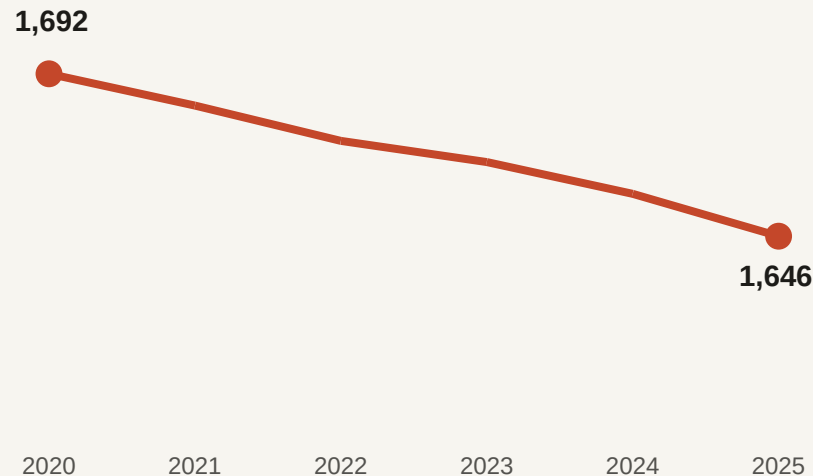
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.7% since 2020.

1,646

people, the 283rd-largest of Michigan's cities and towns.



THE WORKDAY

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

89.5%

of 601 jobs located in Decatur are filled by in-commuters.



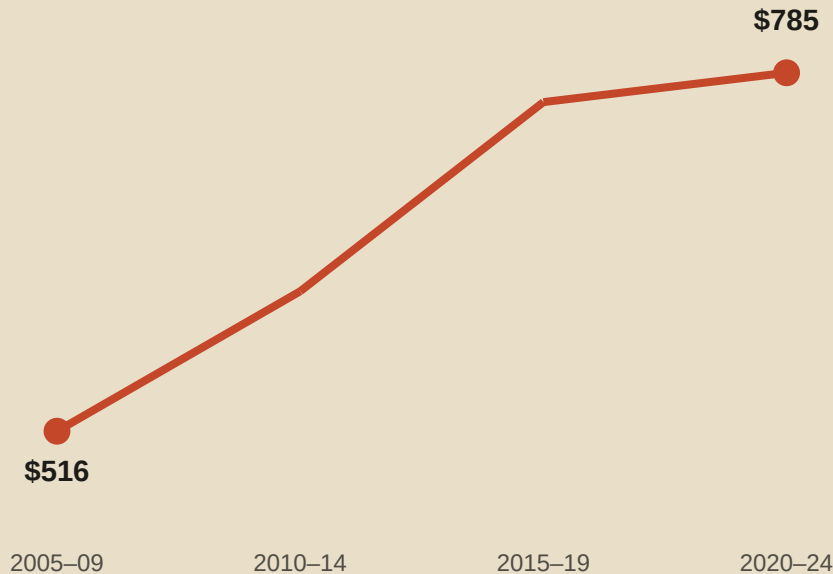
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 52%
since the 2005–2009
survey, before inflation.

\$785

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,061 gap between neighbors, the sharpest rent edge between adjacent tracts in Van Buren County.

TRACT 113

\$582

TRACT 120.02

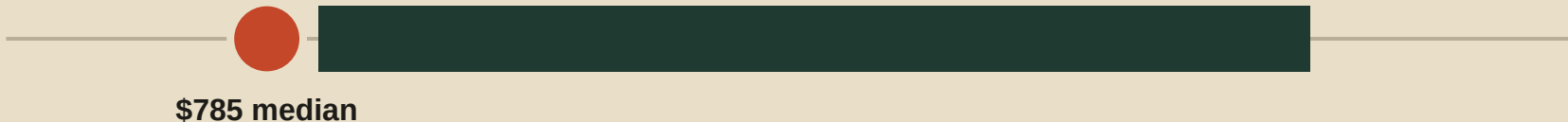
\$1,643



ROOM TO BUILD

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

\$806–\$1,209



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 818 homes here.

1–6

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



HOME VALUE

A median home costs 41% less than Michigan's.

\$137,500

median home value in Decatur.

Decatur



\$137,500

Michigan



\$231,600

U.S.



\$332,700



THAT WAS DECATUR'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/decaturn/**](https://almanacdata.ai/e/mi/decaturn/)

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