Eau Claire, Michigan.

Current market data.

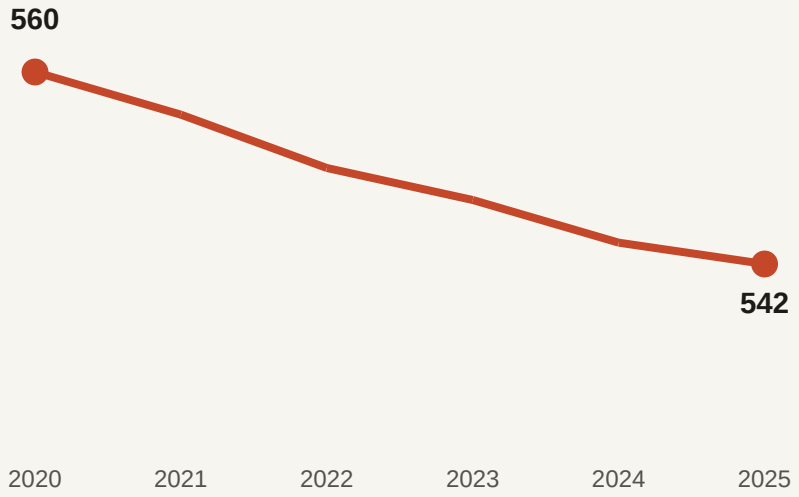
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.2% since 2020.

542

people, the 426th-largest of Michigan's cities and towns.



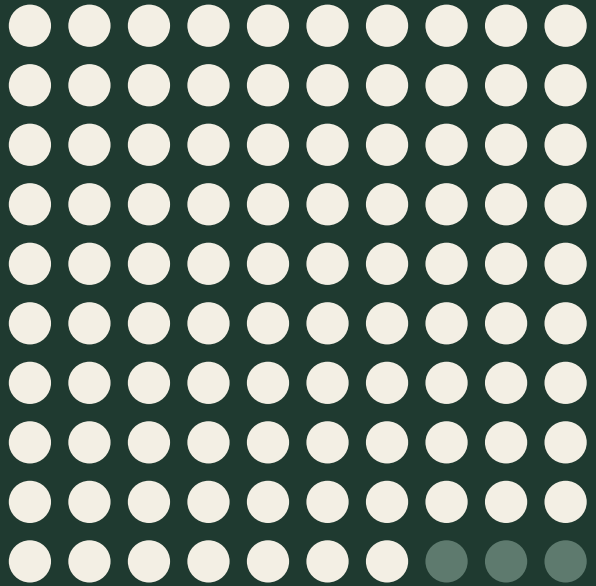
Source: Census Population Estimates, 2025

THE WORKDAY

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

96.5%

of 317 jobs located in Eau Claire are filled by in-commuters.



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

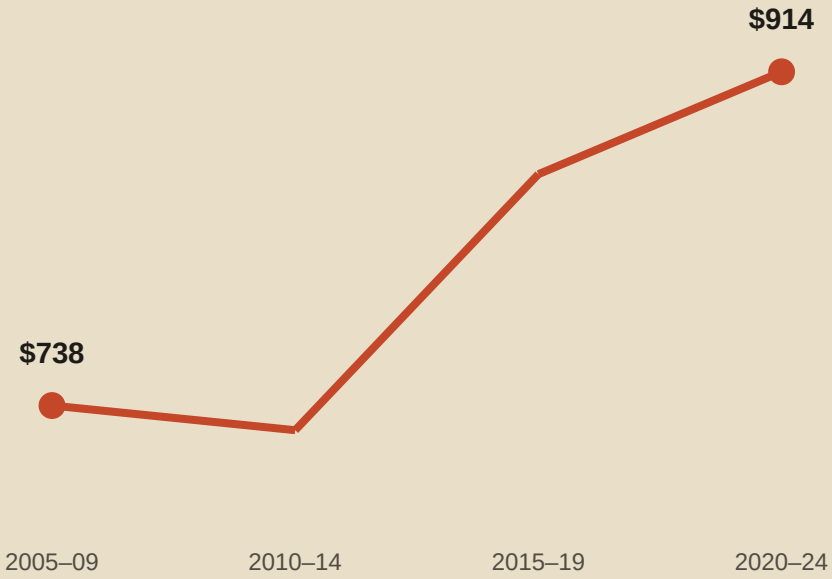
Source: Census LEHD LODES, 2021

RENT

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

$914

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

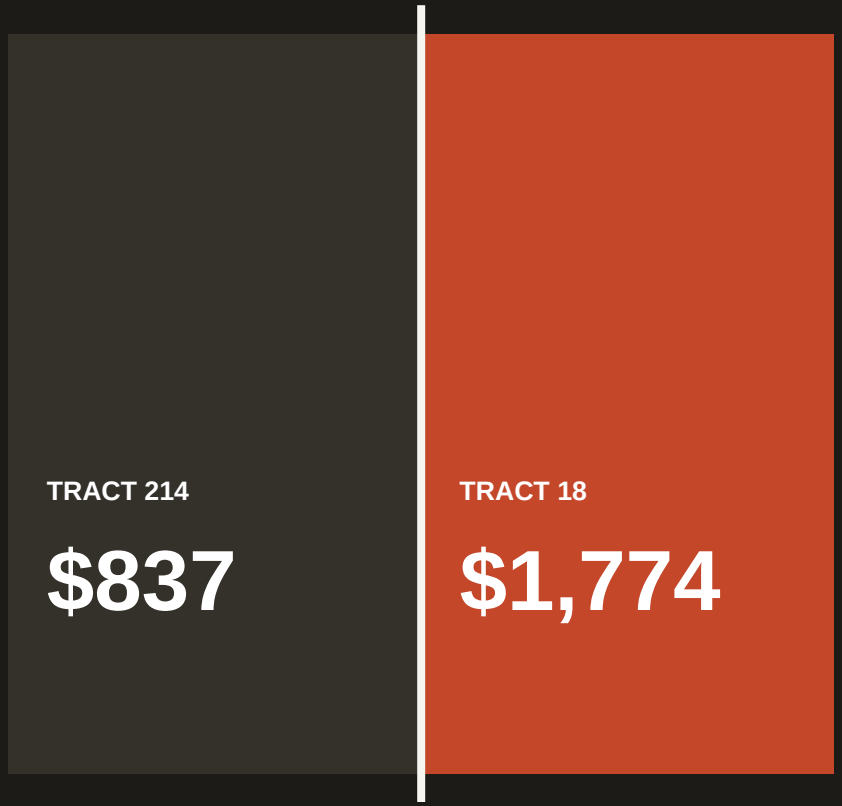


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $937 gap between neighbors, the sharpest rent edge between adjacent tracts in Berrien County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2021; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

94%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0–1% to the 231 homes here.

0–3

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

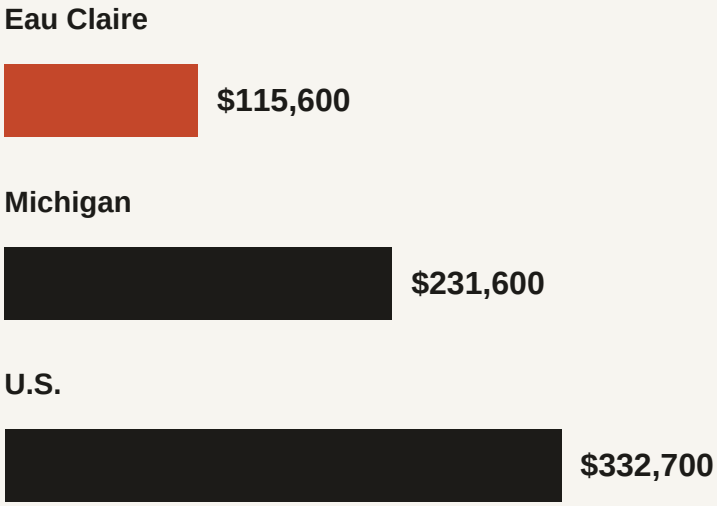
Source: Computed by the Almanac, 2021

HOME VALUE

A median home costs 50% less than Michigan's.

$115,600

median home value in Eau Claire.



Source: Census ACS 5-year, 2020-2024

THAT WAS EAU CLAIRE'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/eau-claire/**