



# Fenton, Michigan.

Current market data.

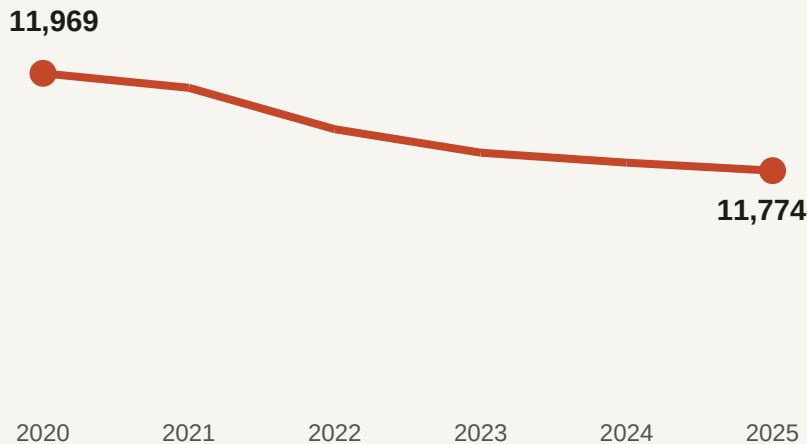
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.6% since 2020.

11,774

people, the 79th-largest of Michigan's cities and towns.



THE WORKDAY

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

90.8%

of 7,008 jobs located in Fenton are filled by in-commuters.



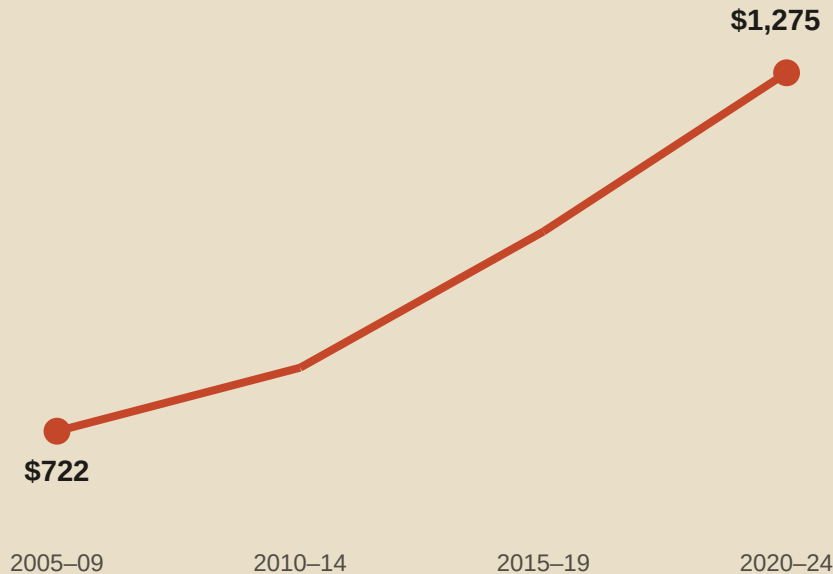
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 77%  
since the 2005–2009  
survey, before inflation.

**\$1,275**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,373 gap between neighbors, the sharpest rent edge between adjacent tracts in Genesee County.

TRACT 131.13

**\$809**

TRACT 131.12

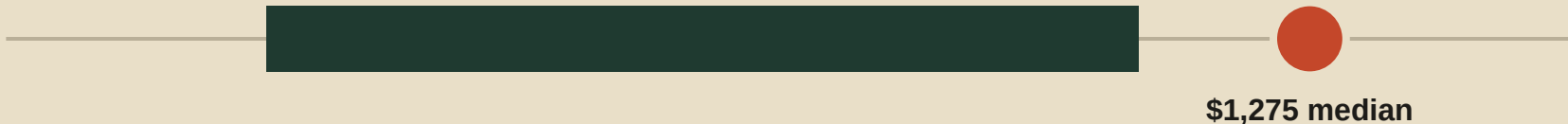
**\$3,182**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$798–\$1,197**



is the monthly rent range local workforce wages support.

BUILDING

**74% of the housing here was built before 2000.**

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**32**

homes permitted, 2022–2025

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**66%**

of those were in multifamily  
buildings

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**74%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.3–1.3% to the 5,451 homes here.**

**18–70**

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



HOME VALUE

A median home costs 2% more than Michigan's.

**\$235,900**

median home value in Fenton.

Fenton



\$235,900

Michigan



\$231,600

U.S.



\$332,700

THAT WAS FENTON'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/fenton/](https://almanacdata.ai/e/mi/fenton/)

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