



Ferndale, Michigan.

Current market data.

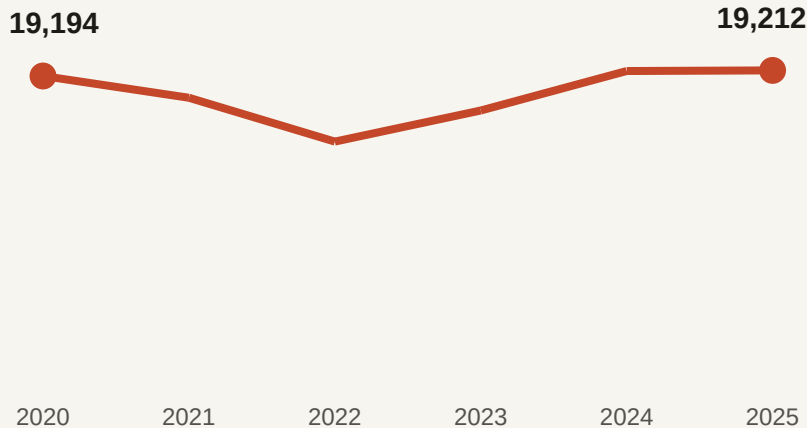
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.1% since 2020.

19,212

people, the 56th-largest of Michigan's cities and towns.



THE WORKDAY

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

93.0%

of 7,752 jobs located in Ferndale are filled by in-commuters.



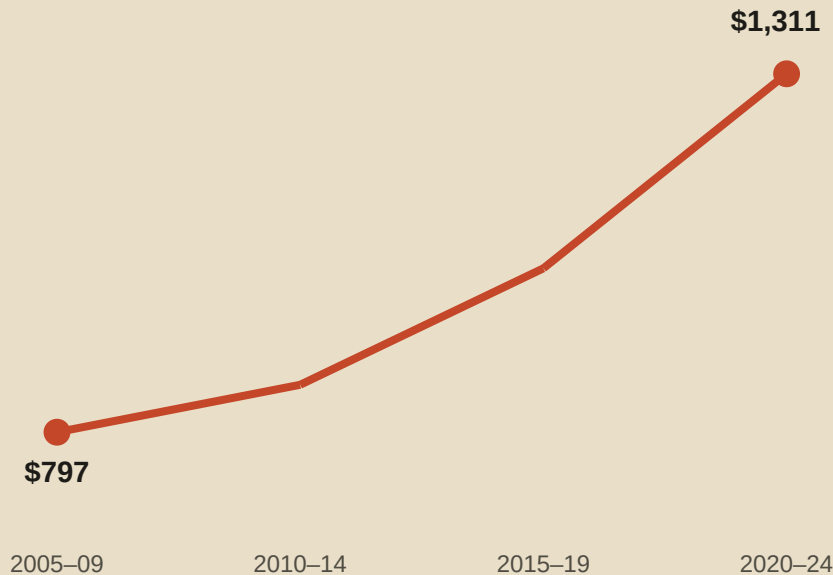
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 64%
since the 2005–2009
survey, before inflation.

\$1,311

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,265 gap between neighbors, the sharpest rent edge between adjacent tracts in Oakland County.

TRACT 1545

\$936

TRACT 1563

\$3,201



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,069–\$1,603



\$1,311 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

389

homes permitted in ten years,
2016–2025

69%

of those were in multifamily
buildings

95%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 10,927 homes here.

27–78

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



HOME VALUE

A median home costs 7%
more than Michigan's.

\$247,700

median home value in Ferndale.

Ferndale



\$247,700

Michigan



\$231,600

U.S.



\$332,700

THAT WAS FERNDALÉ'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/ferndale/

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