



Garden City, Michigan.

Current market data.

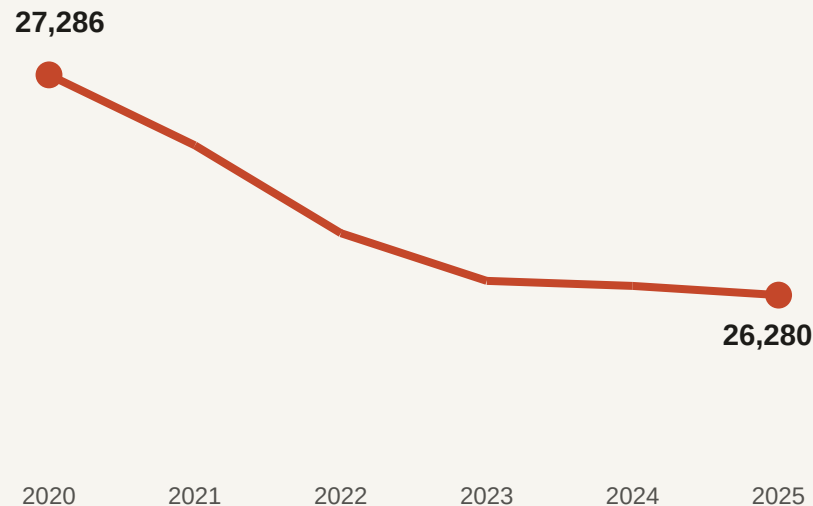
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.7% since 2020.

26,280

people, the 43rd-largest of Michigan's cities and towns.



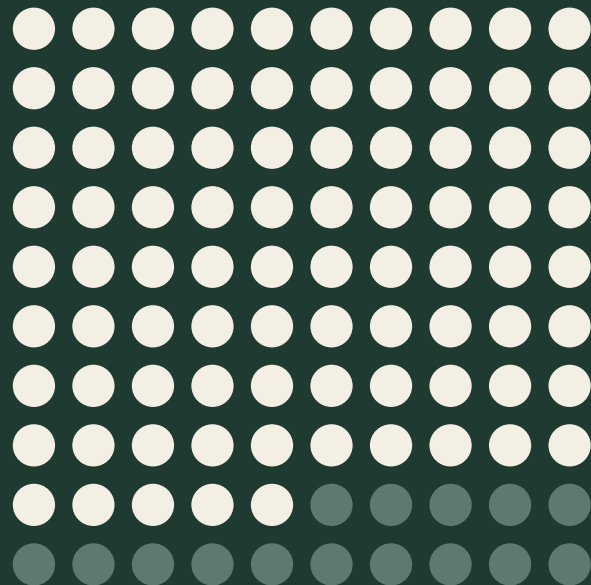
THE WORKDAY

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

84.9%

of 4,138 jobs located in Garden City are filled by in-commuters.

Source: Census LEHD LODES, 2021



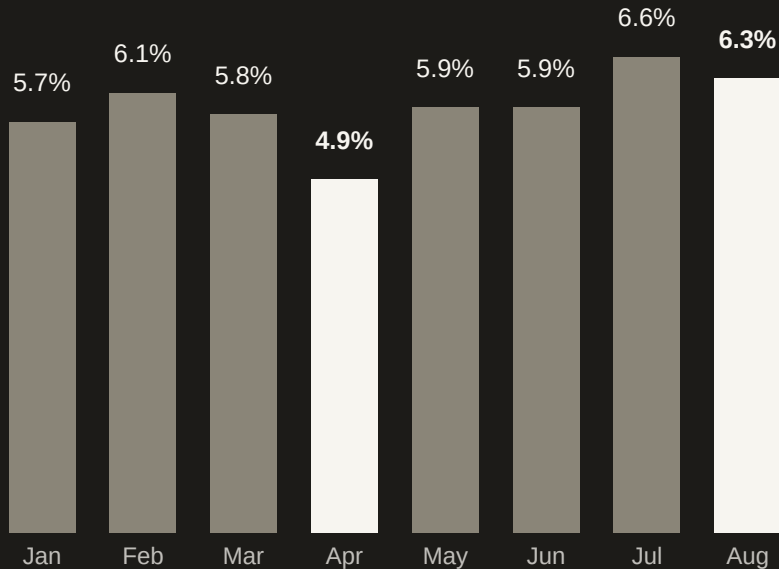
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.9%.

6.3%

in August 2026, the latest month released. A year earlier it was 5.2%.

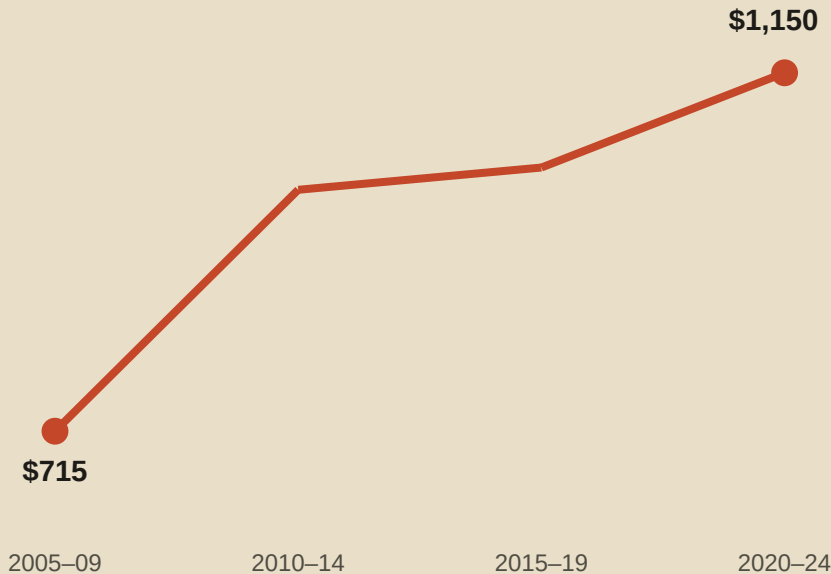


RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$1,150

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,923 gap between neighbors, the sharpest rent edge between adjacent tracts in Wayne County.

TRACT 5518

\$1,578

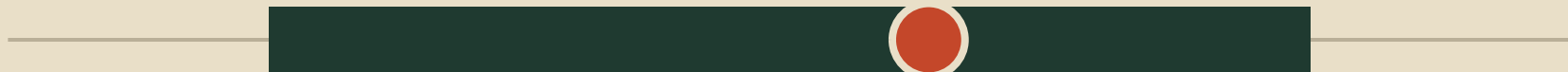
TRACT 5511

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$873–\$1,310



\$1,150 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

30

homes permitted in ten years,
2016–2025

50%

of those were in multifamily
buildings

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 11,438 homes here.

23–41

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



HOME VALUE

A median home costs 27% less than Michigan's.

\$168,800

median home value in Garden City.

Garden City



\$168,800

Michigan



\$231,600

U.S.



\$332,700

THAT WAS GARDEN CITY'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/garden-city/

The Almanac · your hyper-diligent research partner