



Harper Woods, Michigan.

Current market data.

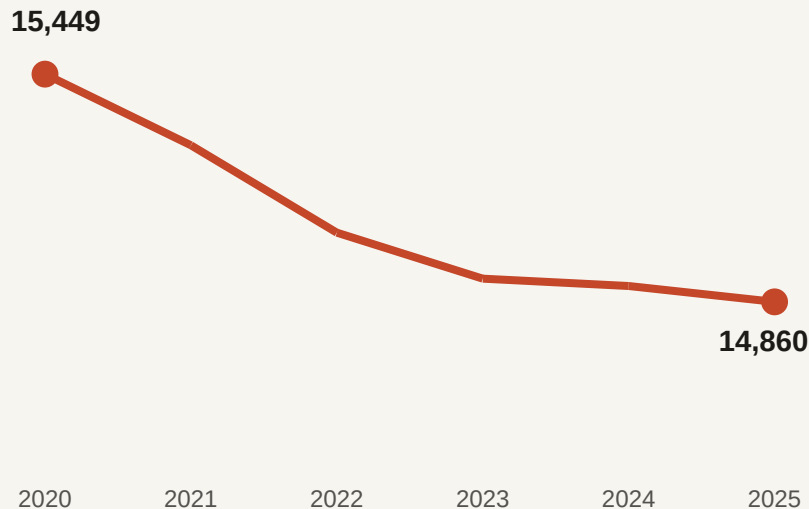
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.8% since 2020.

14,860

people, the 66th-largest of Michigan's cities and towns.



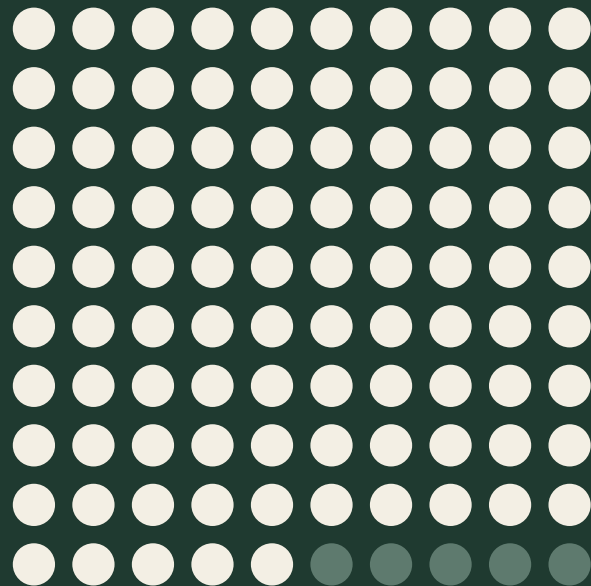
THE WORKDAY

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

94.6%

of 2,746 jobs located in Harper Woods are filled by
in-commuters.

Source: Census LEHD LODES, 2021



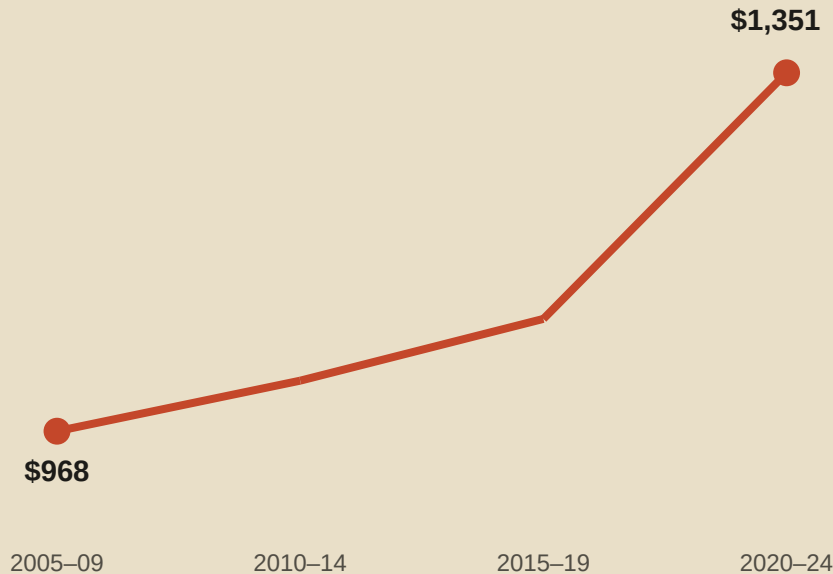
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 40%
since the 2005–2009
survey, before inflation.

\$1,351

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

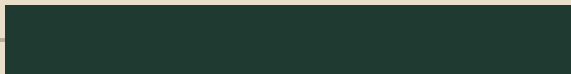
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$686–\$1,029



\$1,351 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

34

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

100%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.5% to the 5,961 homes here.

20–27

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



HOME VALUE

A median home costs 32% less than Michigan's.

\$157,200

median home value in Harper Woods.

Harper Woods



\$157,200

Michigan



\$231,600

U.S.



\$332,700

THAT WAS HARPER WOODS'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/harper-woods/

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