



Marcellus, Michigan.

Current market data.

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

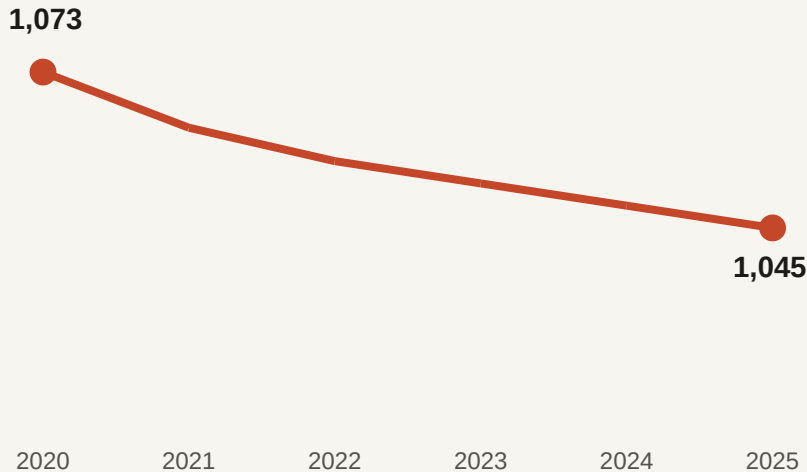


POPULATION

Down 2.6% since 2020.

1,045

people, the 348th-largest of Michigan's cities and towns.



THE WORKDAY

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

84.7%

of 261 jobs located in Marcellus are filled by in-commuters.



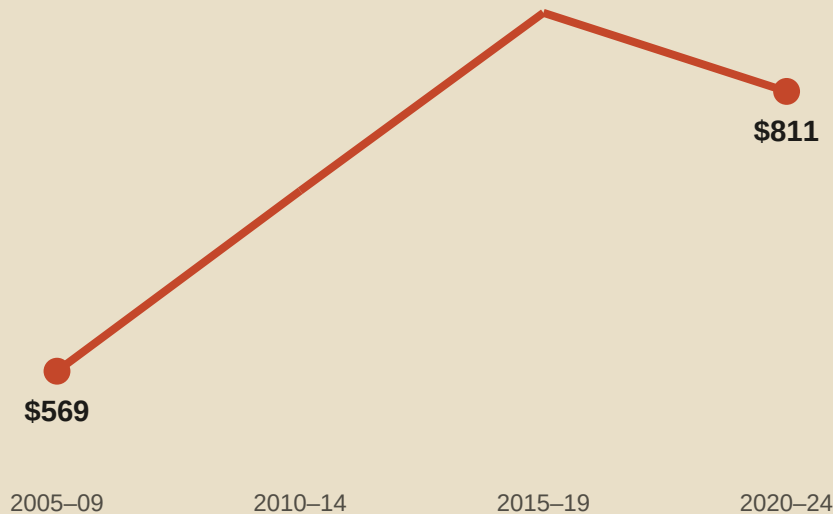
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 43%
since the 2005–2009
survey, before inflation.

\$811

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





THE SEAM

Cross one tract line and median rent jumps \$308.

A \$308 gap between neighbors, the sharpest rent edge between adjacent tracts in Cass County.

TRACT 10

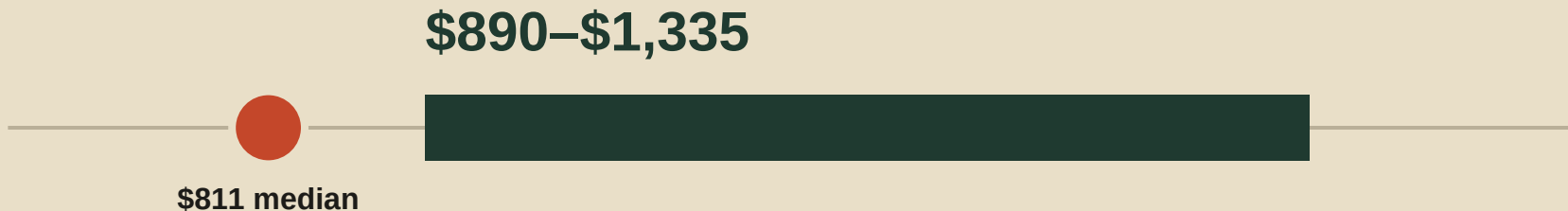
\$834

TRACT 16

\$1,142

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 445 homes here.

1–3

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



HOME VALUE

A median home costs 48% less than Michigan's.

\$120,400

median home value in Marcellus.

Marcellus



\$120,400

Michigan



\$231,600

U.S.



\$332,700

THAT WAS MARCELLUS'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/marcellus/

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