



Marshall, Michigan.

Current market data.

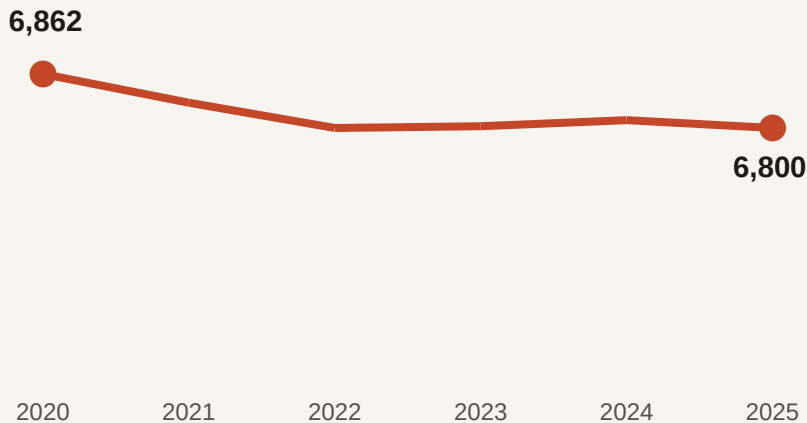
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

6,800

people, the 126th-largest of Michigan's cities and towns.

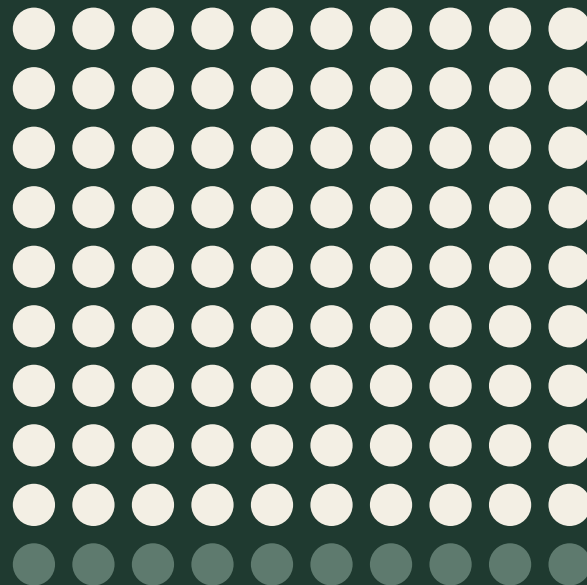


THE WORKDAY

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

90.0%

of 6,729 jobs located in Marshall are filled by in-commuters.



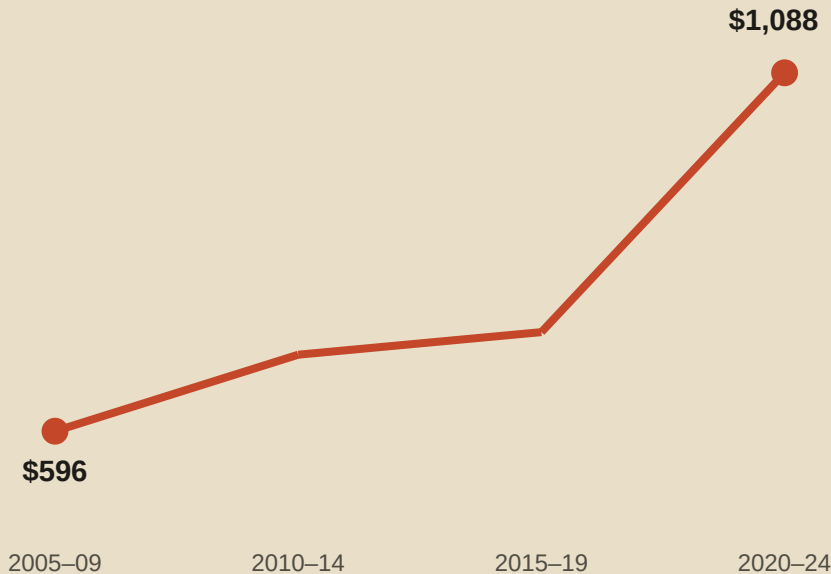
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 83%
since the 2005–2009
survey, before inflation.

\$1,088

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,082 gap between neighbors, the sharpest rent edge between adjacent tracts in Calhoun County.

TRACT 21

\$590

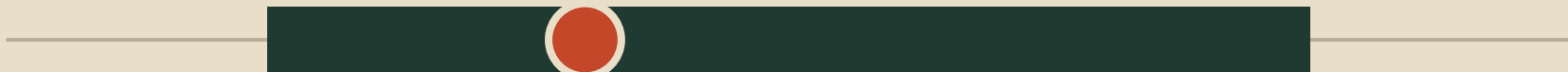
TRACT 22

\$1,672

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$944–\$1,416



\$1,088 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

56

homes permitted in ten years,
2016–2025

11%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.9% to the 3,465 homes here.

9–67

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



HOME VALUE

A median home costs 25% less than Michigan's.

\$173,500

median home value in Marshall.

Marshall



\$173,500

Michigan



\$231,600

U.S.



\$332,700

THAT WAS MARSHALL'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/marshall/**](https://almanacdata.ai/e/mi/marshall/)

The Almanac · your hyper-diligent research partner