# Muskegon, Michigan.

Current market data.

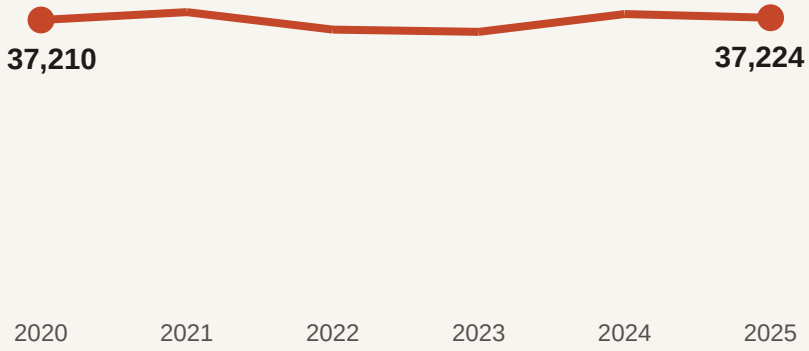
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

**37,224**

people, the 31st-largest of Michigan's cities and towns.



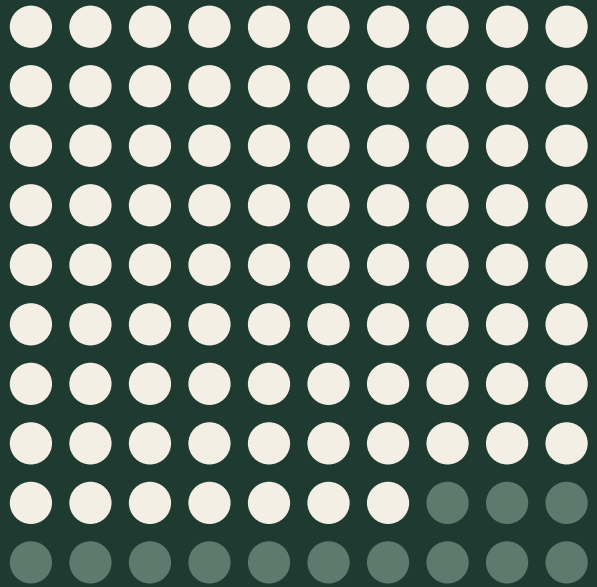

Source: Census Population Estimates, 2025

THE WORKDAY

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

**86.8%**

of 21,802 jobs located in Muskegon are filled by in-commuters.



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

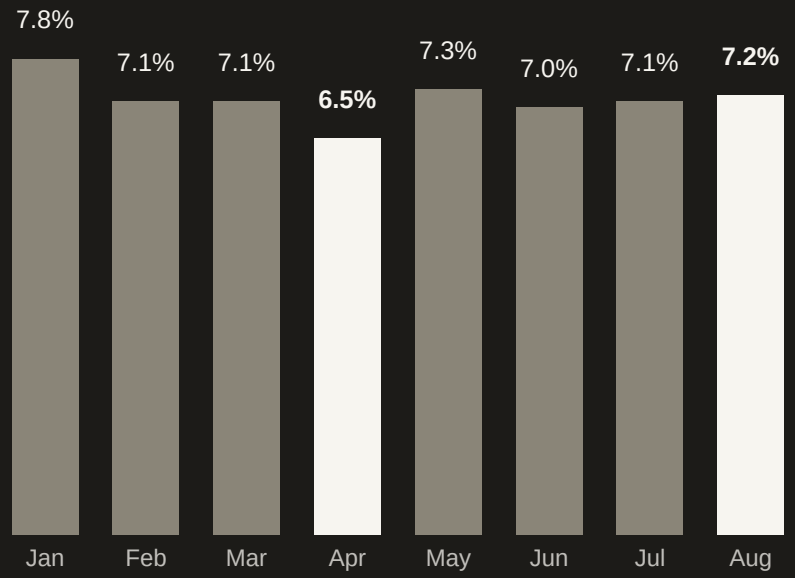
Source: Census LEHD LODES, 2021

UNEMPLOYMENT, 2026

# The low came in April: 6.5%.

**7.2%**

in August 2026, the latest month released. A year earlier it was 7.9%.



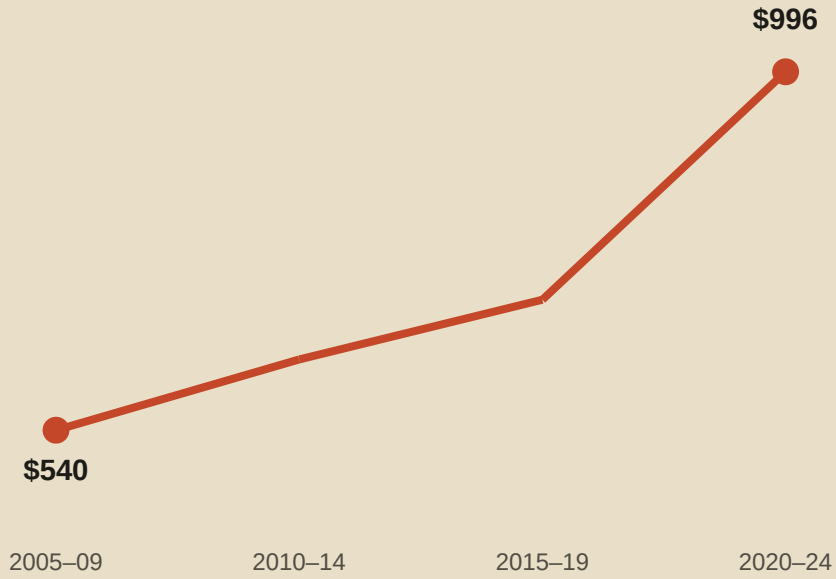

Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

# Median rent is up 84% since the 2005–2009 survey, before inflation.

**$996**

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

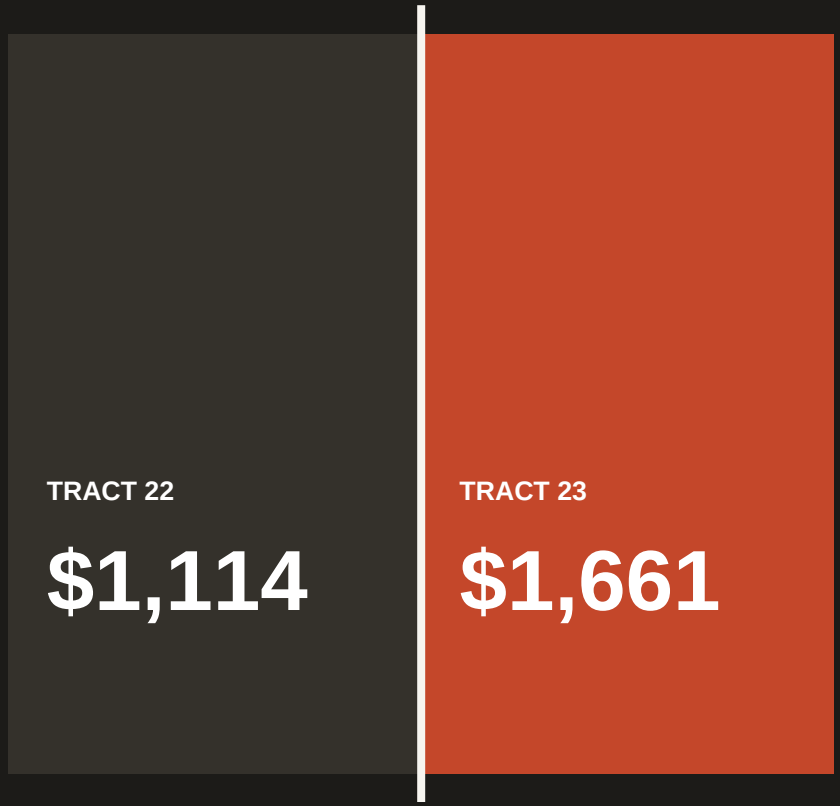



Source: Census ACS 5-year, 2020-2024

THE SEAM

# Cross one tract line and median rent jumps $547.

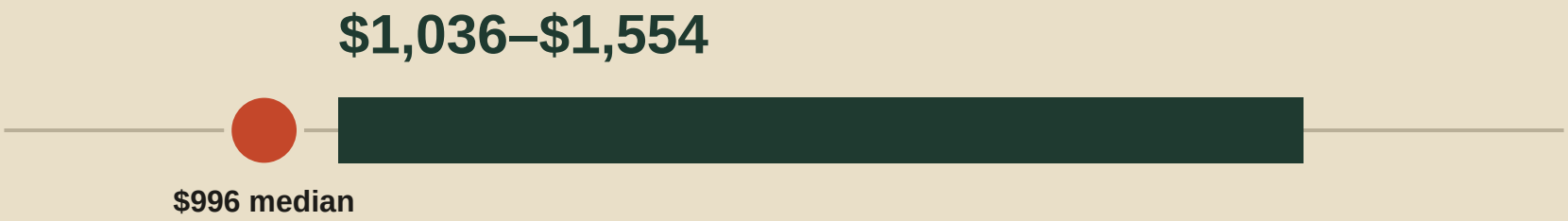
A $547 gap between neighbors, the sharpest rent edge between adjacent tracts in Muskegon County.




Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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




is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2021; Census ACS 5-year, 2020-2024

BUILDING

# Most of the housing here is older than 2000.

**370**

homes permitted in ten years, 2016–2025

**5%**

of those were in multifamily buildings

**93%**

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

# Closing the gap would add 0.4–1.3% to the 16,245 homes here.

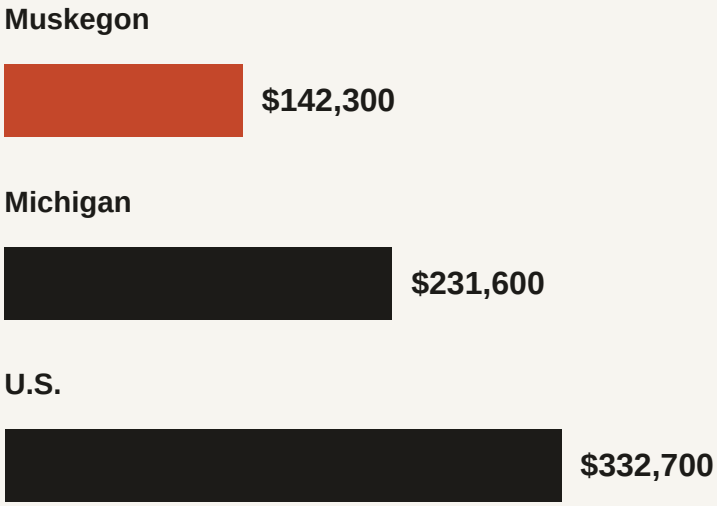
**72–218**

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

Source: Computed by the Almanac, 2021

HOME VALUE

# A median home costs 39% less than Michigan's.




# $142,300

median home value in Muskegon.

Source: Census ACS 5-year, 2020-2024

THAT WAS MUSKEGON'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/muskegon/**