



New Buffalo, Michigan.

Current market data.

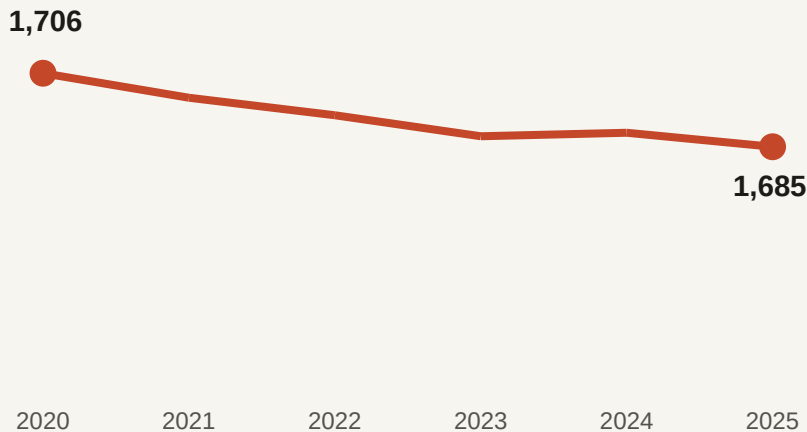
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.2% since 2020.

1,685

people, the 279th-largest of Michigan's cities and towns.



THE WORKDAY

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

89.8%

of 983 jobs located in New Buffalo are filled by in-commuters.



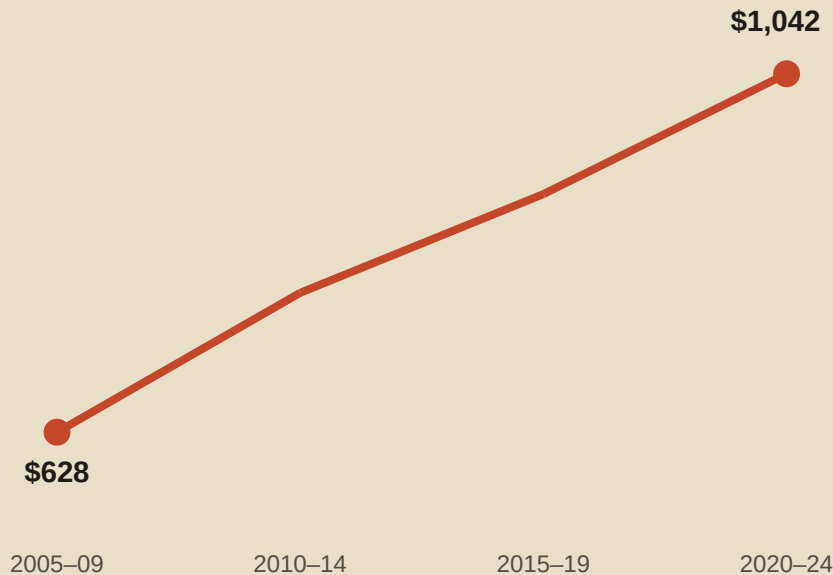
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$1,042

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



THE SEAM

Cross one tract line and median rent doubles.

A \$937 gap between neighbors, the sharpest rent edge between adjacent tracts in Berrien County.

TRACT 214

\$837

TRACT 18

\$1,774



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$812–\$1,218



\$1,042 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

27

homes permitted, 2022–2025

0%of those were in multifamily
buildings

83%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 1,675 homes here.

1–10

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



HOME VALUE

A median home costs 69%
more than Michigan's.

\$391,200

median home value in New Buffalo.

New Buffalo



\$391,200

Michigan



\$231,600

U.S.



\$332,700



THAT WAS NEW BUFFALO'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/new-buffalo/

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