



Pinconning, Michigan.

Current market data.

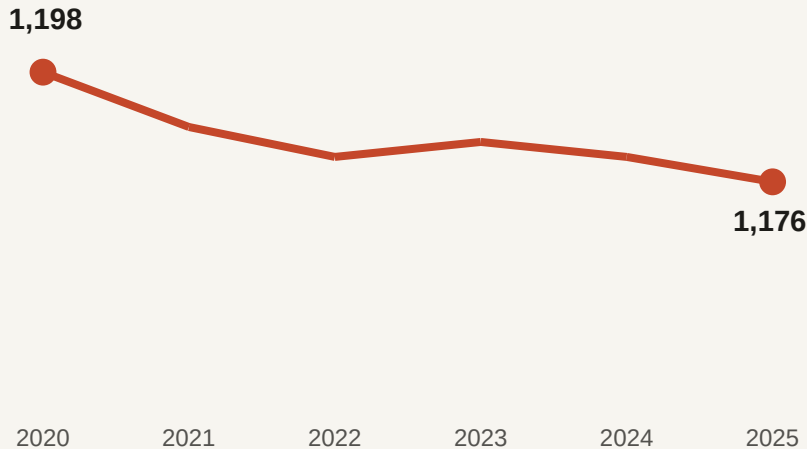
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.8% since 2020.

1,176

people, the 335th-largest of Michigan's cities and towns.



THE WORKDAY

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

92.1%

of 687 jobs located in Pinconning are filled by in-commuters.



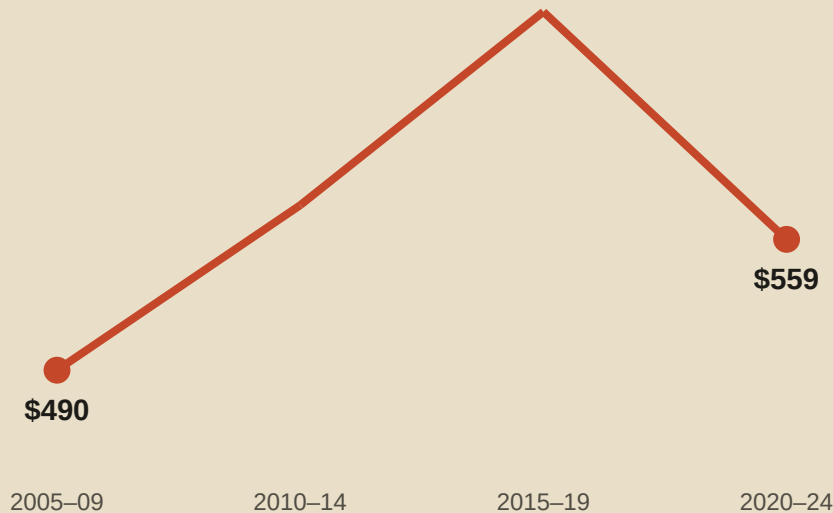
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 14%
since the 2005–2009
survey, before inflation.

\$559

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





THE SEAM

Cross one tract line and median rent doubles.

A \$818 gap between neighbors, the sharpest rent edge between adjacent tracts in Bay County.

TRACT 2866

\$788

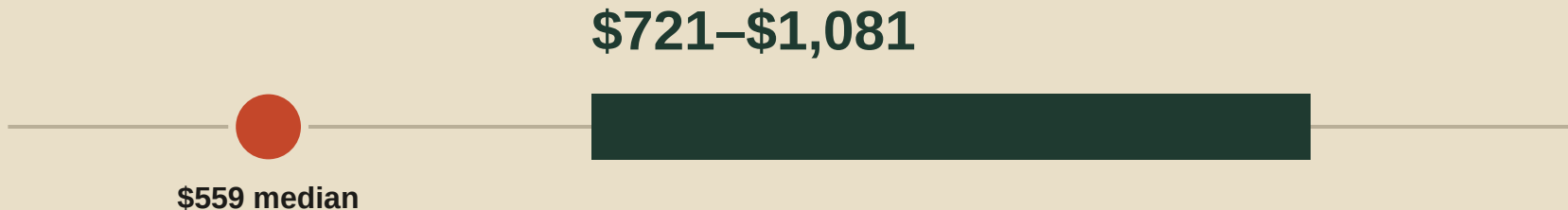
TRACT 2813

\$1,606



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.

4

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

98%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.0% to the 690 homes here.

1–7

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



HOME VALUE

A median home costs 66% less than Michigan's.

\$79,600

median home value in Pinconning.

Pinconning



\$79,600

Michigan



\$231,600

U.S.



\$332,700

THAT WAS PINCONNING'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/pinconning/

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