



Royal Oak, Michigan.

Current market data.

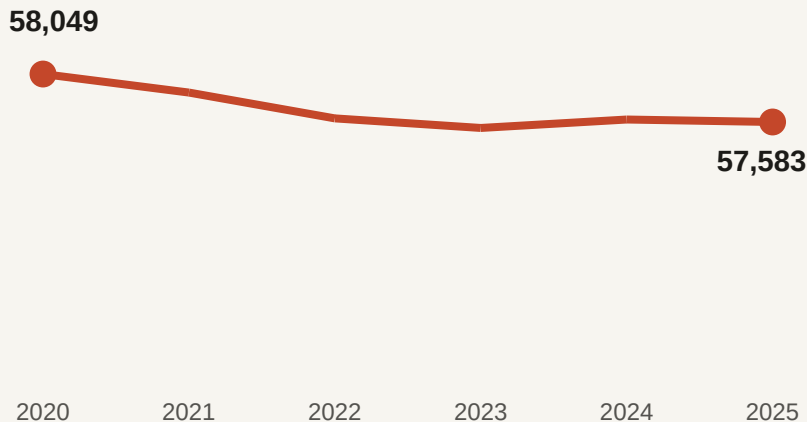
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

57,583

people, the 22nd-largest of Michigan's cities and towns.



THE WORKDAY

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

92.5%

of 30,279 jobs located in Royal Oak are filled by in-commuters.



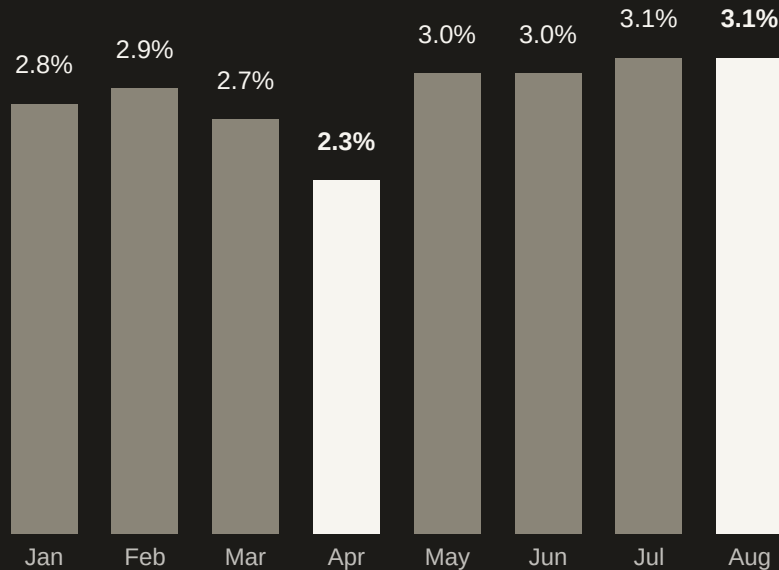
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.3%.

3.1%

in August 2026, the latest month released. A year earlier it was 2.4%.

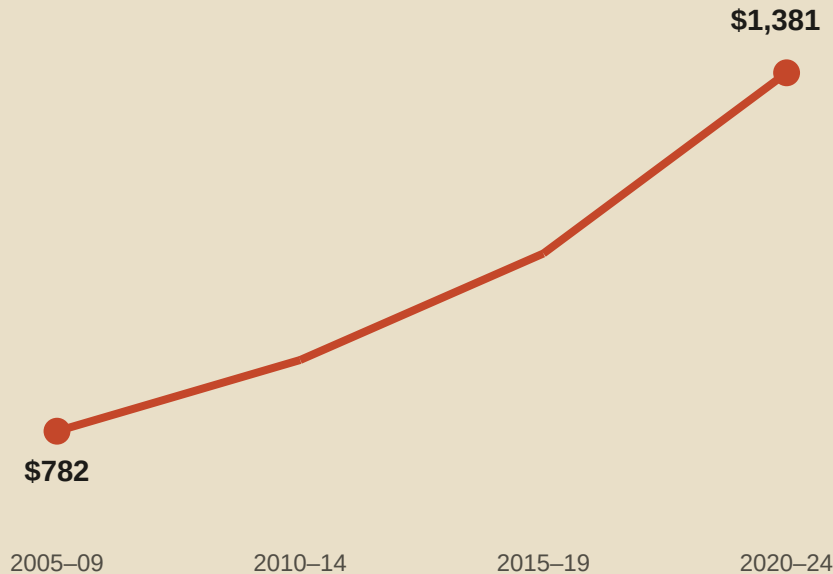


RENT

Median rent is up 77%
since the 2005–2009
survey, before inflation.

\$1,381

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,265 gap between neighbors, the sharpest rent edge between adjacent tracts in Oakland County.

TRACT 1545

\$936

TRACT 1563

\$3,201

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,076–\$1,614



\$1,381 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,423

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.0% to the 31,130 homes here.

76–303

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

HOME VALUE

A median home costs 42% more than Michigan's.

\$328,700

median home value in Royal Oak.

Royal Oak



Michigan



U.S.



THAT WAS ROYAL OAK'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/royal-oak/

The Almanac · your hyper-diligent research partner