



Saginaw, Michigan.

Current market data.

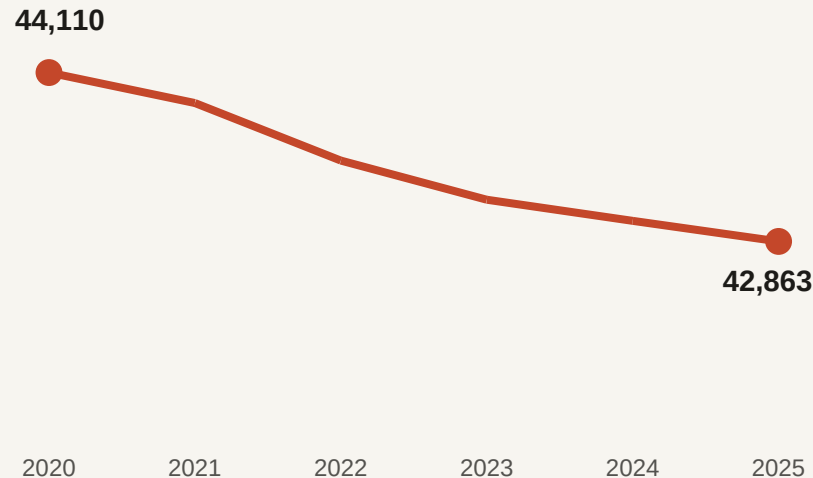
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.8% since 2020.

42,863

people, the 28th-largest of Michigan's cities and towns.

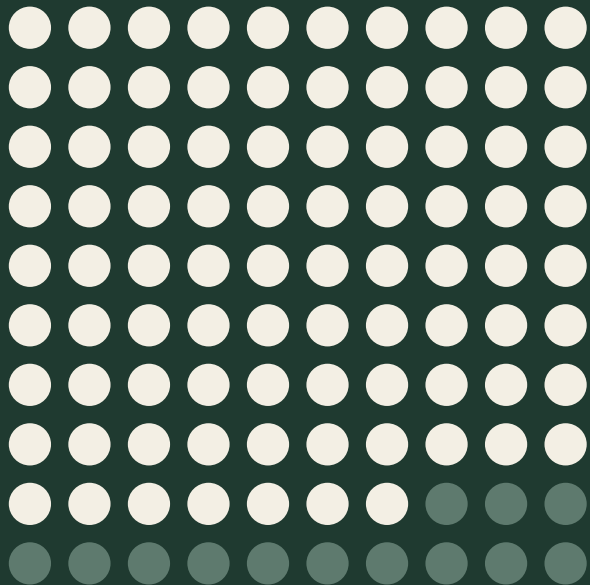


THE WORKDAY

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

86.6%

of 23,157 jobs located in Saginaw are filled by in-commuters.



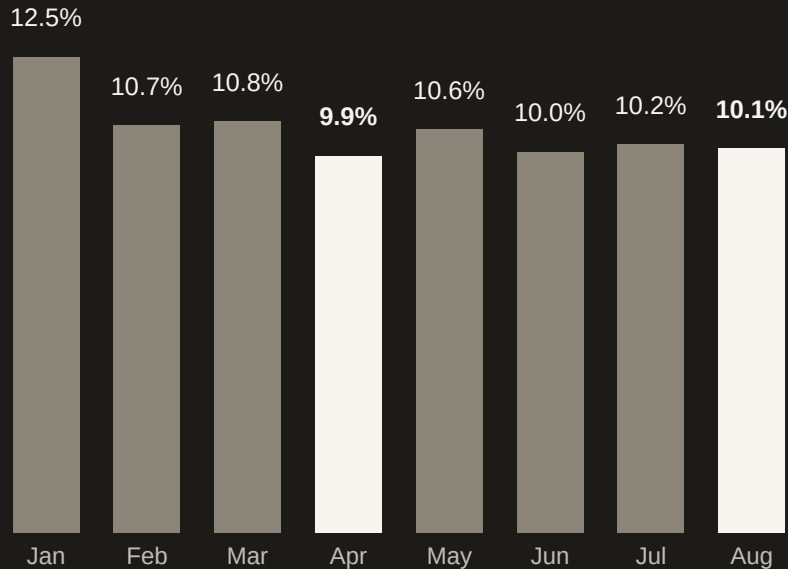
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
9.9%.

10.1%

in August 2026, the latest month released. A year earlier it was 10.8%.

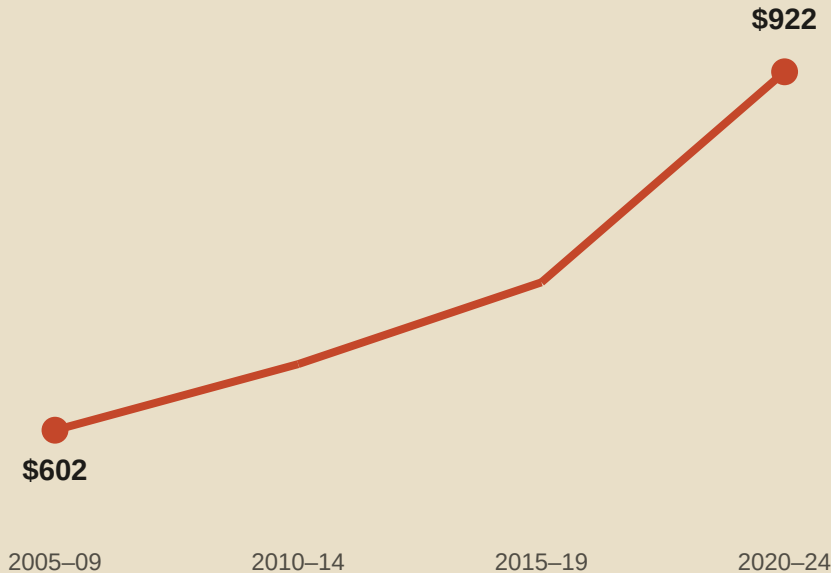


RENT

Median rent is up 53%
since the 2005–2009
survey, before inflation.

\$922

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,532 gap between neighbors, the sharpest rent edge between adjacent tracts in Saginaw County.

TRACT 102

\$683

TRACT 103.03

\$2,215

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.

6

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

95%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 21,063 homes here.

71–232

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



HOME VALUE

A median home costs 74% less than Michigan's.

\$60,000

median home value in Saginaw.

Saginaw



\$60,000

Michigan



\$231,600

U.S.



\$332,700

THAT WAS SAGINAW'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/saginaw/**](https://almanacdata.ai/e/mi/saginaw/)

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