



Shelby, Michigan.

Current market data.

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

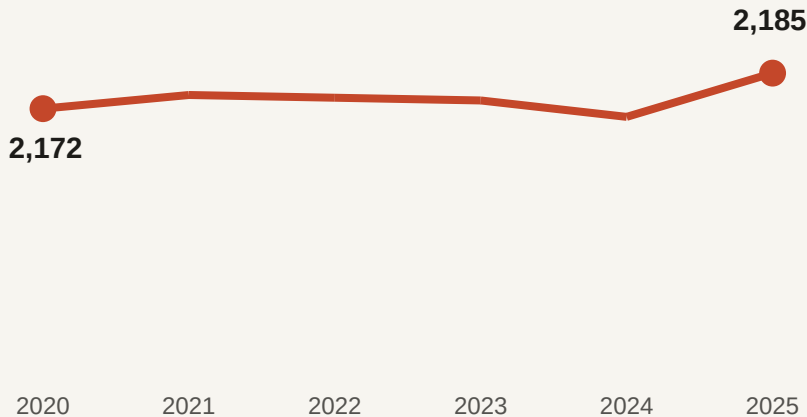


POPULATION

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

2,185

people, the 240th-largest of Michigan's cities and towns.



THE WORKDAY

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

91.5%

of 563 jobs located in Shelby are filled by in-commuters.



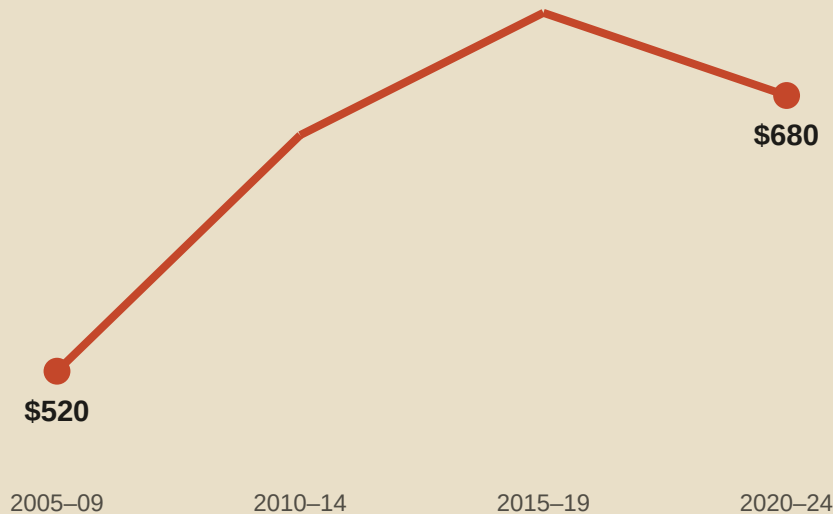
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 31%
since the 2005–2009
survey, before inflation.

\$680

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





THE SEAM

Cross one tract line and median rent jumps \$349.

A \$349 gap between neighbors, the sharpest rent edge between adjacent tracts in Oceana County.

TRACT 108

\$684

TRACT 110

\$1,033

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.

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 890 homes here.

2–6

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



HOME VALUE

A median home costs 33% less than Michigan's.

\$155,600

median home value in Shelby.

Shelby



\$155,600

Michigan



\$231,600

U.S.



\$332,700

THAT WAS SHELBY'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/shelby/

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