



Shepherd, Michigan.

Current market data.

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

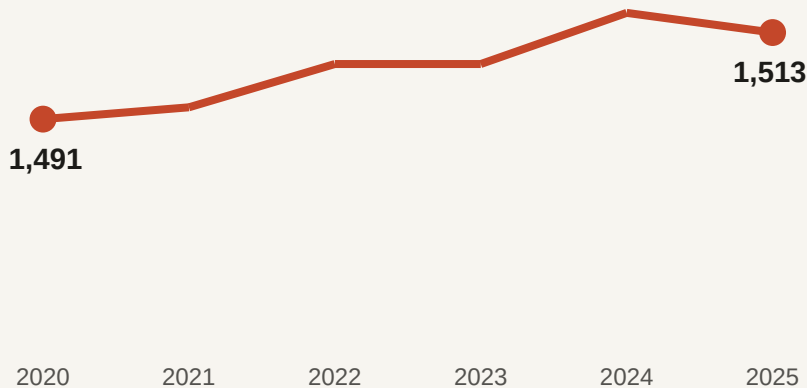


POPULATION

Growing. Up 1.5% since 2020.

1,513

people, the 295th-largest of Michigan's cities and towns.

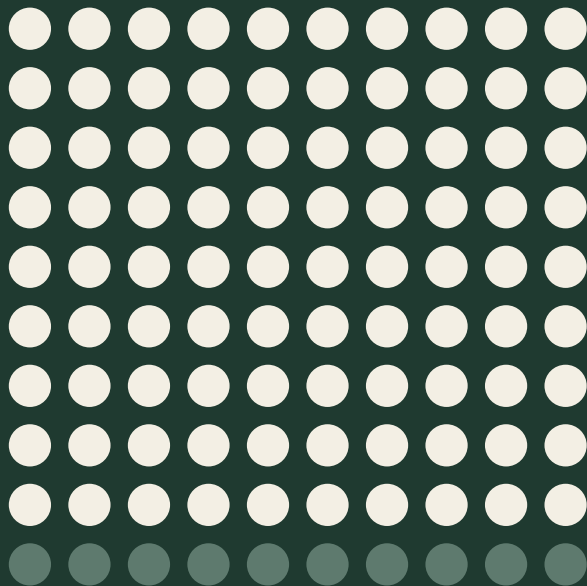


THE WORKDAY

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

90.3%

of 487 jobs located in Shepherd are filled by in-commuters.



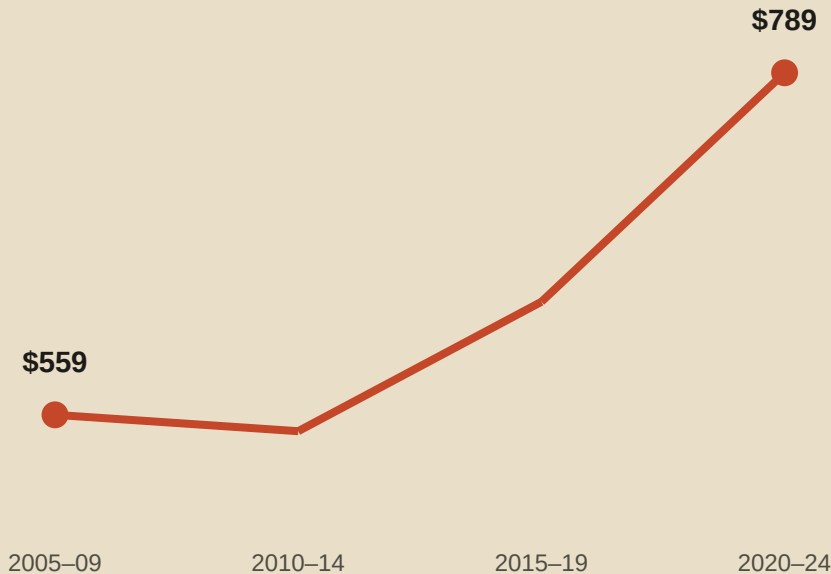
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 41%
since the 2005–2009
survey, before inflation.

\$789

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





THE SEAM

Cross one tract line and median rent jumps \$577.

A \$577 gap between neighbors, the sharpest rent edge between adjacent tracts in Isabella County.

TRACT 9401

\$865

TRACT 2

\$1,442

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.

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 607 homes here.

1–5

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



HOME VALUE

A median home costs 32% less than Michigan's.

\$157,000

median home value in Shepherd.

Shepherd



\$157,000

Michigan



\$231,600

U.S.



\$332,700



THAT WAS SHEPHERD'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/shepherd/

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