



Southgate, Michigan.

Current market data.

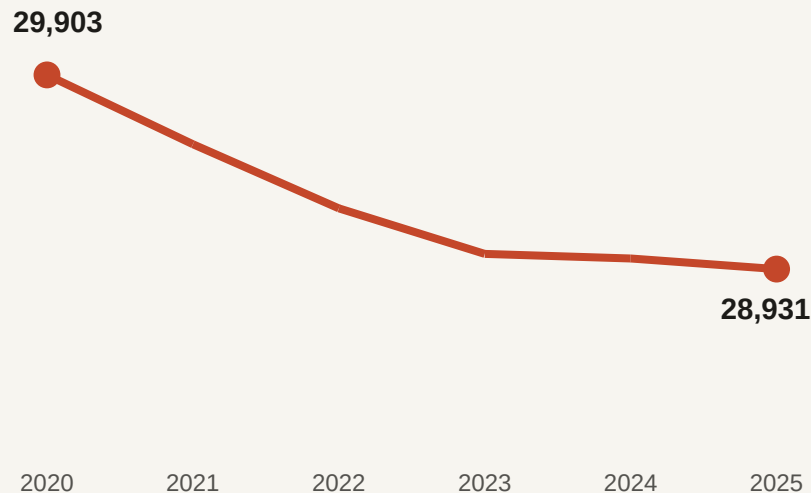
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.3% since 2020.

28,931

people, the 38th-largest of Michigan's cities and towns.



THE WORKDAY

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

90.0%

of 8,099 jobs located in Southgate are filled by in-commuters.



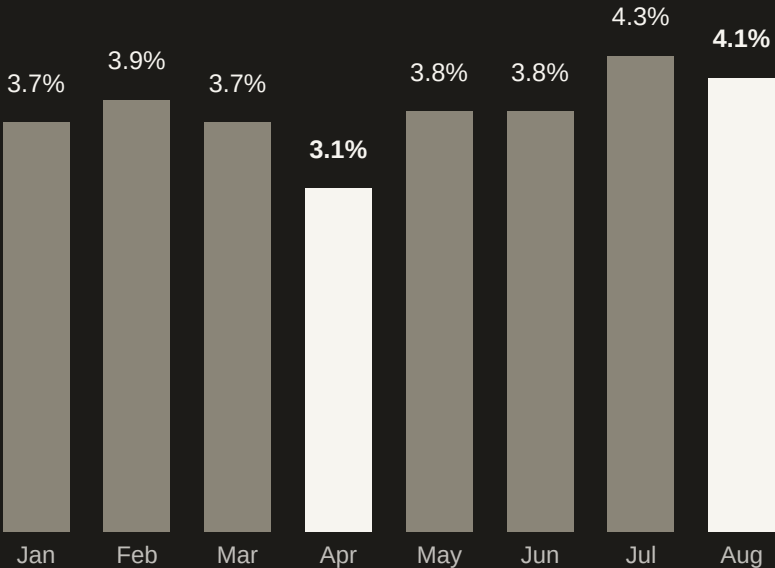
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.1%.

4.1%

in August 2026, the latest month released. A year earlier it was 3.4%.



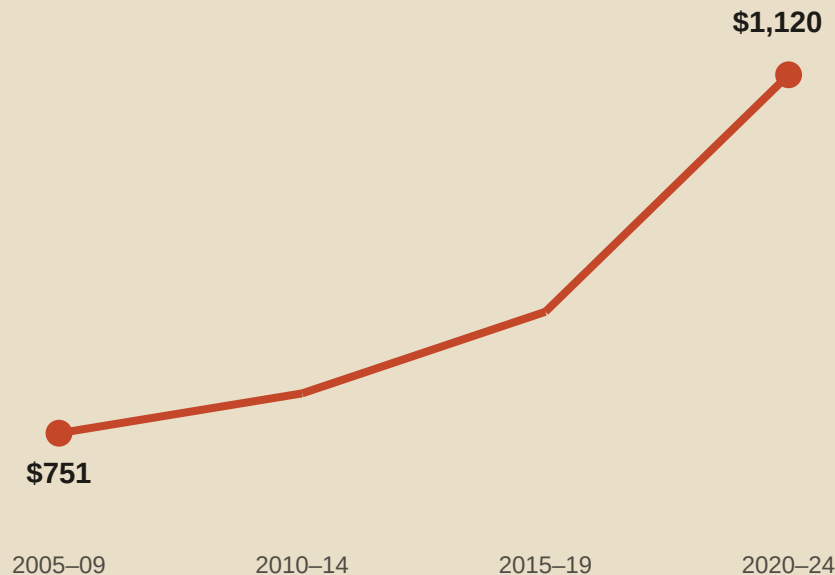
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 49%
since the 2005–2009
survey, before inflation.

\$1,120

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,923 gap between neighbors, the sharpest rent edge between adjacent tracts in Wayne County.

TRACT 5518

\$1,578

TRACT 5511

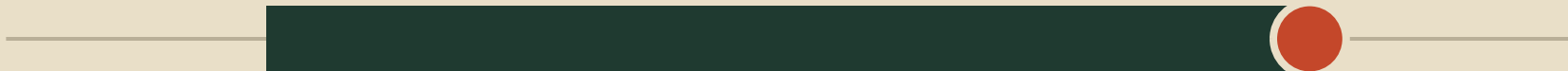
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$743–\$1,115



\$1,120 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

358

homes permitted in ten years,
2016–2025

84%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 13,225 homes here.

39–81

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



HOME VALUE

A median home costs 25% less than Michigan's.

\$173,600

median home value in Southgate.

Southgate



\$173,600

Michigan



\$231,600

U.S.



\$332,700

THAT WAS SOUTHGATE'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/southgate/

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