



St. Charles, Michigan.

Current market data.

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

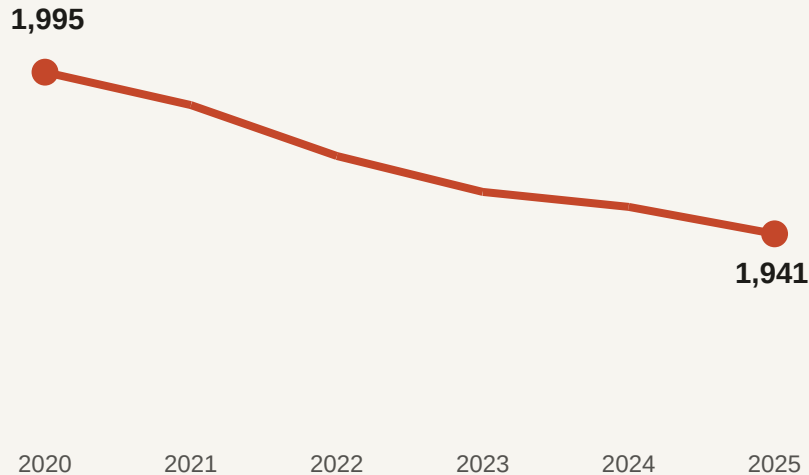


POPULATION

Down 2.7% since 2020.

1,941

people, the 256th-largest of Michigan's cities and towns.

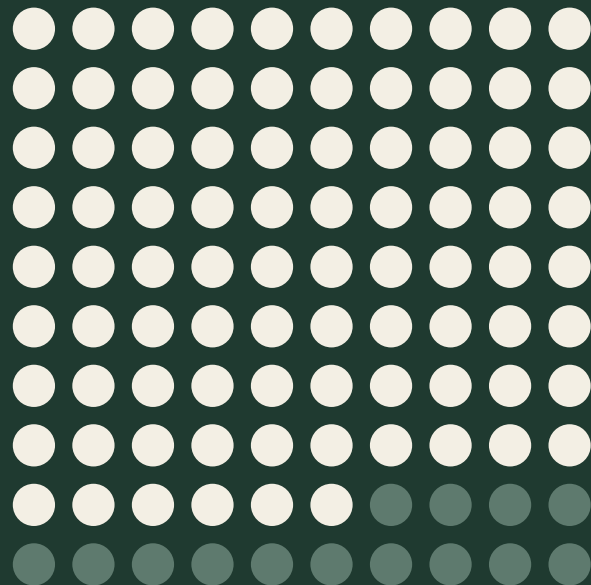


THE WORKDAY

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

86.4%

of 546 jobs located in St. Charles are filled by in-commuters.



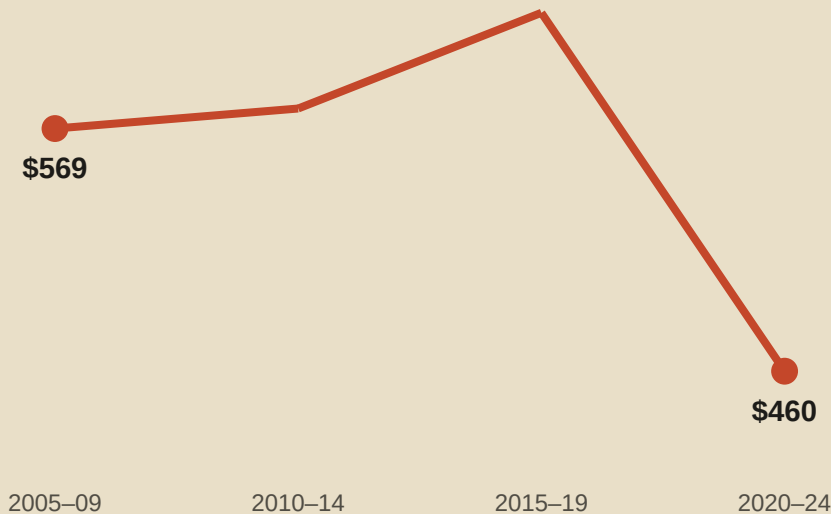
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is down 19%
since the 2005–2009
survey, before inflation.

\$460

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

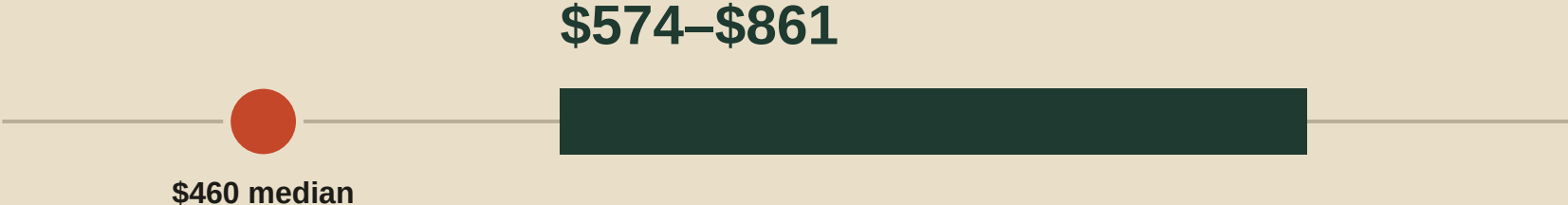
\$683

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.

0

homes permitted, 2022–2025

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 918 homes here.

2–5

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



HOME VALUE

A median home costs 49%
less than Michigan's.

\$118,500

median home value in St. Charles.

St. Charles



\$118,500

Michigan



\$231,600

U.S.



\$332,700

THAT WAS ST. CHARLES'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/st-charles/

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