



St. Joseph, Michigan.

Current market data.

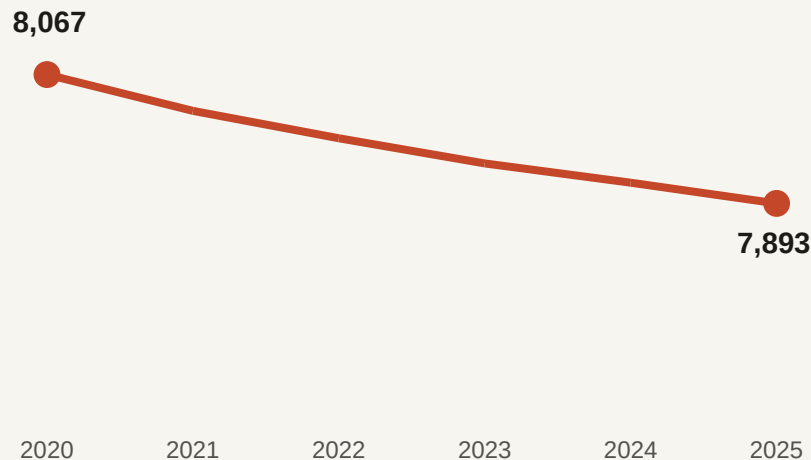
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.2% since 2020.

7,893

people, the 115th-largest of Michigan's cities and towns.



THE WORKDAY

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

91.5%

of 6,351 jobs located in St. Joseph are filled by in-commuters.



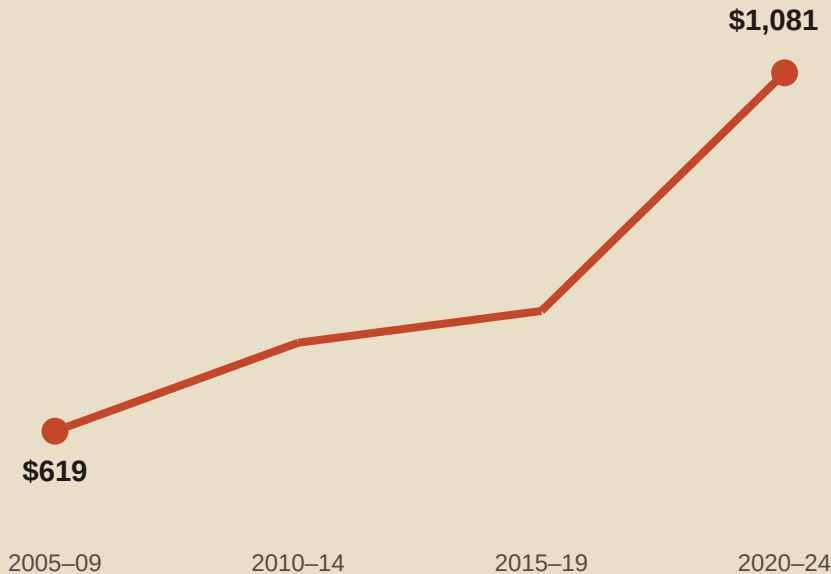
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 75%
since the 2005–2009
survey, before inflation.

\$1,081

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





THE SEAM

Cross one tract line and median rent doubles.

A \$937 gap between neighbors, the sharpest rent edge between adjacent tracts in Berrien County.

TRACT 214

\$837

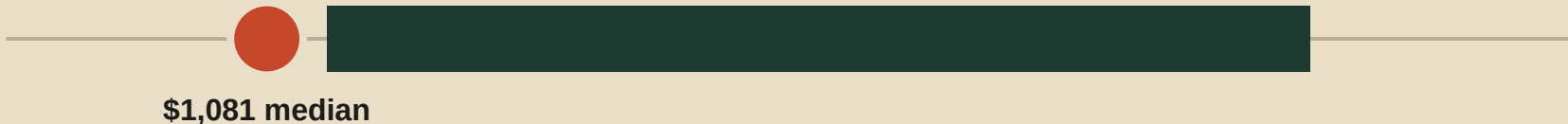
TRACT 18

\$1,774

ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$1,115–\$1,672



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

106

homes permitted, 2022–2025

63%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 4,916 homes here.

13–64

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



HOME VALUE

A median home costs 29% more than Michigan's.

\$299,000

median home value in St. Joseph.

St. Joseph



Michigan



U.S.



THAT WAS ST. JOSEPH'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-joseph/

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