



Three Oaks, Michigan.

Current market data.

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

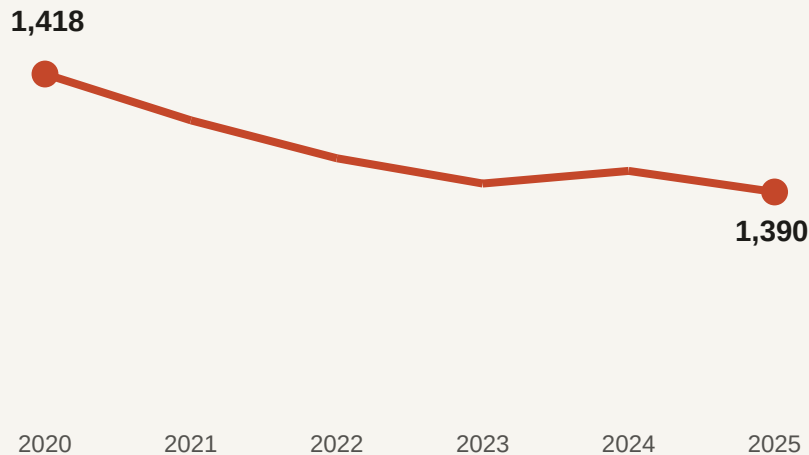


POPULATION

Down 2.0% since 2020.

1,390

people, the 310th-largest of Michigan's cities and towns.

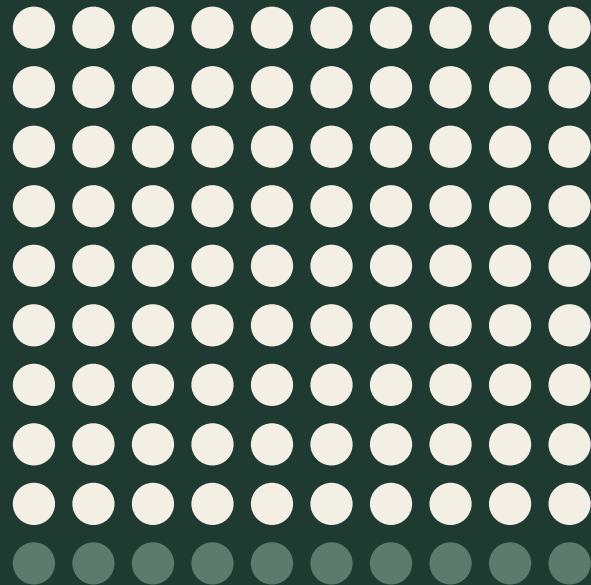


THE WORKDAY

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

89.6%

of 469 jobs located in Three Oaks are filled by in-commuters.



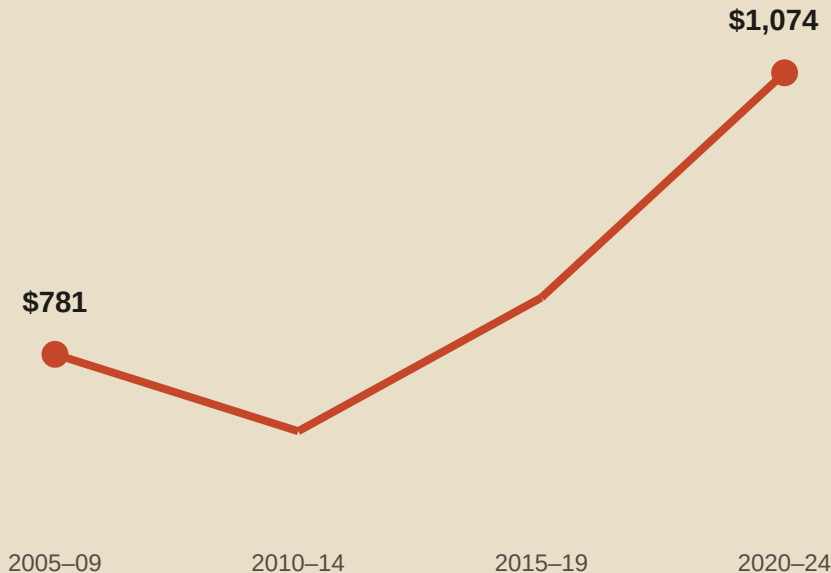
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 38%
since the 2005–2009
survey, before inflation.

\$1,074

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

The median rent sits inside what local wages can carry.

\$847–\$1,271



\$1,074 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

8

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 771 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 7% less than Michigan's.

\$215,700

median home value in Three Oaks.

Three Oaks



\$215,700

Michigan



\$231,600

U.S.



\$332,700

THAT WAS THREE OAKS'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/three-oaks/

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