



Three Rivers, Michigan.

Current market data.

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

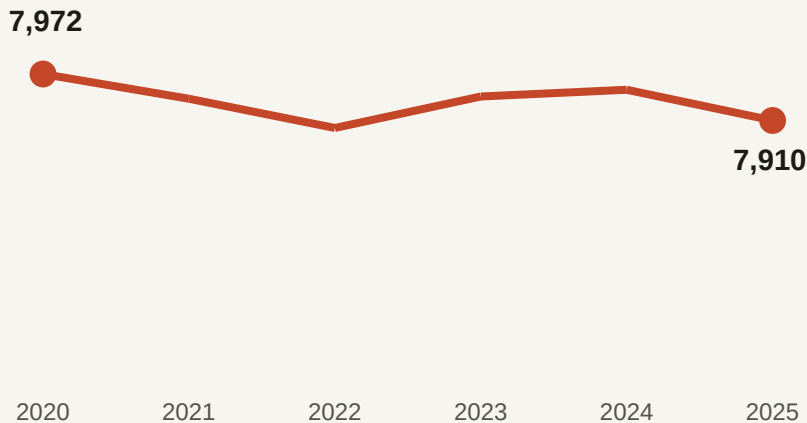


POPULATION

**Steady. Within 1% of 2020,
every year since.**

7,910

people, the 113th-largest of Michigan's cities and towns.



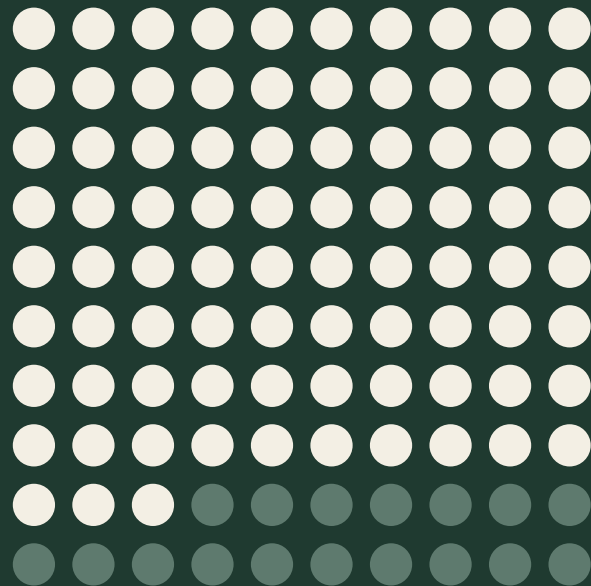
THE WORKDAY

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

83.4%

of 4,804 jobs located in Three Rivers are filled by in-commuters.

Source: Census LEHD LODES, 2021



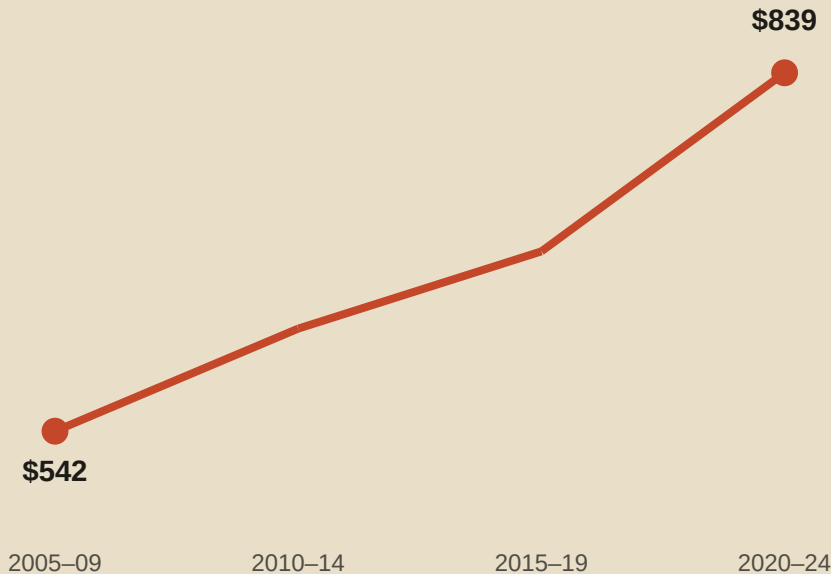
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%
since the 2005–2009
survey, before inflation.

\$839

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





THE SEAM

Cross one tract line and median rent jumps \$476.

A \$476 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Joseph County.

TRACT 406

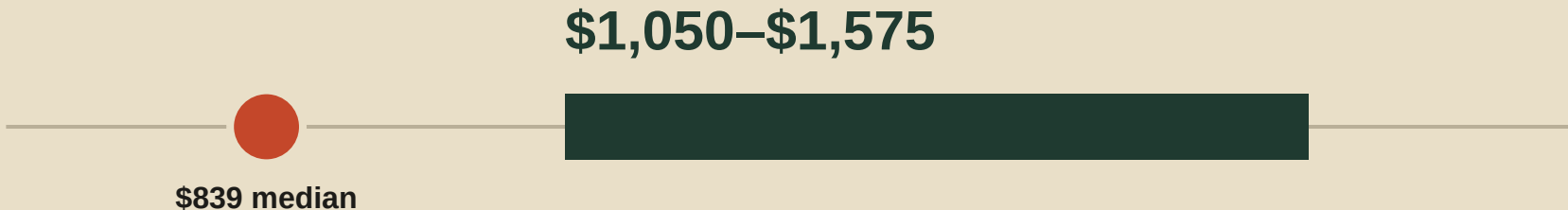
\$559

TRACT 405

\$1,035

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.

62

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 3,561 homes here.

15–48

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



HOME VALUE

A median home costs 42% less than Michigan's.

\$134,900

median home value in Three Rivers.

Three Rivers



\$134,900

Michigan



\$231,600

U.S.



\$332,700

THAT WAS THREE RIVERS'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-rivers/**](https://almanacdata.ai/e/mi/three-rivers/)

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