



Troy, Michigan.

Current market data.

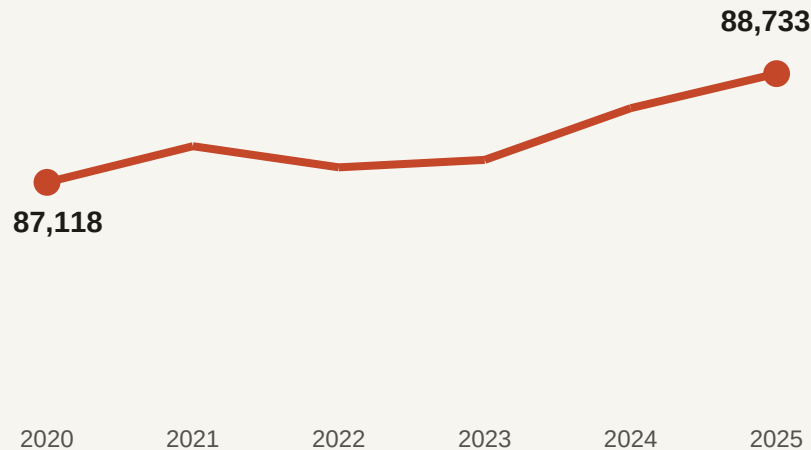
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.9% since 2020.

88,733

people, the 9th-largest of Michigan's cities and towns.



THE WORKDAY

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

93.3%

of 113,153 jobs located in Troy are filled by in-commuters.



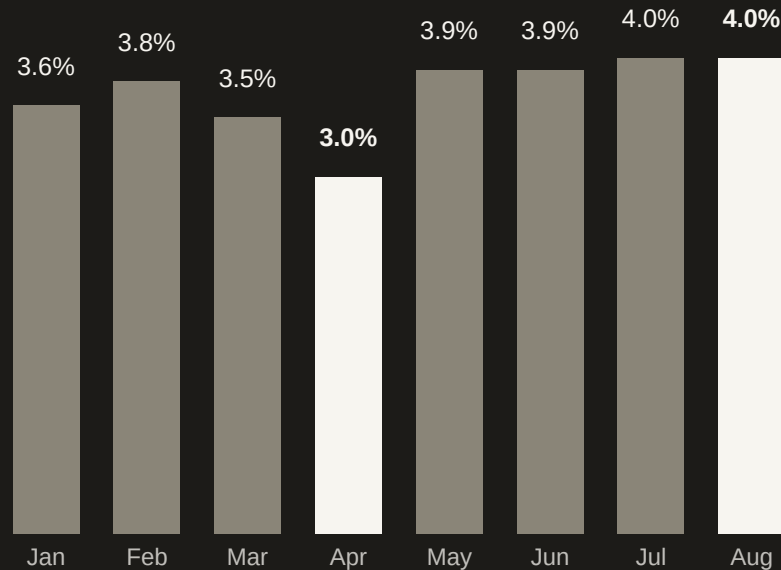
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.0%.

4.0%

in August 2026, the latest month released. A year earlier it was 3.2%.

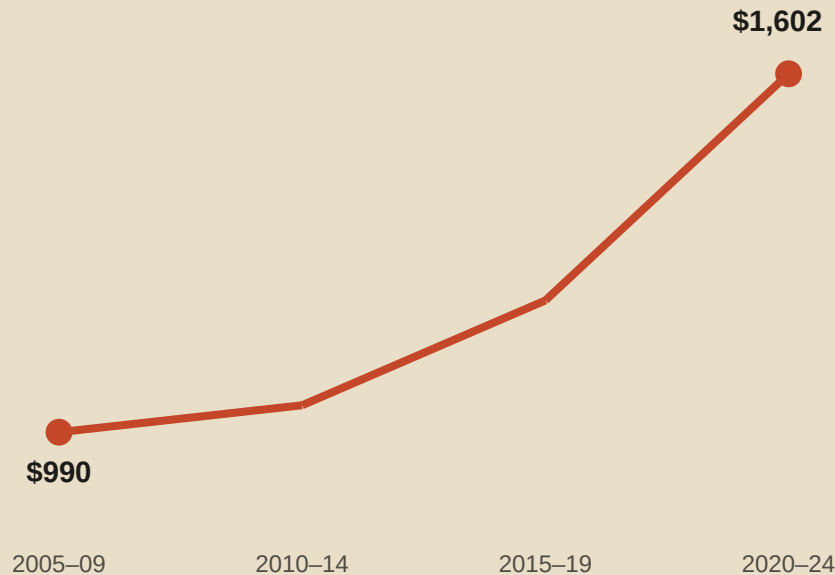


RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,602

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,265 gap between neighbors, the sharpest rent edge between adjacent tracts in Oakland County.

TRACT 1545

\$936

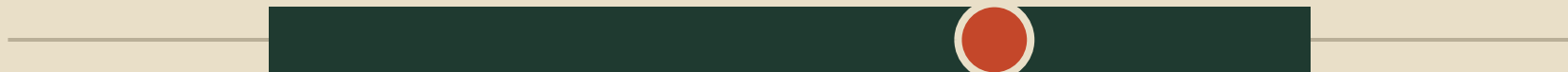
TRACT 1563

\$3,201

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,188–\$1,782



\$1,602 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,524

homes permitted in ten years,
2016–2025

24%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–3.2% to the 34,883 homes here.

98–1,132

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



HOME VALUE

A median home costs 81%
more than Michigan's.

\$420,300

median home value in Troy.

Troy



\$420,300

Michigan



\$231,600

U.S.



\$332,700

THAT WAS TROY'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/troy/

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