



Watervliet, Michigan.

Current market data.

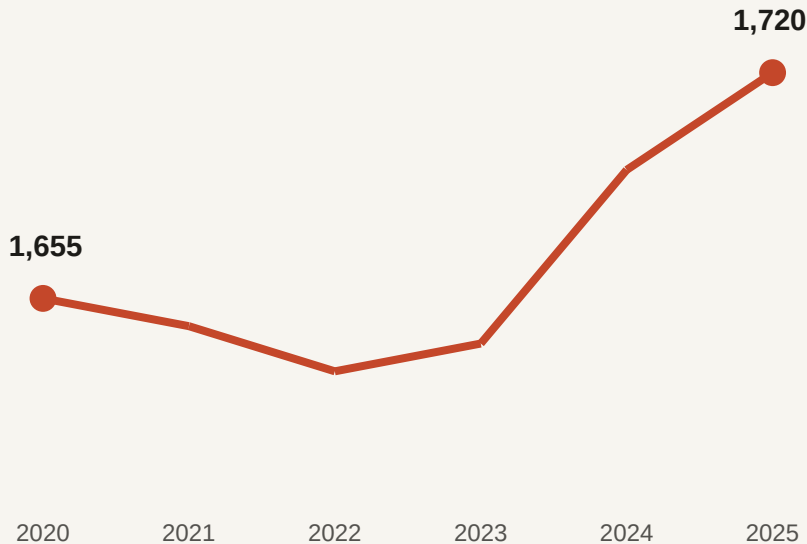
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.9% since 2020.

1,720

people, the 275th-largest of Michigan's cities and towns.

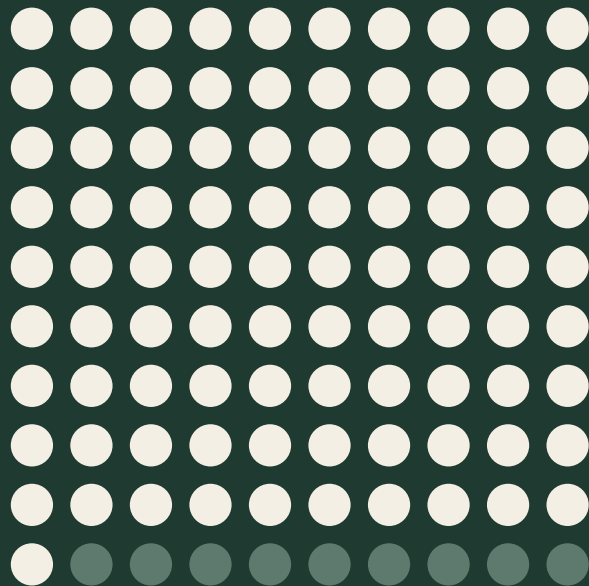


THE WORKDAY

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

91.4%

of 442 jobs located in Watervliet are filled by in-commuters.



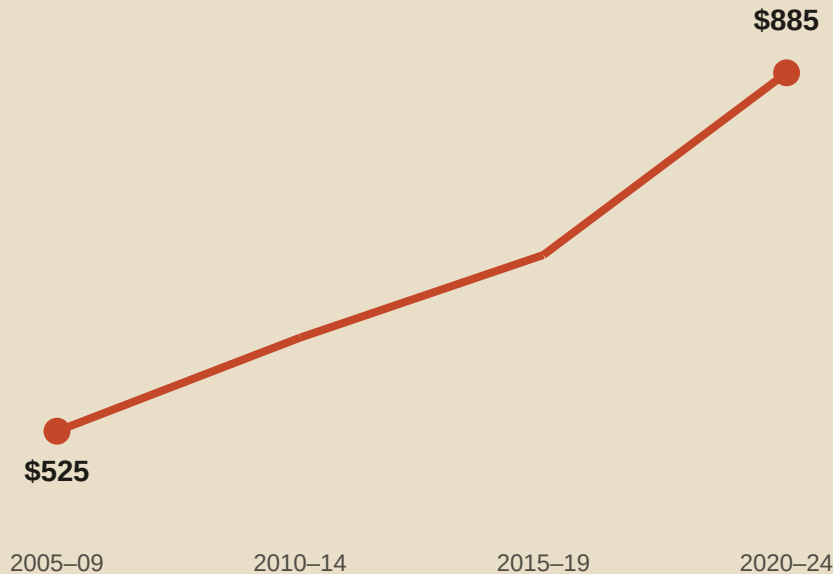
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 69%
since the 2005–2009
survey, before inflation.

\$885

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

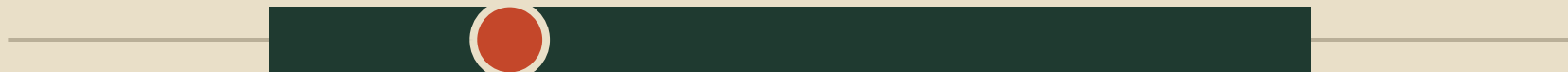
TRACT 18

\$1,774

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$793–\$1,190



\$885 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

53

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 729 homes here.

1–4

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



HOME VALUE

A median home costs 41%
less than Michigan's.

\$137,500

median home value in Watervliet.

Watervliet



\$137,500

Michigan



\$231,600

U.S.



\$332,700

THAT WAS WATERVLIET'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/watervliet/**](https://almanacdata.ai/e/mi/watervliet/)

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