



White Pigeon, Michigan.

Current market data.

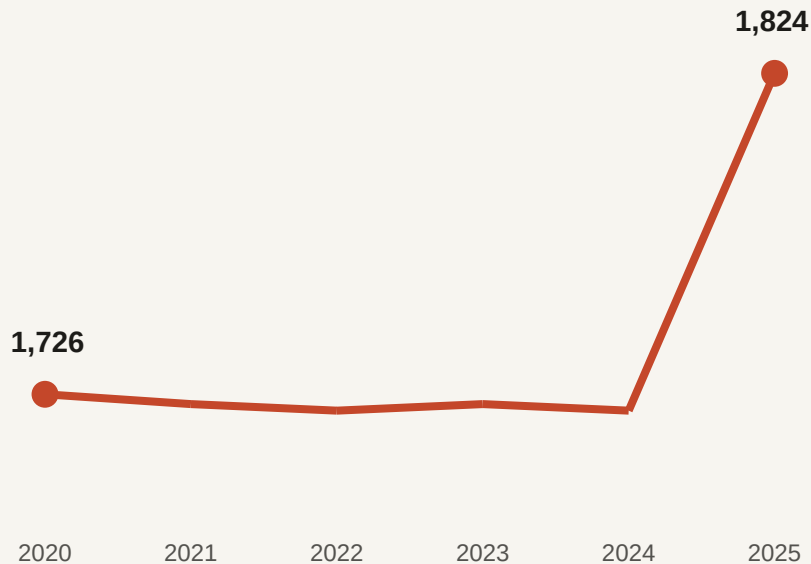
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.7% since 2020.

1,824

people, the 267th-largest of Michigan's cities and towns.



THE WORKDAY

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

91.6%

of 617 jobs located in White Pigeon are filled by in-commuters.



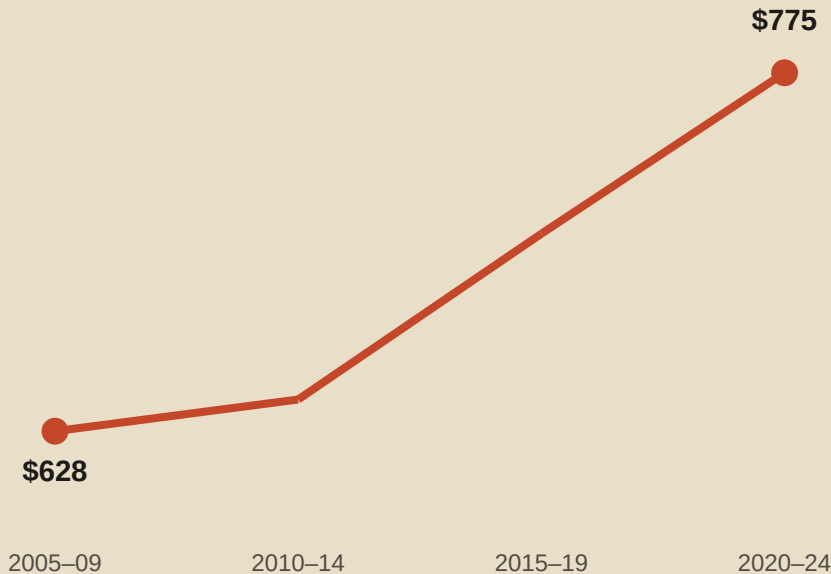
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 23%
since the 2005–2009
survey, before inflation.

\$775

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

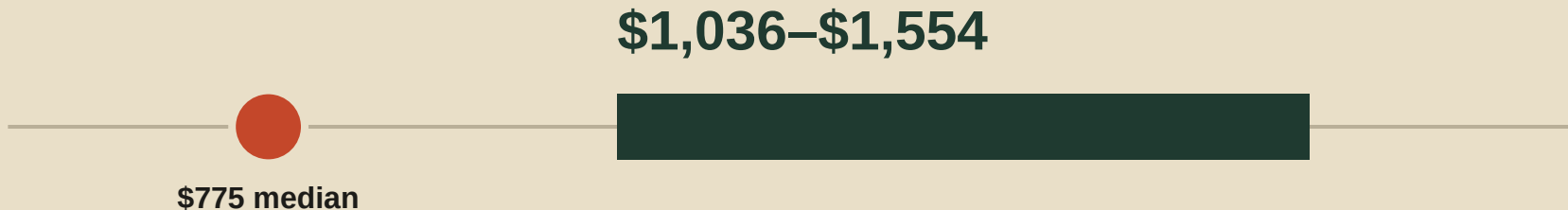
TRACT 405

\$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.

50

homes permitted, 2024–2025

100%

of those were in multifamily
buildings

89%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 778 homes here.

2–6

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



HOME VALUE

A median home costs 35% less than Michigan's.

\$149,600

median home value in White Pigeon.

White Pigeon



\$149,600

Michigan



\$231,600

U.S.



\$332,700



THAT WAS WHITE PIGEON'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/white-pigeon/

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