ZIP 48204, Detroit, Michigan.

Current market data.

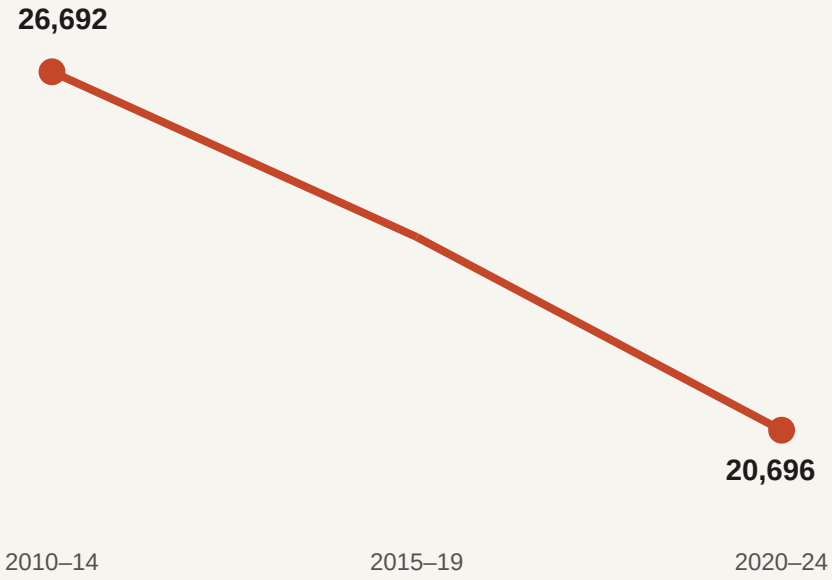
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

20,696 people call ZIP 48204 home.

20,696

people.



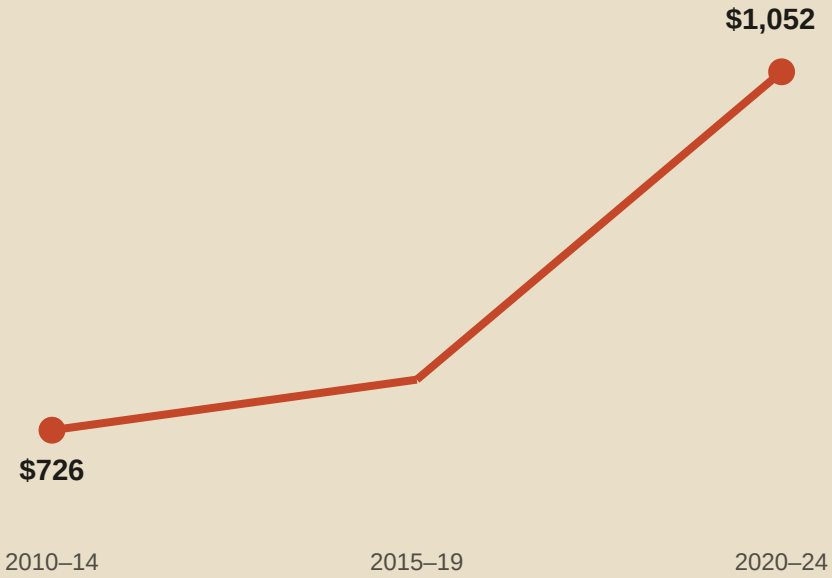
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 45% since the 2010–2014 survey, before inflation.

$1,052

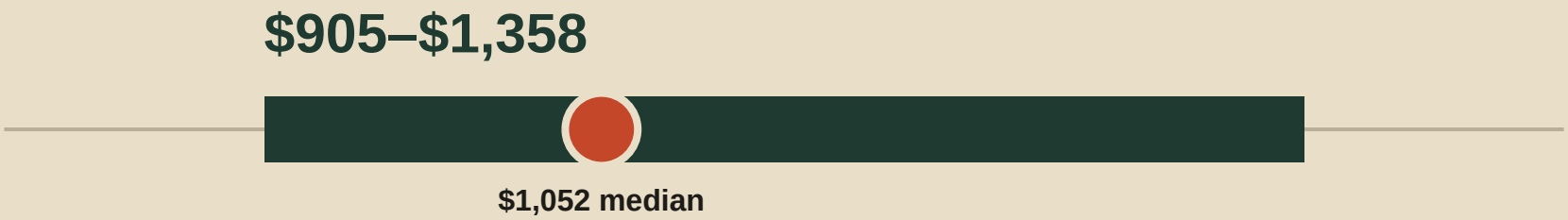
a month. Michigan's median is $1,129.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2021; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

100%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 13,976 homes here.

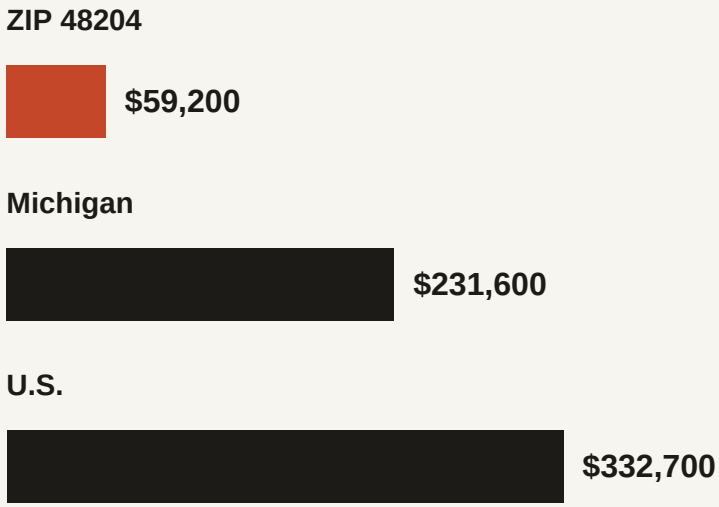
13–43

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

Source: Computed by the Almanac, 2021

HOME VALUE

A median home costs 74% less than Michigan's.



$59,200

median home value in ZIP 48204.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 48204'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/zip/48204/**