ZIP 49117, New Buffalo, Michigan.

Current market data.

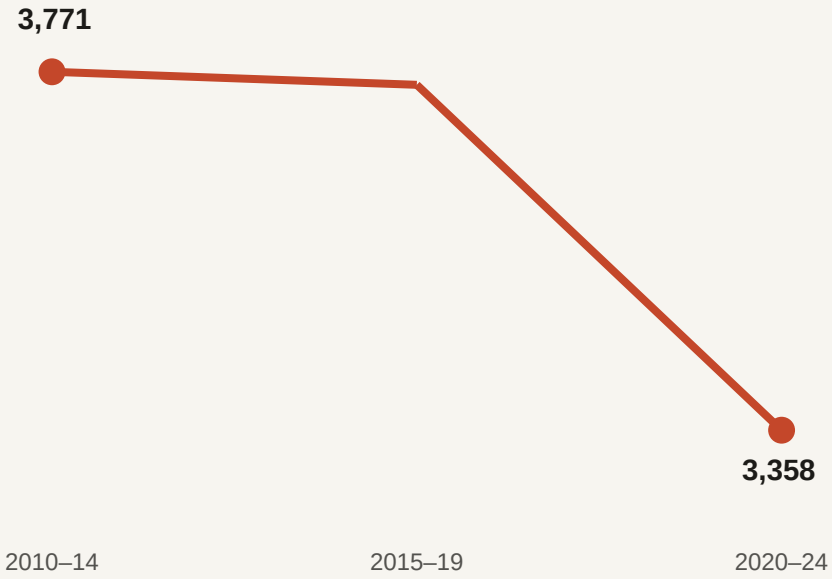
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

3,358 people call ZIP 49117 home.

3,358

people.



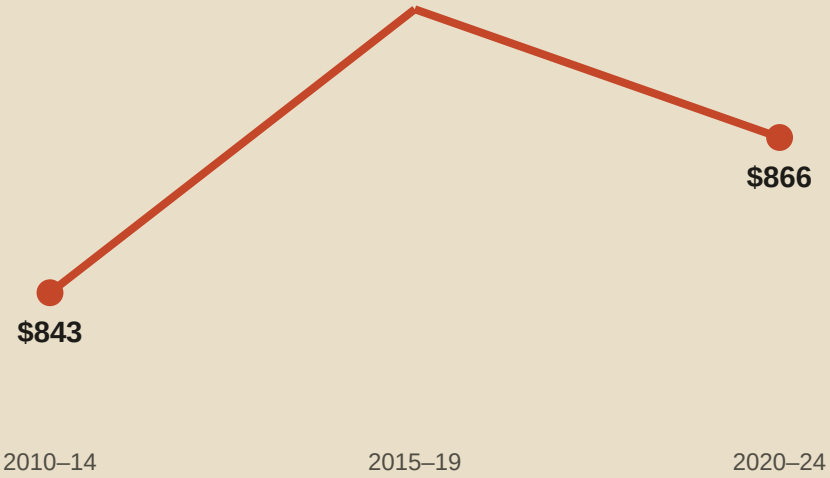
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 3% since the 2010–2014 survey, before inflation.

$866

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.

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.

81%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1–0.9% to the 3,823 homes here.

2–33

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

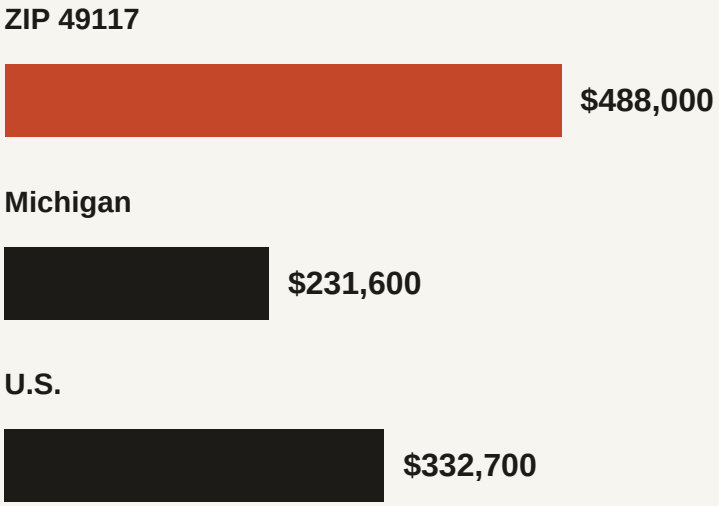
Source: Computed by the Almanac, 2021

HOME VALUE

A median home costs 111% more than Michigan's.

$488,000

median home value in ZIP 49117.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 49117'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/49117/**