



ZIP 49712, Boyne City, Michigan.

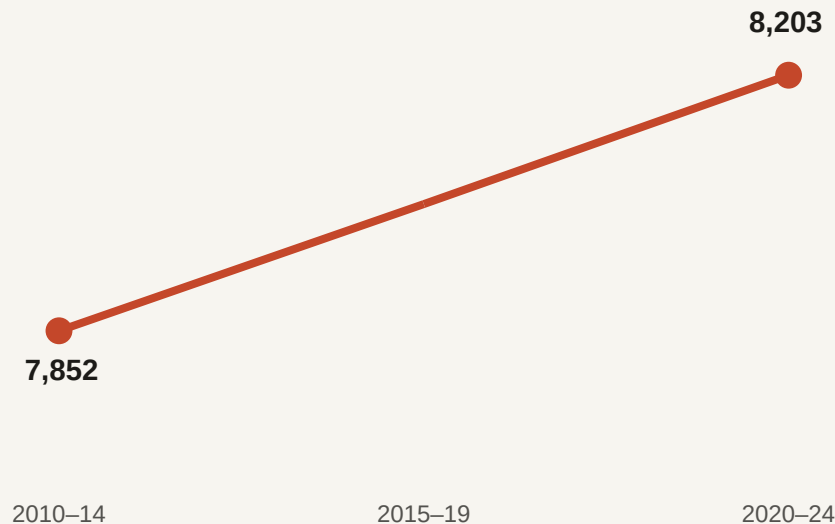
Current market data.

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

POPULATION

8,203 people call ZIP
49712 home.

8,203
people.



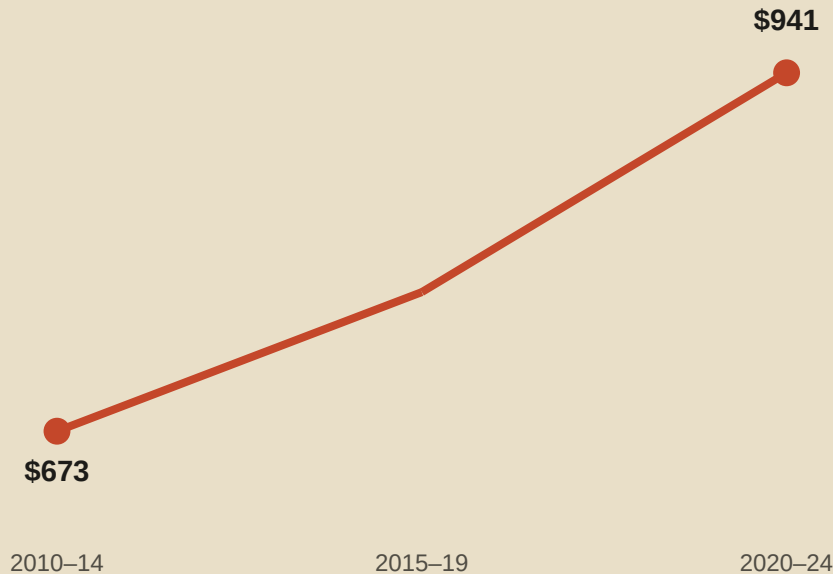


RENT

Median rent is up 40%
since the 2010–2014
survey, before inflation.

\$941

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





ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$925–\$1,387



\$941 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

79%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 5,092 homes here.

6–27

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



HOME VALUE

A median home costs 27% more than Michigan's.

\$294,800

median home value in ZIP 49712.

ZIP 49712



Michigan



U.S.



THAT WAS ZIP 49712'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/49712/

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