

Final

July 22, 2025

Demographic Analysis

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Baraga County Michigan



Prepared by:



LandUseUSA
UrbanStrategies

Demographic Analysis

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Section 4-A

Demographic Analysis ... Baraga County Michigan



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Acknowledgements | Baraga County

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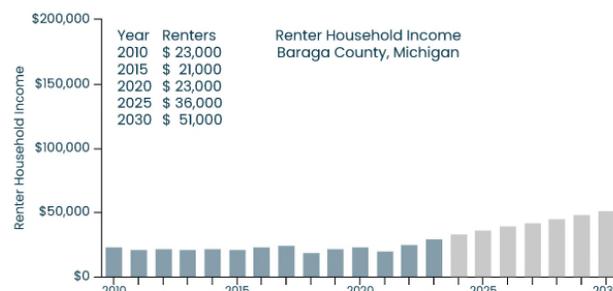
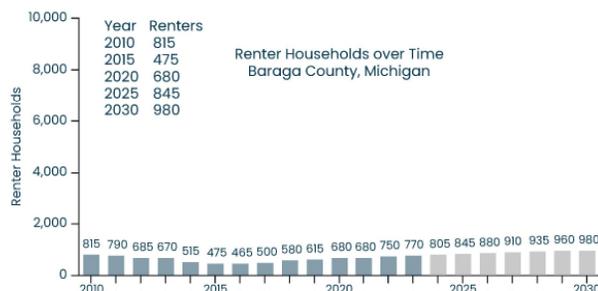
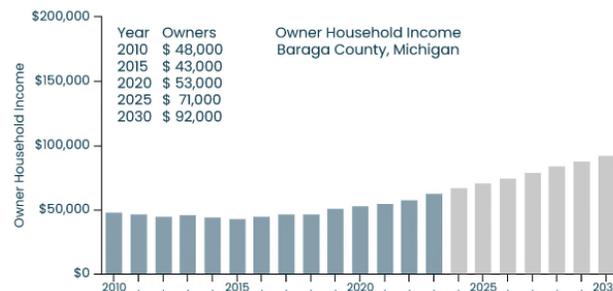
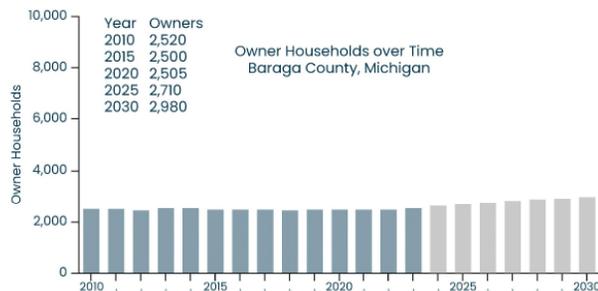
Introduction | Baraga County

- The Demographic Analysis for Baraga County focuses specifically on demand and supply variables that are most relevant to the housing industry. Comparisons also are provided for each of four places, including Baraga Township, the Village of Baraga, L'Anse Township, and the Village of L'Anse. (Note: The data for the villages also are included in the data for their respective townships).
- The underlying data was provided by the United States Census, American Community Survey, and DemographicsNow (similar to ESRI or Nielsen). Most of the data was provided for the years 2010 through 2023. However, LandUseUSA also has added many interpolations, calculations, and data rounding while completing the analysis.
- In addition, forecasts through the year 2030 have been developed in-house by LandUseUSA. Those forecasts reflect a combination of trends over the past decade, plus recent three-year trends since the Covid-19 health pandemic (i.e., from 2020 through 2023).
- In smoothing and forecasting the data, LandUseUSA has assumed that Baraga County's jurisdictions (two townships and two villages) will continue supporting pro-growth planning initiatives and housing policies through 2030. In other words, the forecasts assume some growth in the number of households, incomes, home values, and rents – even if growth was intermittent or slow in the historical data.



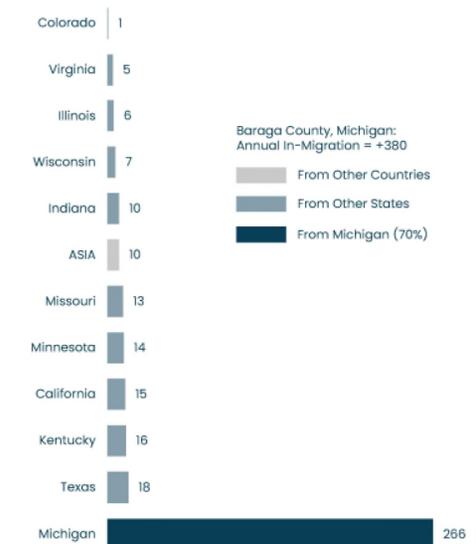
Demand Variables | Baraga County

- The Demographic Analysis for Baraga County focuses on variables that are most essential to completing the study and measuring the magnitude of market potential. This includes the following: a) total number of households; b) households by tenure, including owners and renters; c) median household income by tenure, and d) origins of population migrations.
- Baraga County includes about 2,710 owner-occupied (75%) and about 845 renter-occupied (25%) households, for a total of 3,555 households (100%). Assuming that the local jurisdictions continue to grow modestly (at growth rates realized between 2020 and 2023), then the county could easily approach 4,000 households by the year 2030. If its developers also are able to capitalize on the market's potential under the Conservative Scenario, then it will exceed those forecasts.
- Although the county's households generally have moderate incomes, they also have been experiencing good growth rates in recent years, and especially since 2021. By the year 2030, homeowners could have a median household income exceeding \$90,000, and renters could have a median household income surpassing \$50,000. Only some of the income gains will be attributed to ongoing inflation.
- The analysis also includes a study of the origins of in-migration into Baraga County, which reveals that most transients are arriving from other parts of Michigan, as well as several sunshine states like Texas, Kentucky, and California.



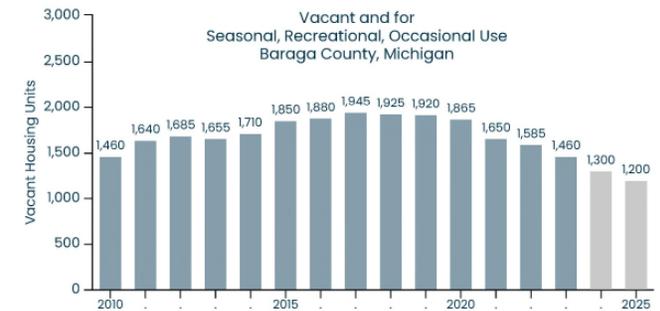
Population In-Migration | Baraga County

Origins of population in-migration each year, unadjusted for out-migration.



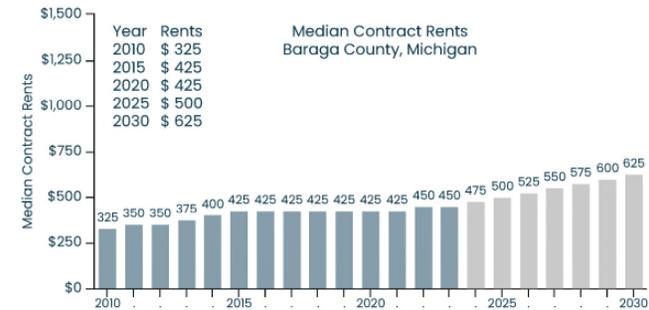
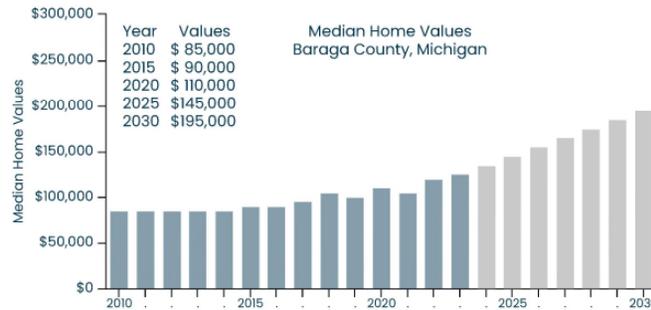
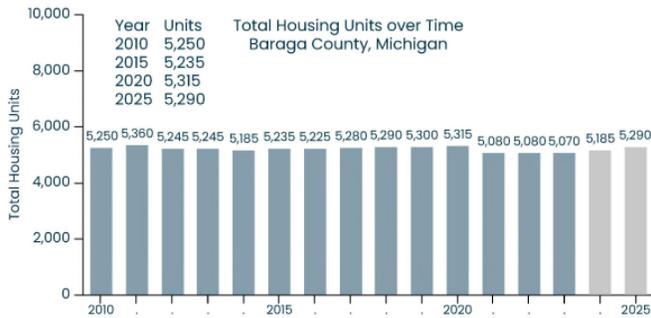
Supply Variables | Baraga County

- The Demographic Analysis also includes a study of for-sale, for-lease, and seasonal vacancies in Baraga County and each of the four submarkets (two townships and two villages).
- Countywide, there are very few existing housing choices that are vacant and either for-sale or for-lease (which may include units that have been recently sold or leased and are simply waiting to be occupied). The availability of for-sale and for-lease vacancies both have plummeted since Covid-19.
- The number of units reported as being vacant and for seasonal, recreational, and occasional use also has been declining since 2017. There were 1,945 seasonal vacancies in 2017, and an estimated 1,200 vacancies in 2025. This decline suggests that more of Baraga County's households are now living there year-round.
- These types of trends are positive indicators of the market's ability to support the development of new and additional housing choices.



Supply Variables | Baraga County

- Baraga County currently has about 5,315 existing housing units, and about 1,200 (about 22.5%) of them are seasonally vacant (see the preceding page).
- Home values in the county had historically been modest with little growth. However, those values have recently climbed to new highs and are expected to approach \$200,000 by the year 2030. If new for-sale units are developed, then the future prices will be even higher.
- The county's median contract rents have been historically suppressed. Even with growth of \$25 per month annually, rents will still be below \$700 by the year 2030 – unless new units are constructed. Current rents are significantly lower than the potential rents for new-builds.

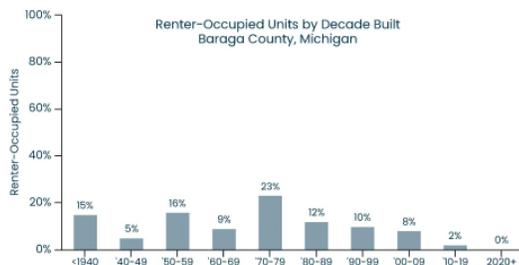
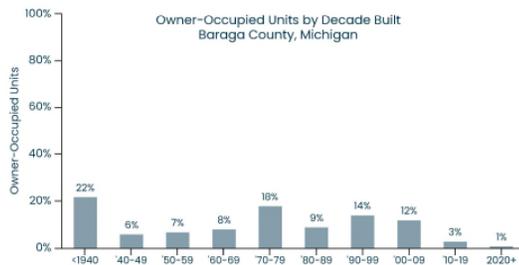


Supply Variables | Baraga County

- The Demographic Analysis of supply variables also includes a study of the share of existing housing units by decade built, and the share of existing unit by building size. The data also is split by tenure, with owner-occupied units at the top of each page, and renter-occupied units at the bottom.
- For Baraga County overall, most of the owner- and renter-occupied housing units were built prior to 2010, and relatively few have been built since. It appears that the county experienced a growth spurt in the 1970's, but then slowed. These comparisons reinforce that there is an untapped opportunity to introduce new housing choices in the county.
- Also, the data indicates that there are no attached for-sale units available in Baraga County. However, about 53% of the existing renter-occupied units are among attached formats. Recommendations include building more attached housing formats (like duplexes and townhouses) for the owner market, and especially to keep construction costs down and home values attainable.
- The recommendations also include building more detached housing formats (like cottages modular homes) for the renter market and to meet the preferences of migrating renters. In other words, the county's migrating home buyers will not necessarily be able to afford large, luxury houses; and it migrating renters do not necessarily want to be warehoused into complexes with conventional apartments.

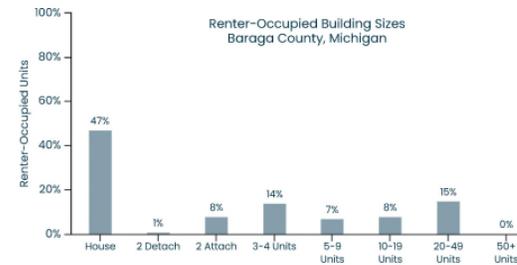
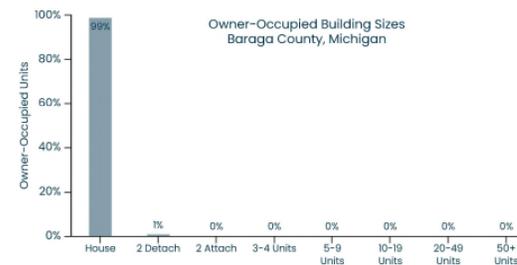
Units by Decade Built | Baraga County

The number of existing units by decade built and by tenure (owner and renter).



Units by Building Size | Baraga County

The share of existing units by building size and split by tenure (owner and renter).

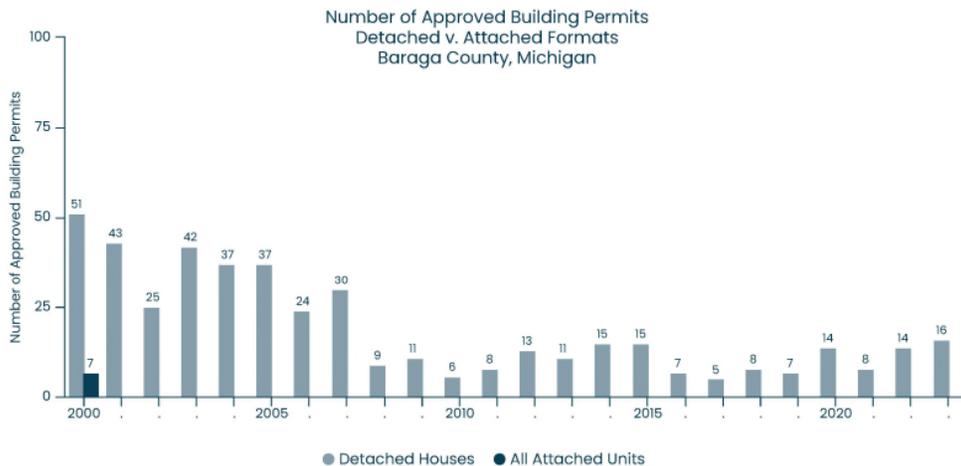


Supply Variables | Baraga County

- The analysis also includes a study of county-wide building permit activity and average reported investment over time for Baraga County. In general, between 2011 and 2015 building permit activity had a modest and slow recovery from the Great Recession, followed by another soft recovery in 2020 and after Covid-19. However, all of the reported activity has been among detached houses, with little to no activity among attached formats like duplexes, townhouses, lofts, or even apartments.
- The average reported investment into new detached housing units was about \$325,000 in the year 2022, up from the previous peak of \$235,000 in 2020. Although there is limited data for attached units in Baraga County, a recent (2024) study for Marquette County showed that the average investment into attached units tends to be about 25% to 50% lower than that of detached houses. In other words, this type of building permit data usually supports the recommendations for building attached formats to help manage high construction costs.

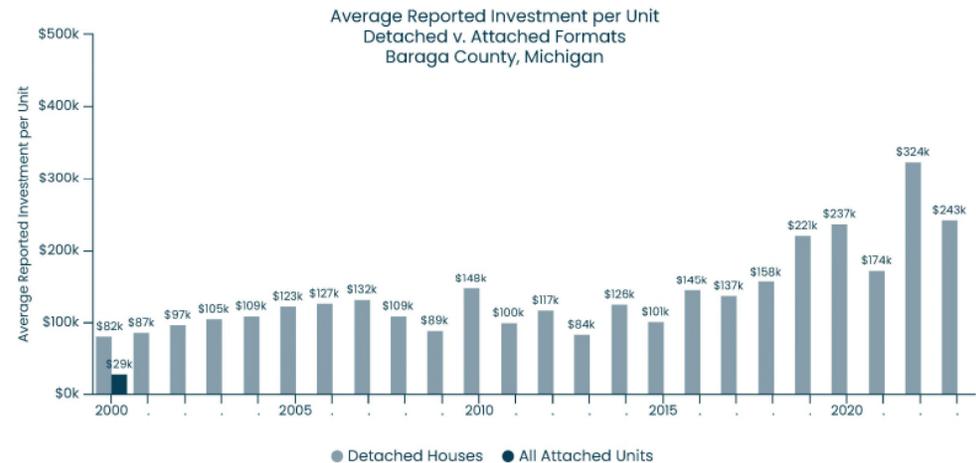
Building Permit Units | Baraga County

An assessment of approved building permits over time by format (detached v. attached).



Building Permit Investment | Baraga County

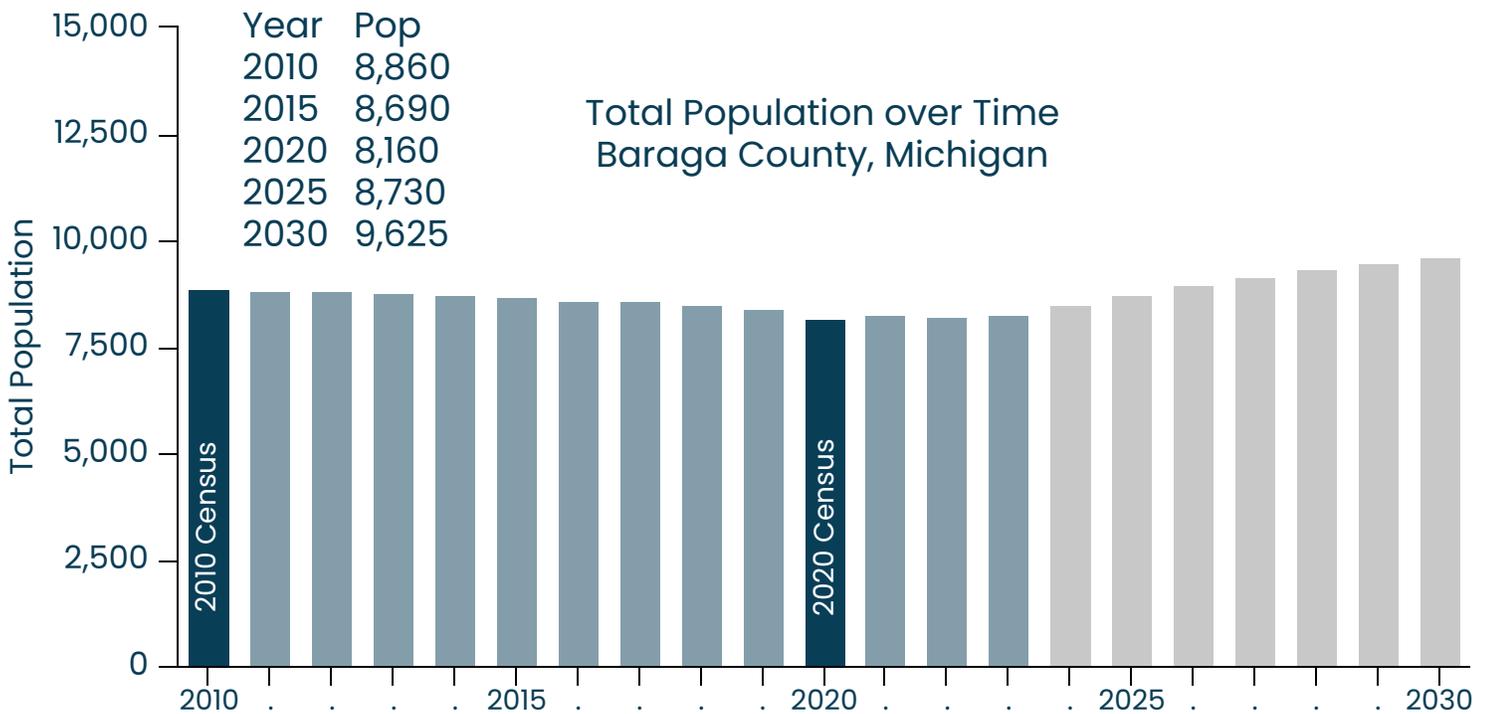
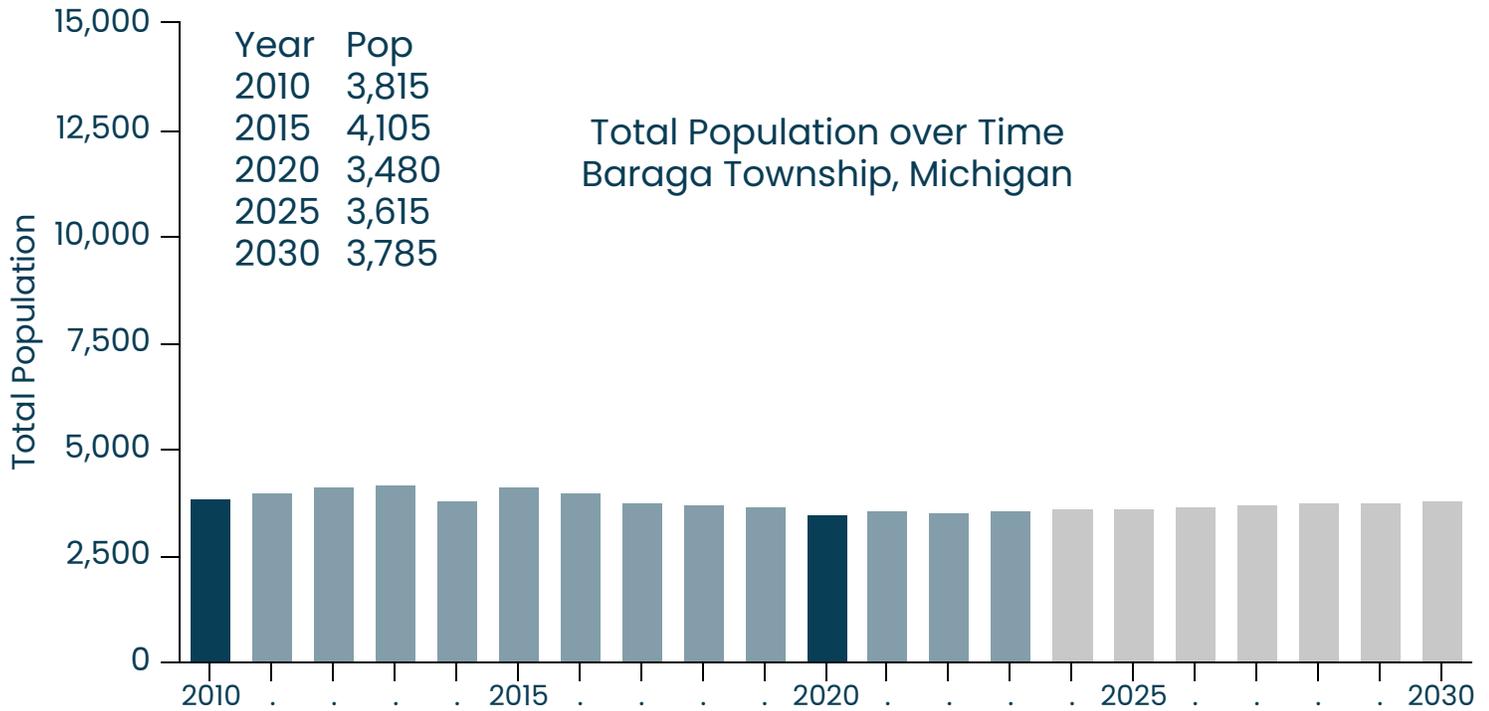
An assessment of average reported investment over time by format (detached v. attached).



Section 4-B

Population Growth | Baraga Township

Used to gauge economic stability since the 2010 and 2020 Census. Also used as a link between the decennial census, households, and household size.

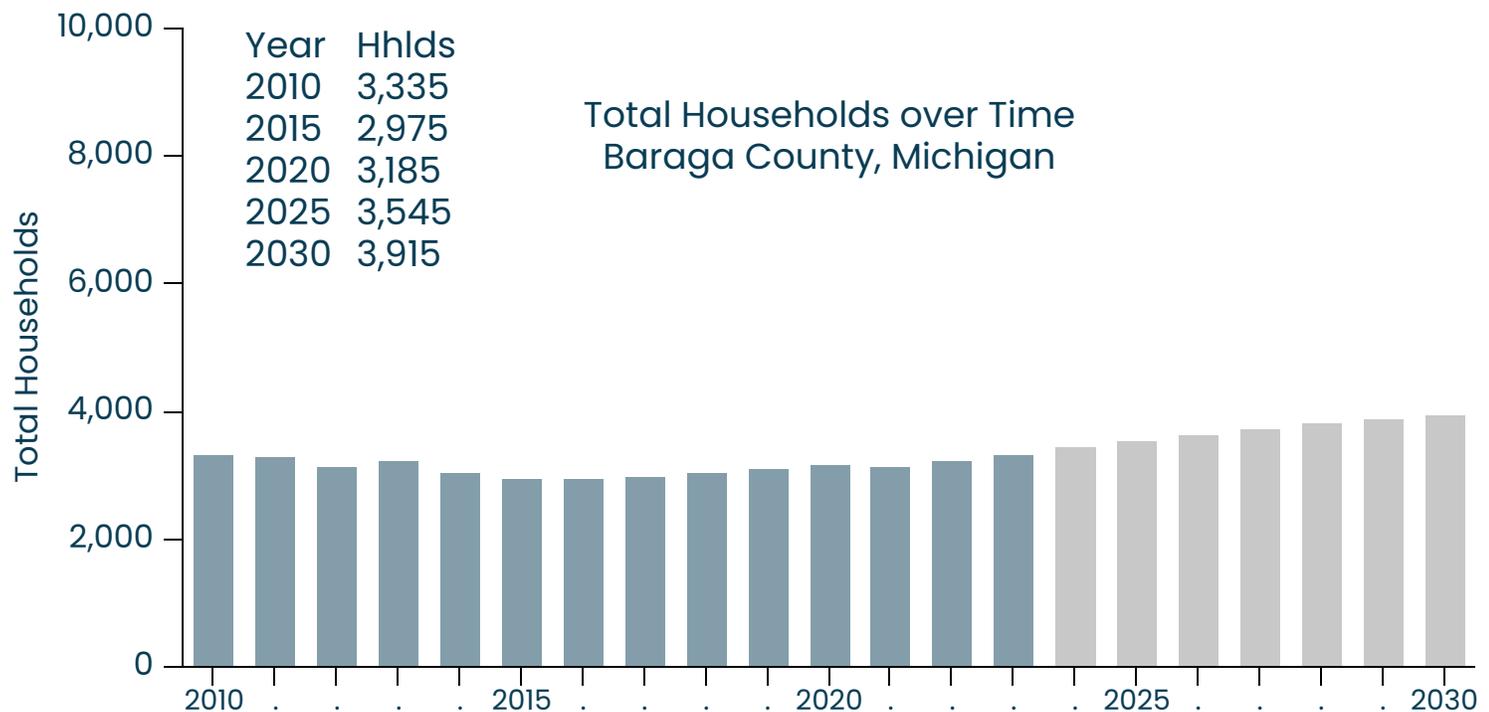
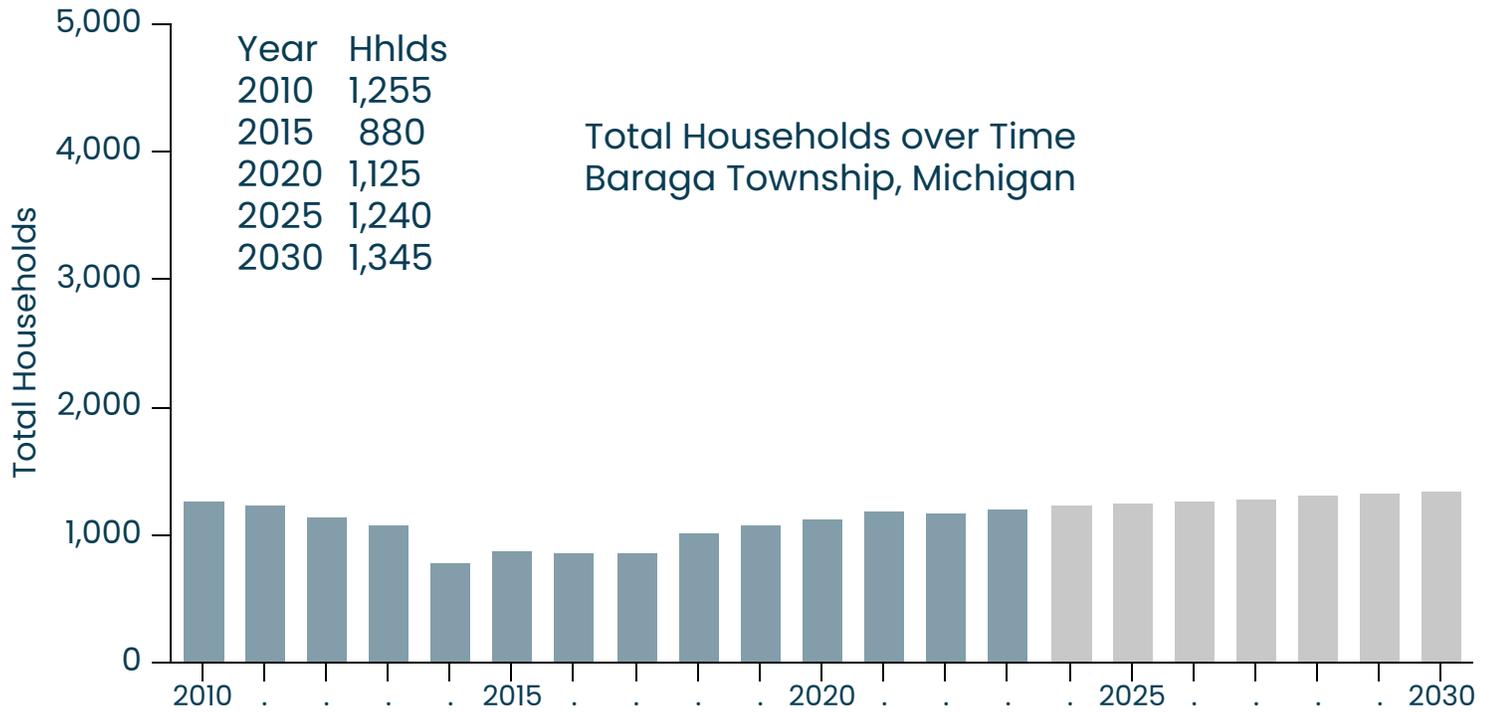


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Household Growth | Baraga Township

Total households are used as a basis when forecasting demand for housing units.

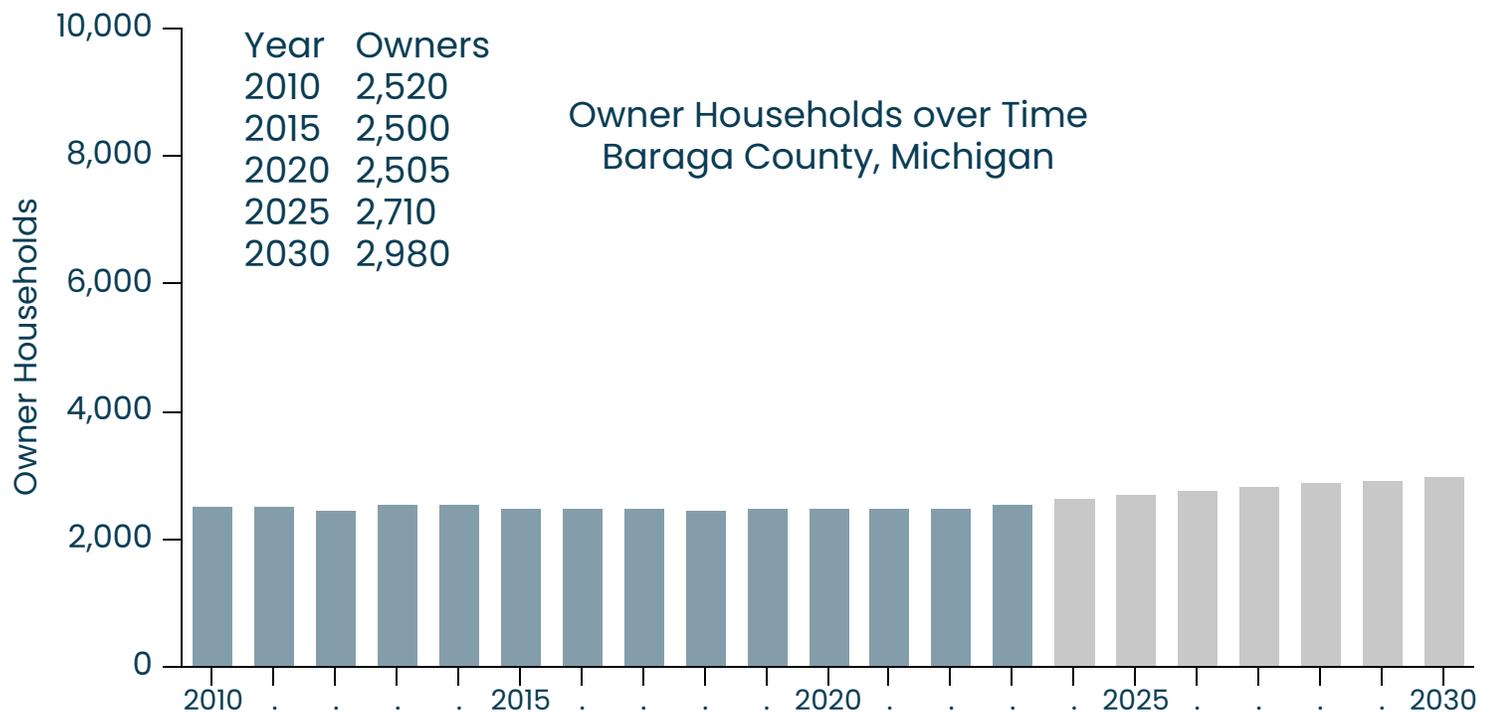
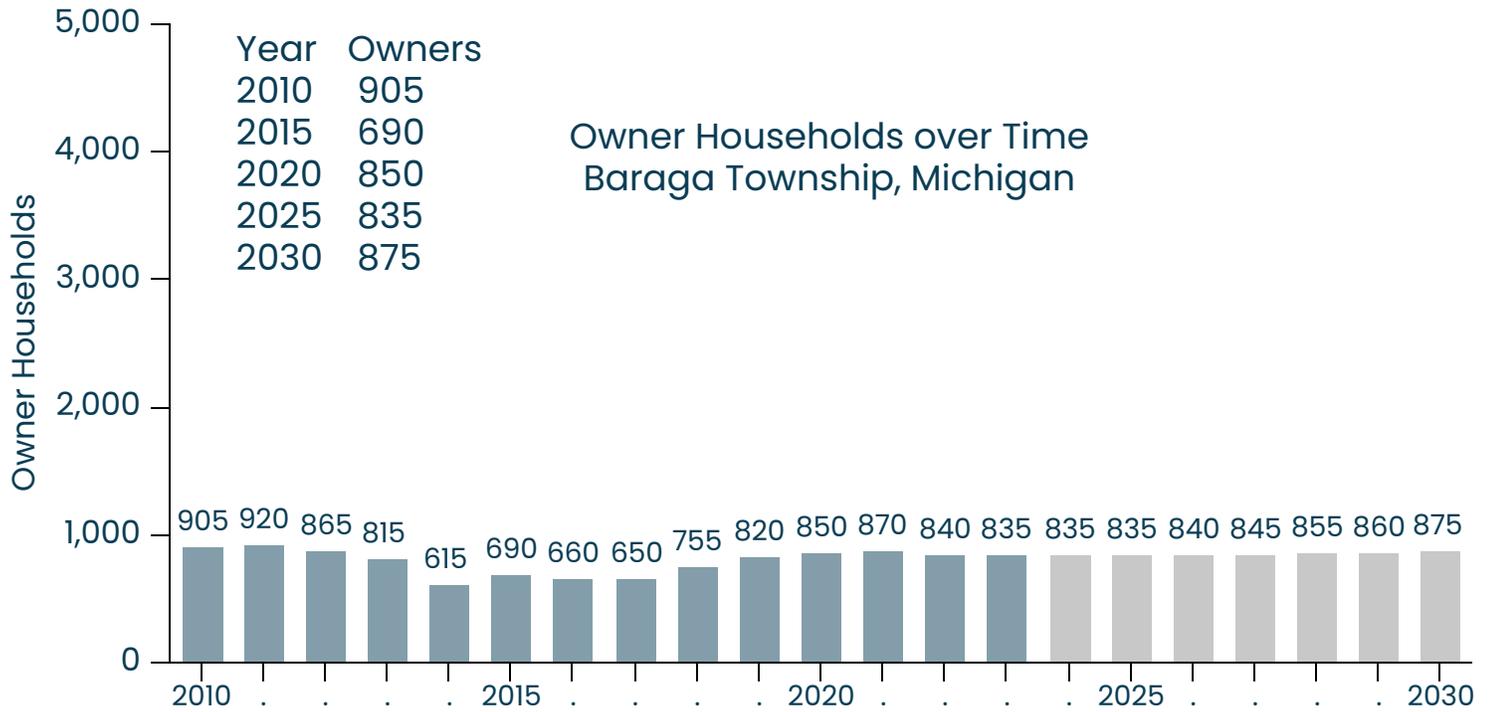


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Owner Households | Baraga Township

Owner households are a basis when forecasting demand among for-sale units.

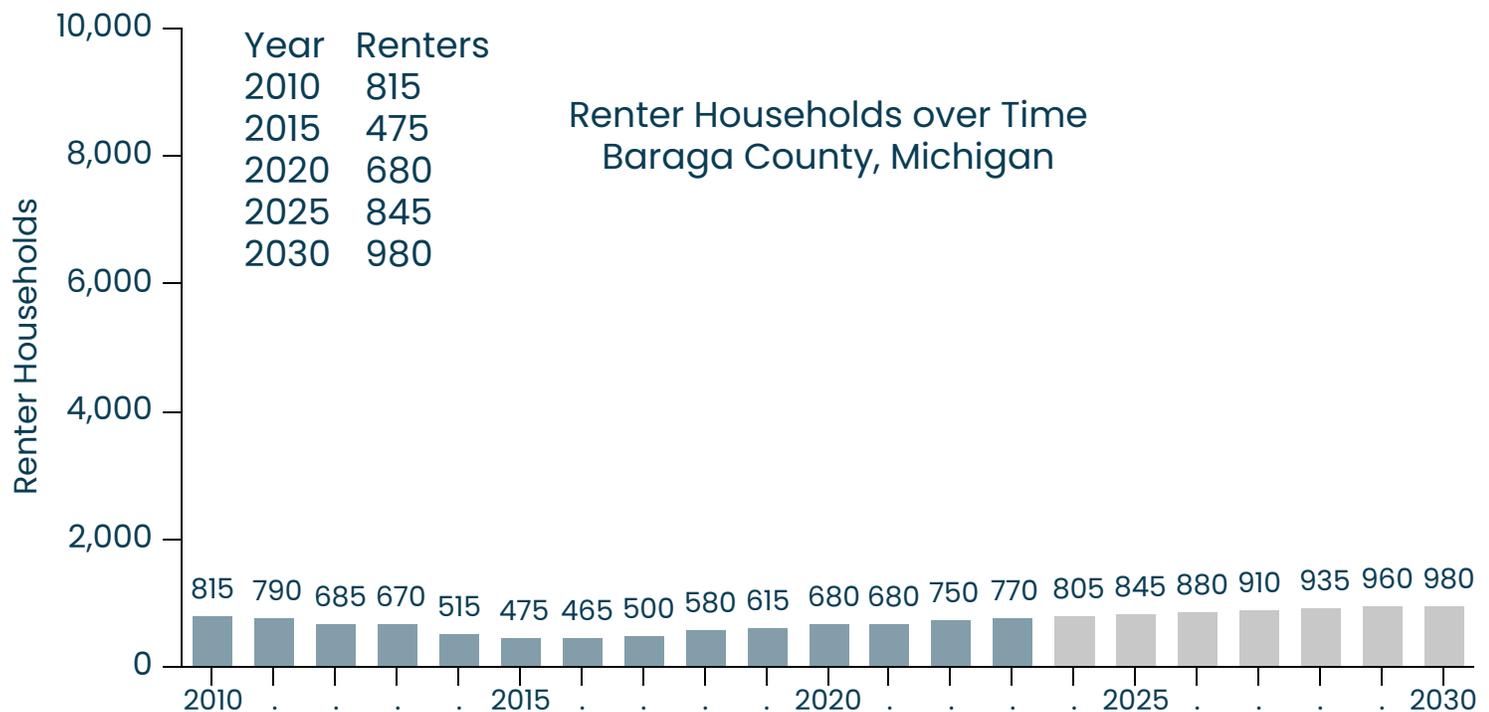
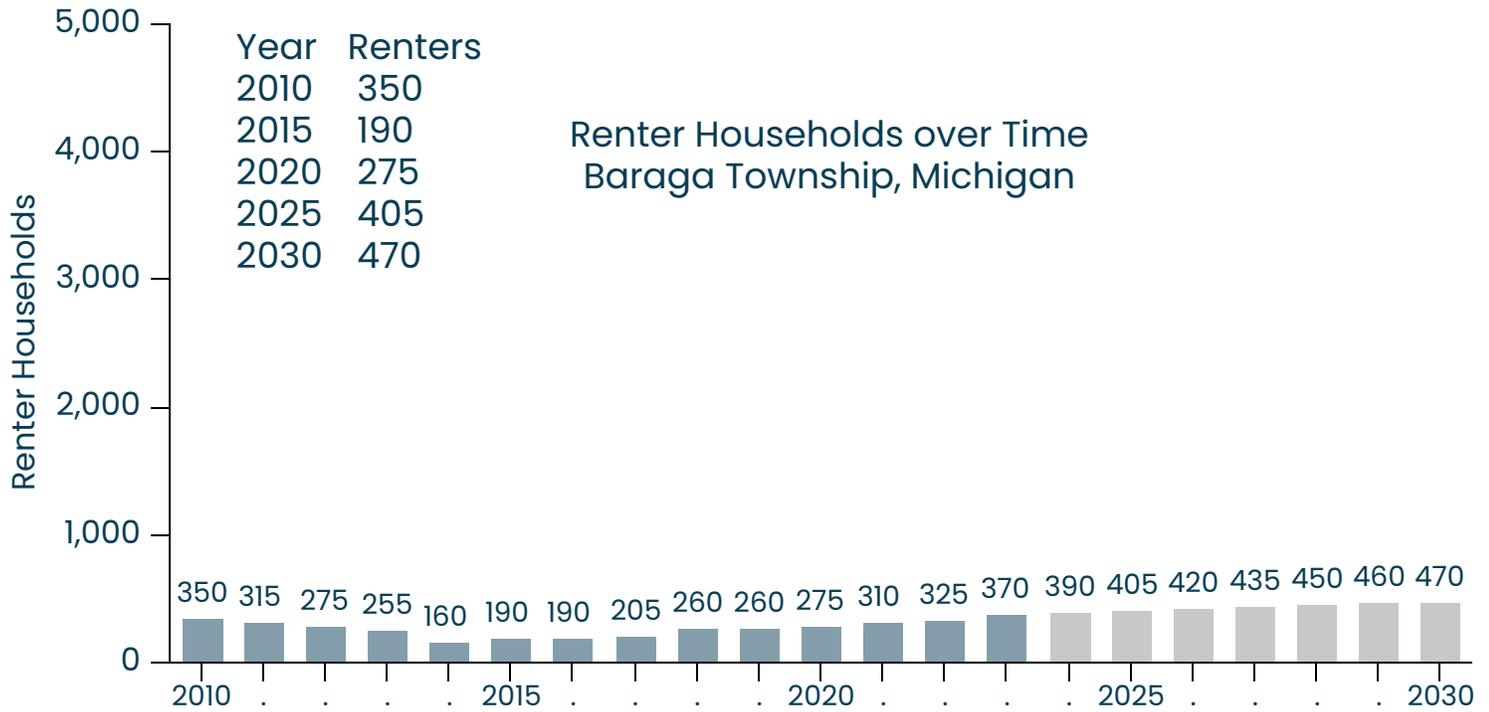


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Renter Households | Baraga Township

Renter households are a basis when forecasting demand among for-lease units.

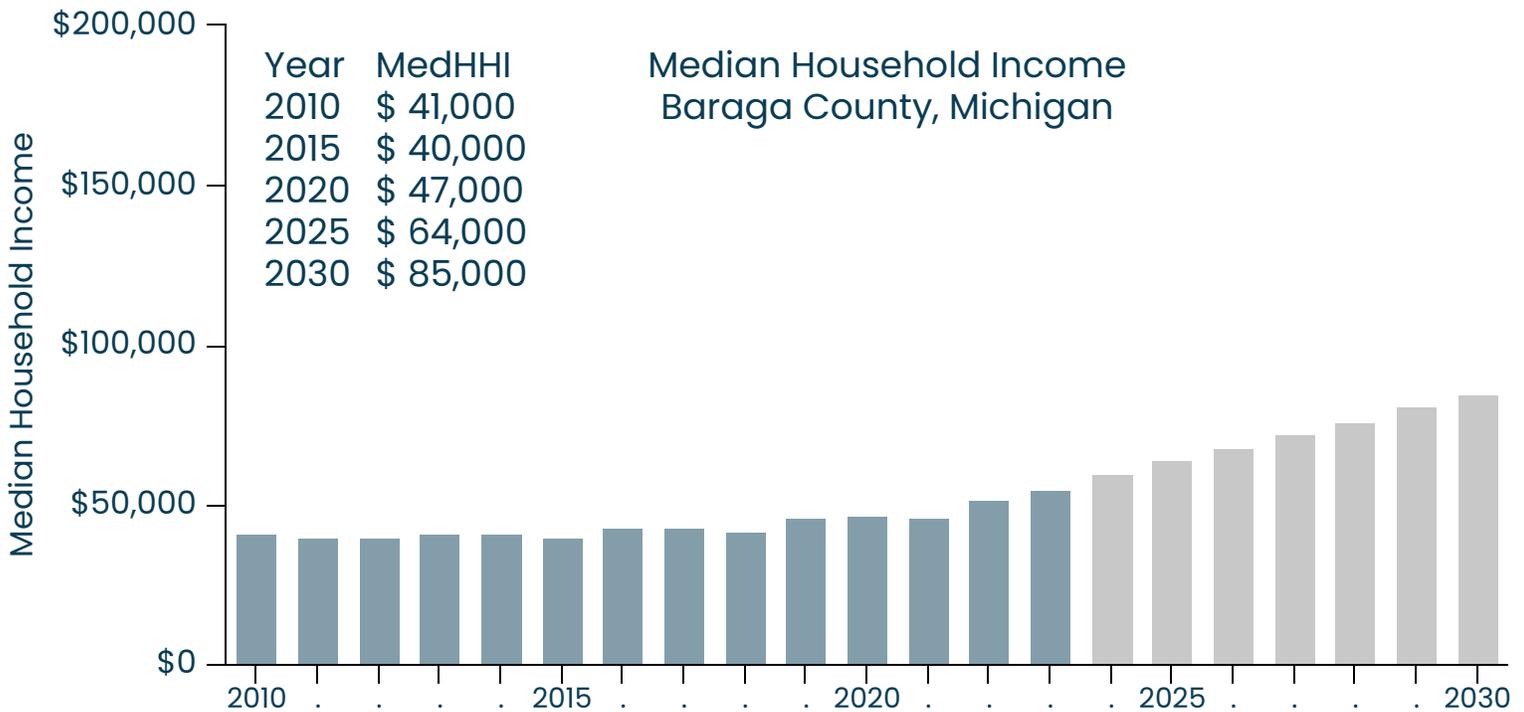
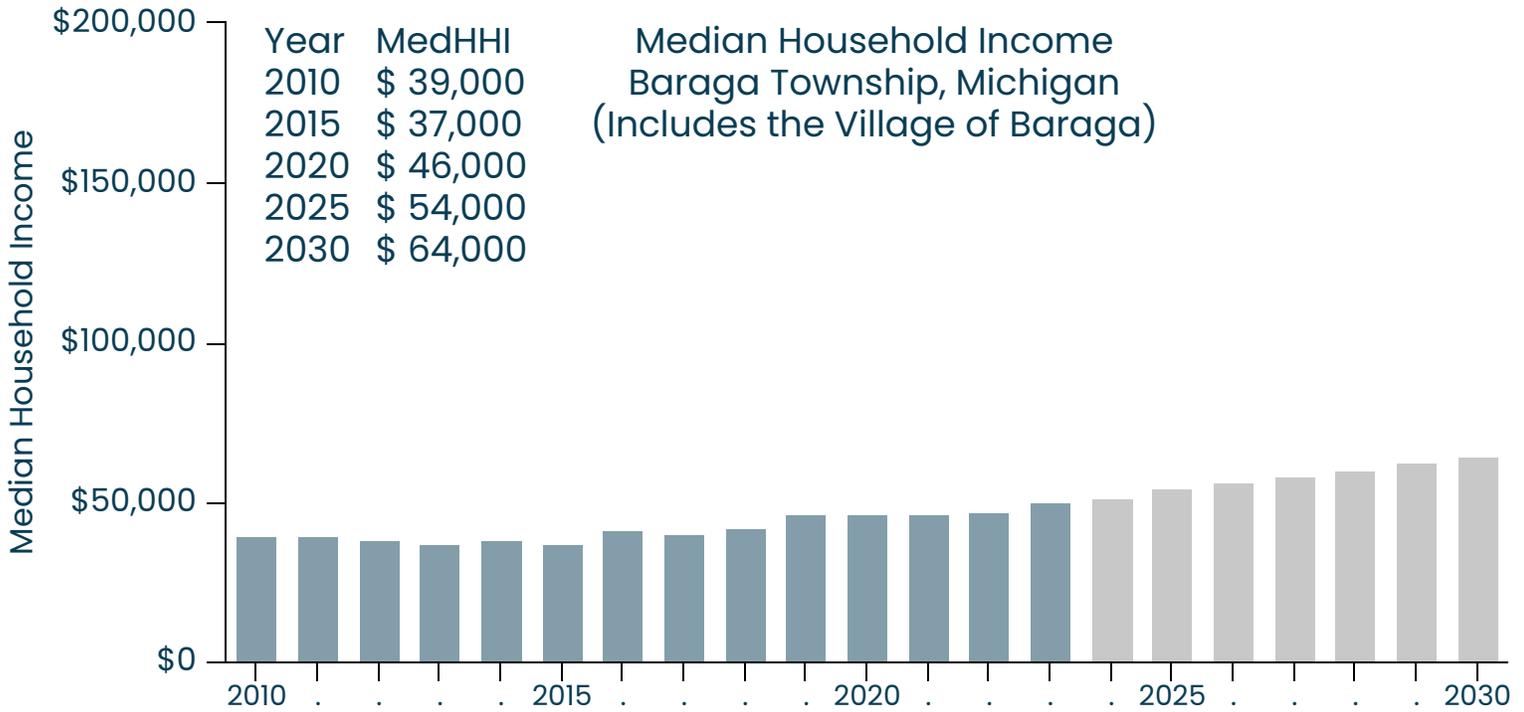


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Median Household Income | Baraga Twp

Household income by tenure is used to forecast price tolerances for housing units.

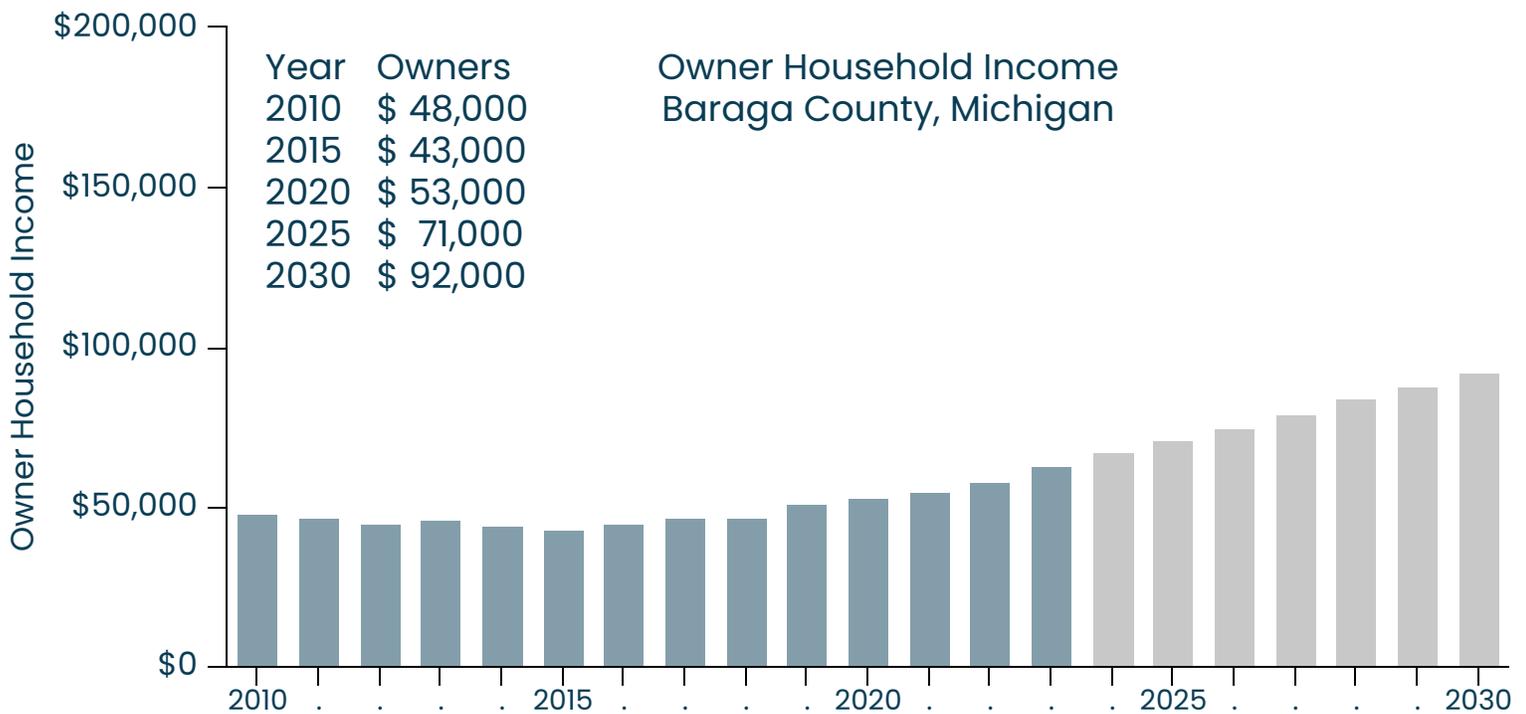
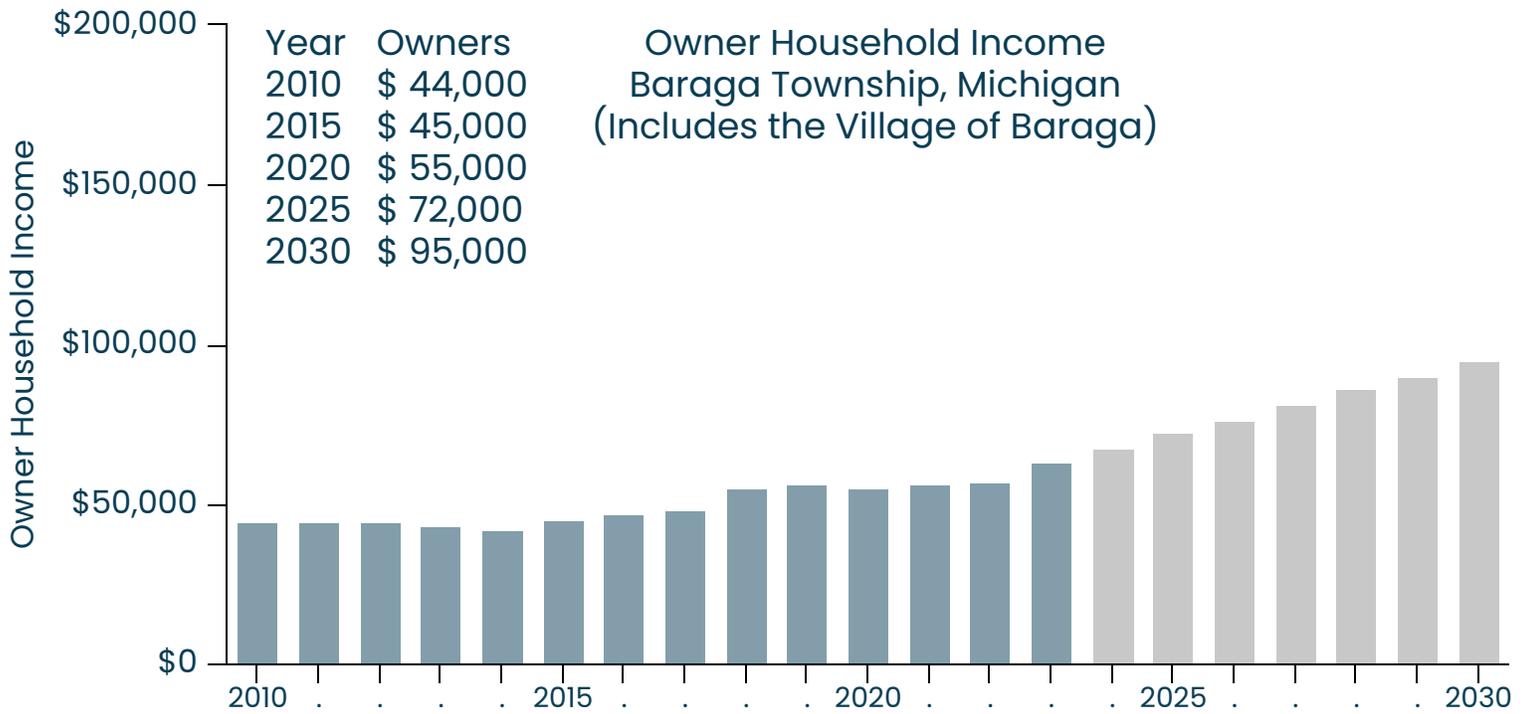


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Owner Household Income | Baraga Twp

Income among owners is used to forecast price tolerances for home values.

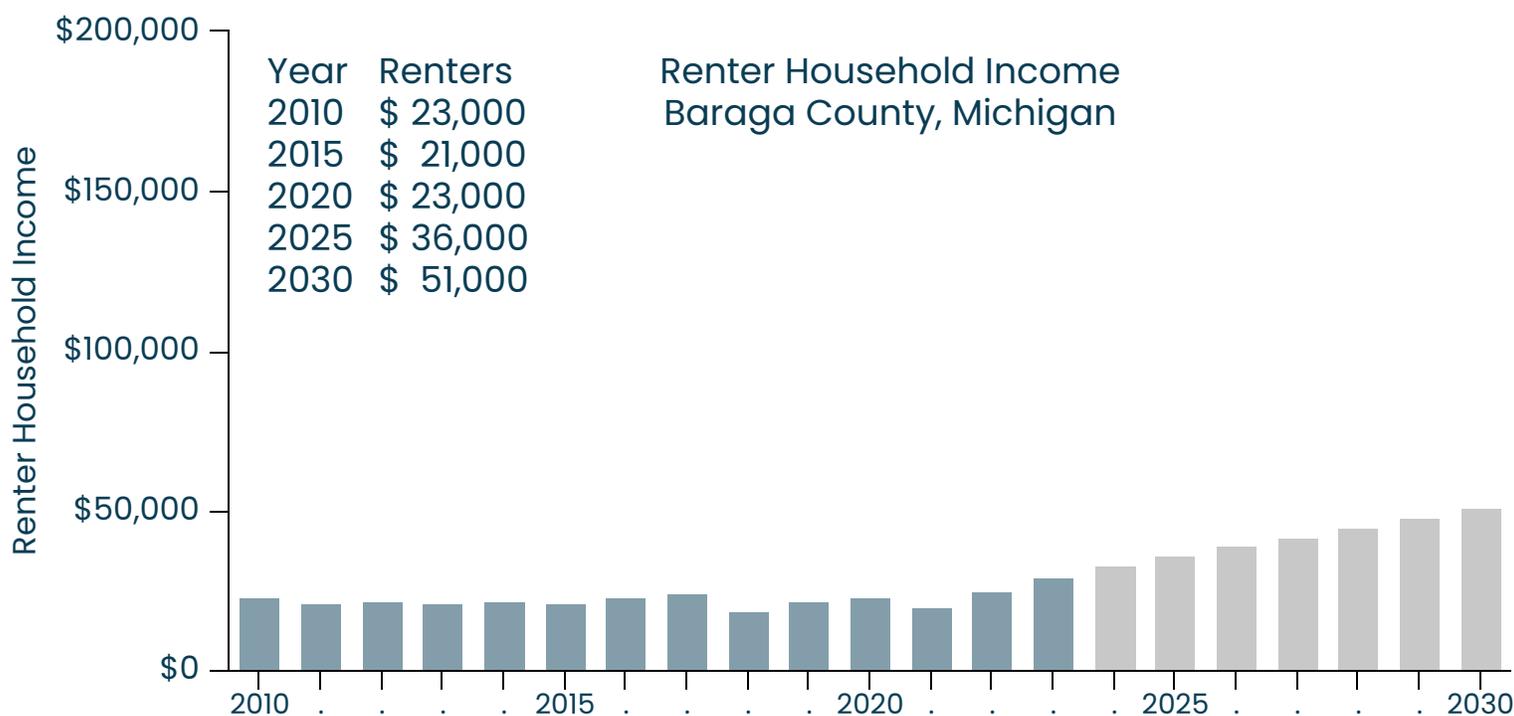
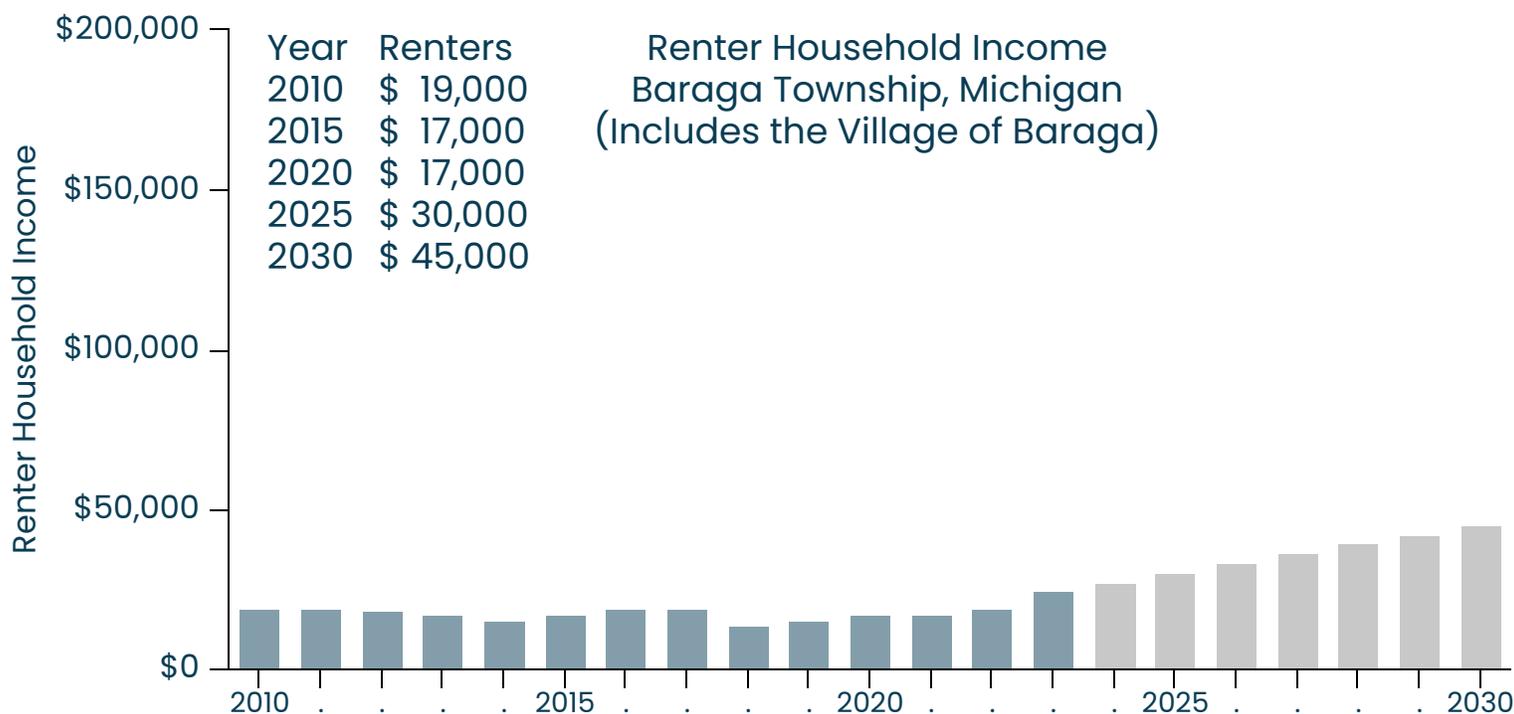


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Renter Household Income | Baraga Twp

Income among renters is used to forecast price tolerances for contract rents.

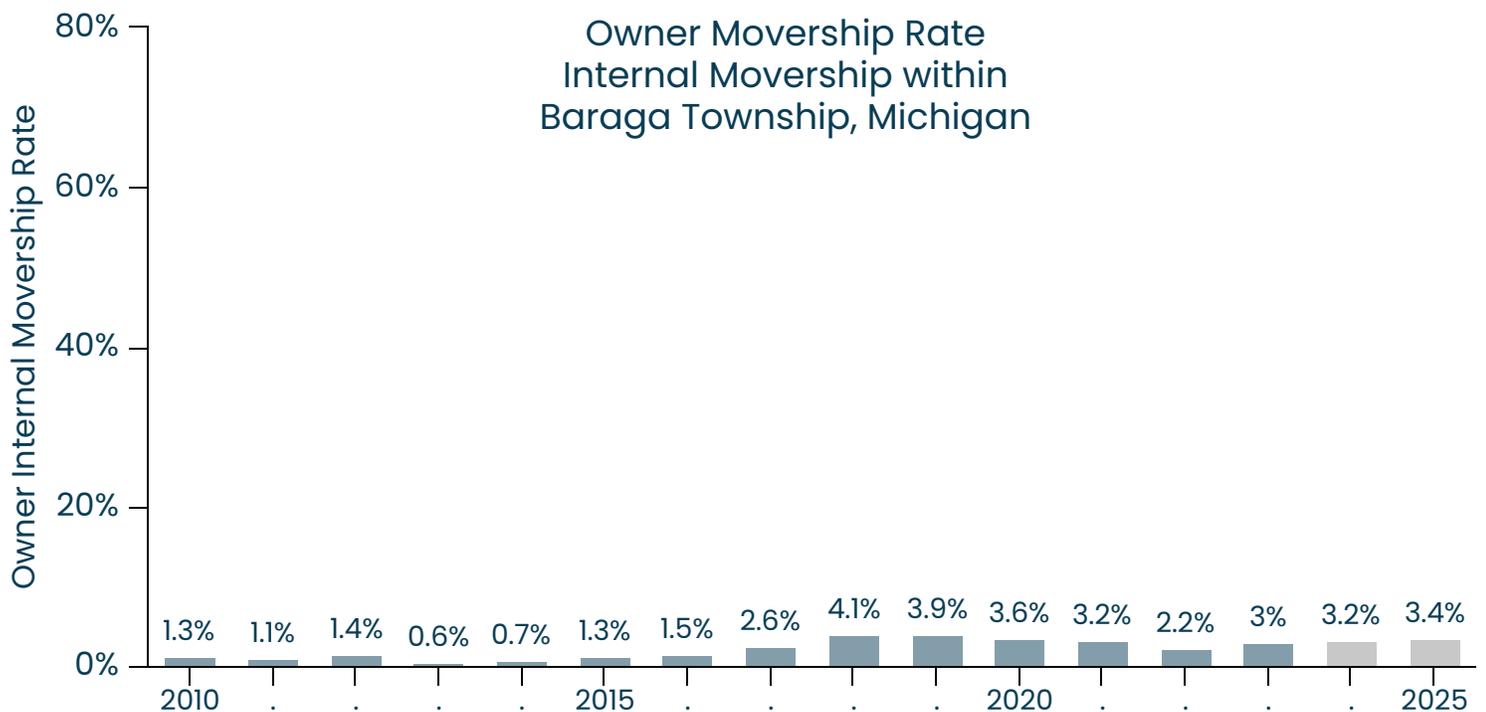
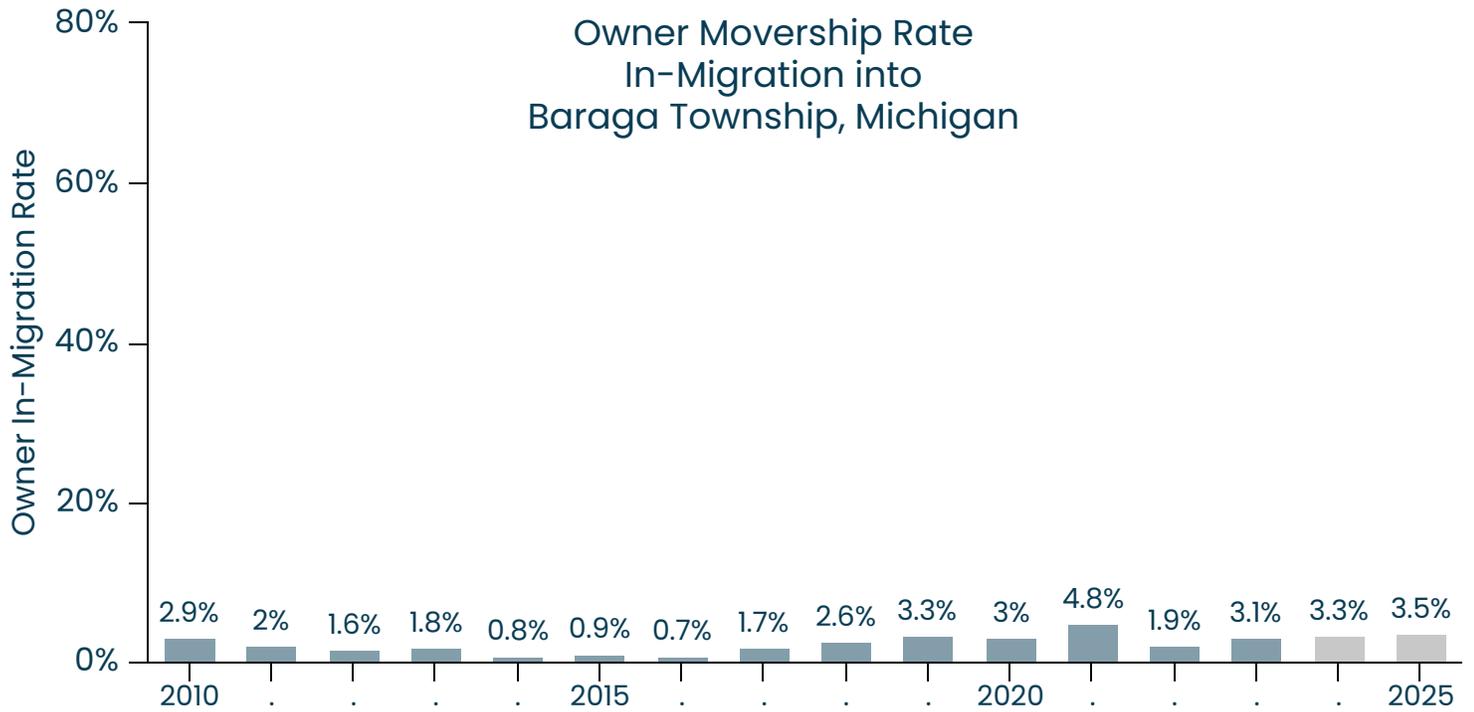


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Owner Movership | Baraga Township

The movership rate is the share of owner households that moves each year.

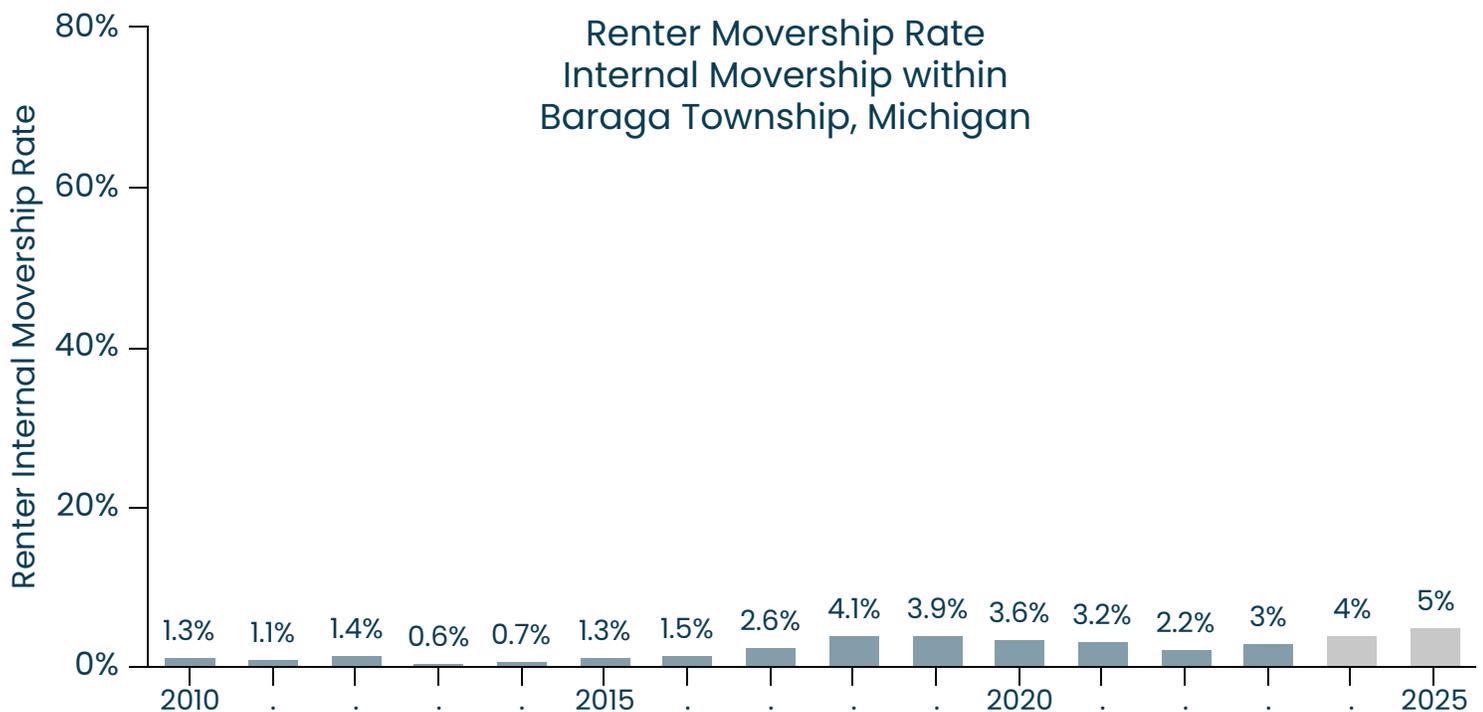
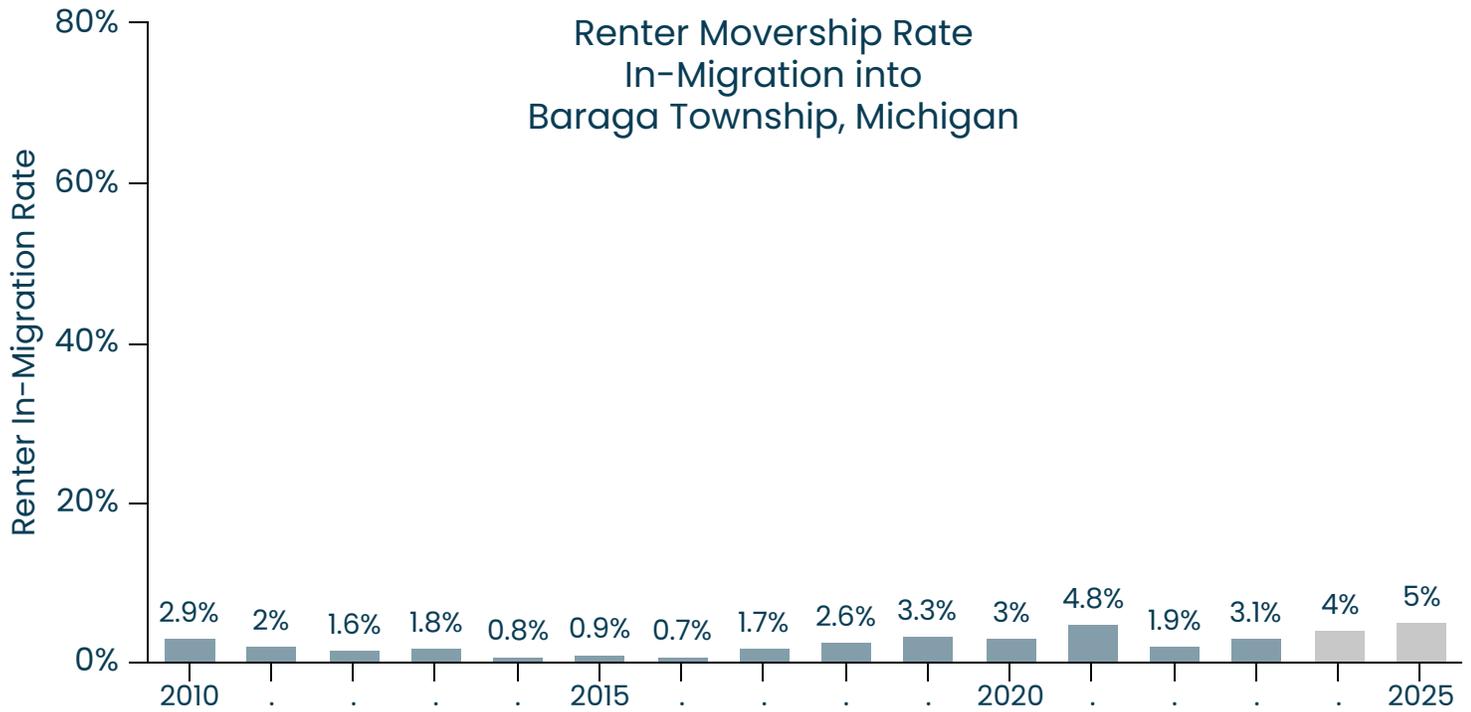


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Renter Movership | Baraga Township

The movership rate is the share of renter households that moves each year.



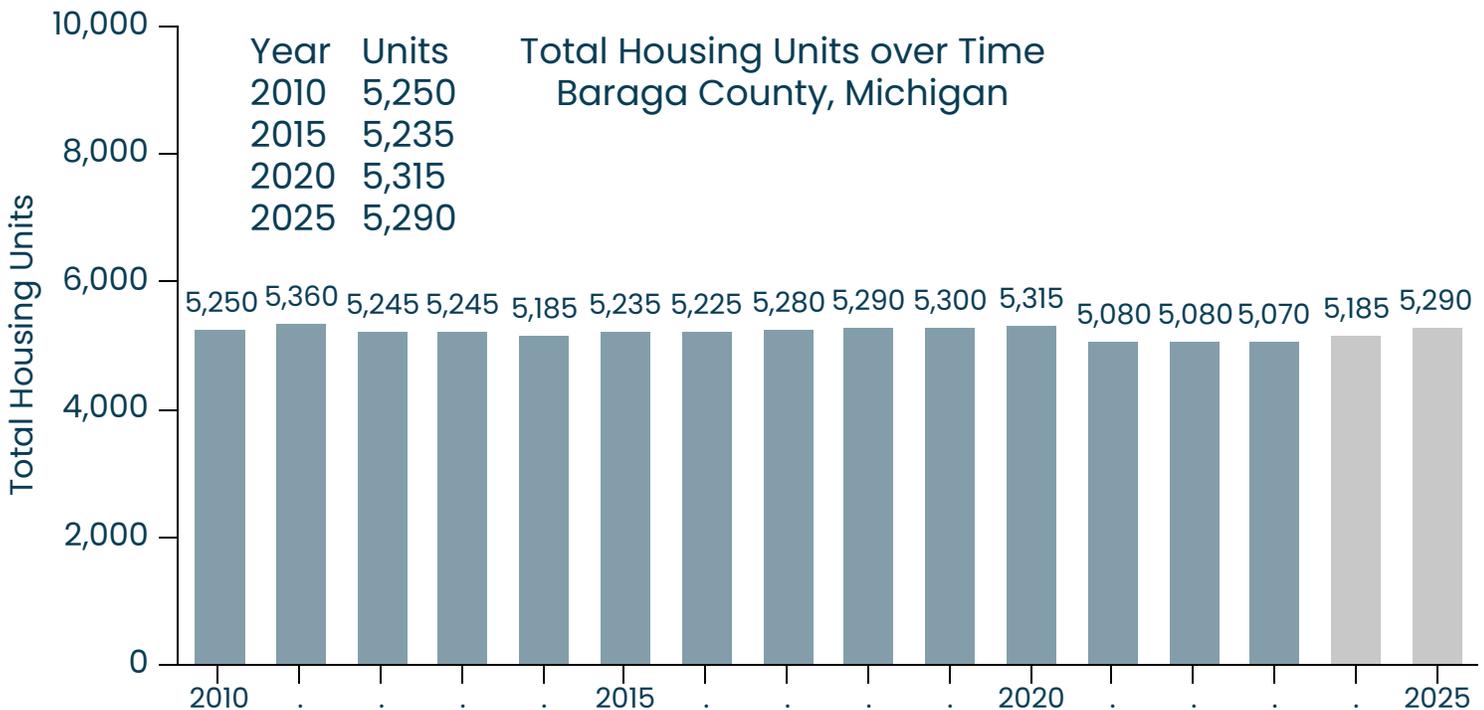
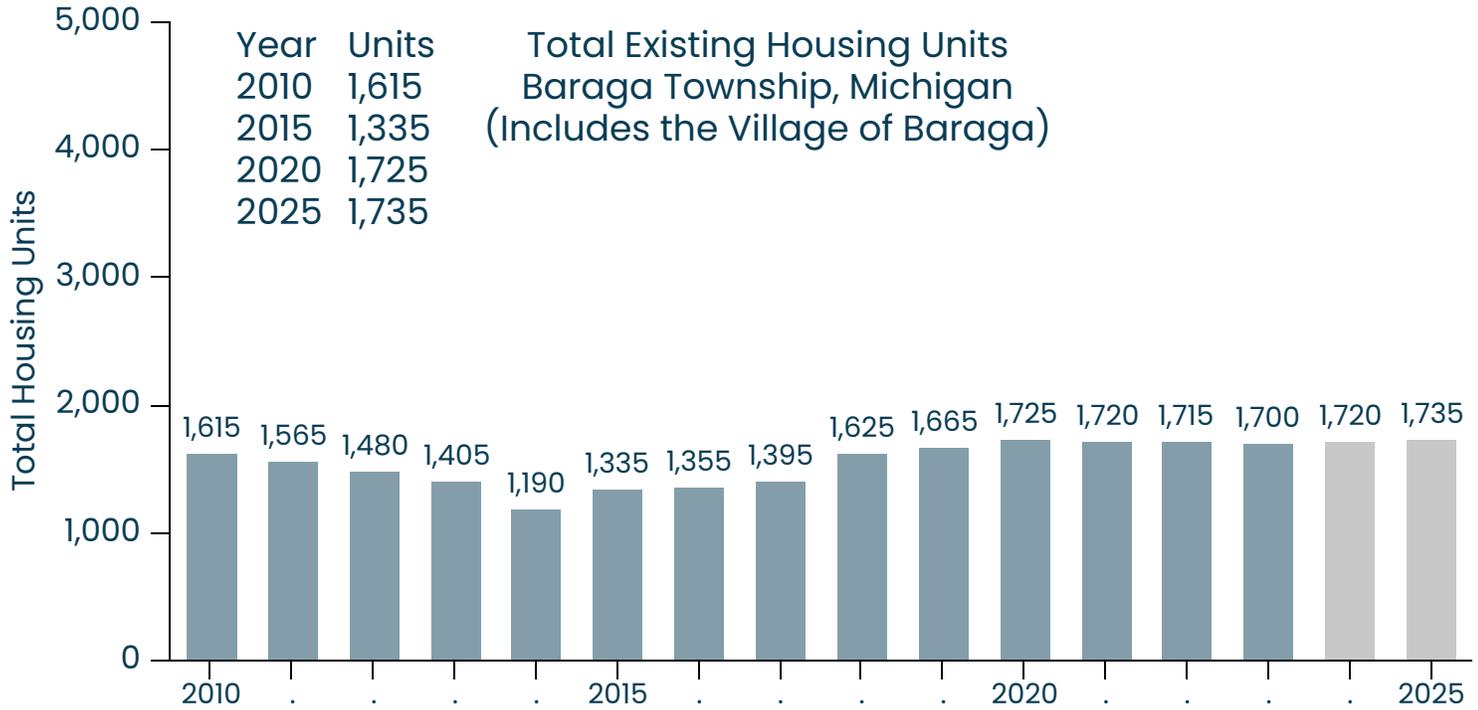
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Section 4-C

Existing Housing Units | Baraga Township

Existing housing units (occupied and vacant) are indicative of total market supply.

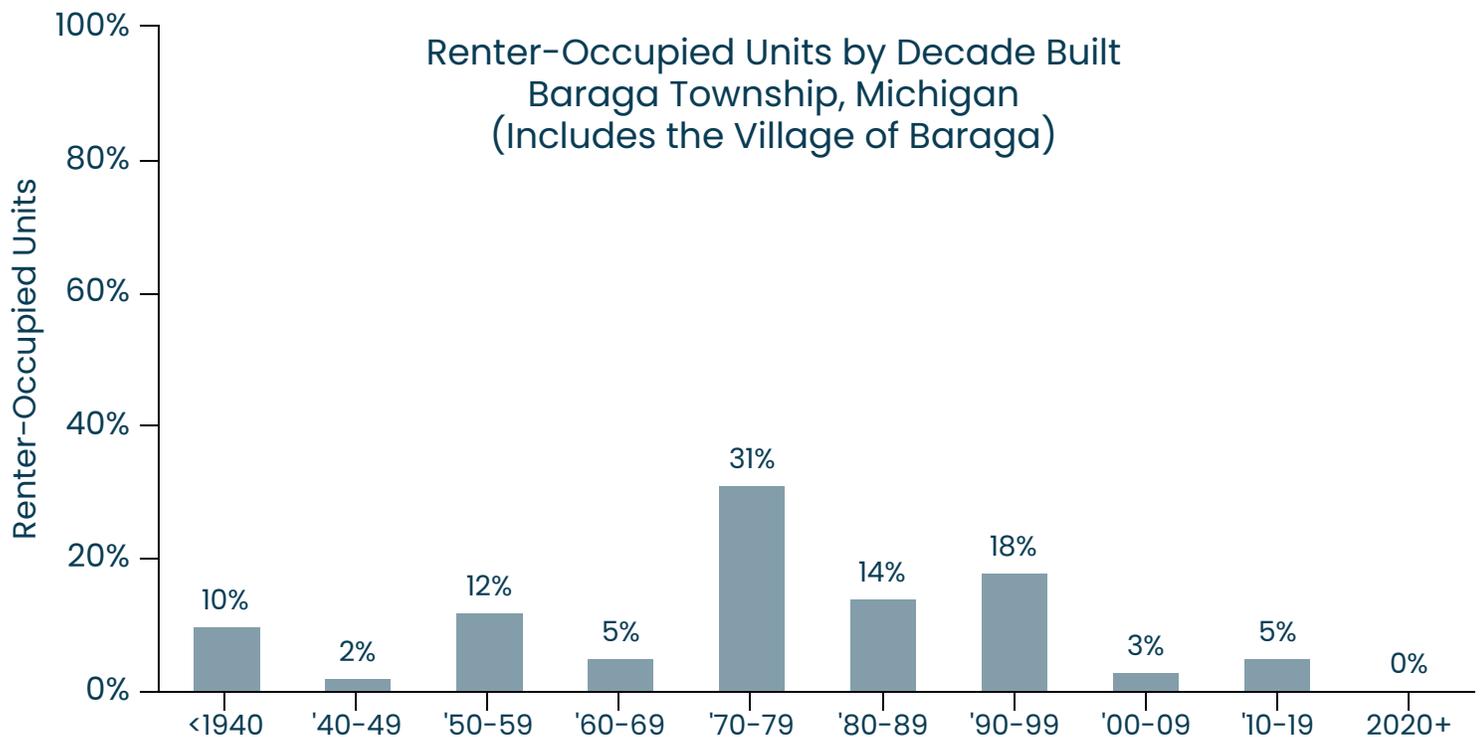
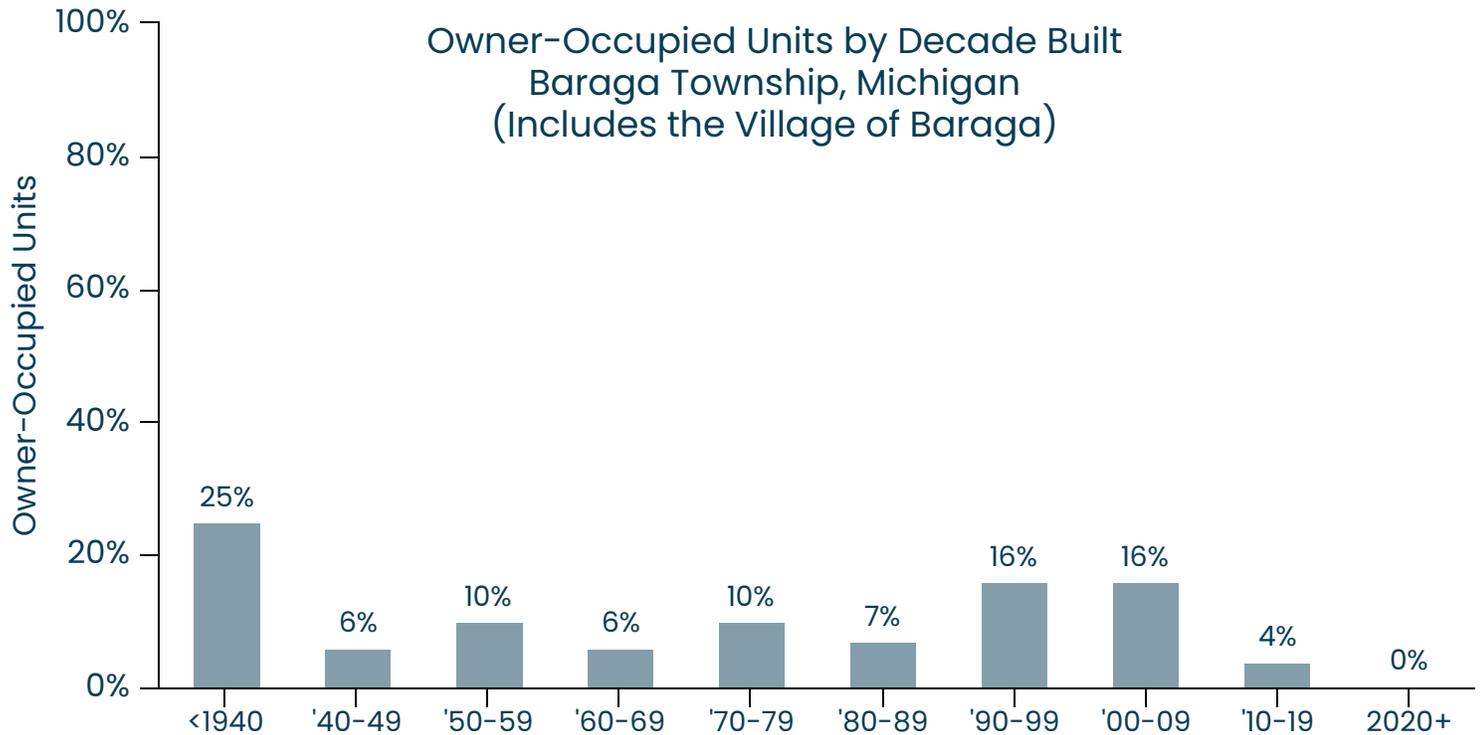


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Units by Decade Built | Baraga Twp

The number of existing units by decade built and by tenure (owner and renter).

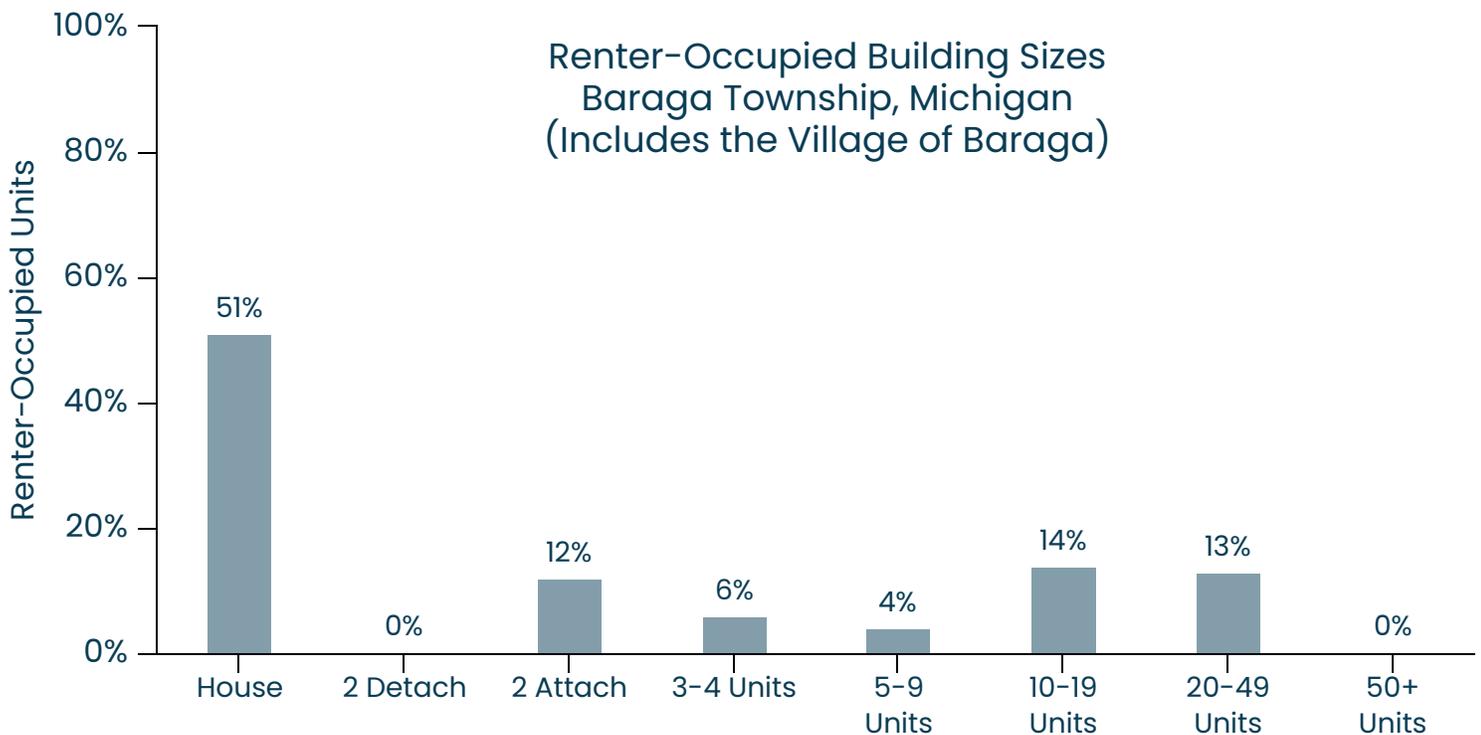
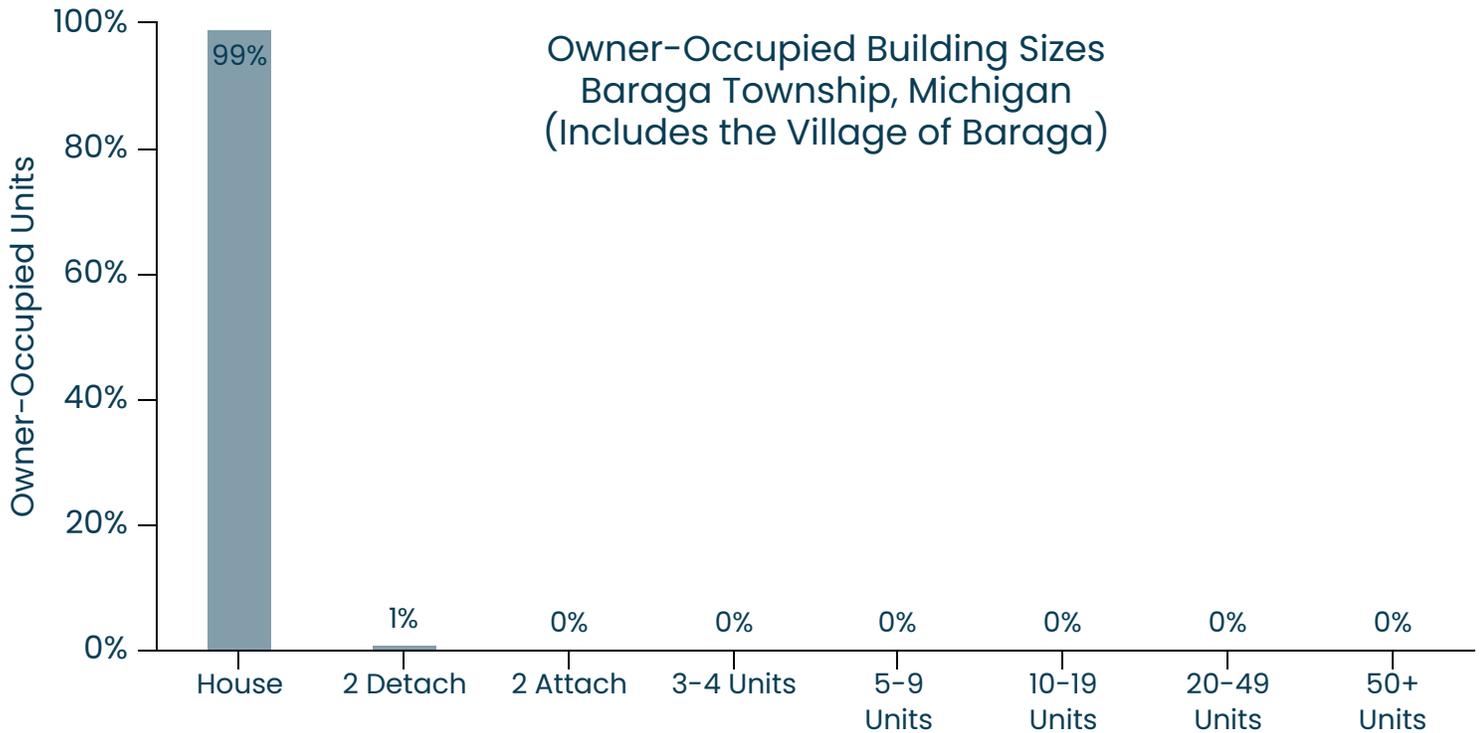


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.



Units by Building Size | Baraga Township

The share of existing units by building size and split by tenure (owner and renter).

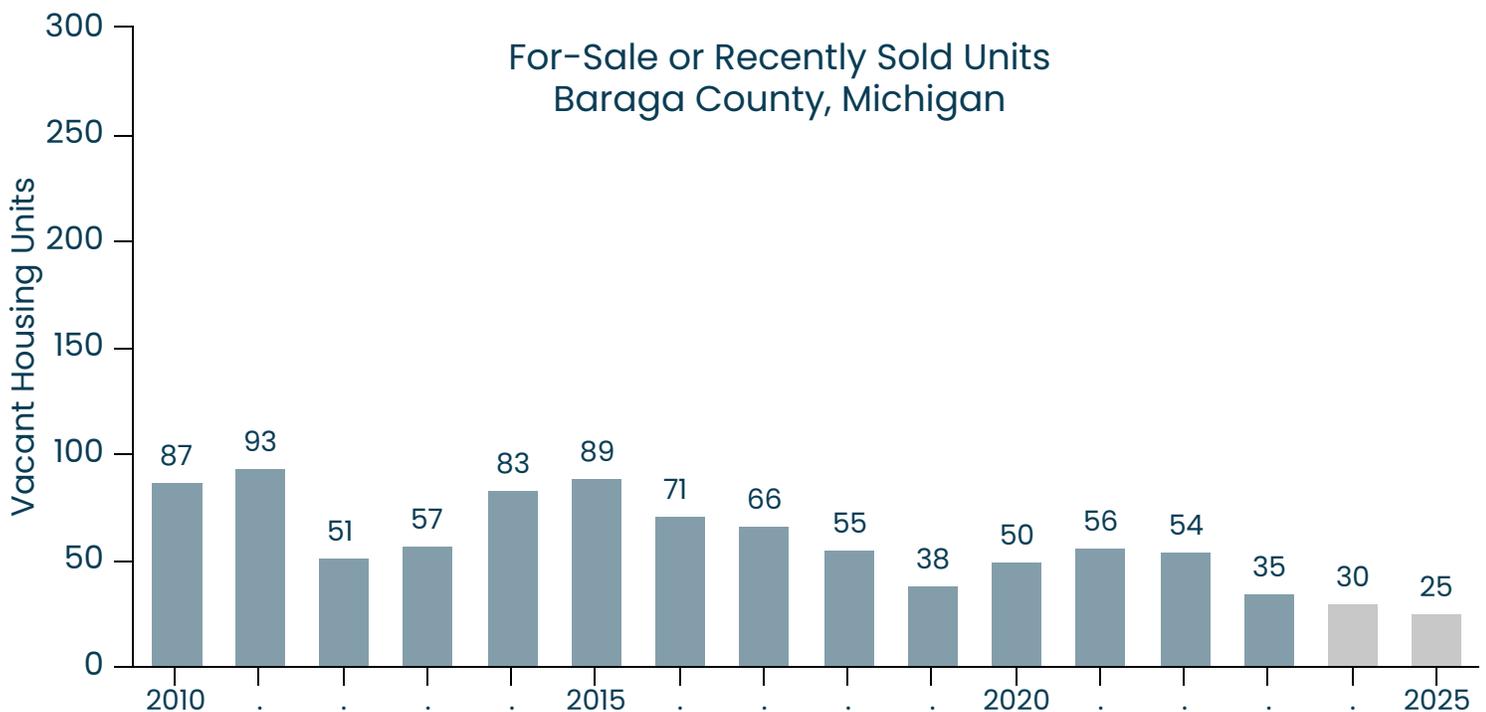
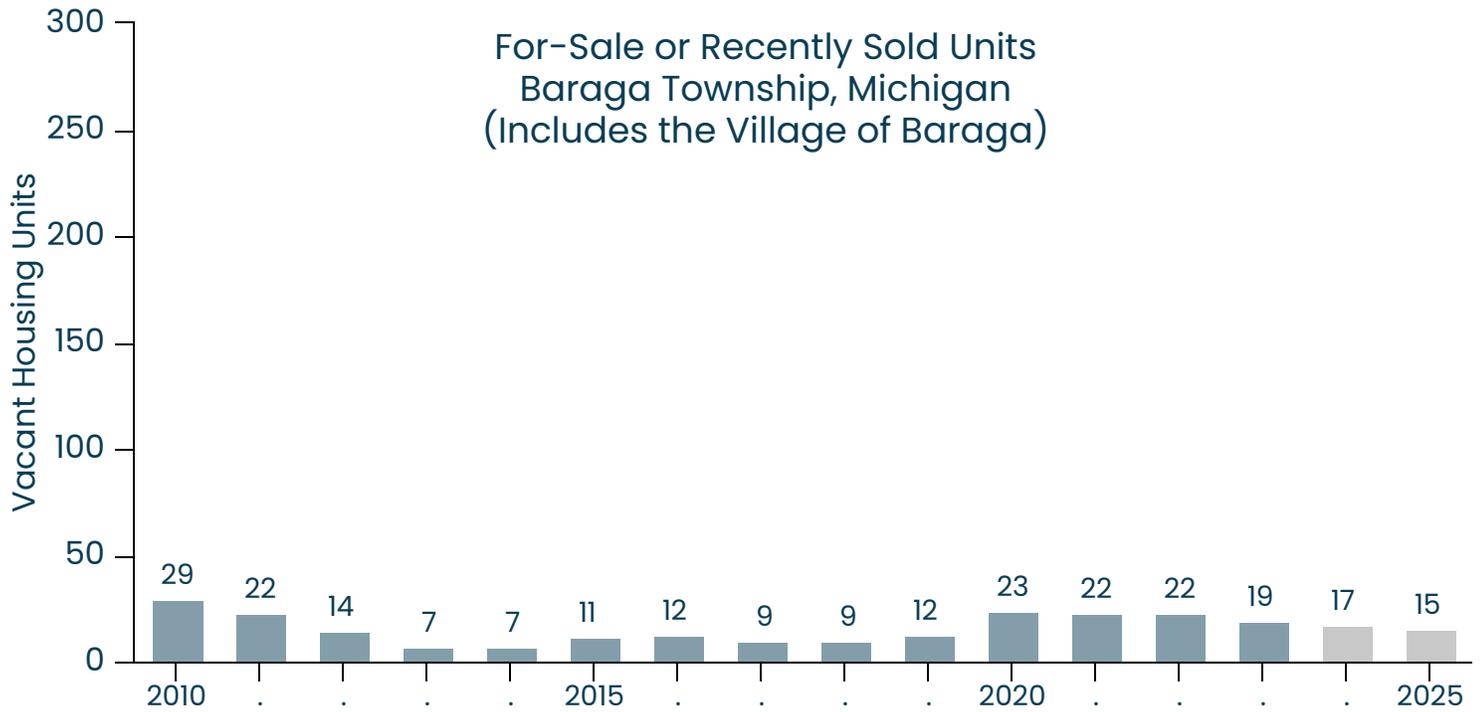


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2023. Analysis, forecasts, and exhibit prepared by LandUseUSA Urban Strategies; 2025.



For-Sale Vacancies | Baraga Township

Includes units that either are for sale, or recently sold and waiting to be occupied.

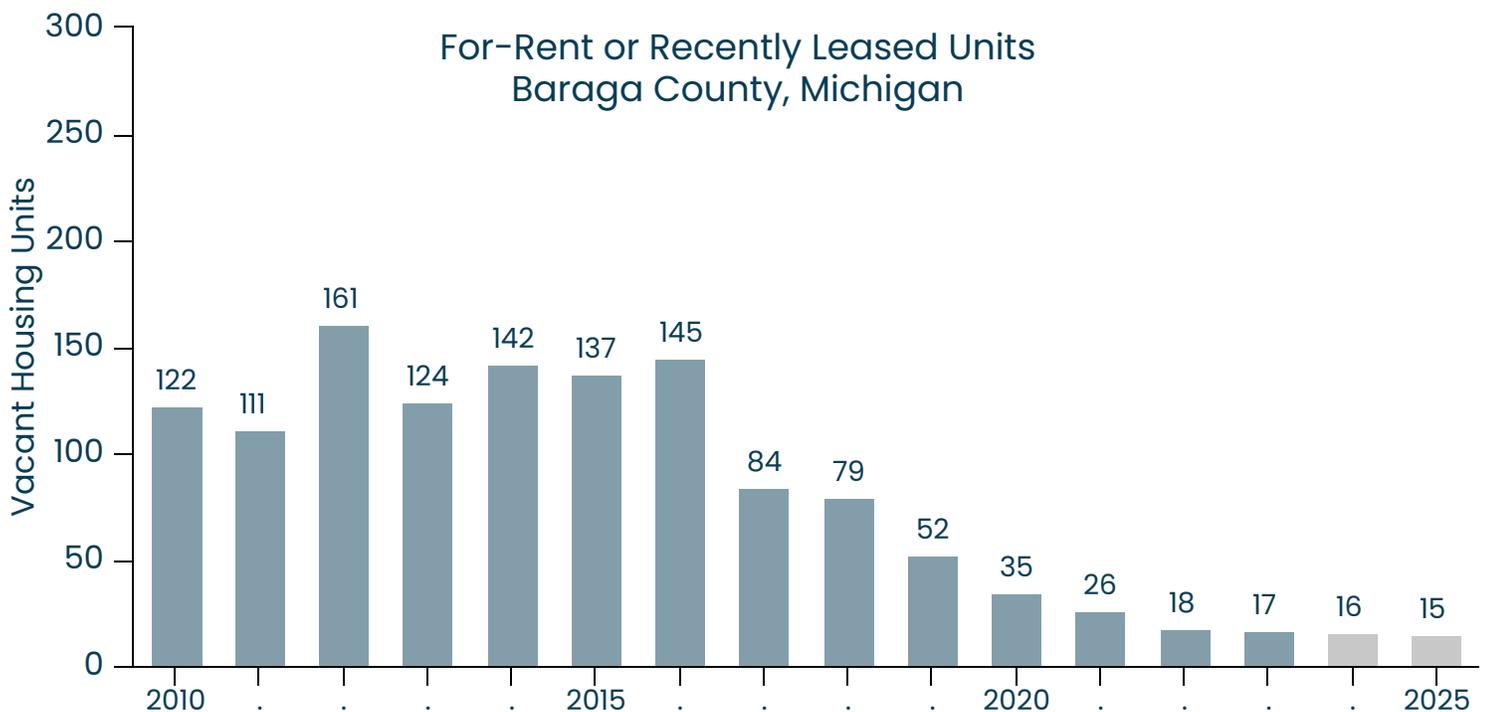
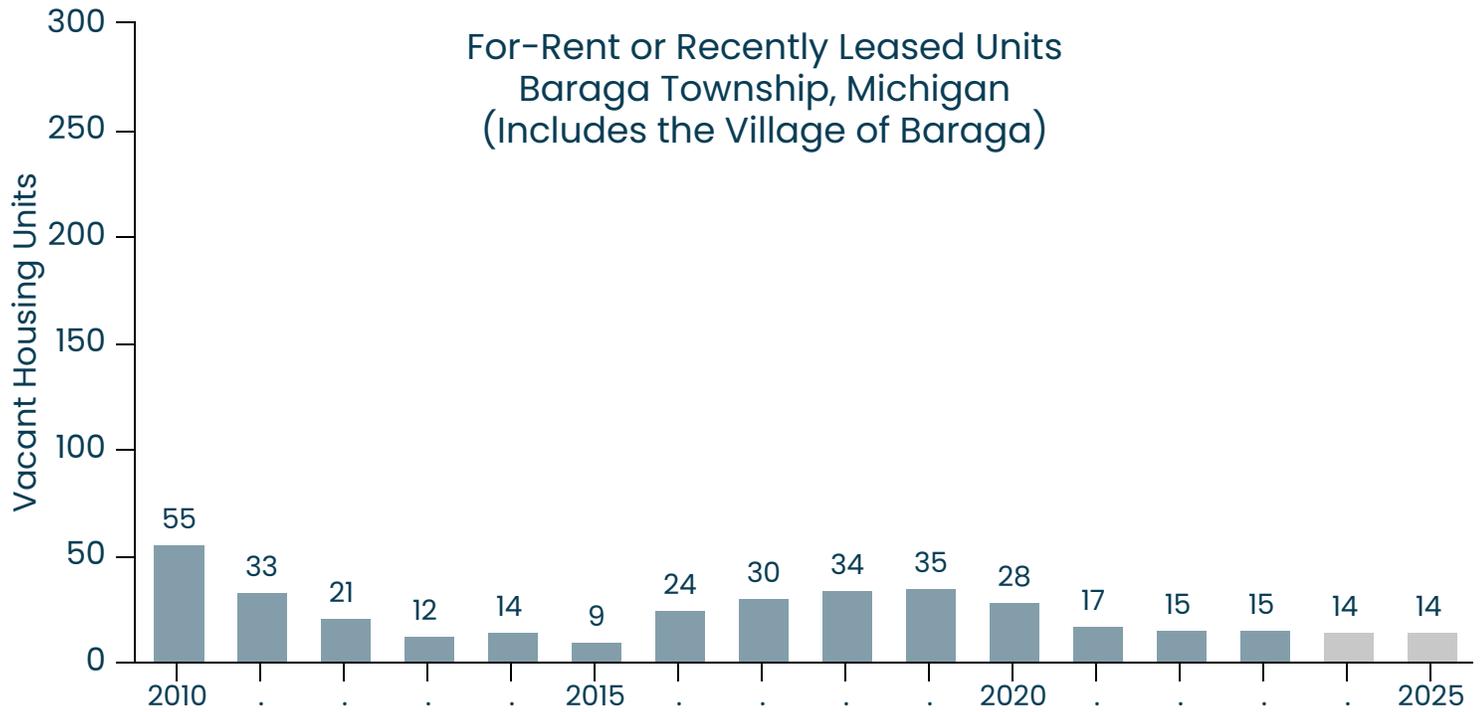


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



For-Lease Vacancies | Baraga Township

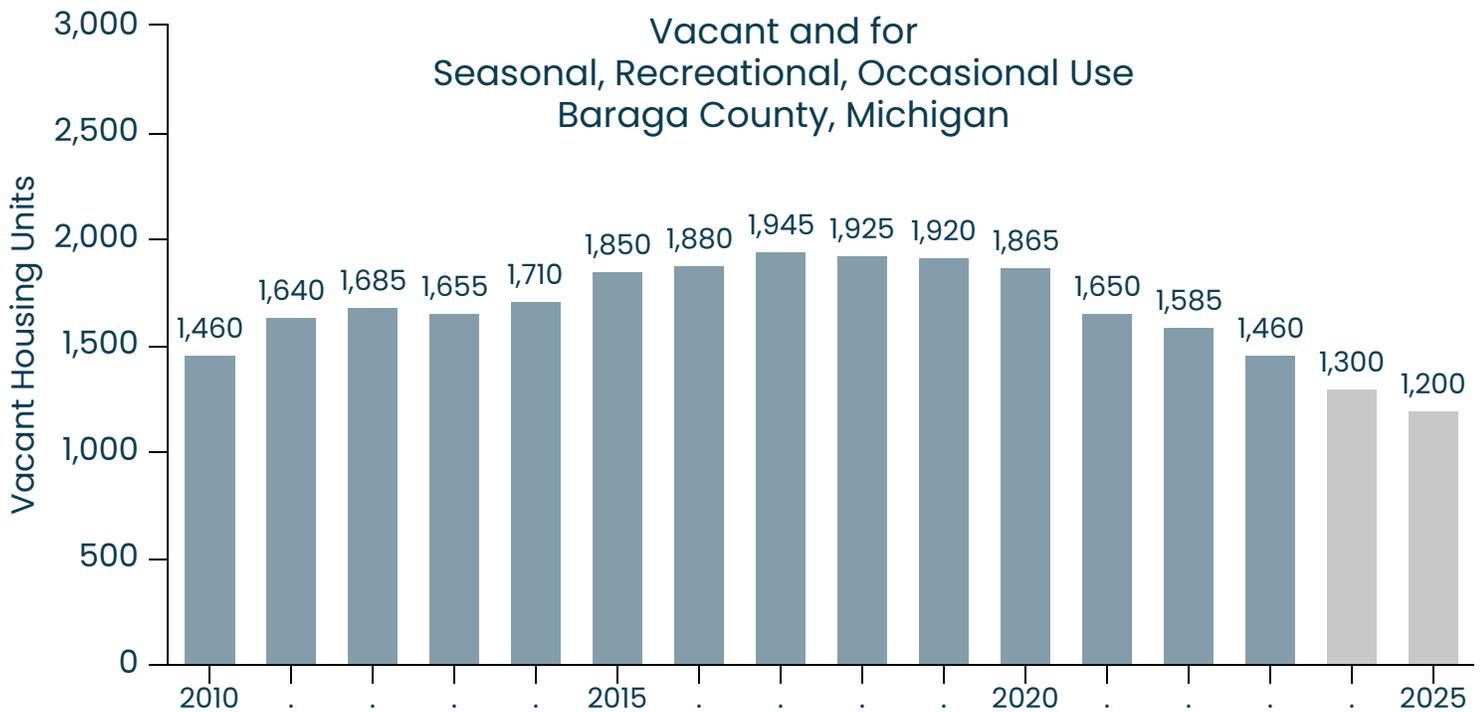
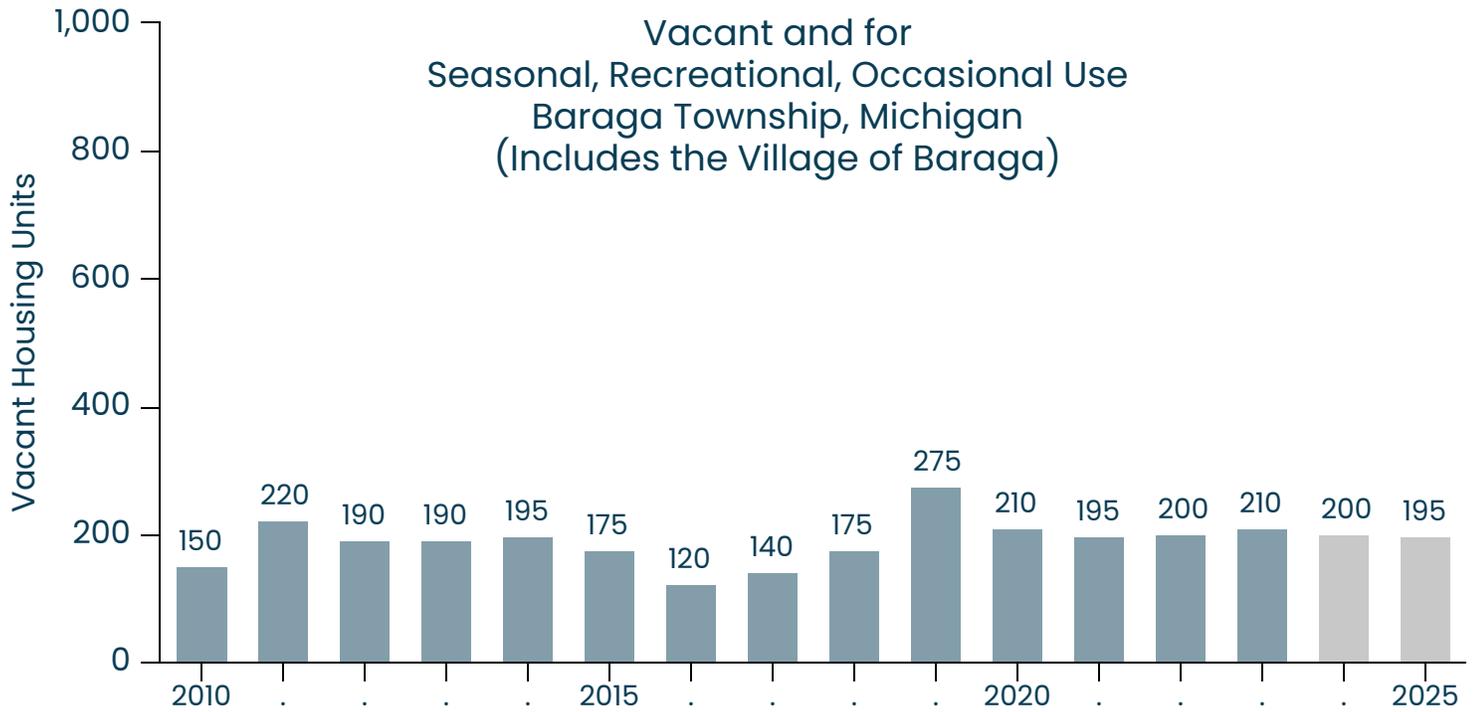
Includes units that either are for rent, or recently leased and waiting to be occupied.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.

Seasonal Vacancies | Baraga Township

Vacant units reported as being for seasonal, recreational, or occasional use.

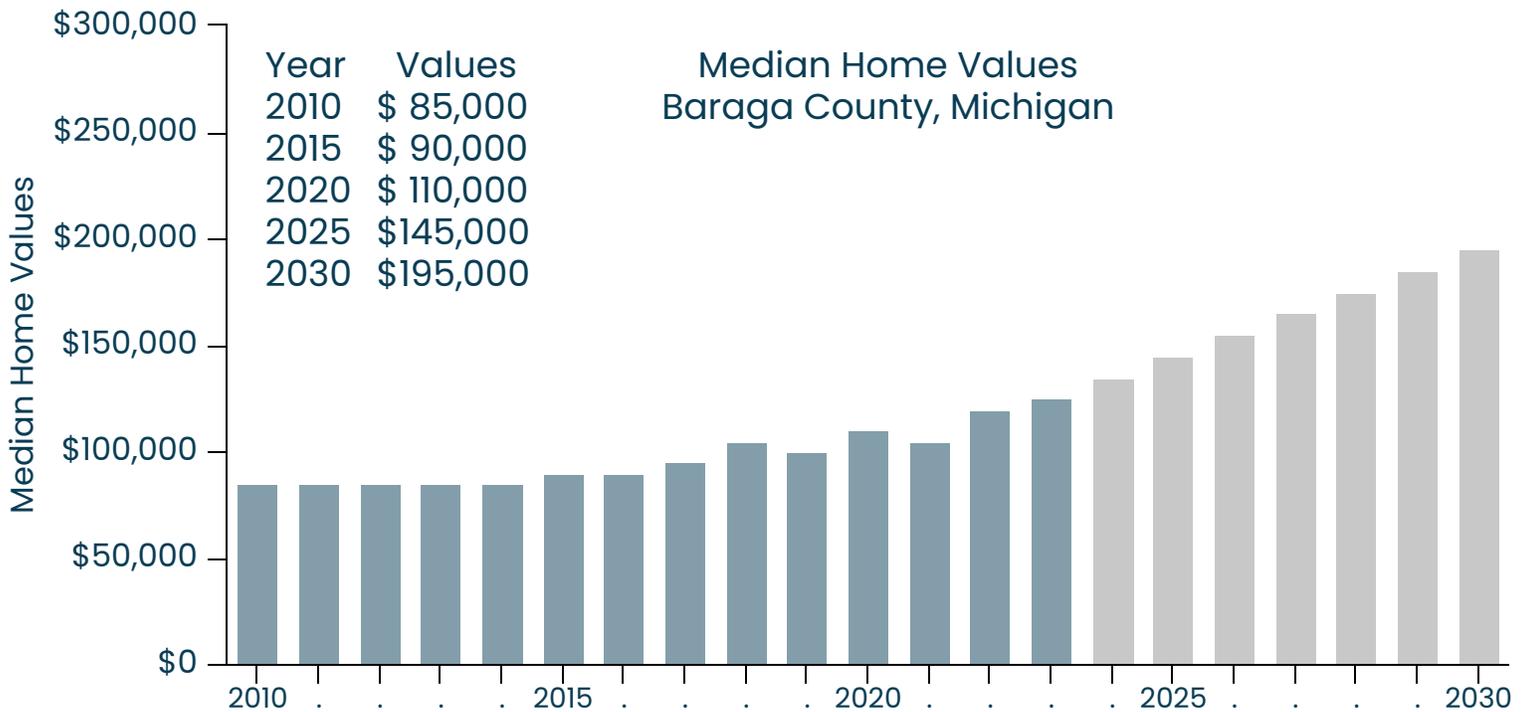
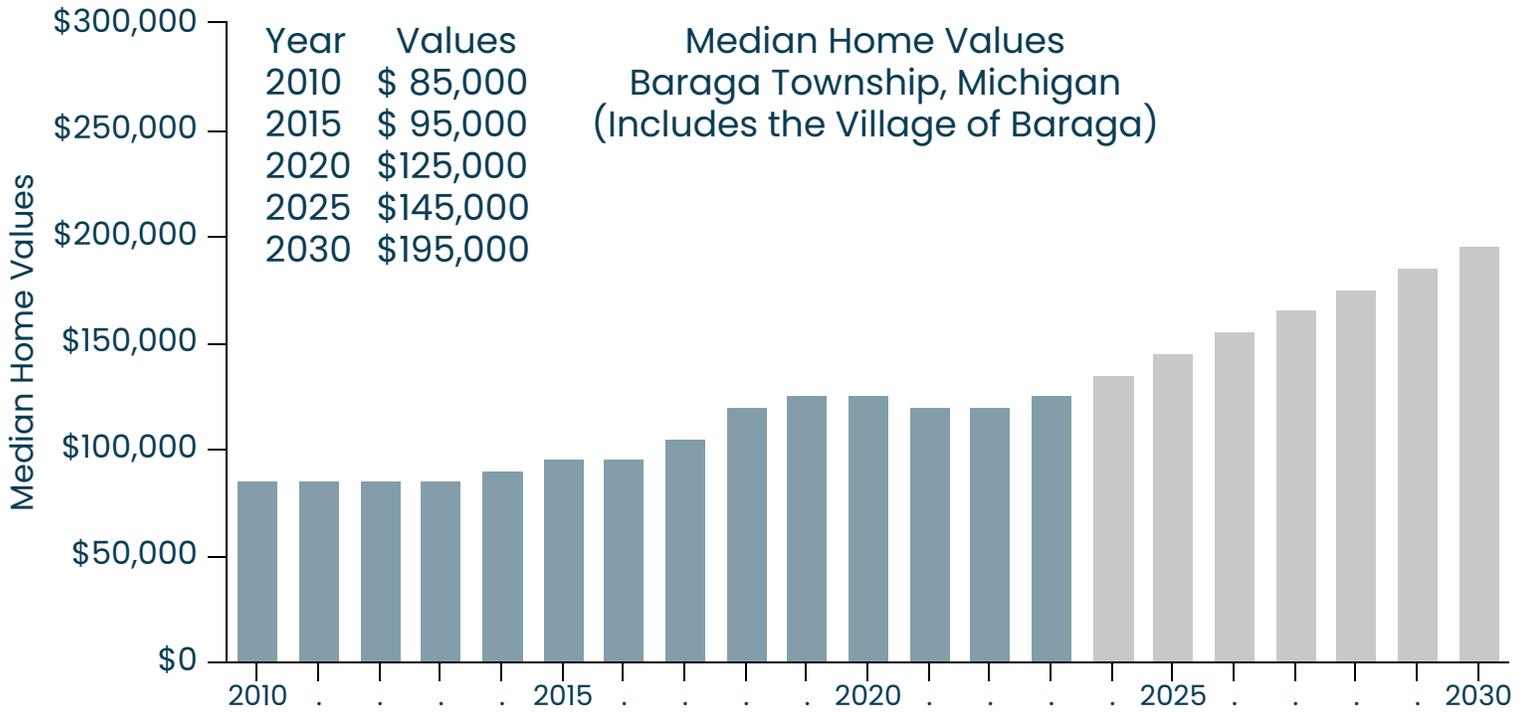


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Median Home Values | Baraga Township

Median home values help gauge the quality and affordability of existing supply.

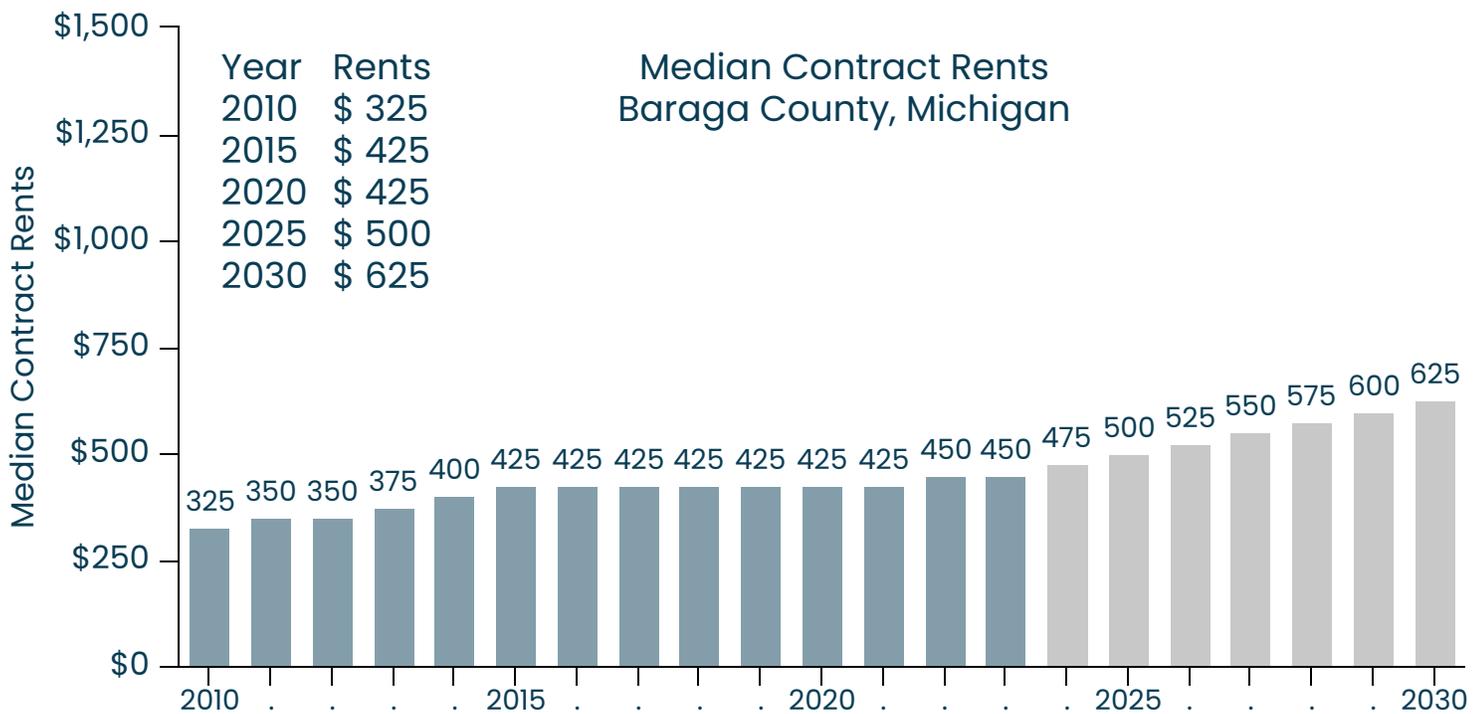
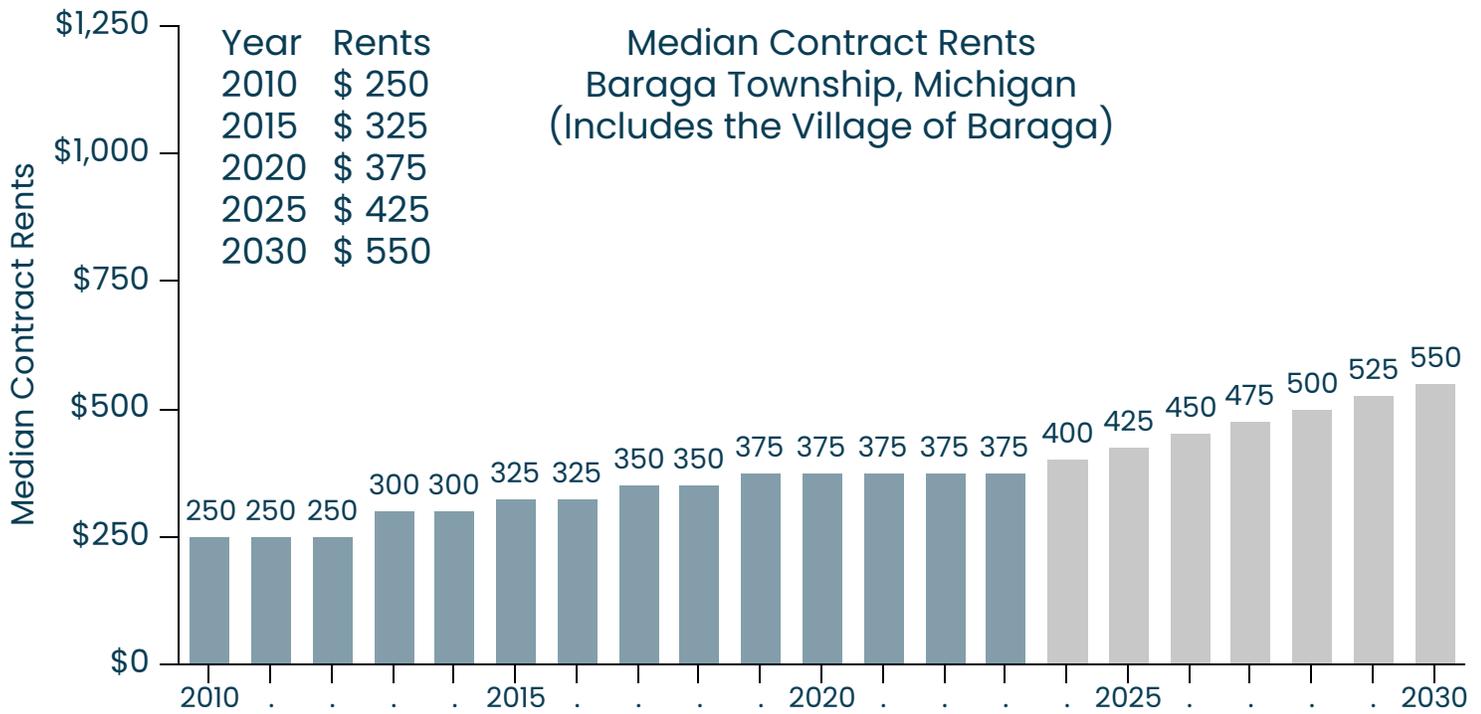


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Median Contract Rents | Baraga Township

Contract (cash or net) rents can help gauge the quality & affordability of supply.



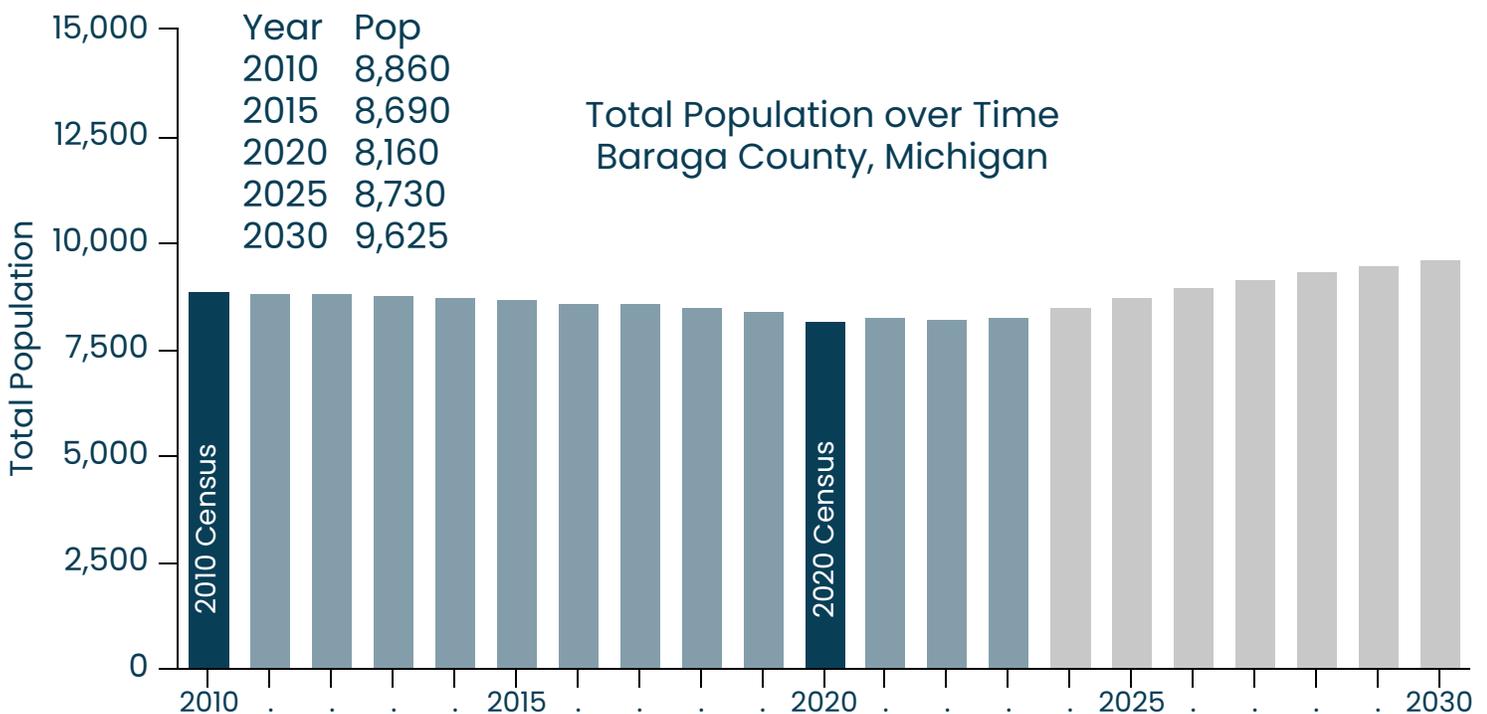
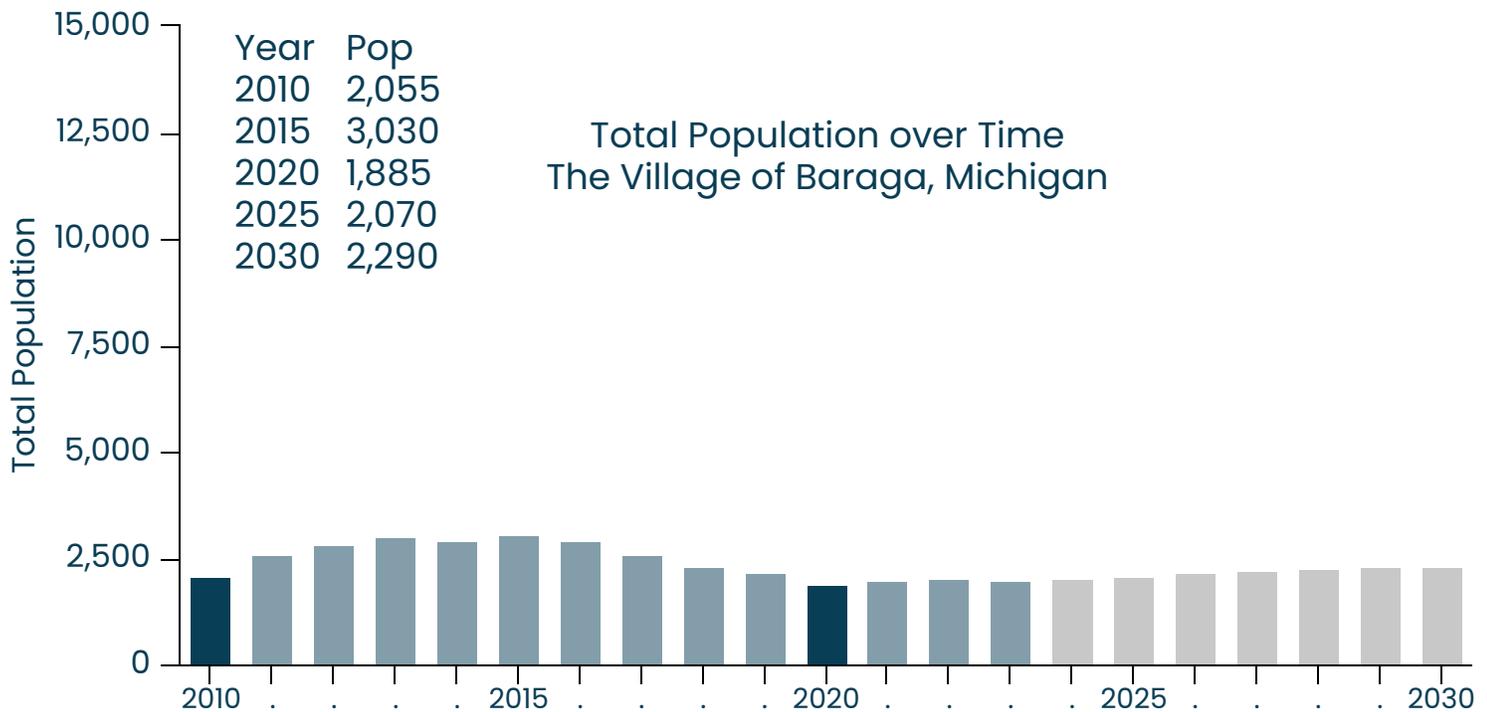
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Section 4-D

Population Growth | Baraga Village

Used to gauge economic stability since the 2010 and 2020 Census. Also used as a link between the decennial census, households, and household size.

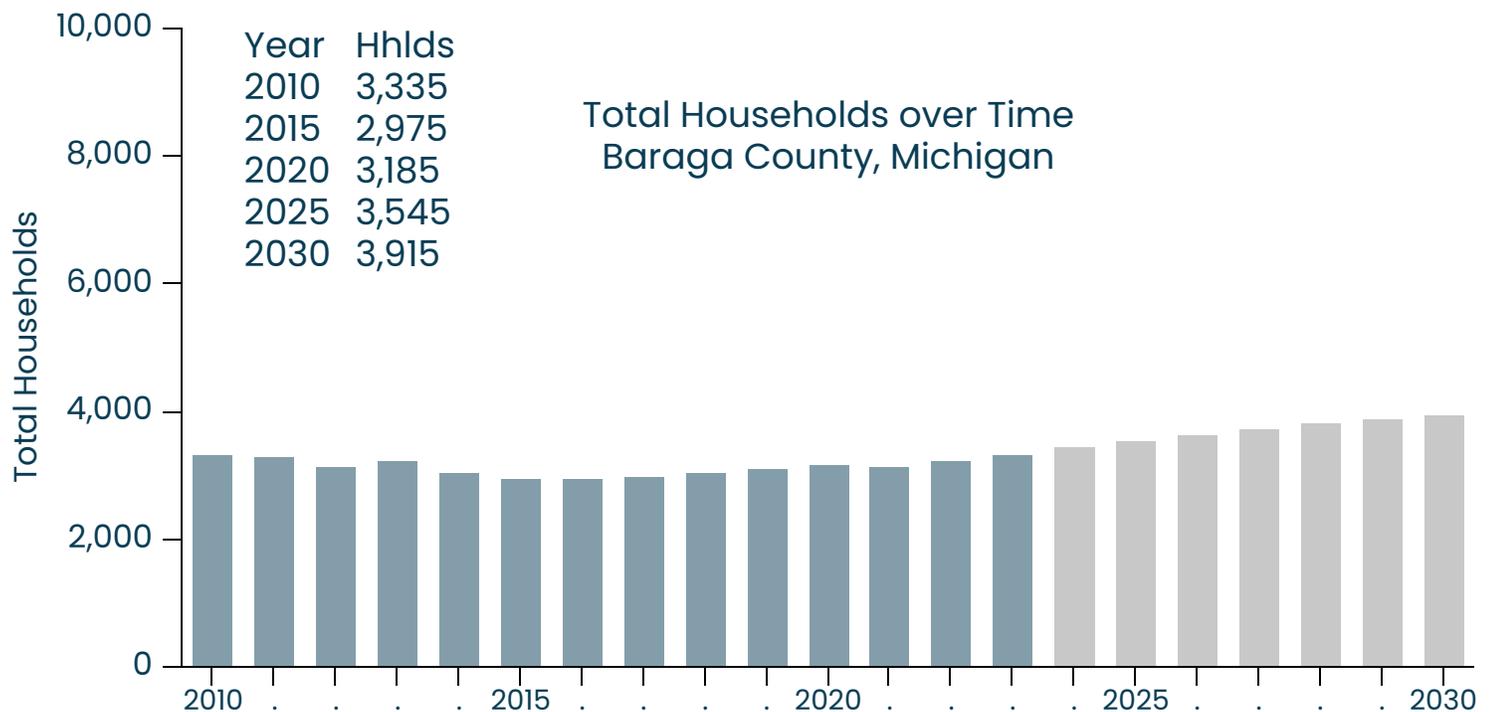
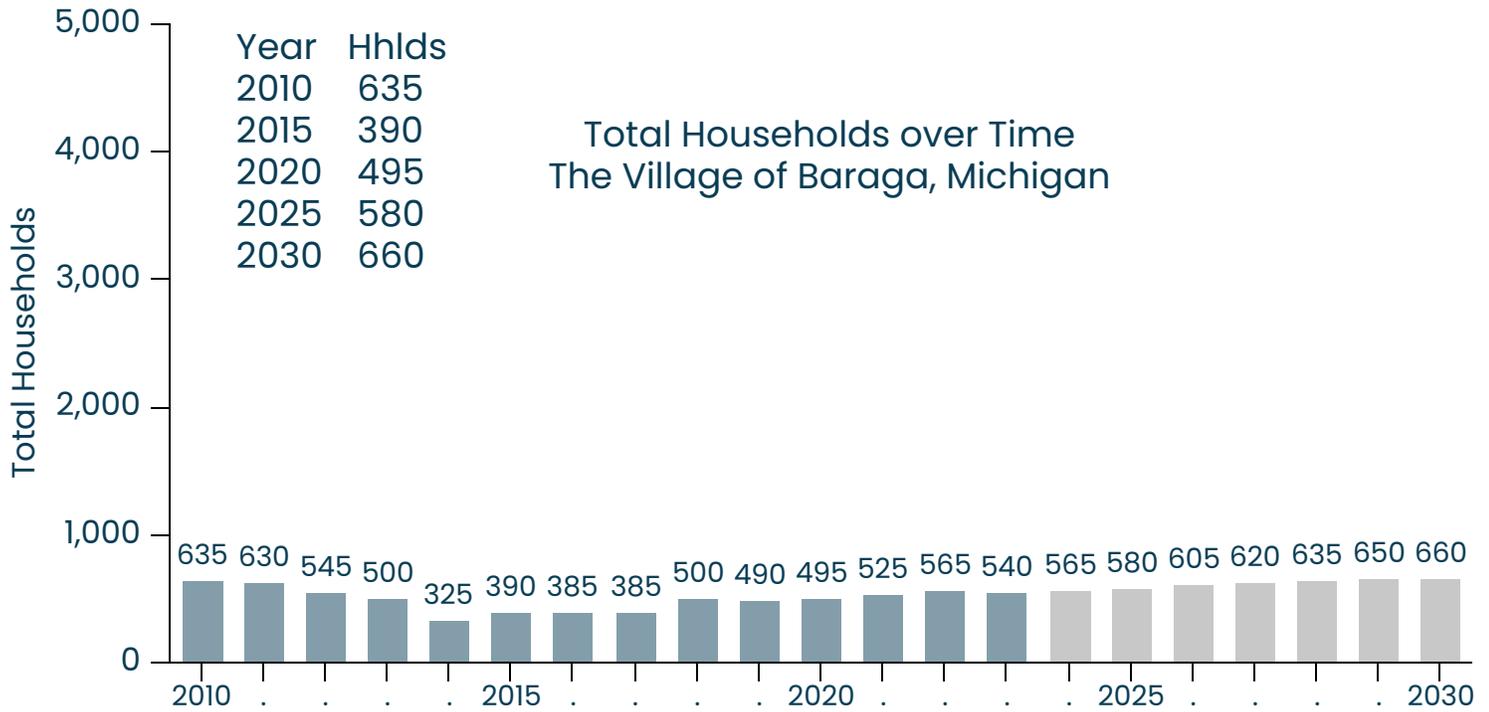


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Household Growth | Baraga Village

Total households are used as a basis when forecasting demand for housing units.

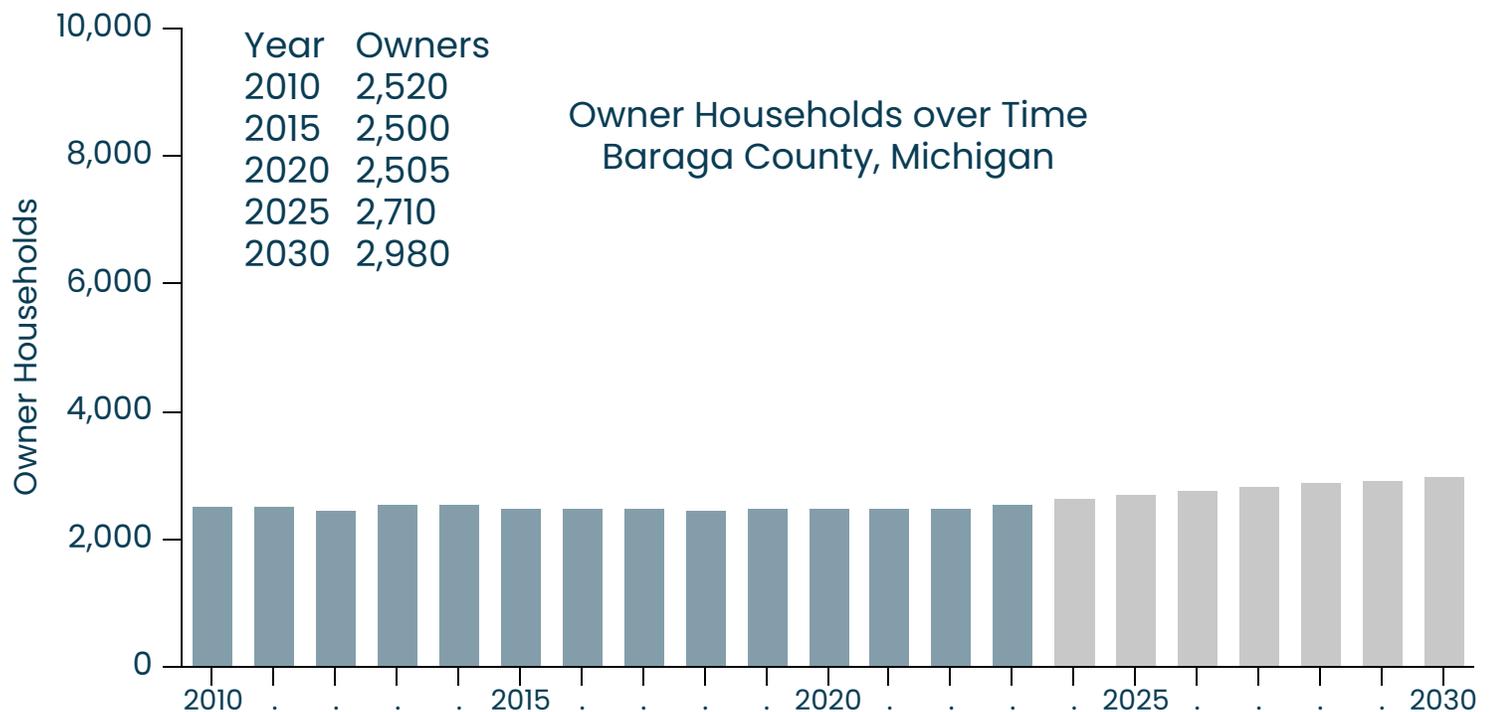
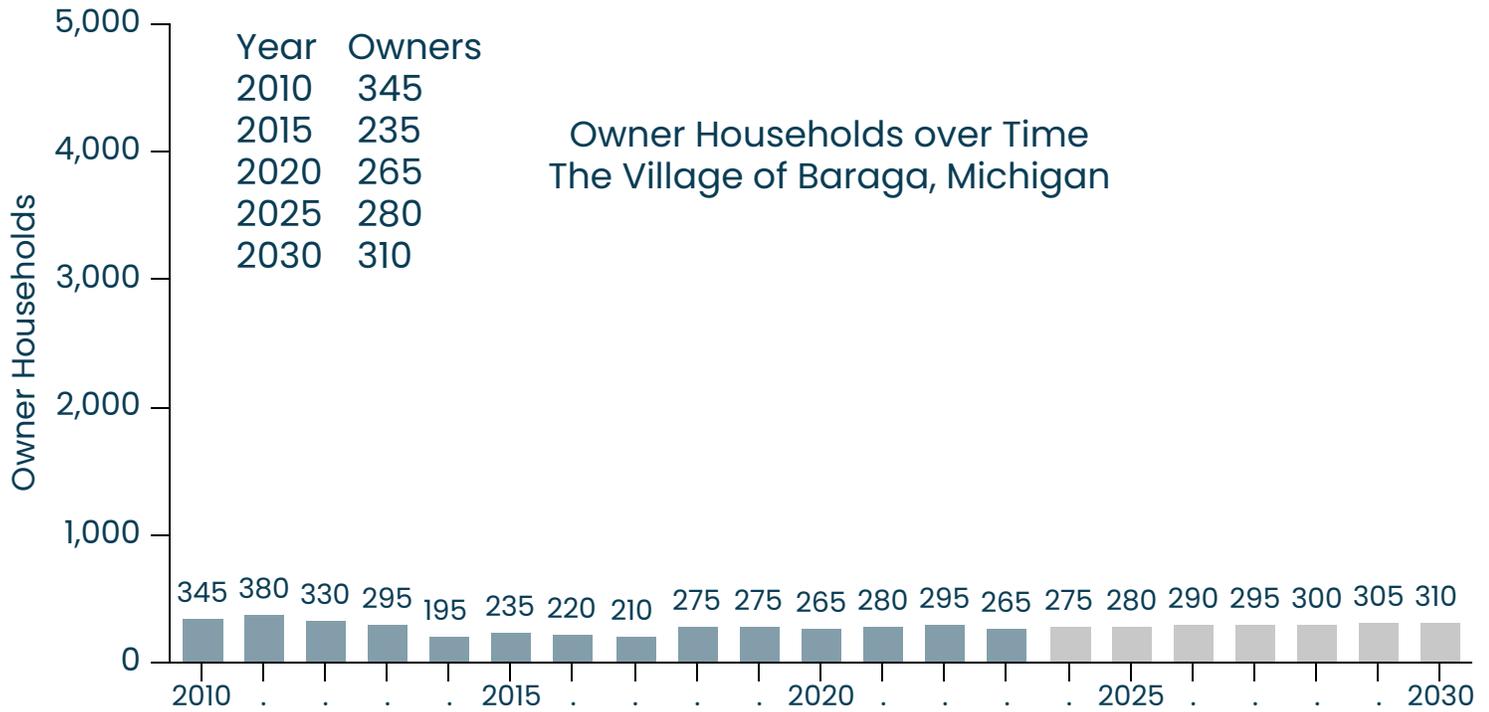


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Owner Households | Baraga Village

Owner households are a basis when forecasting demand among for-sale units.

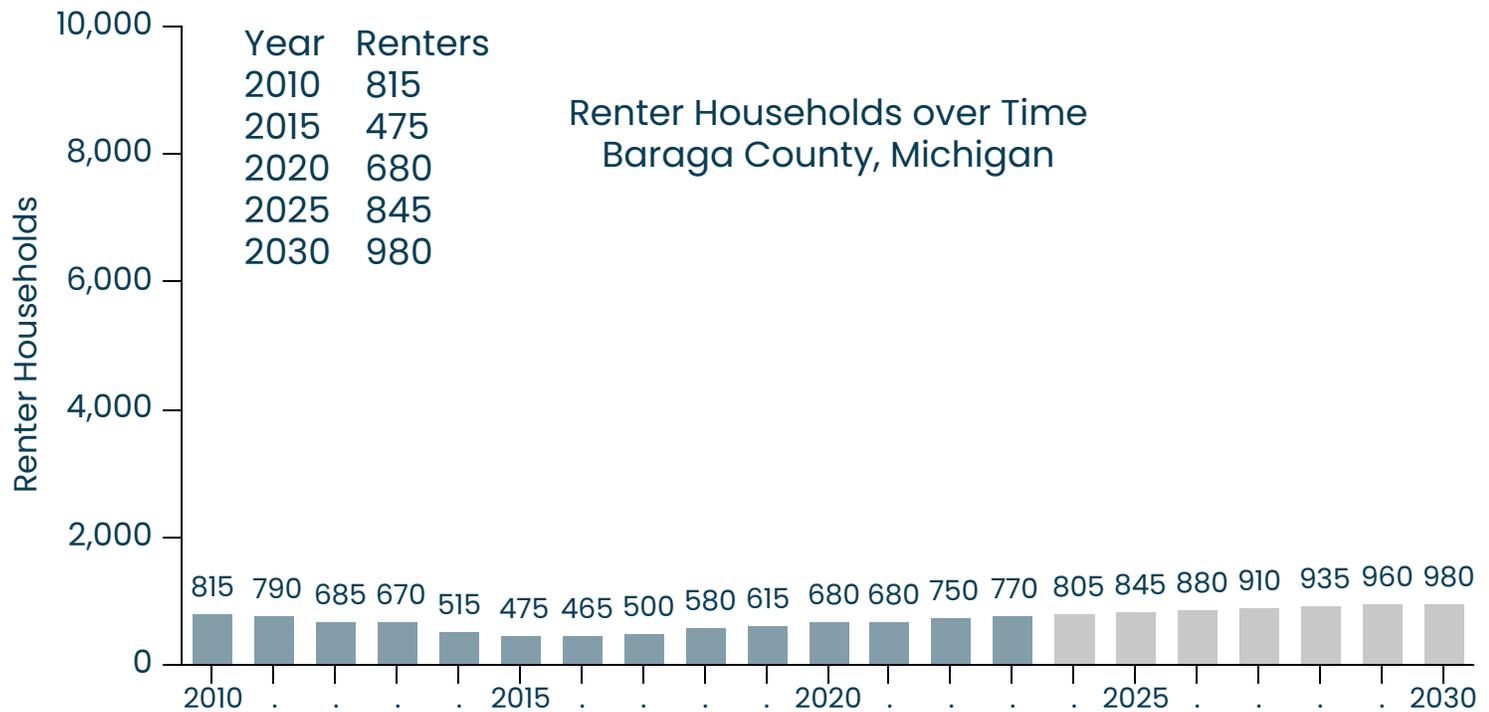
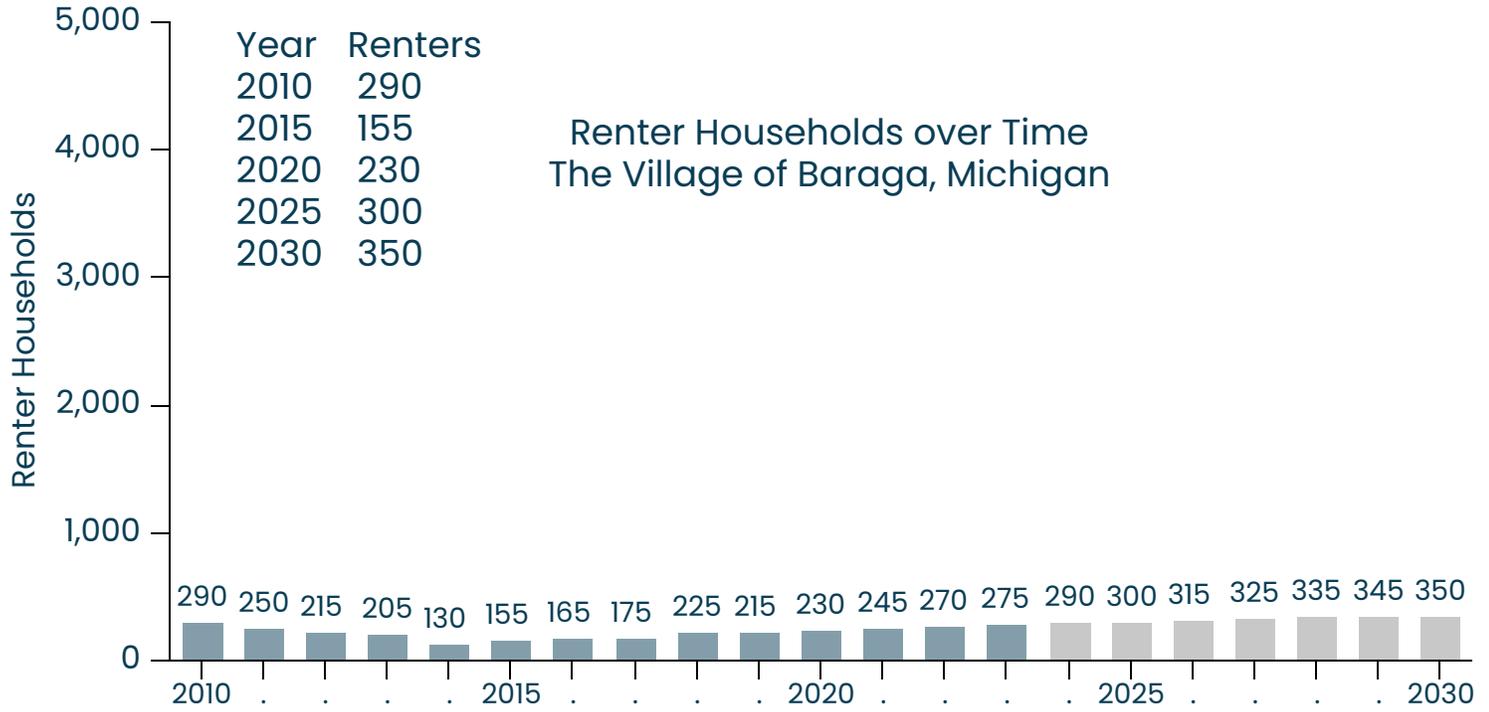


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Renter Households | Baraga Village

Renter households are a basis when forecasting demand among for-lease units.

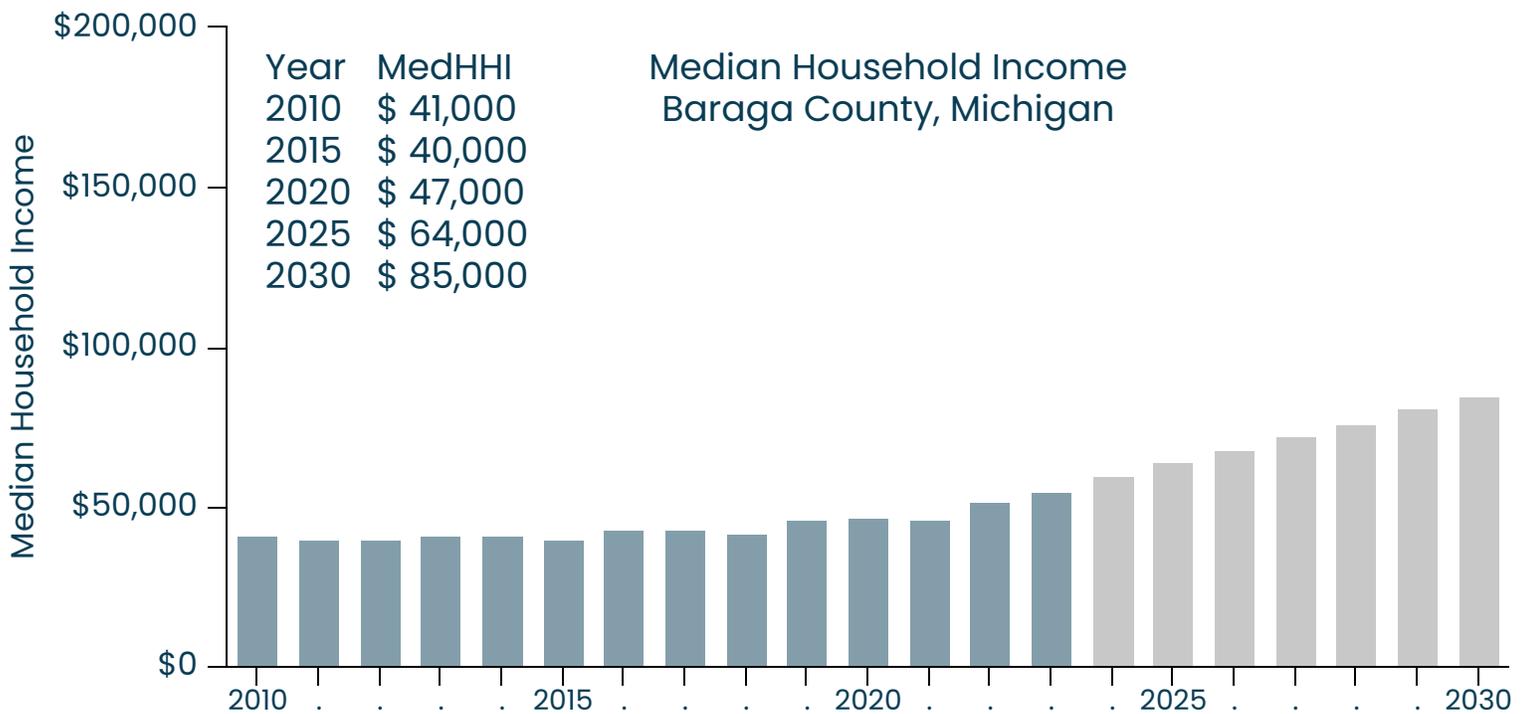
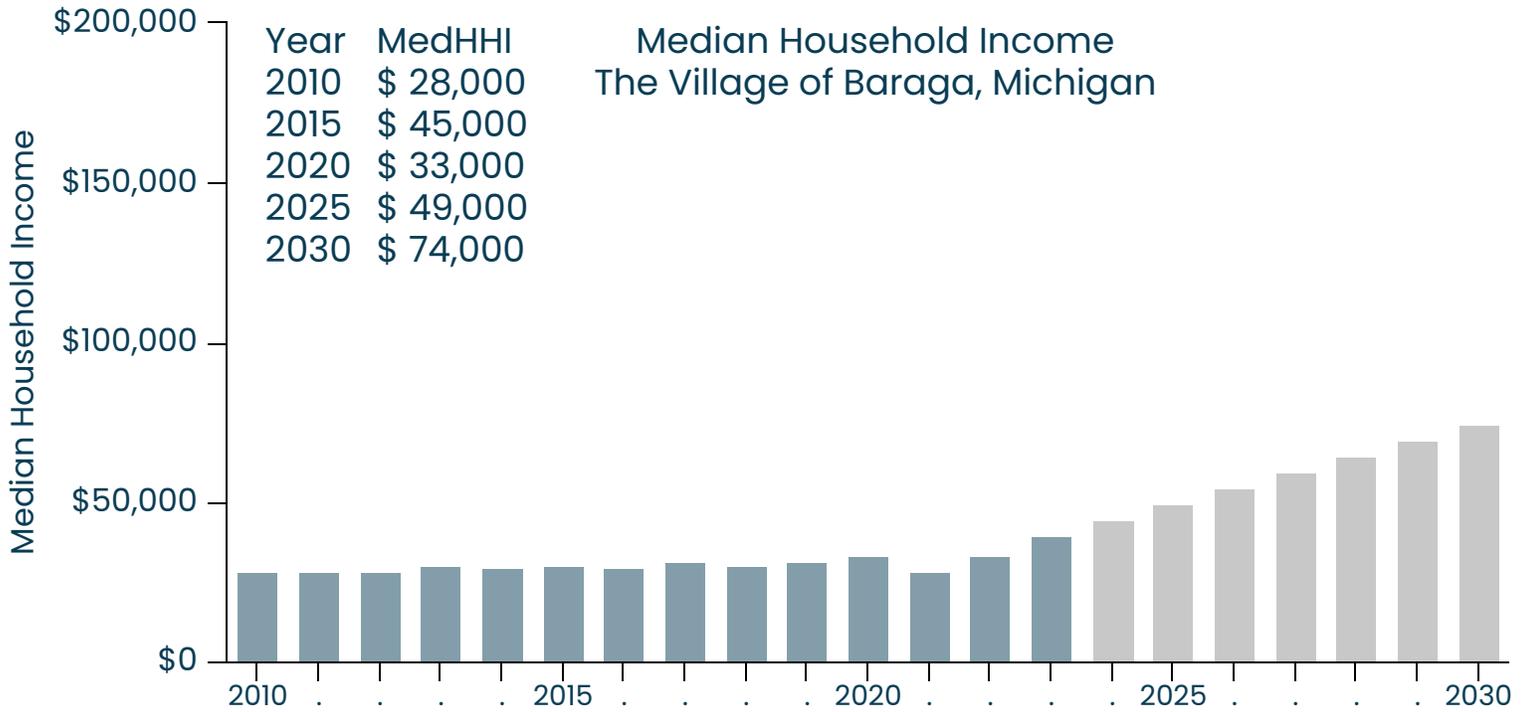


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Median Household Income | Baraga Village

Household income by tenure is used to forecast price tolerances for housing units.

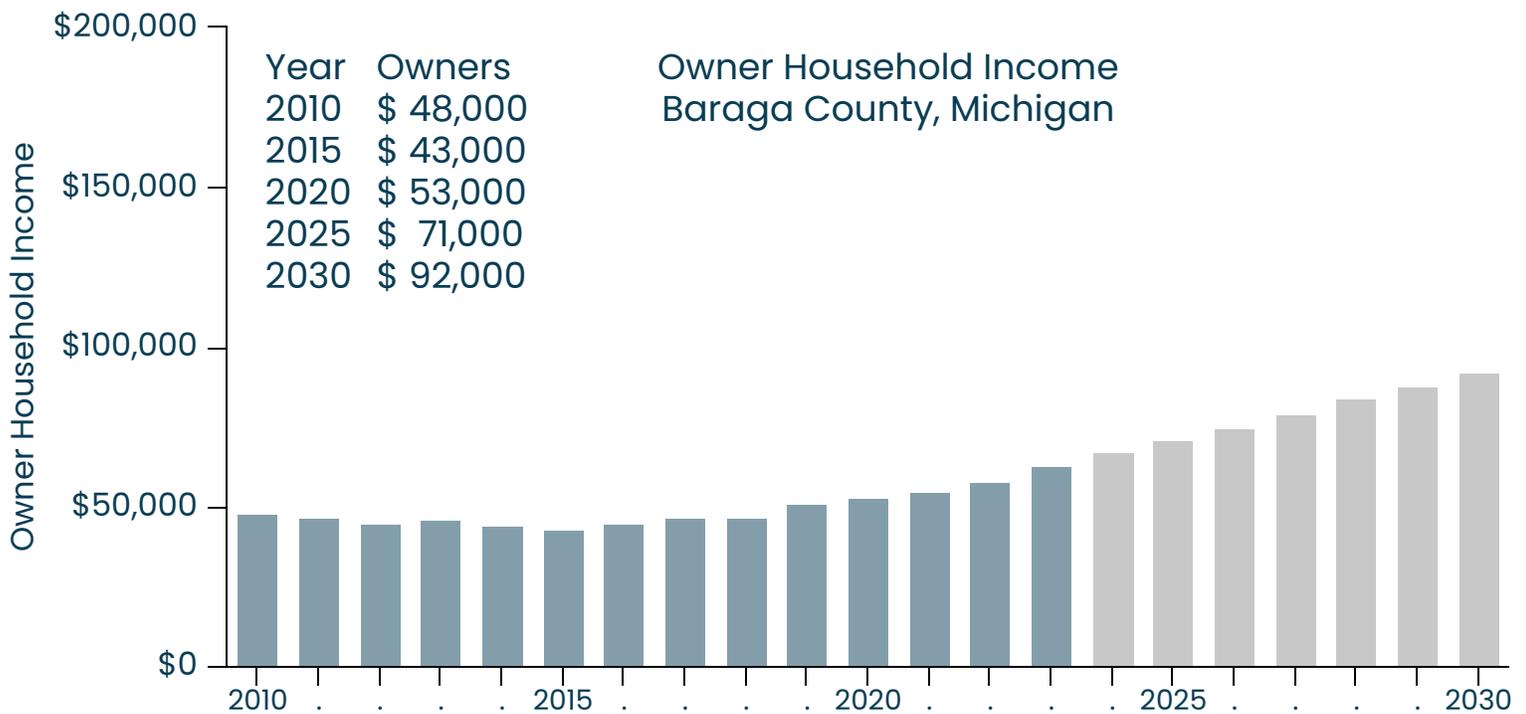
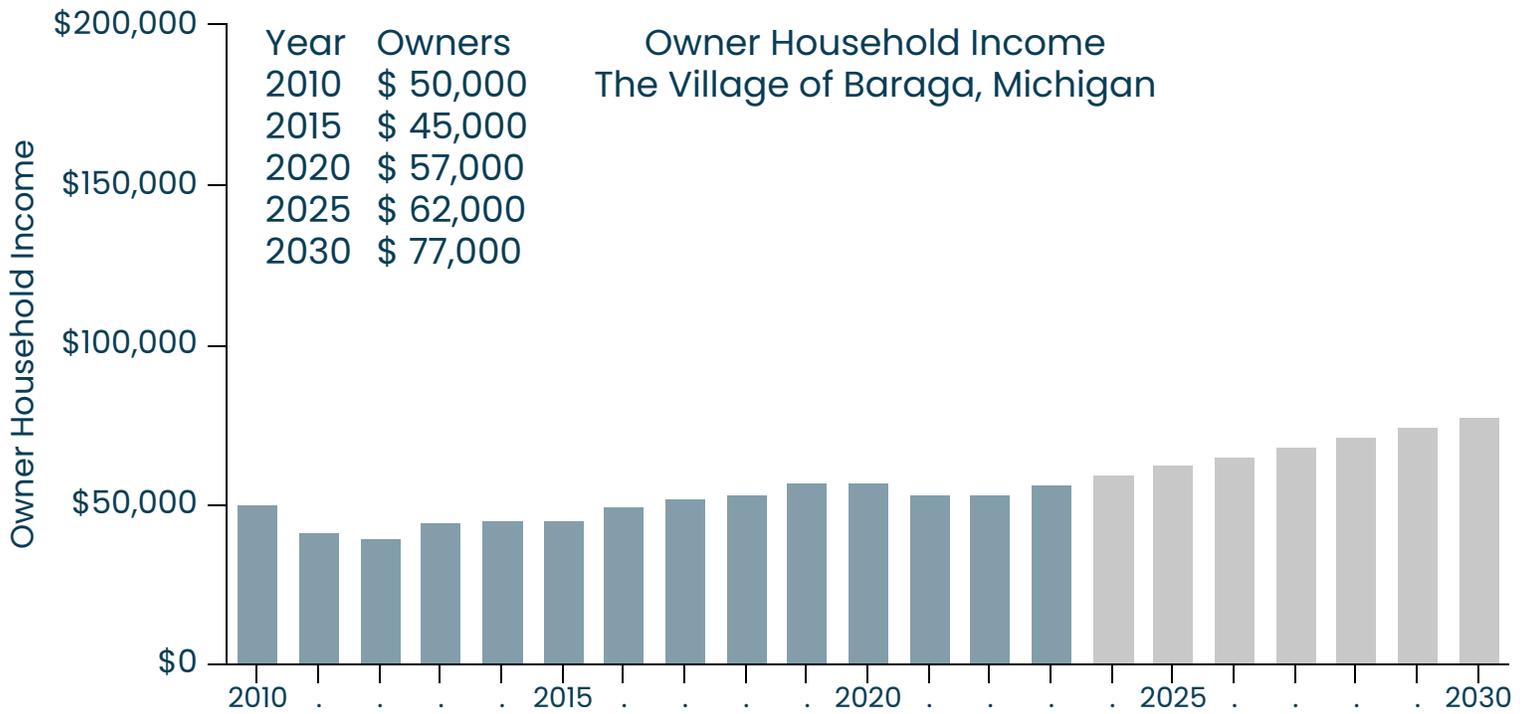


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Owner Household Income | Baraga Village

Income among owners is used to forecast price tolerances for home values.

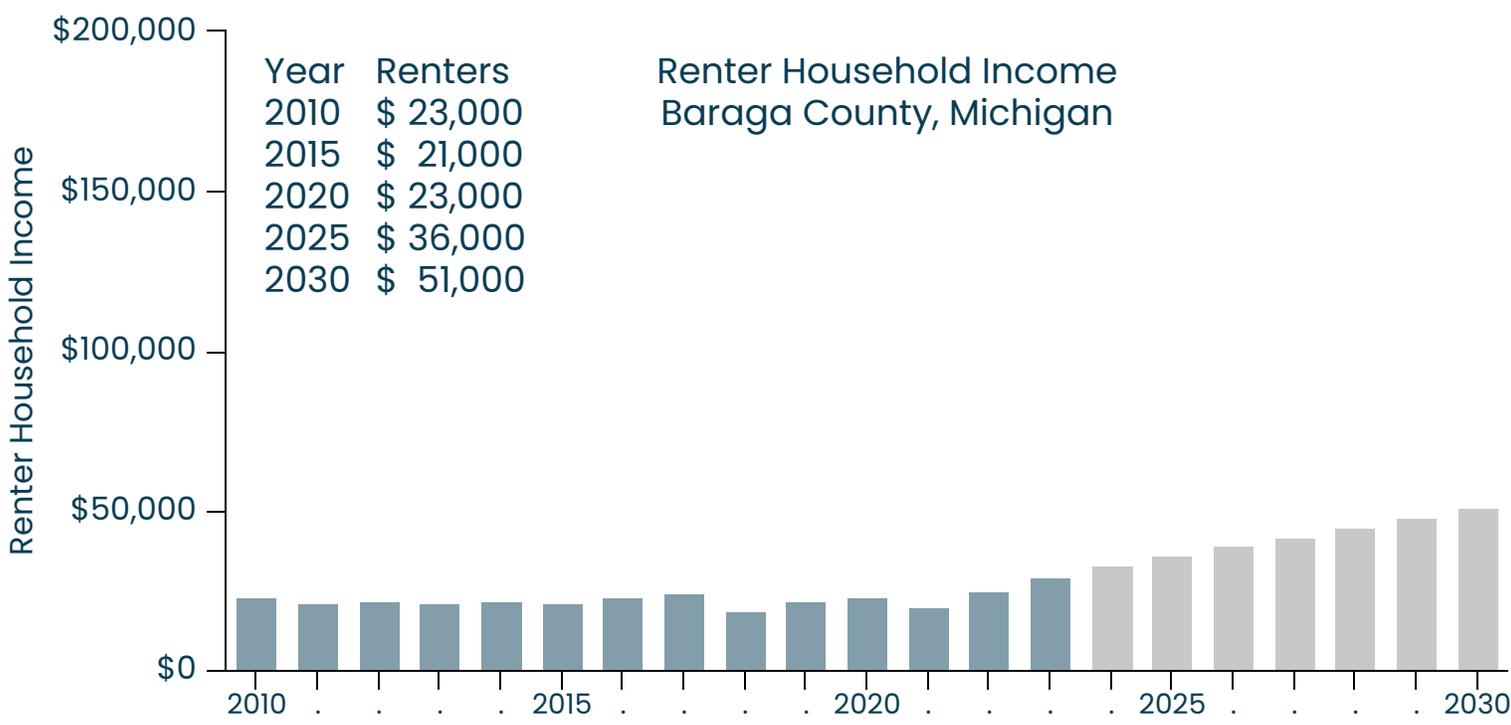
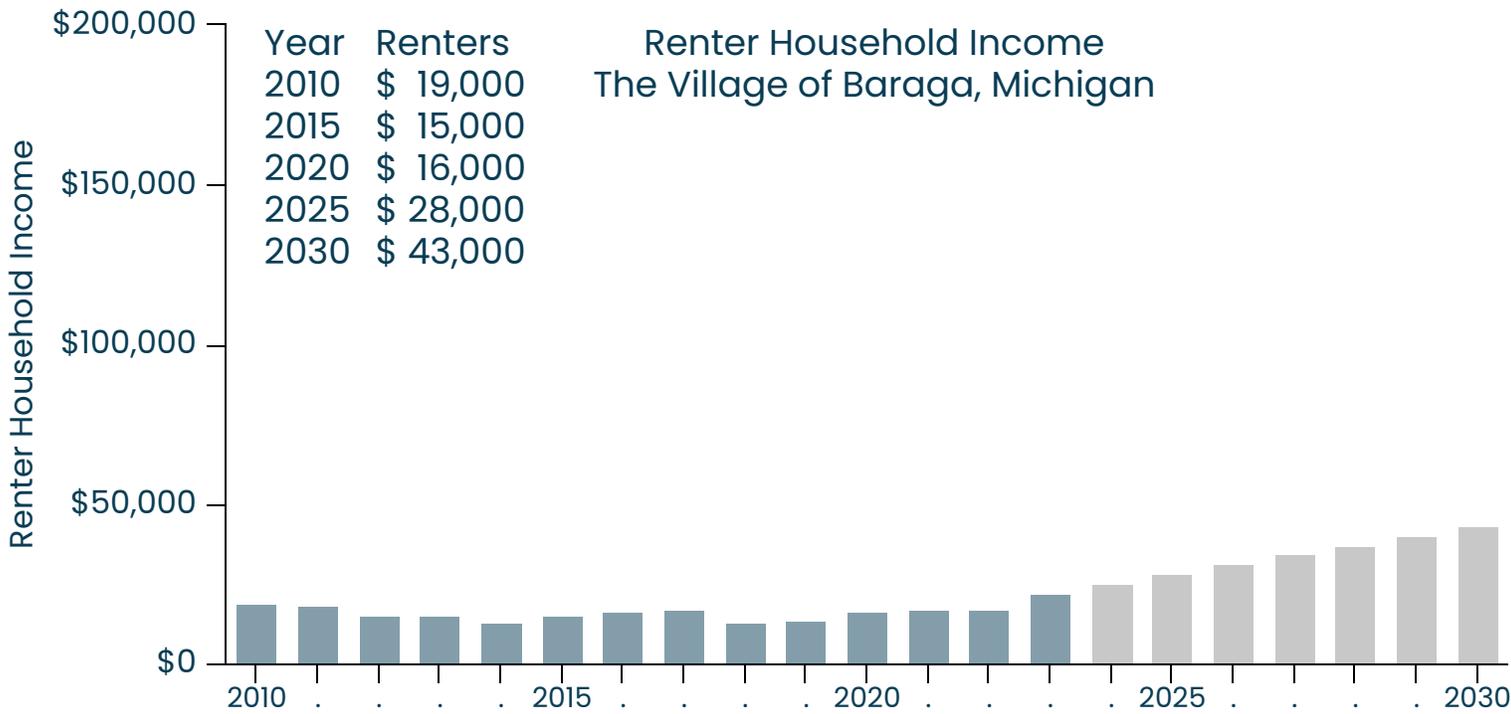


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Renter Household Income | Baraga Village

Income among renters is used to forecast price tolerances for contract rents.

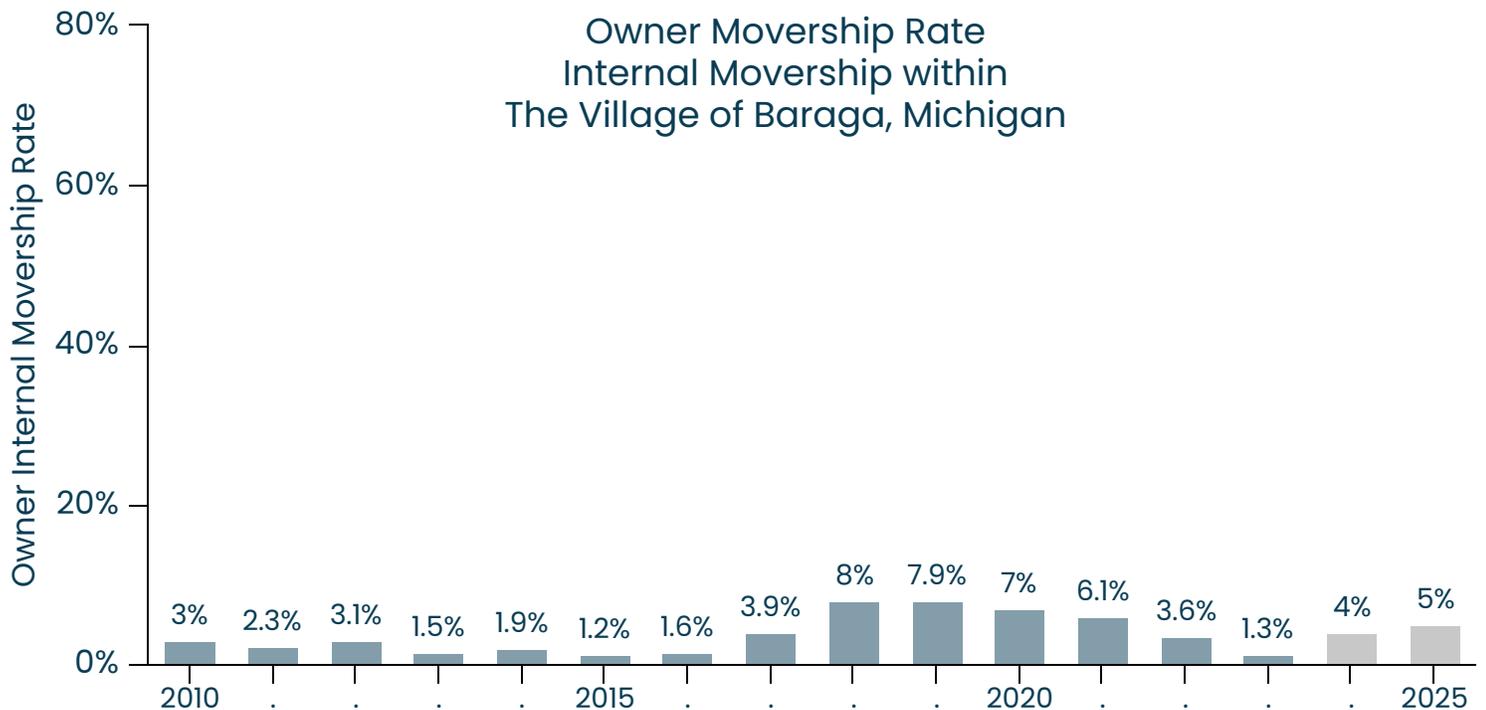
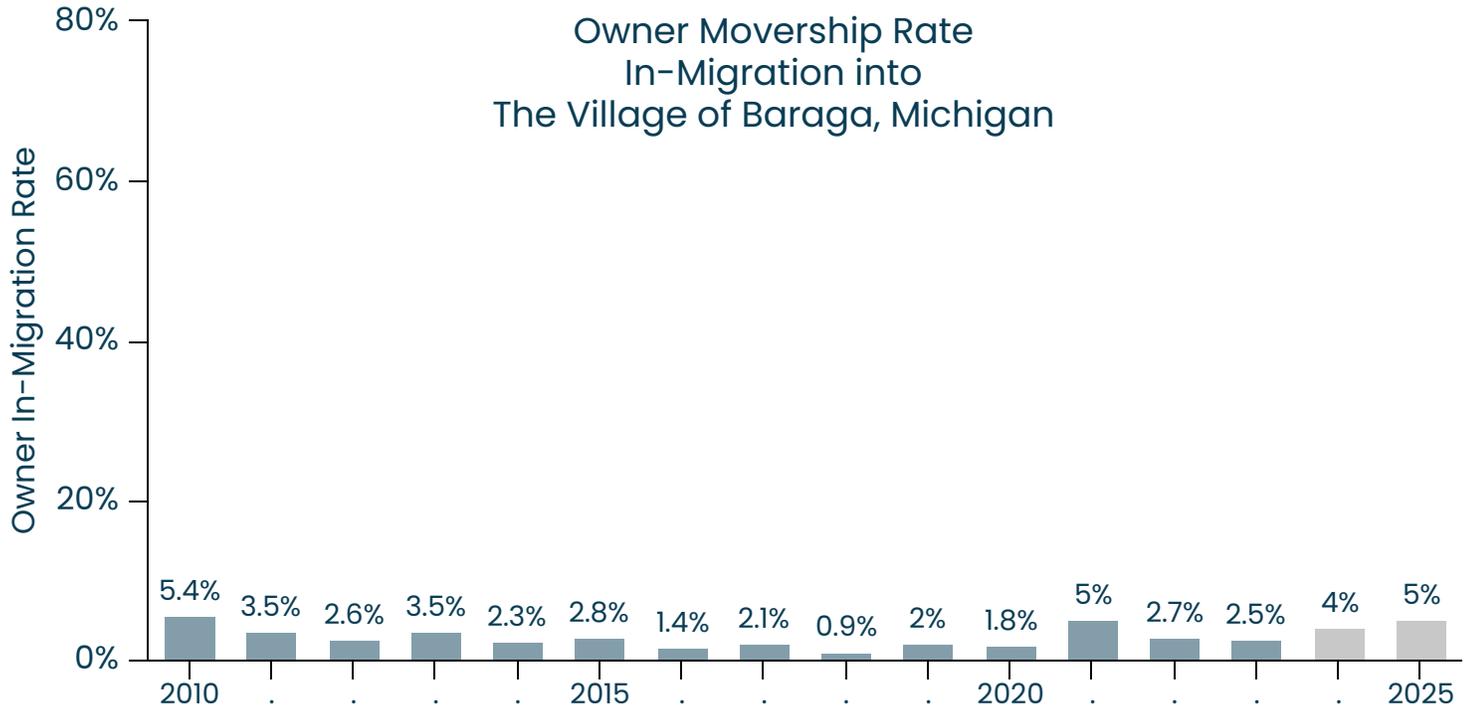


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Owner Movership | Baraga Village

The movership rate is the share of owner households that moves each year.

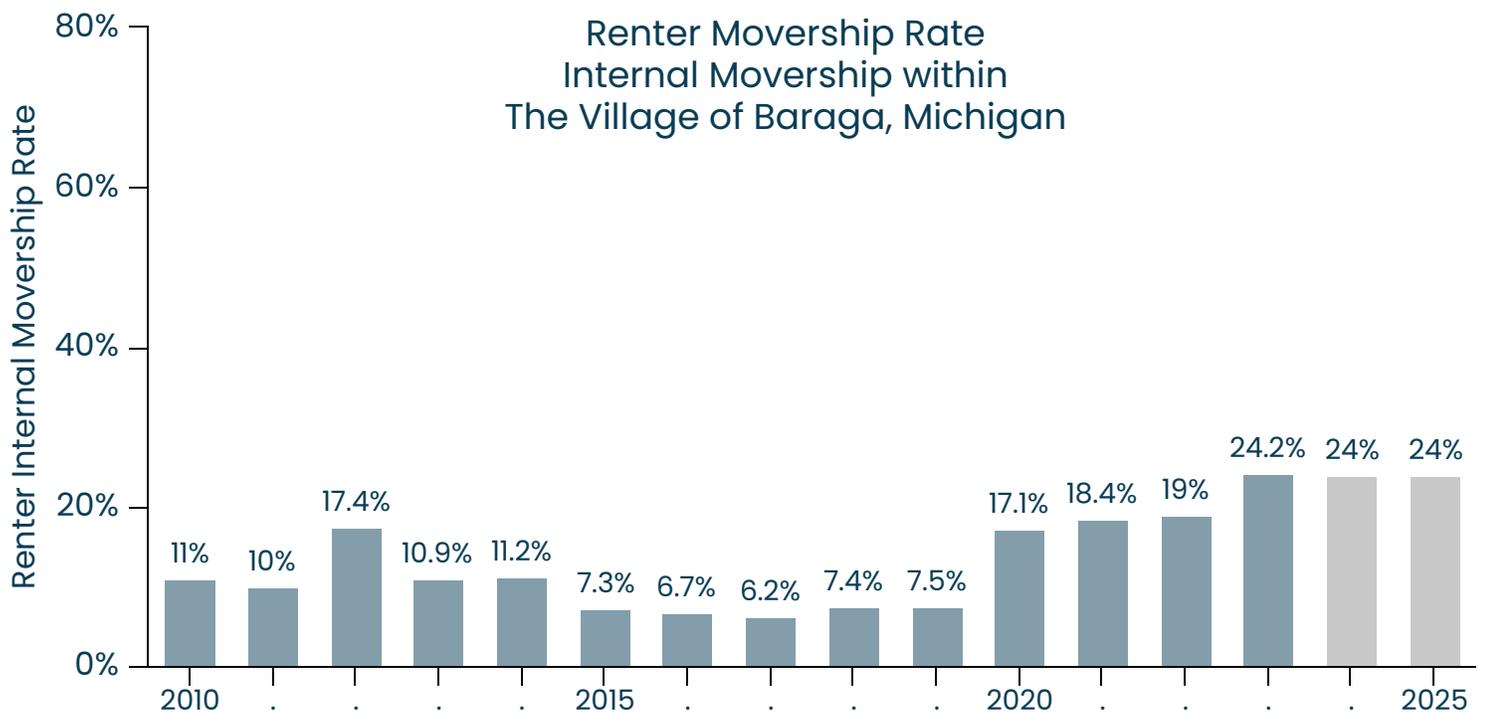
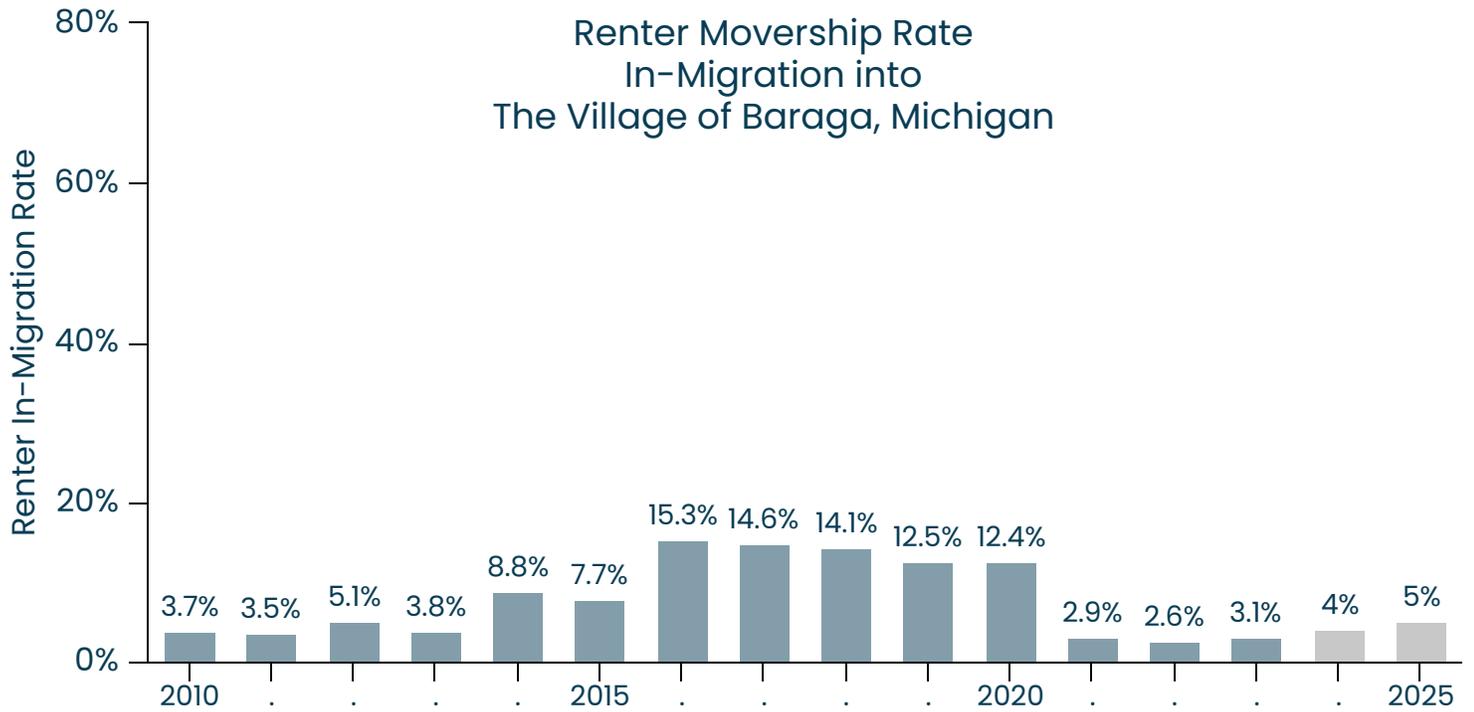


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Renter Movership | Baraga Village

The movership rate is the share of renter households that moves each year.

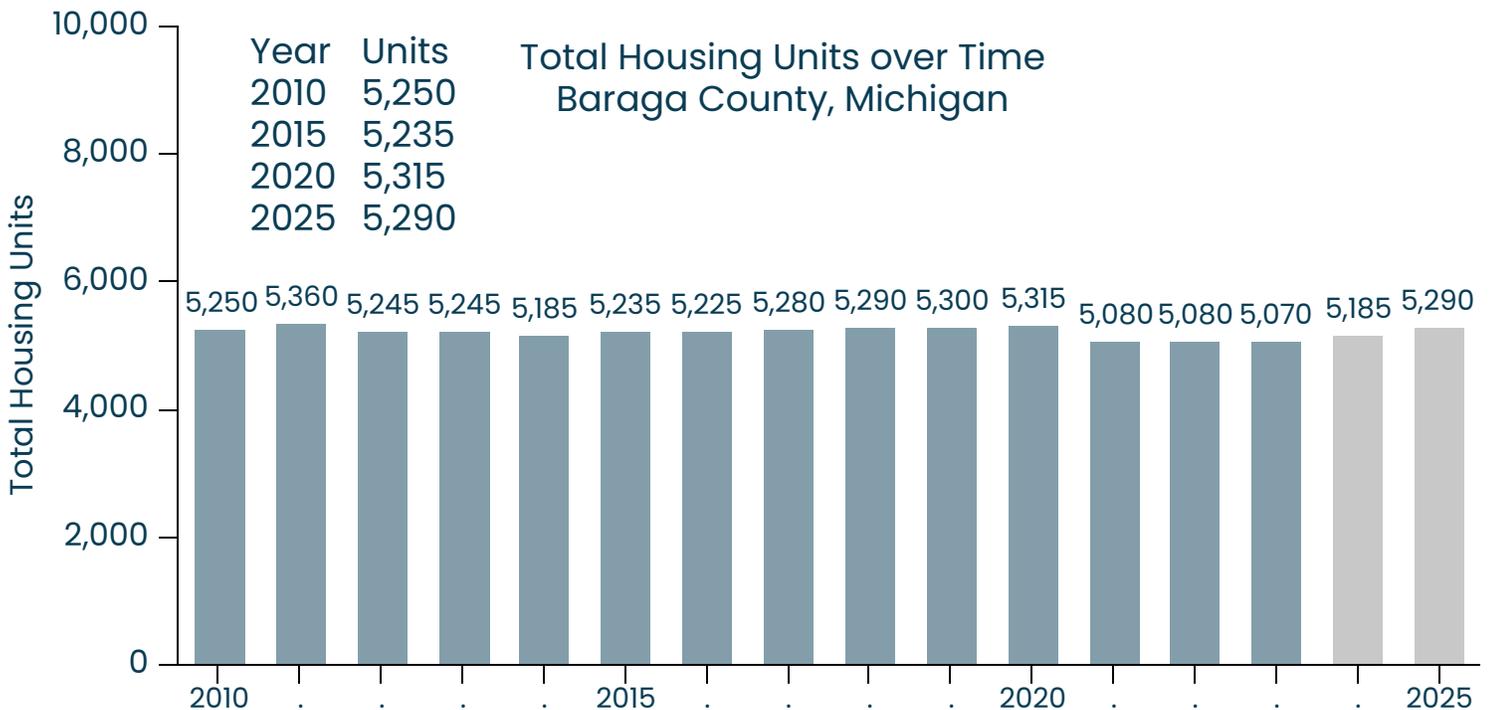
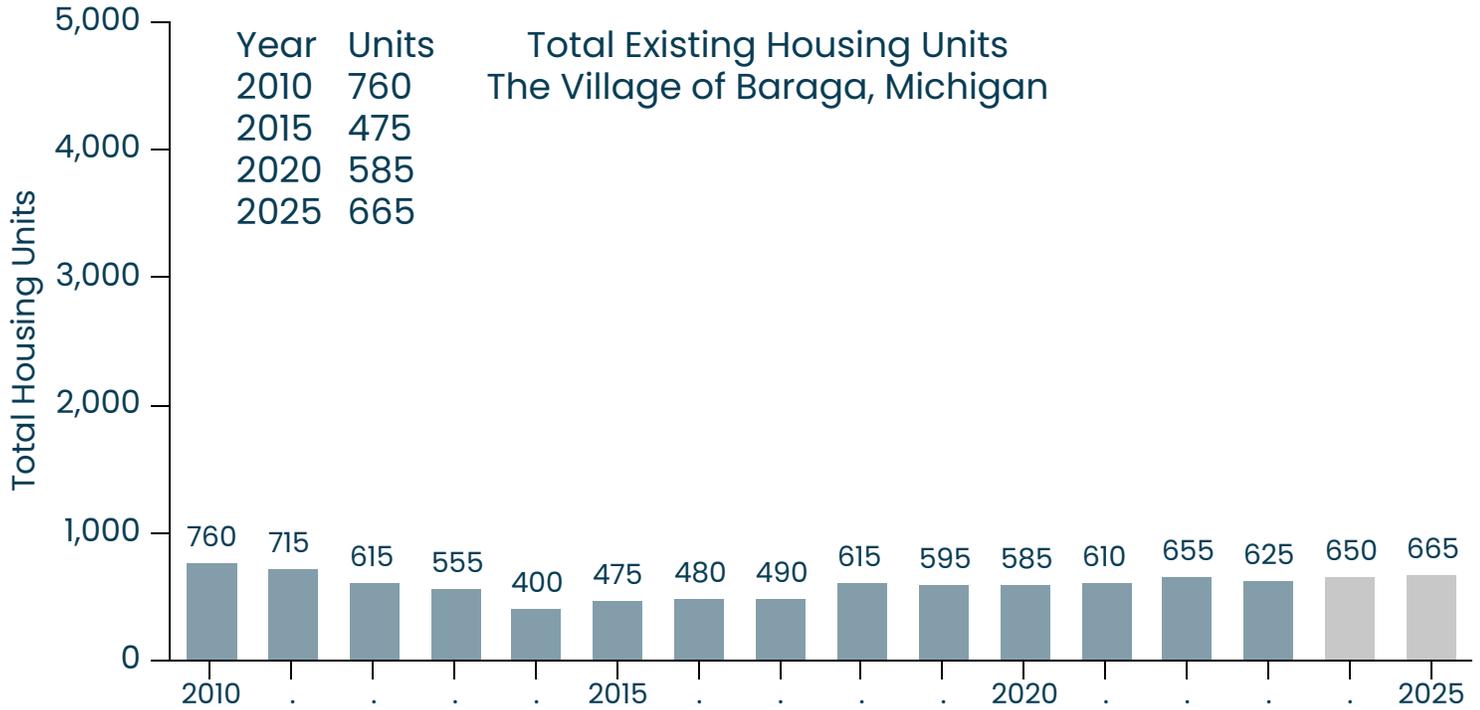


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.

Section 4-E

Existing Housing Units | Baraga Village

Existing housing units (occupied and vacant) are indicative of total market supply.

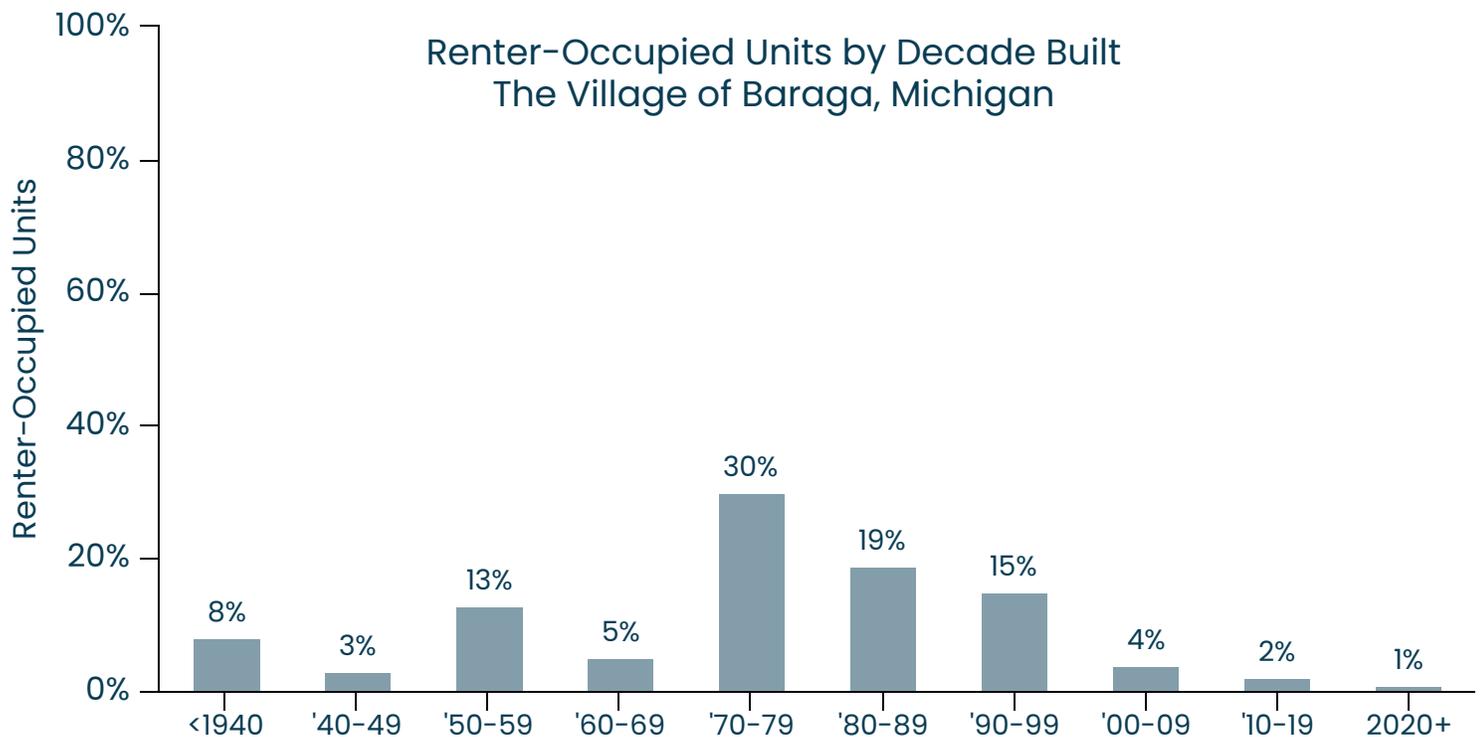
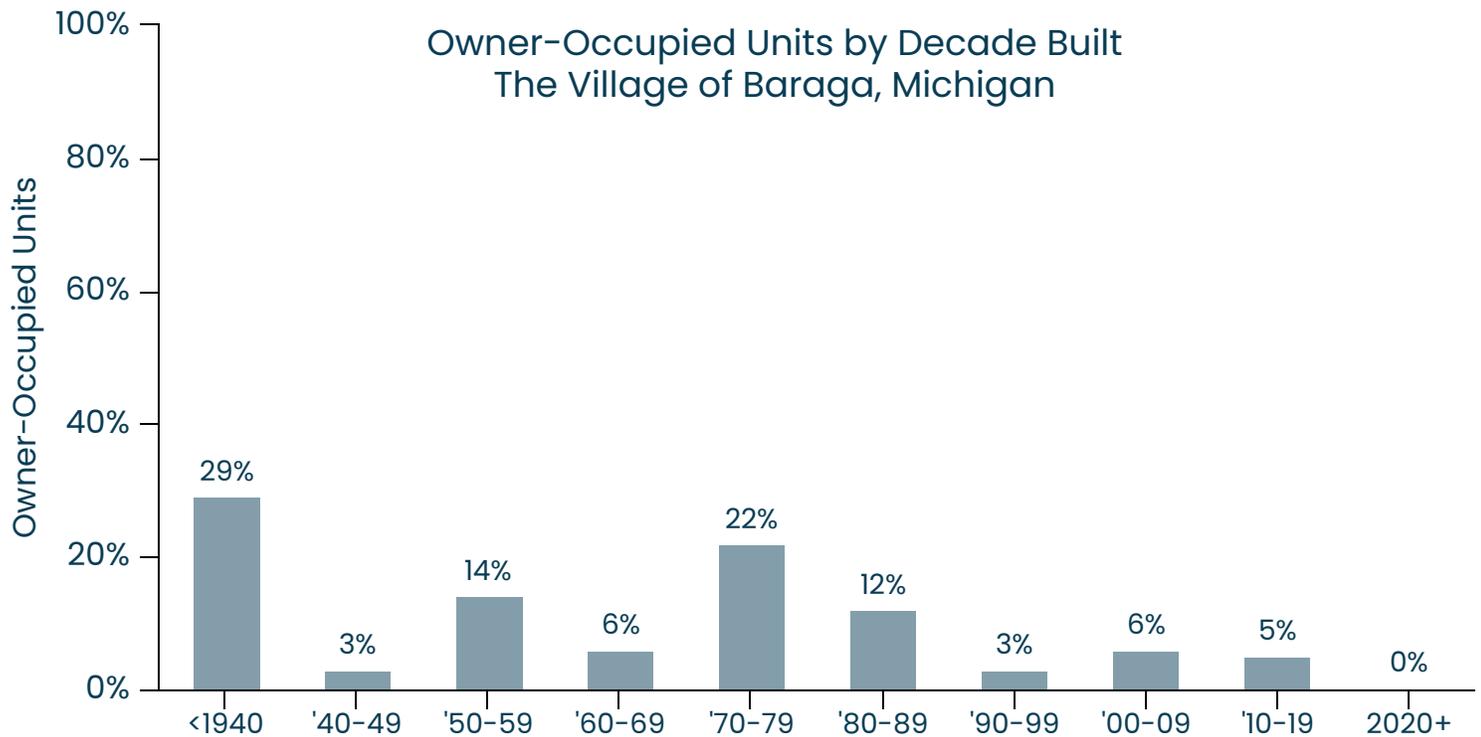


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Units by Decade Built | Baraga Village

The number of existing units by decade built and by tenure (owner and renter).

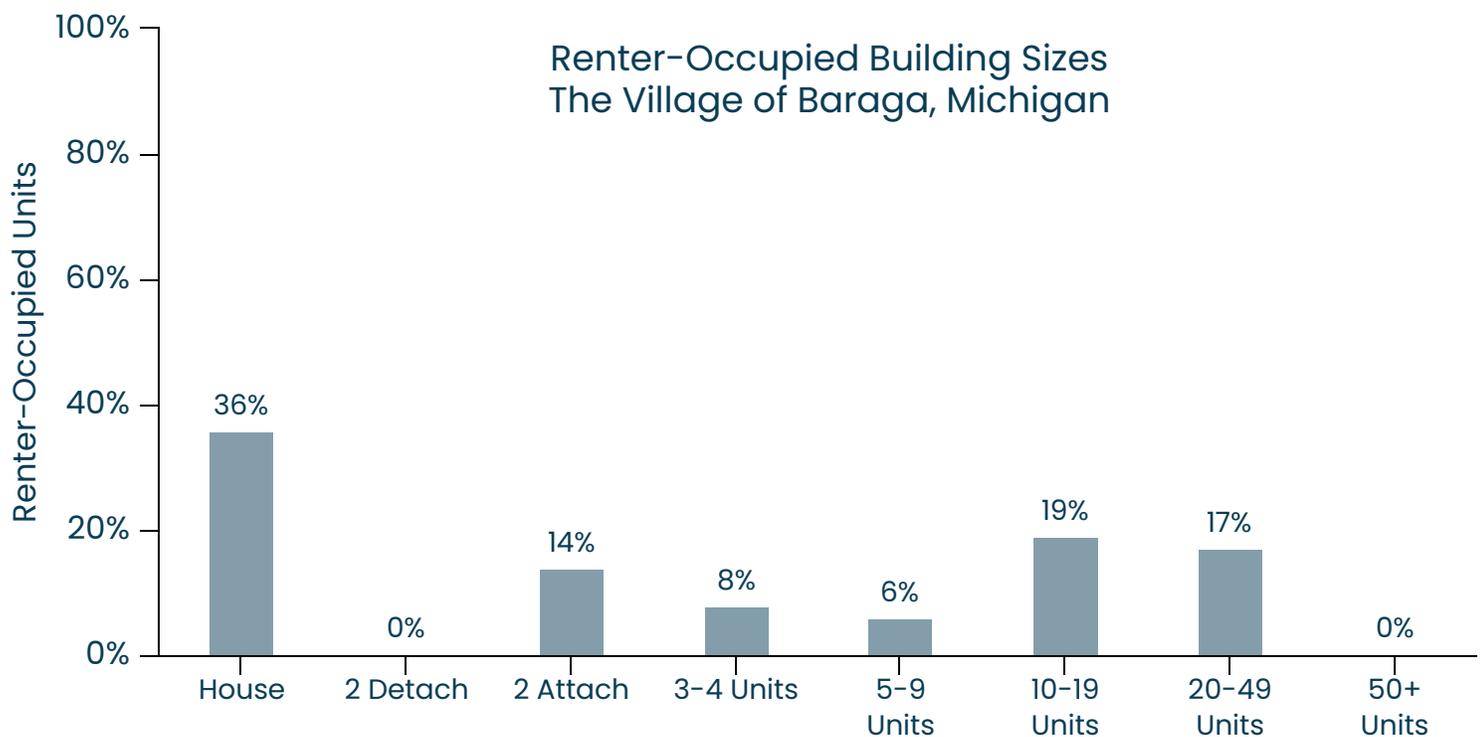
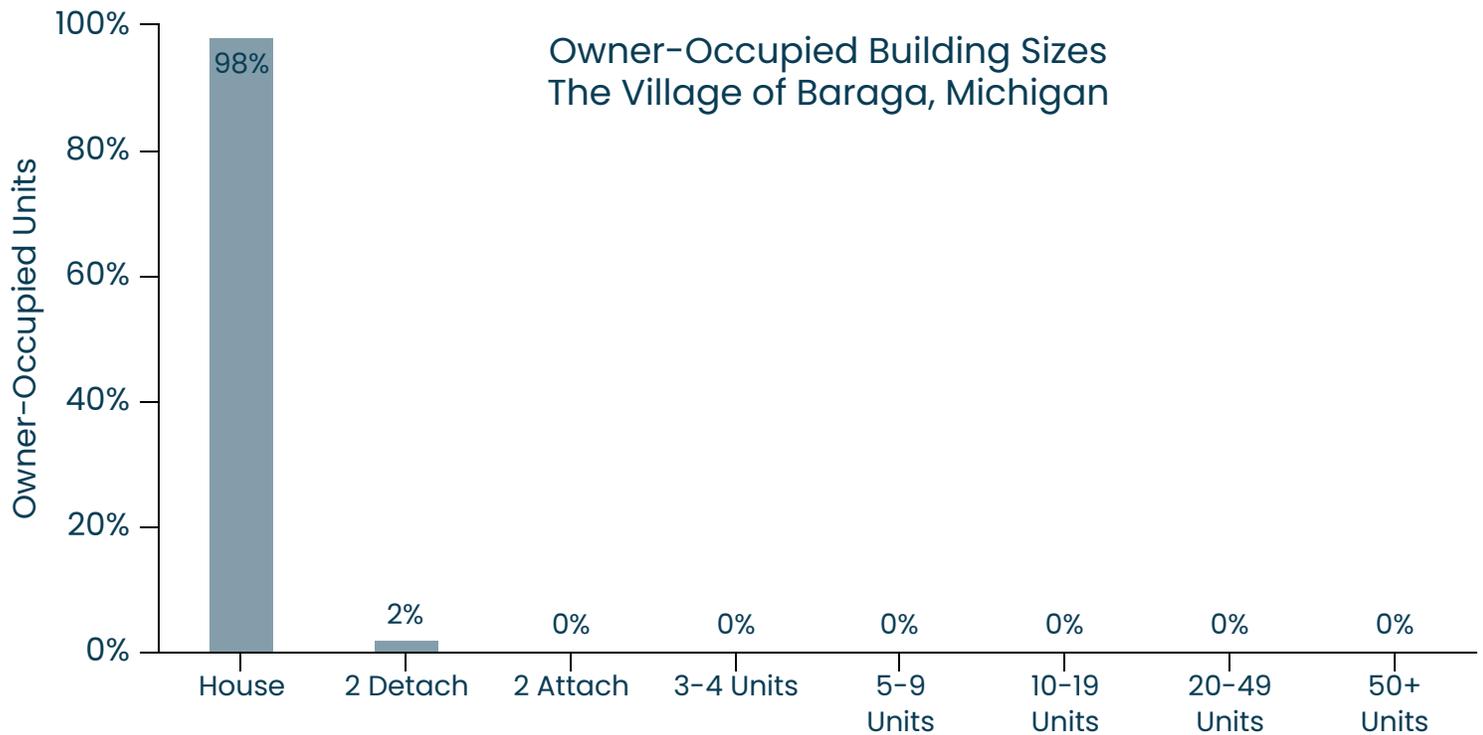


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.



Units by Building Size | Baraga Village

The share of existing units by building size and split by tenure (owner and renter).

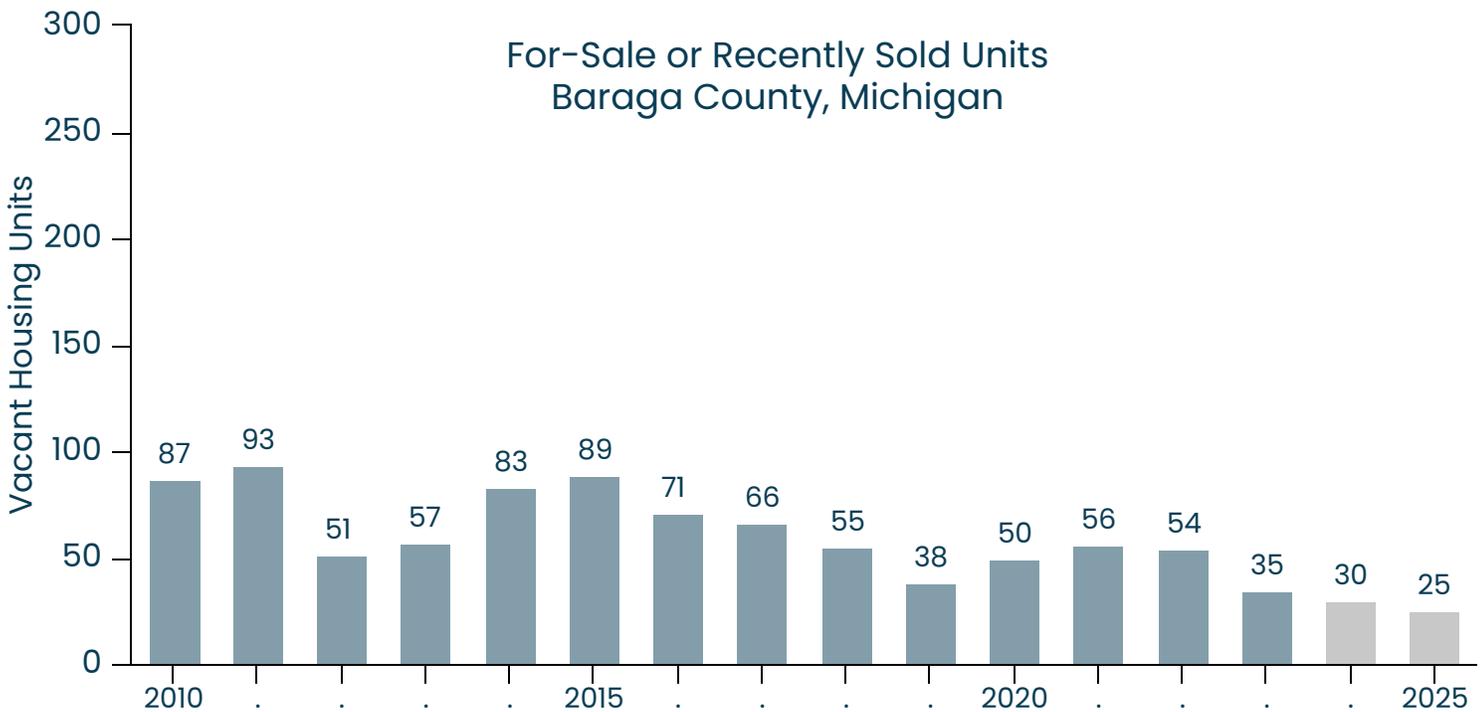
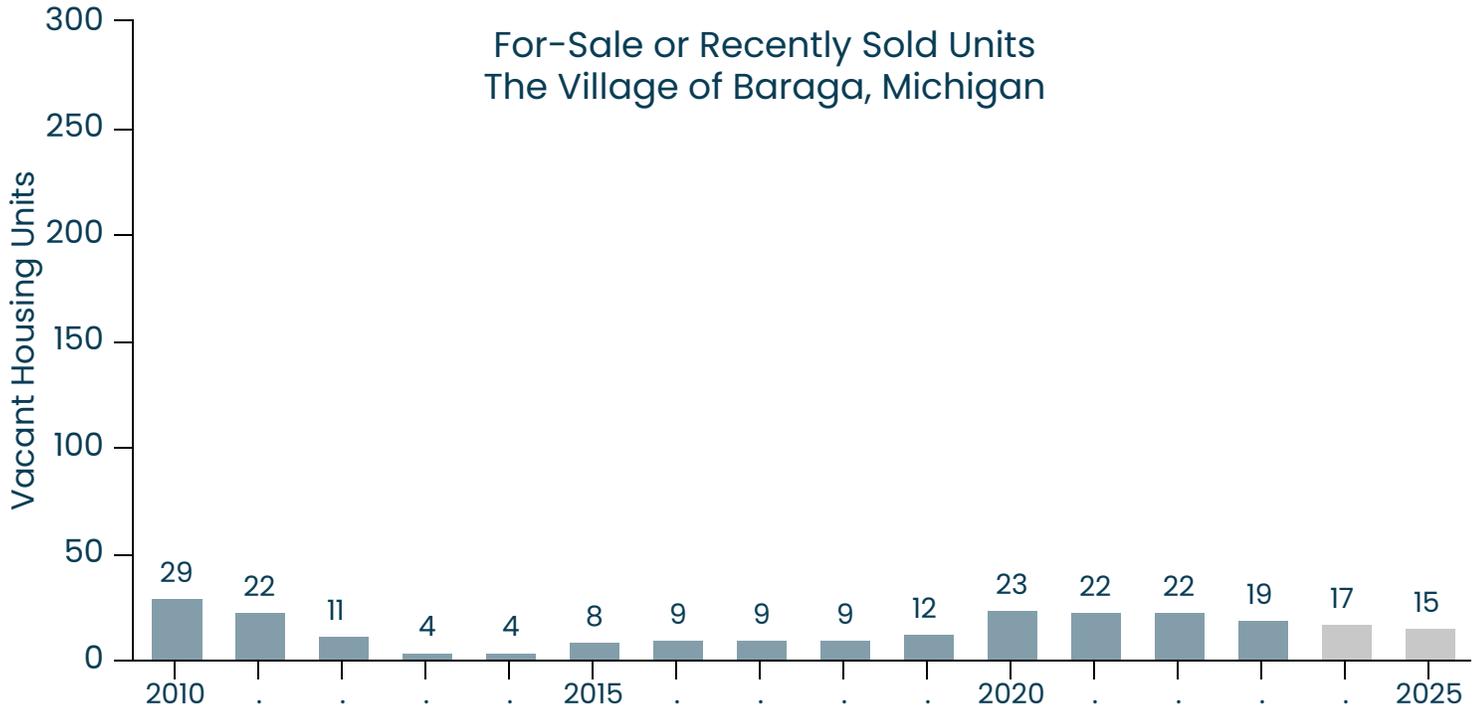


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2023. Analysis, forecasts, and exhibit prepared by LandUseUSA Urban Strategies; 2025.



For-Sale Vacancies | Baraga Village

Includes units that either are for sale, or recently sold and waiting to be occupied.

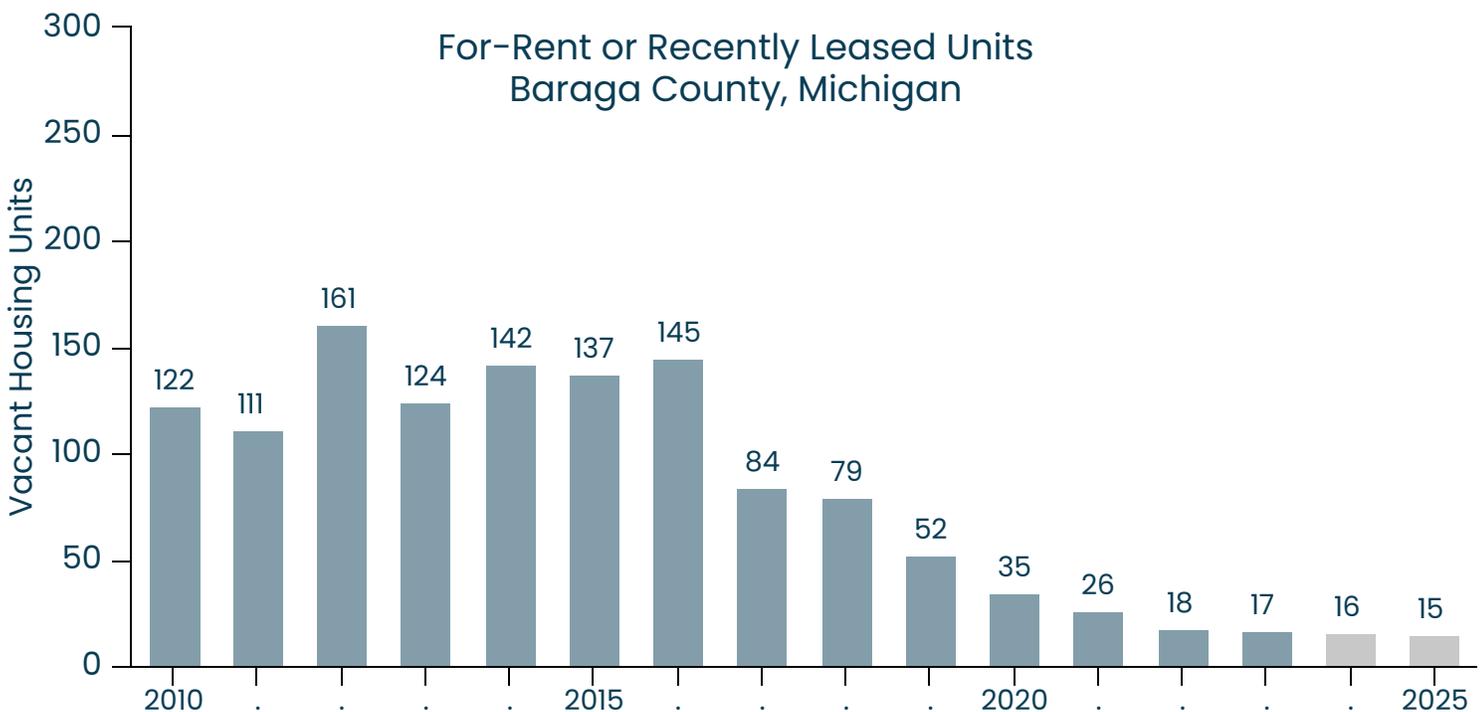
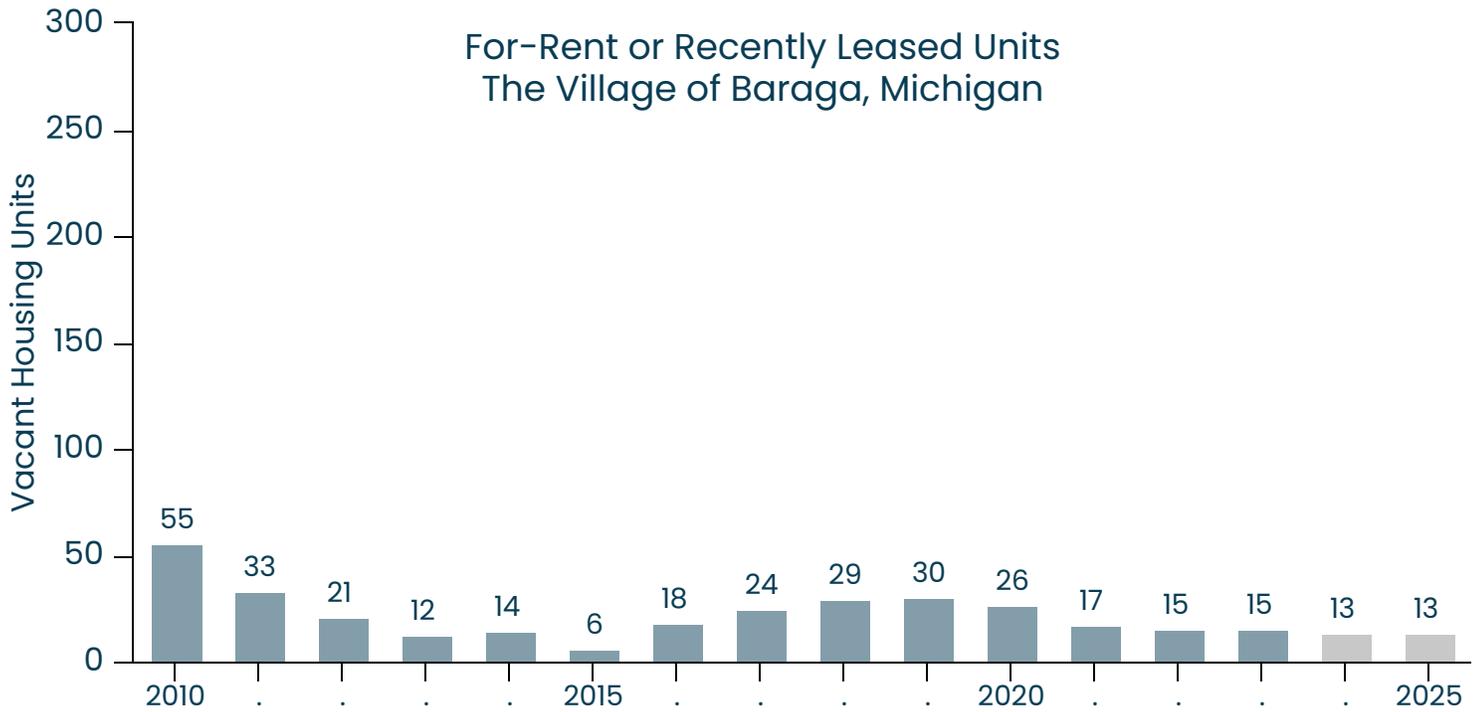


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



For-Lease Vacancies | Baraga Village

Includes units that either are for rent, or recently leased and waiting to be occupied.

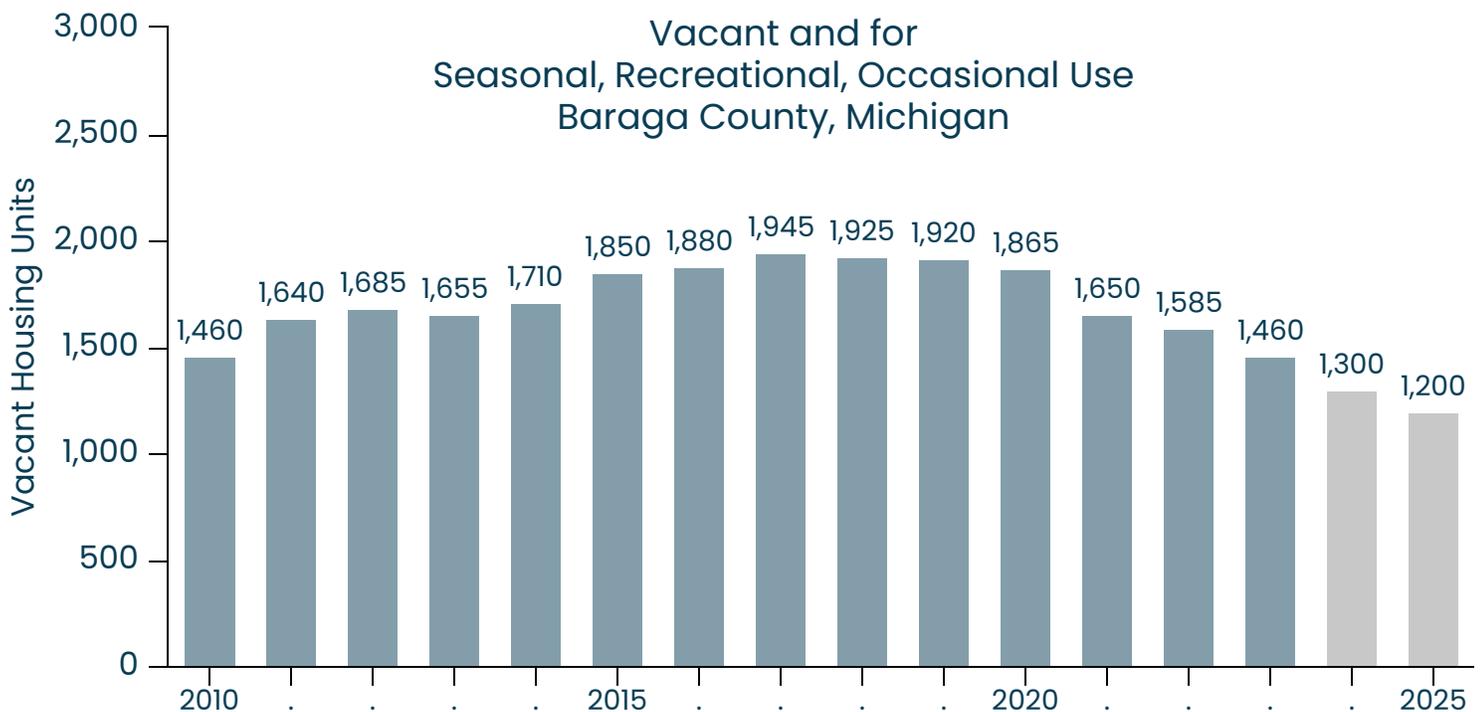
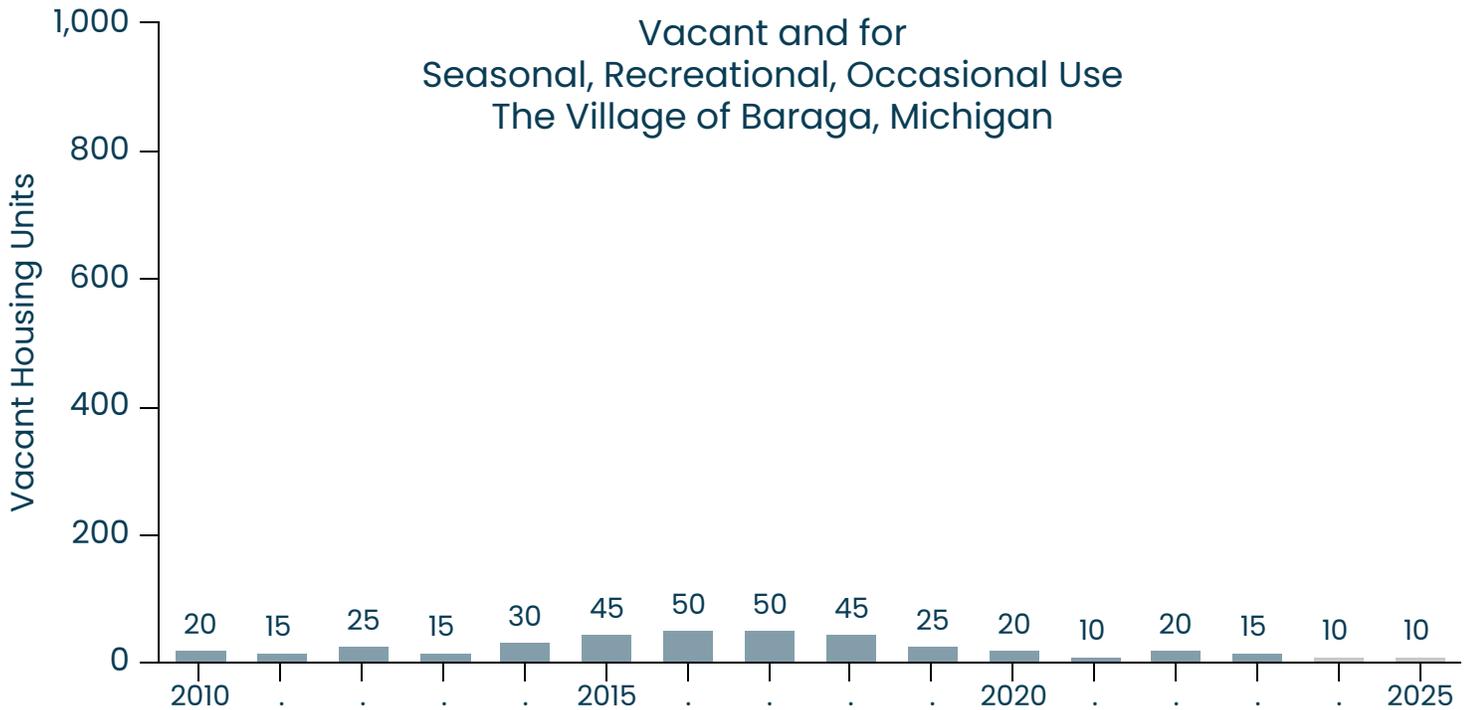


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Seasonal Vacancies | Baraga Village

Vacant units reported as being for seasonal, recreational, or occasional use.

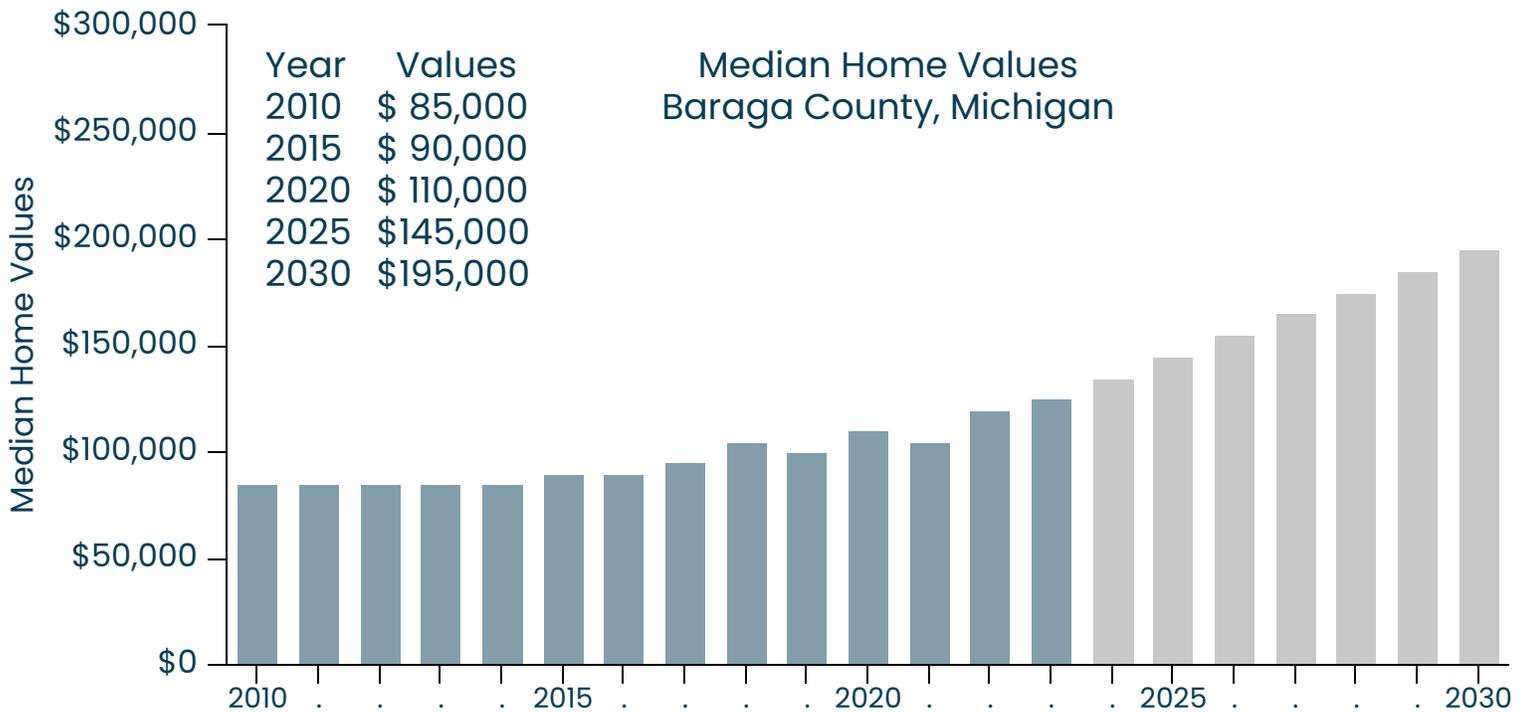
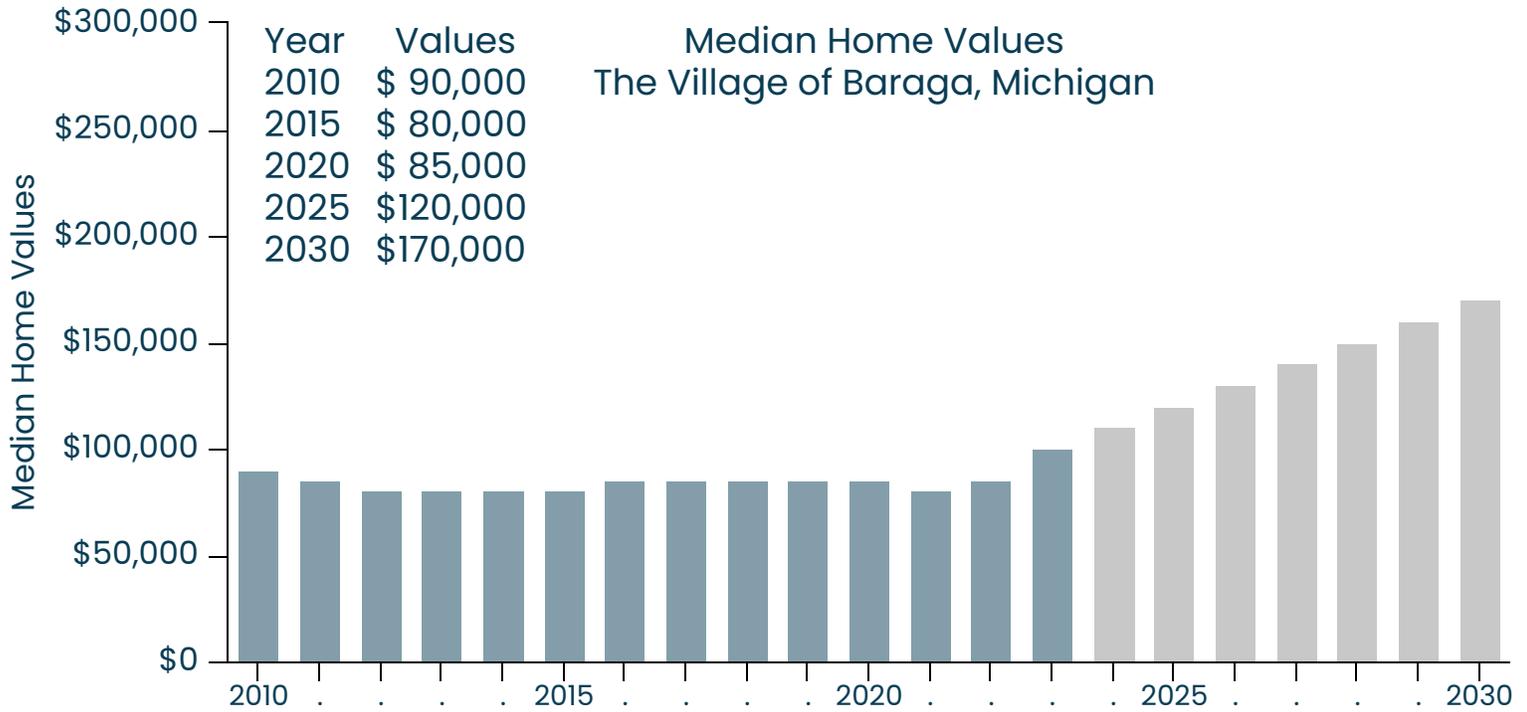


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Median Home Values | Baraga Village

Median home values help gauge the quality and affordability of existing supply.

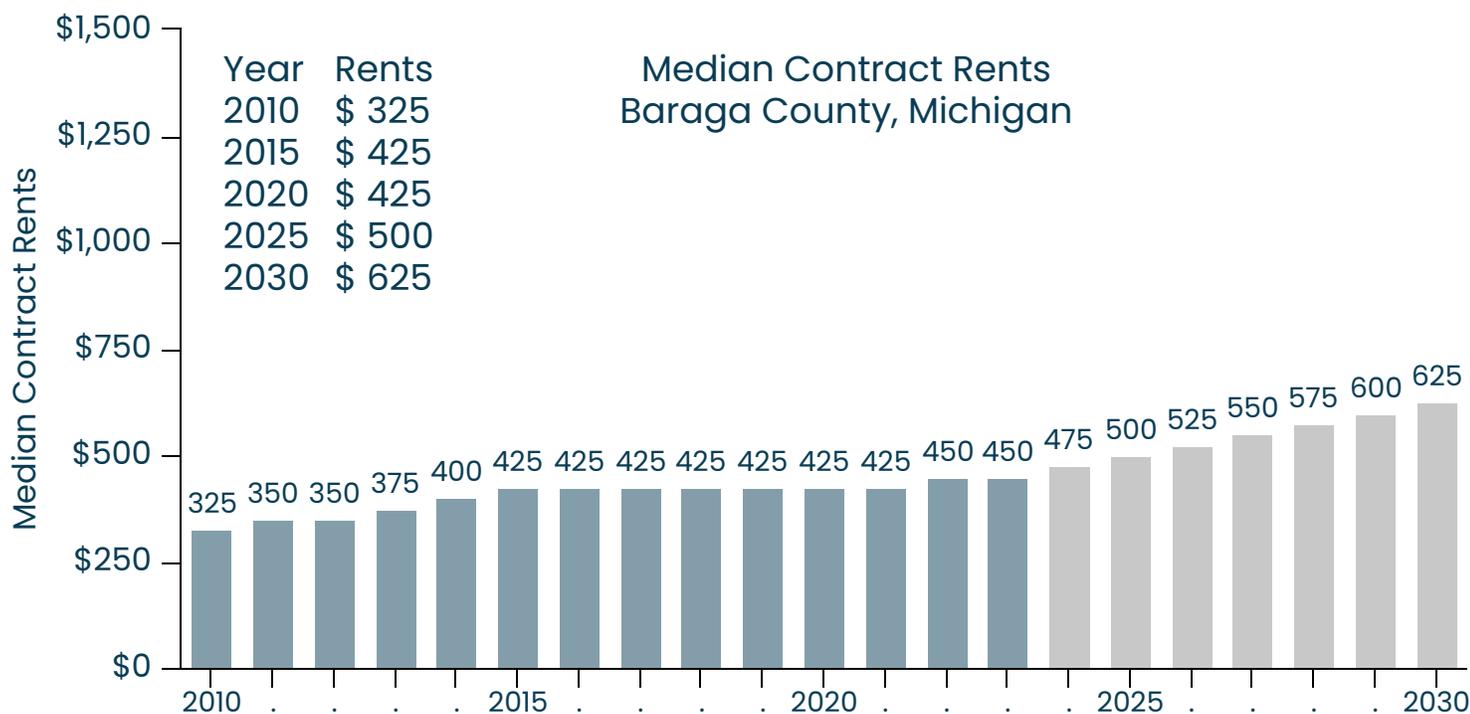
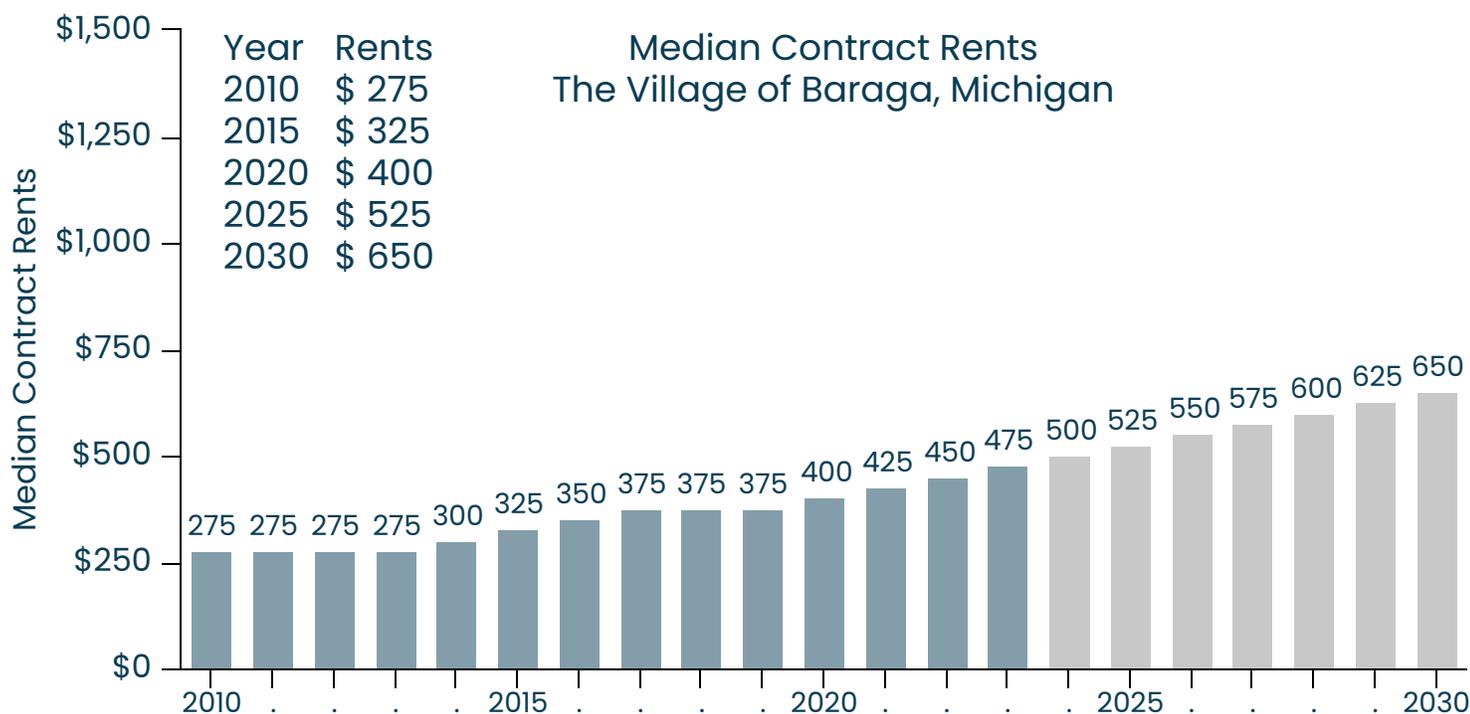


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Median Contract Rents | Baraga Village

Contract (cash or net) rents can help gauge the quality & affordability of supply.



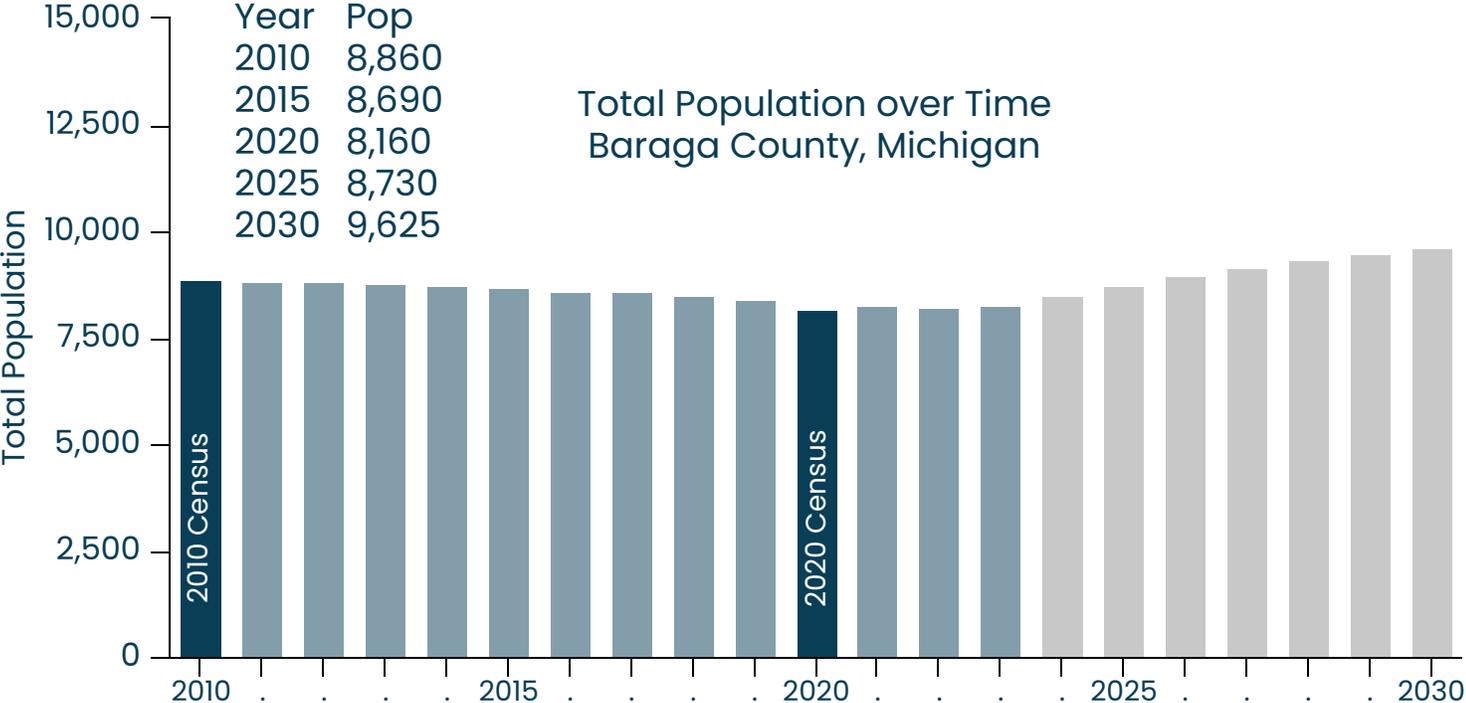
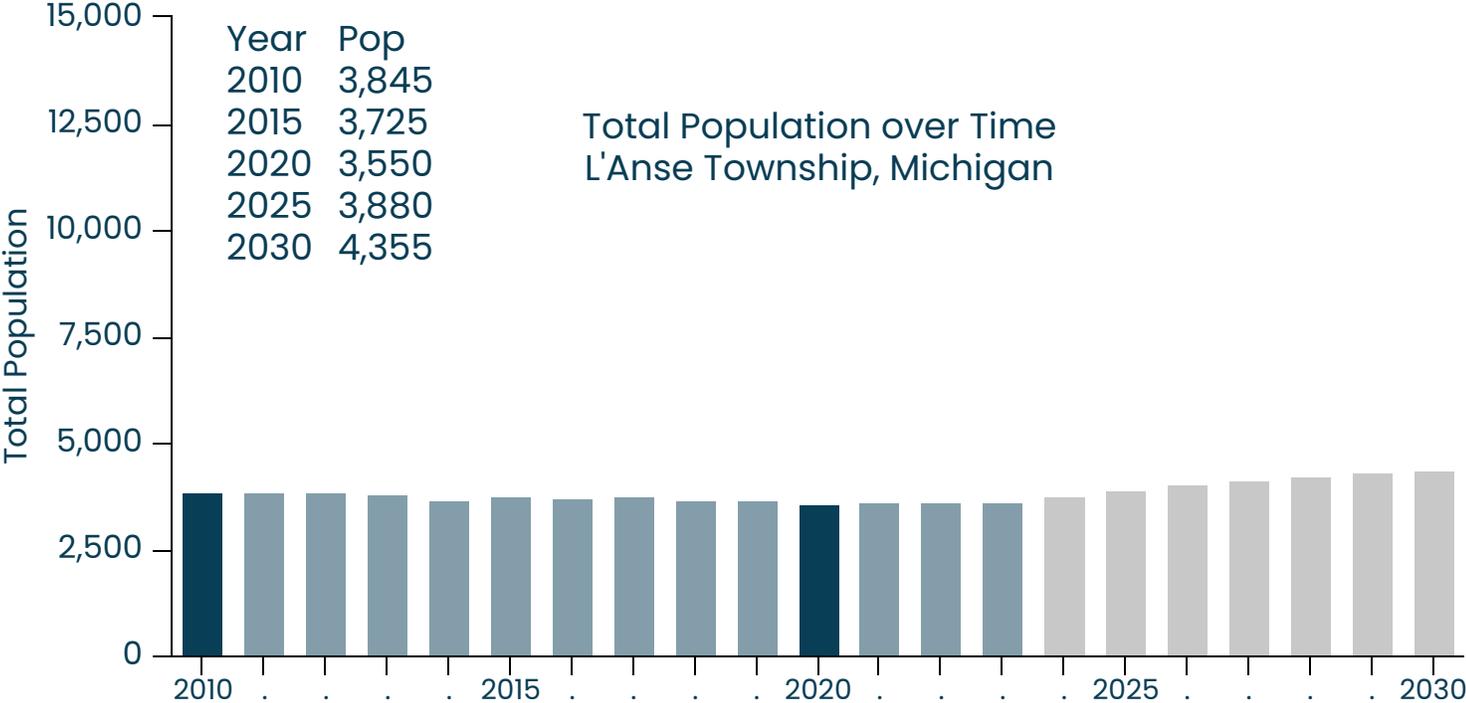
Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Section 4-F

Population Growth | L'Anse Township

Used to gauge economic stability since the 2010 and 2020 Census. Also used as a link between the decennial census, households, and household size.

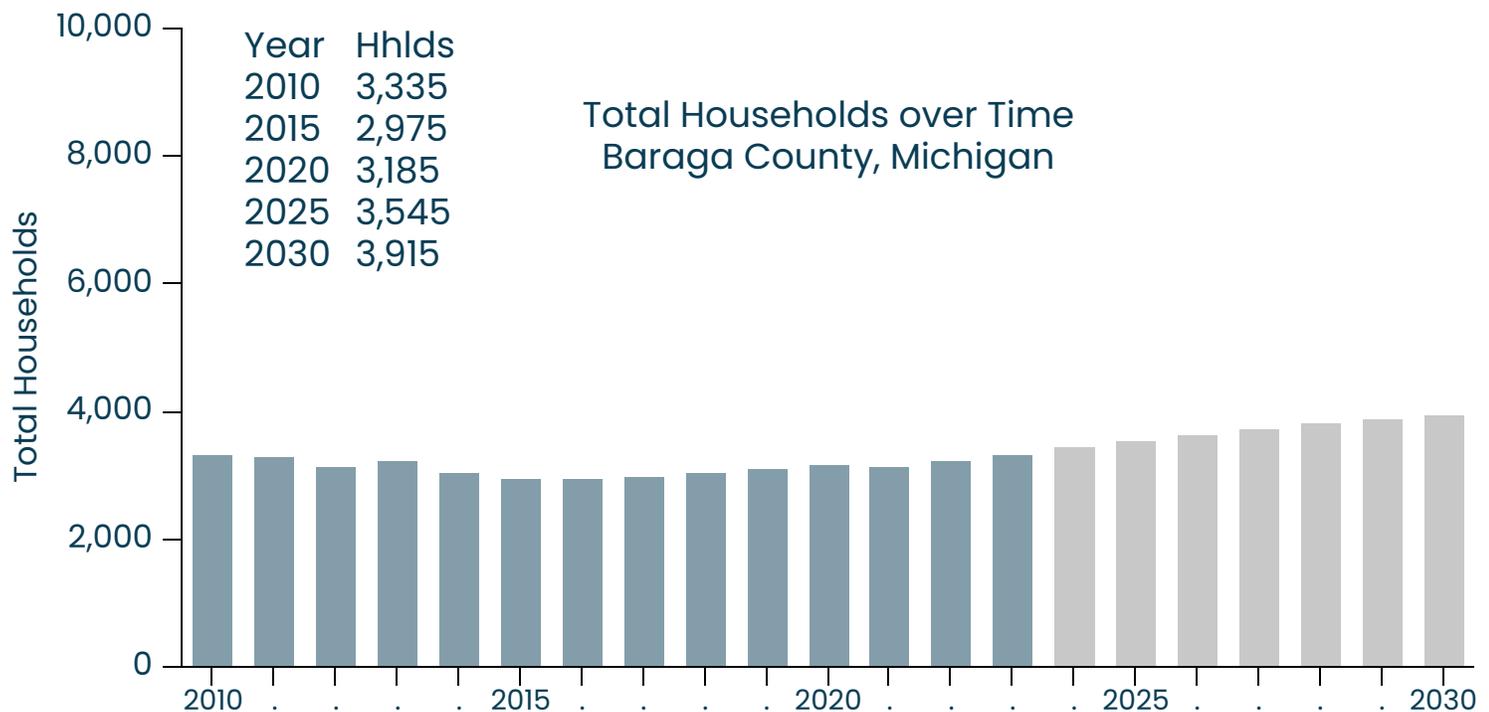
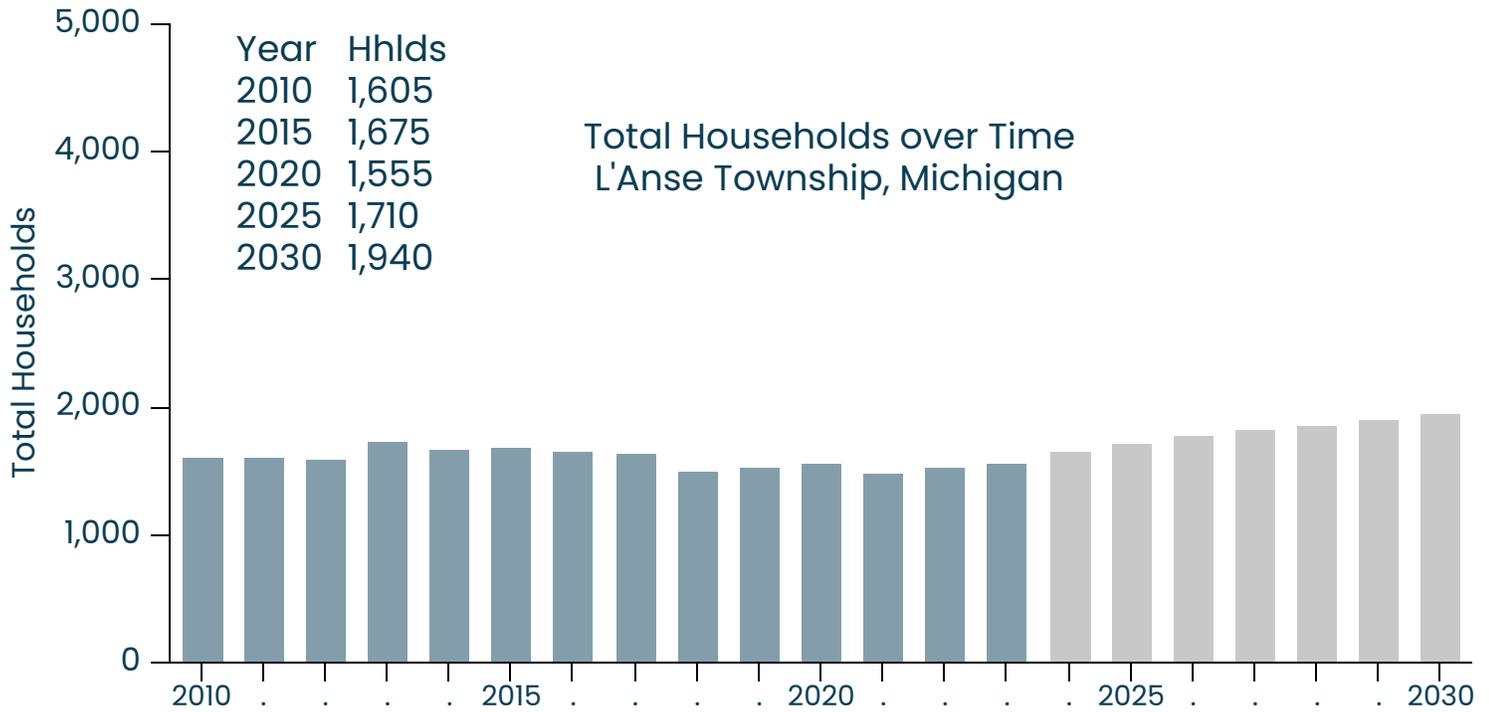


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Household Growth | L'Anse Township

Total households are used as a basis when forecasting demand for housing units.

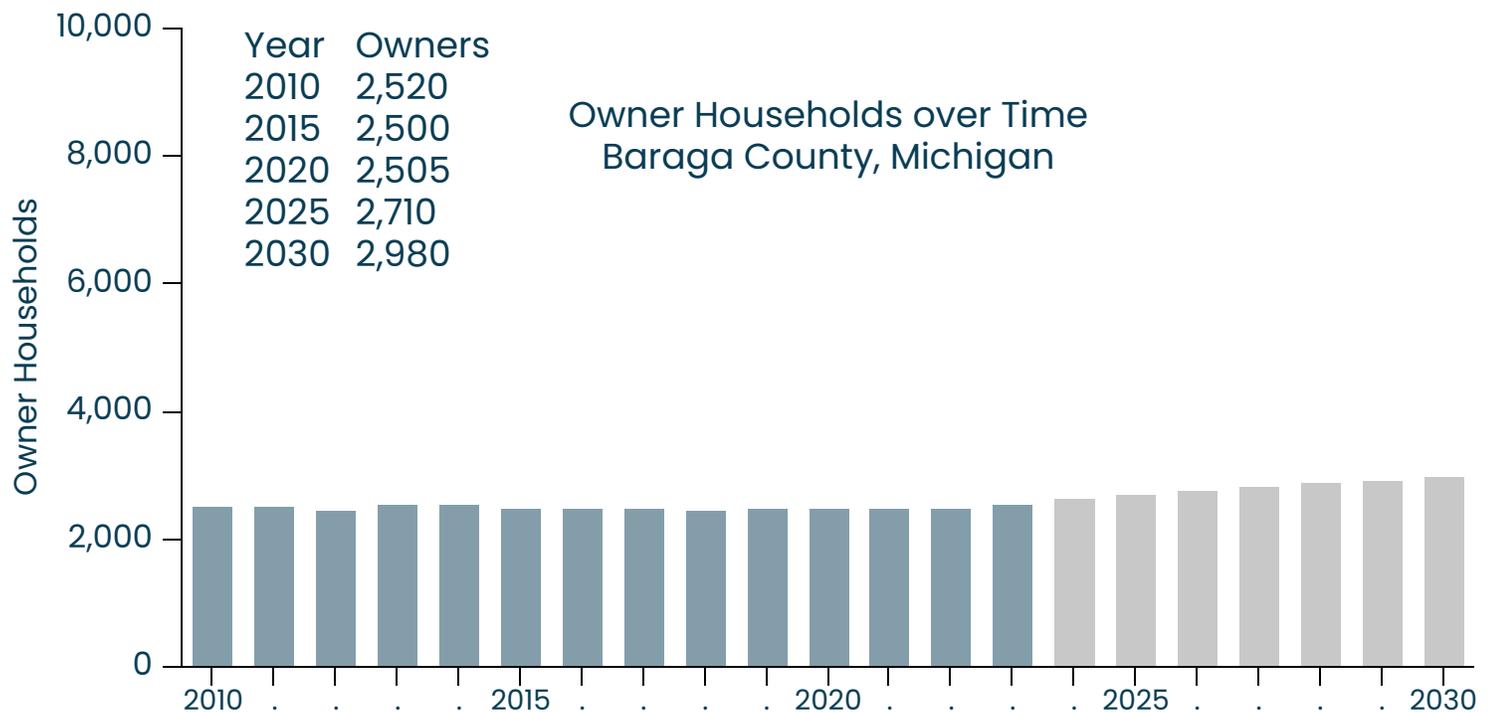
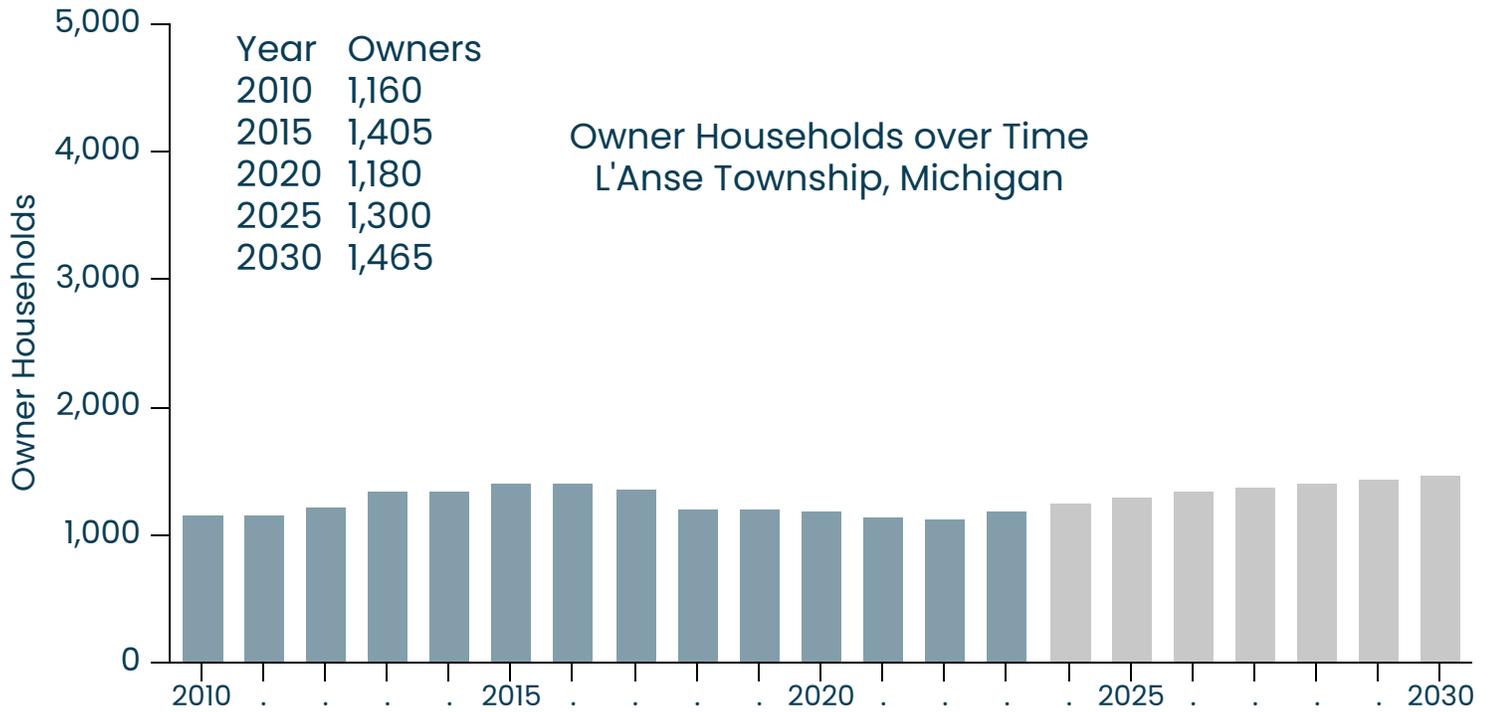


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Owner Households | L'Anse Township

Owner households are a basis when forecasting demand among for-sale units.

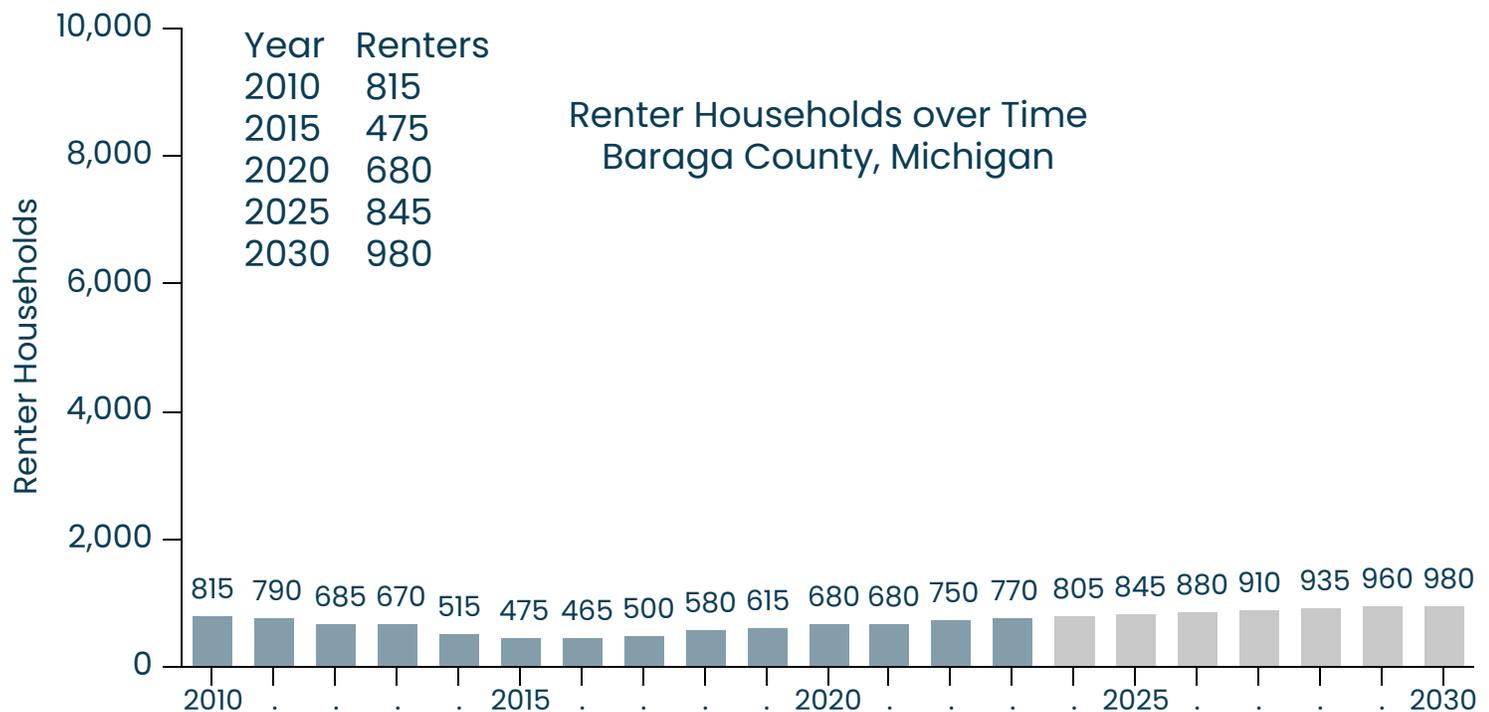
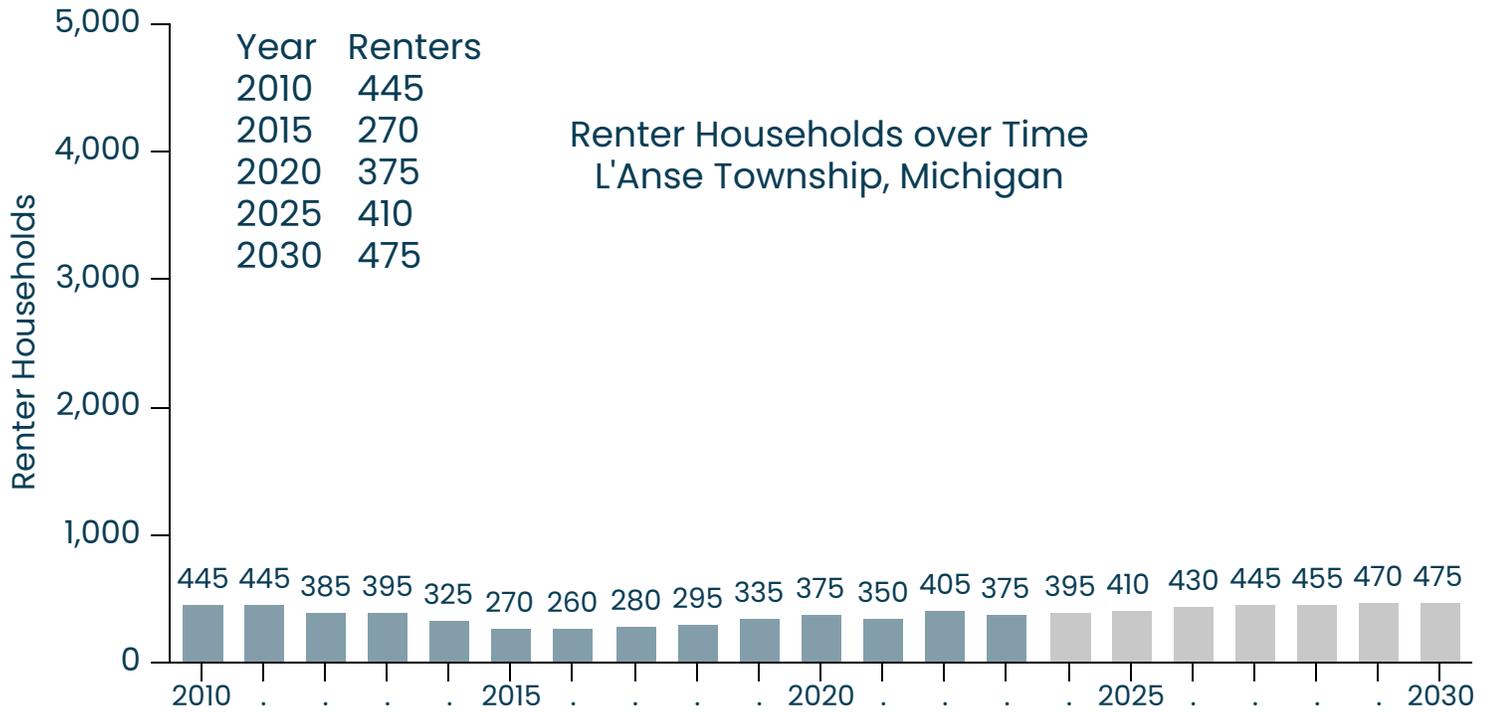


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Renter Households | L'Anse Township

Renter households are a basis when forecasting demand among for-lease units.

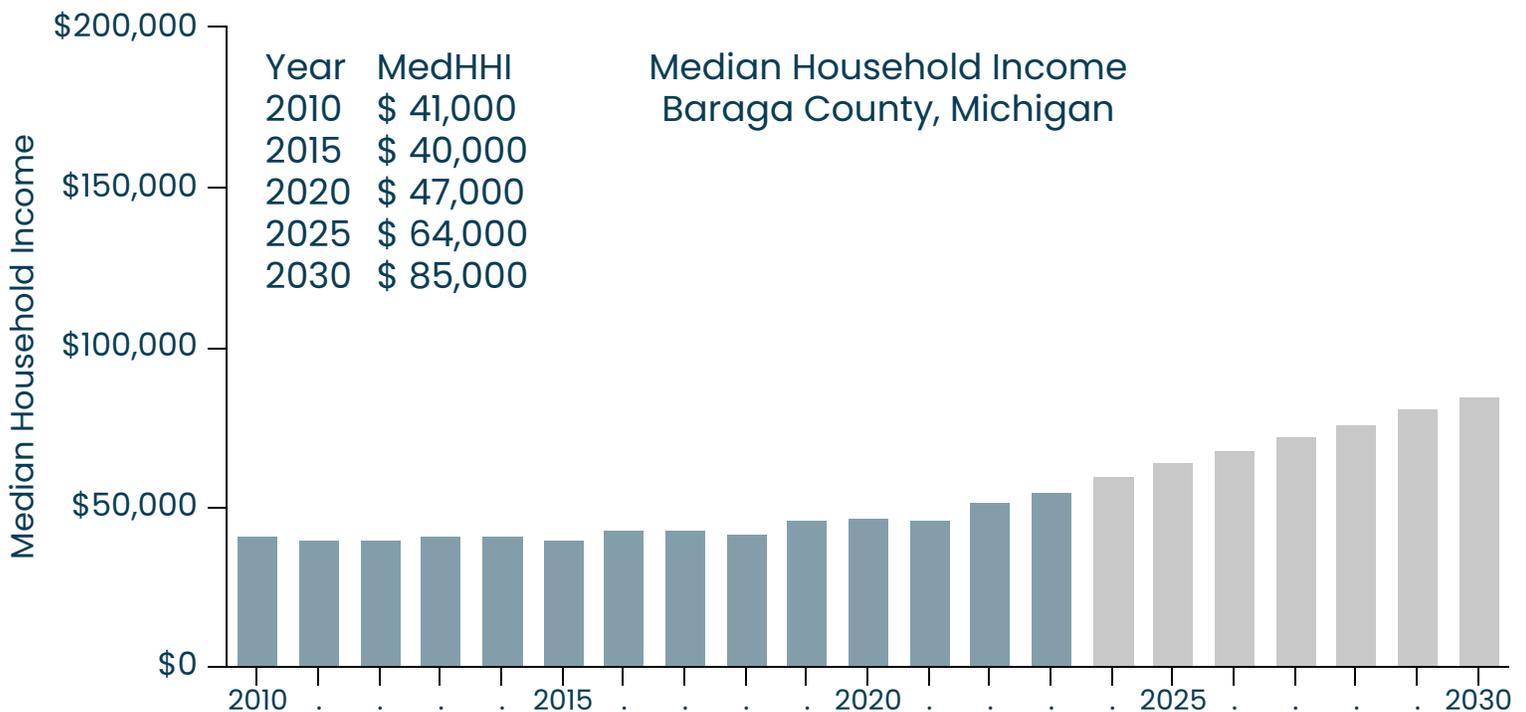
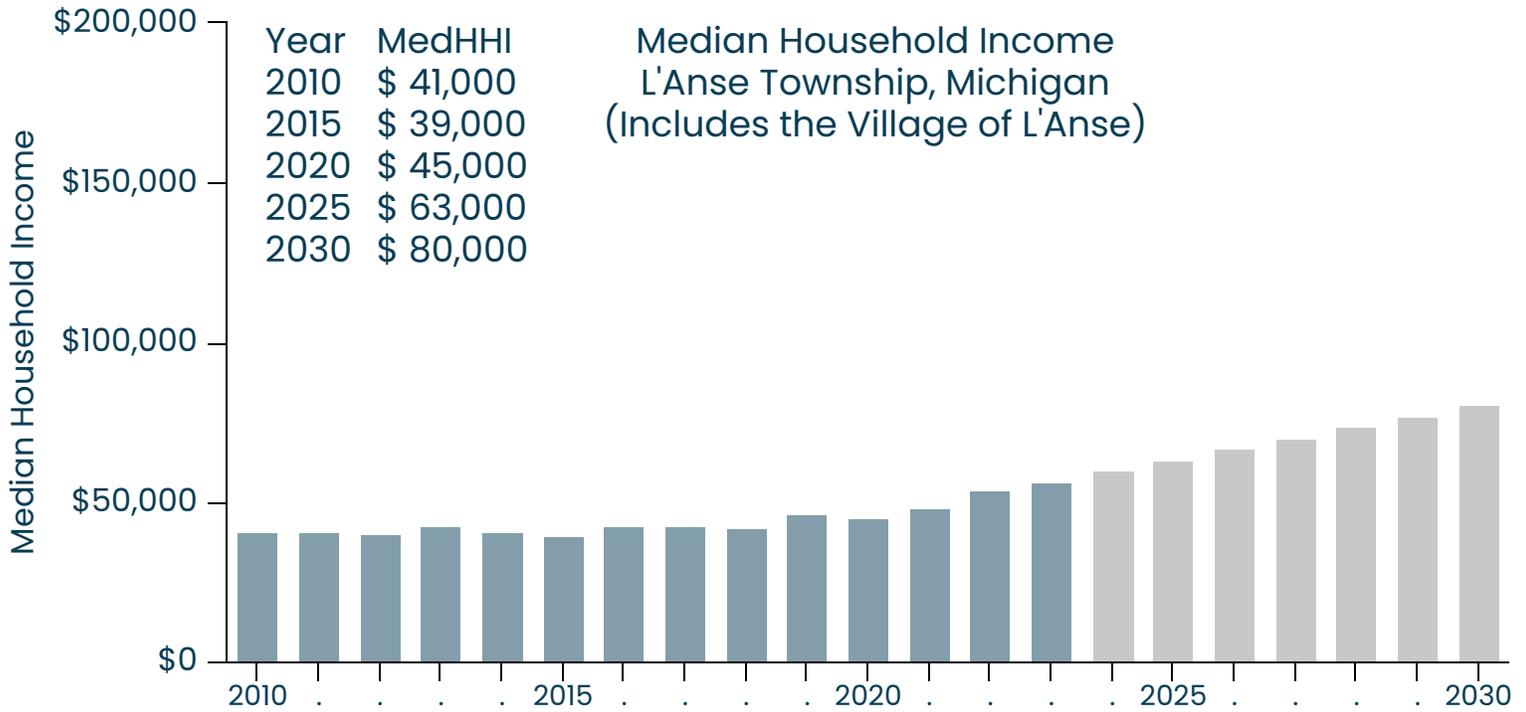


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Median Household Income | L'Anse Twp

Household income by tenure is used to forecast price tolerances for housing units.

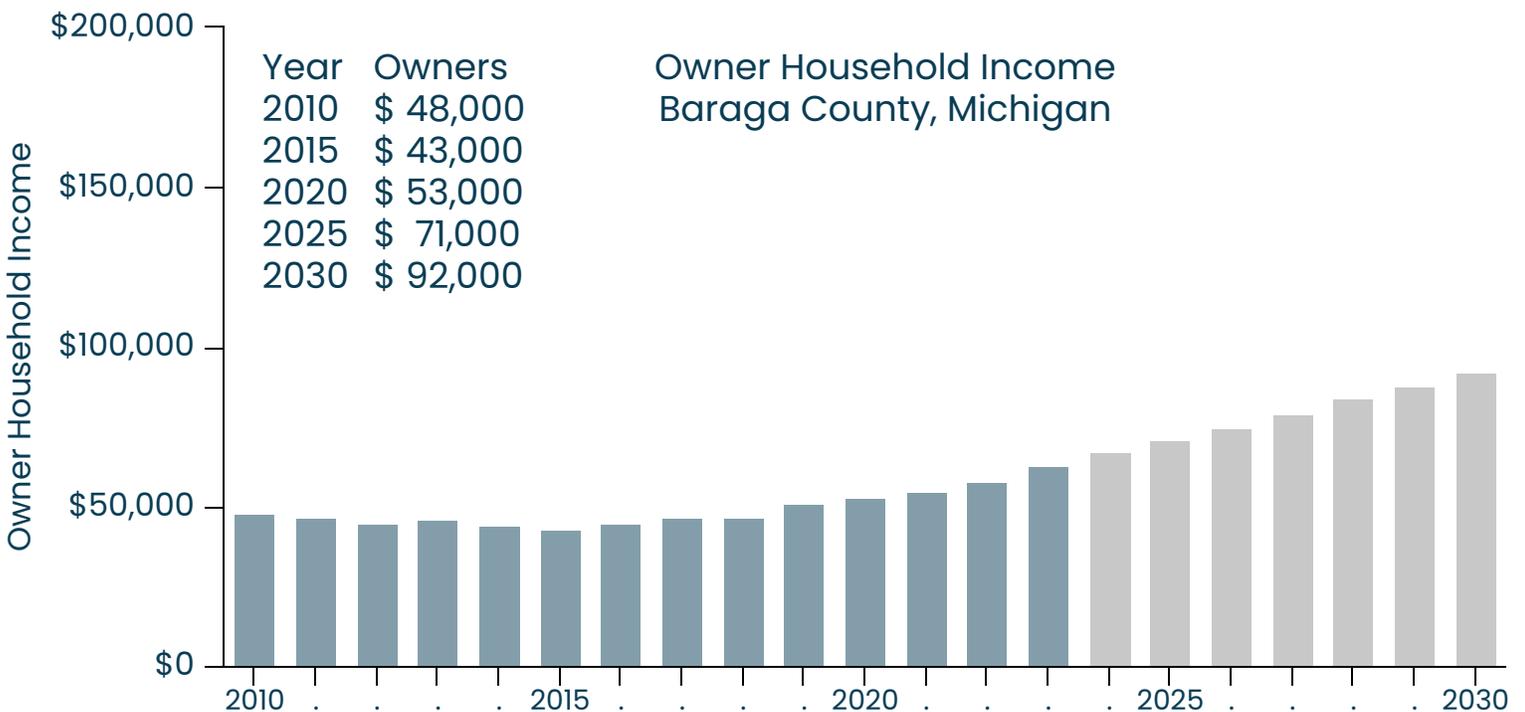
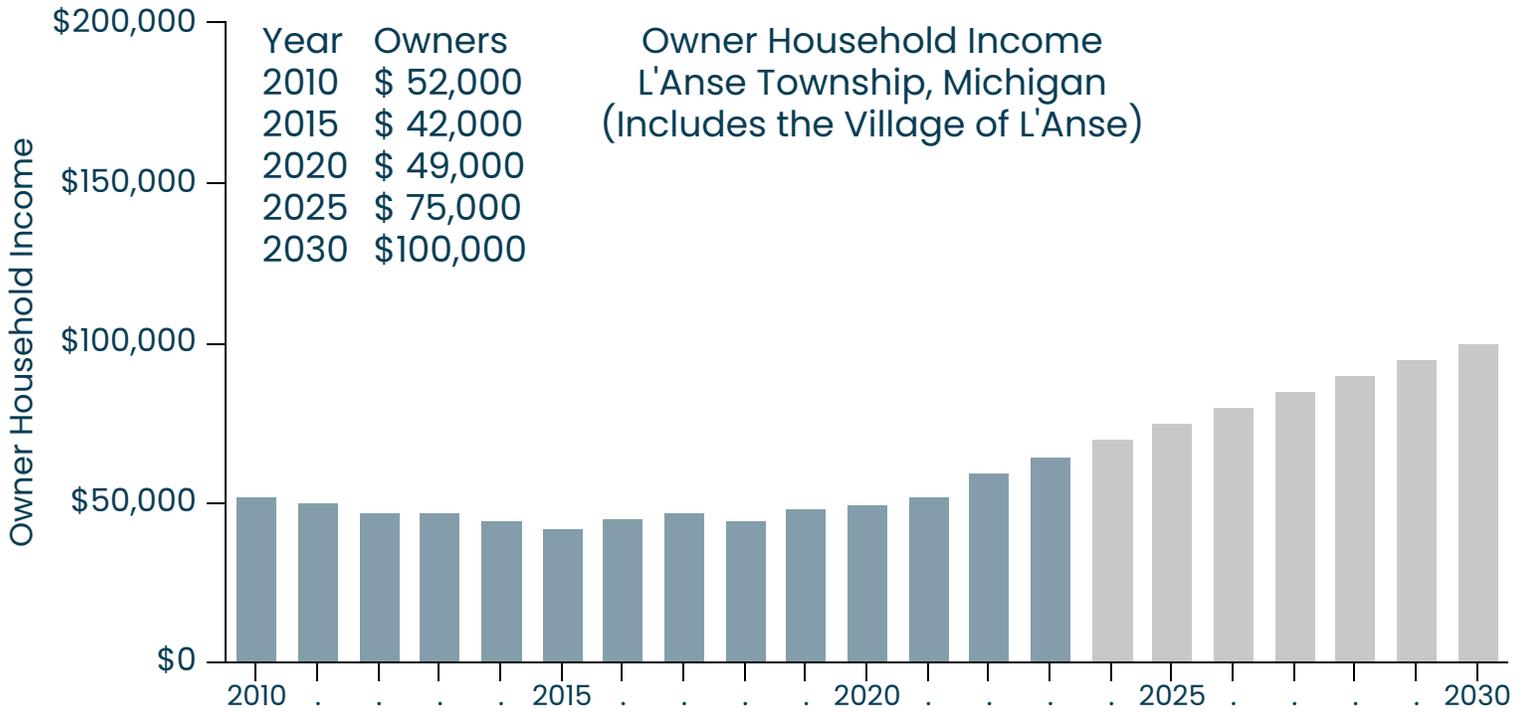


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Owner Household Income | L'Anse Twp

Income among owners is used to forecast price tolerances for home values.

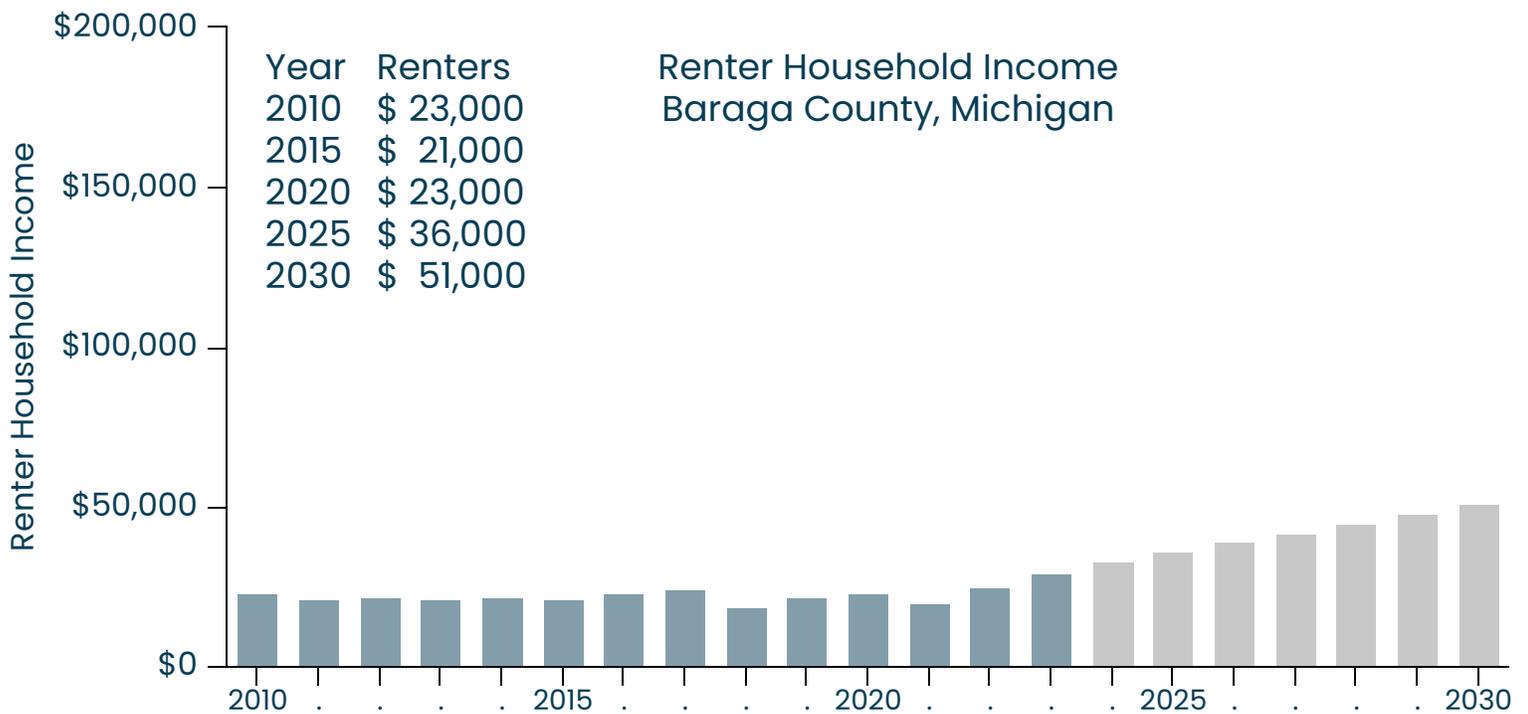
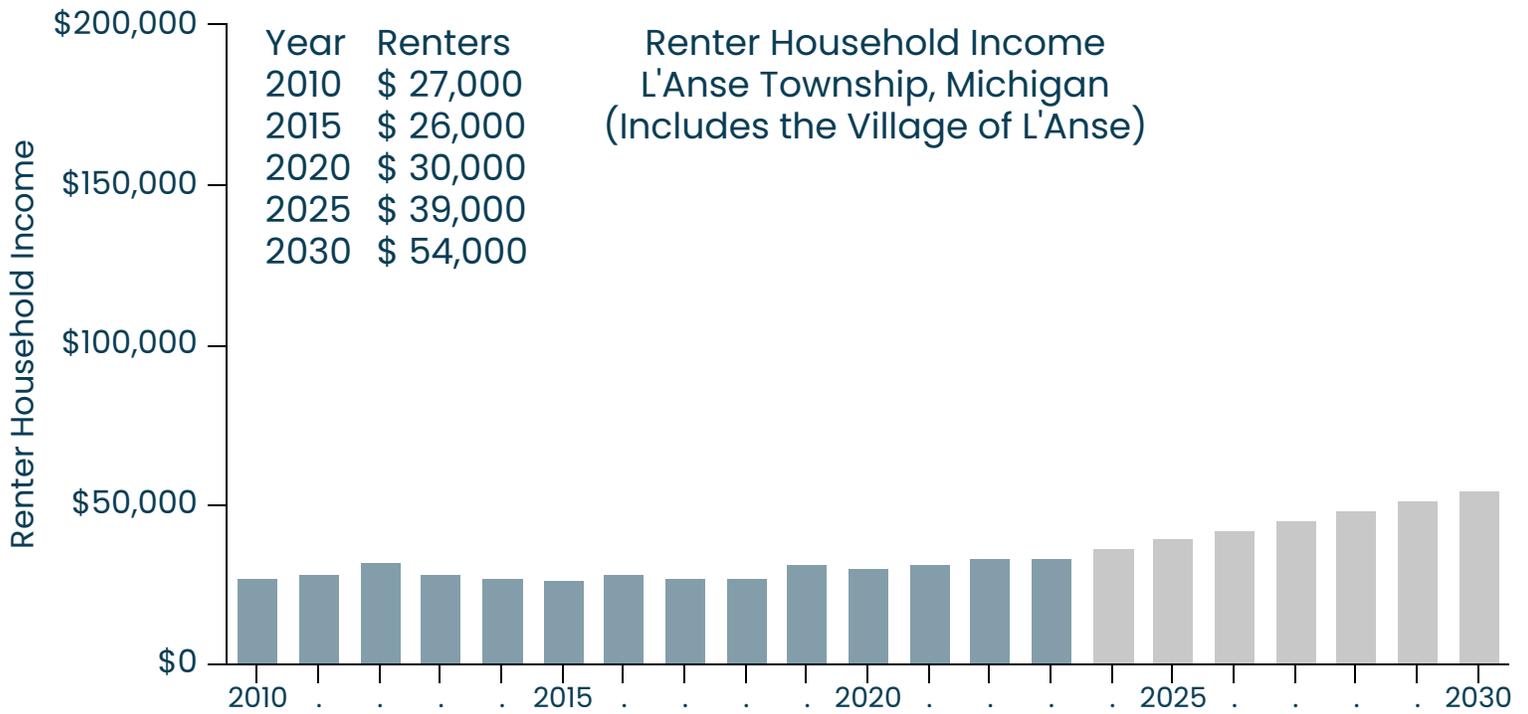


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Renter Household Income | L'Anse Twp

Income among renters is used to forecast price tolerances for contract rents.

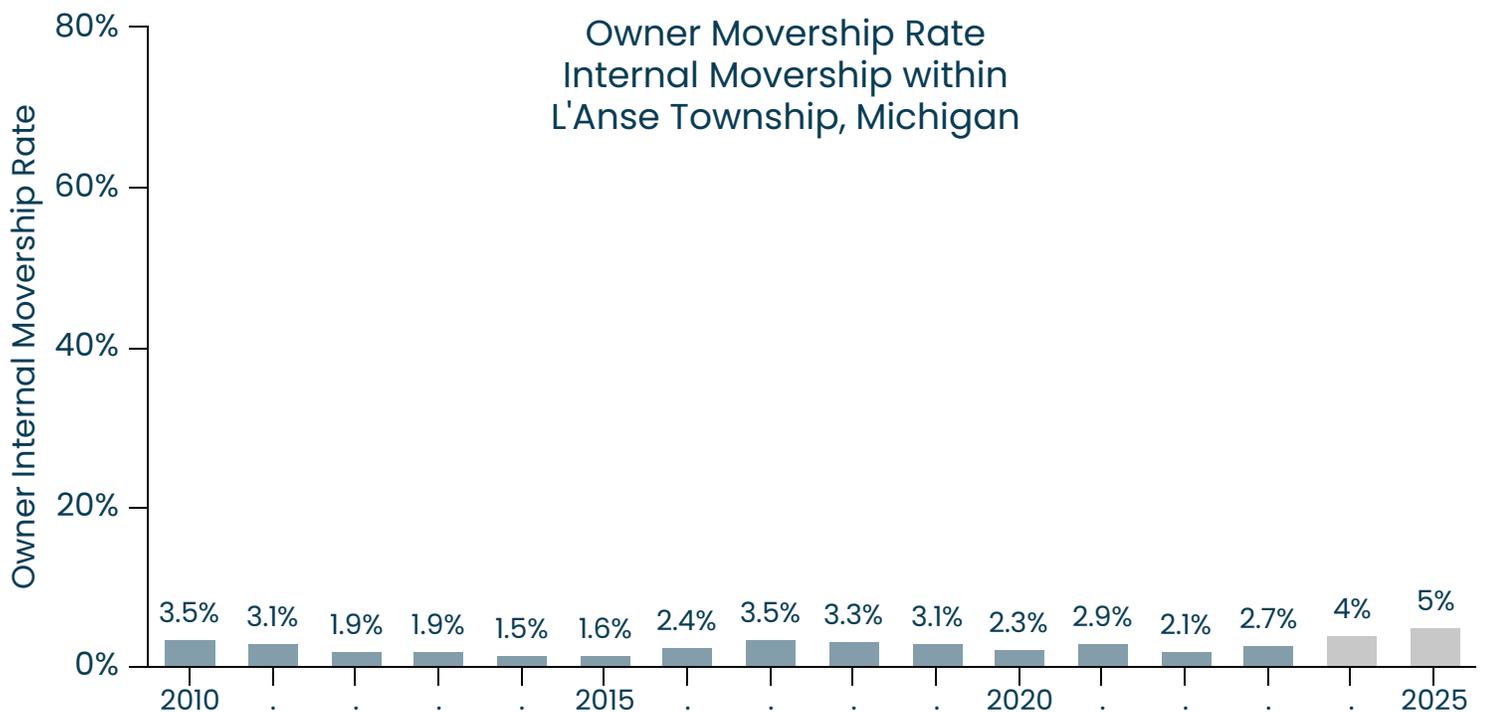
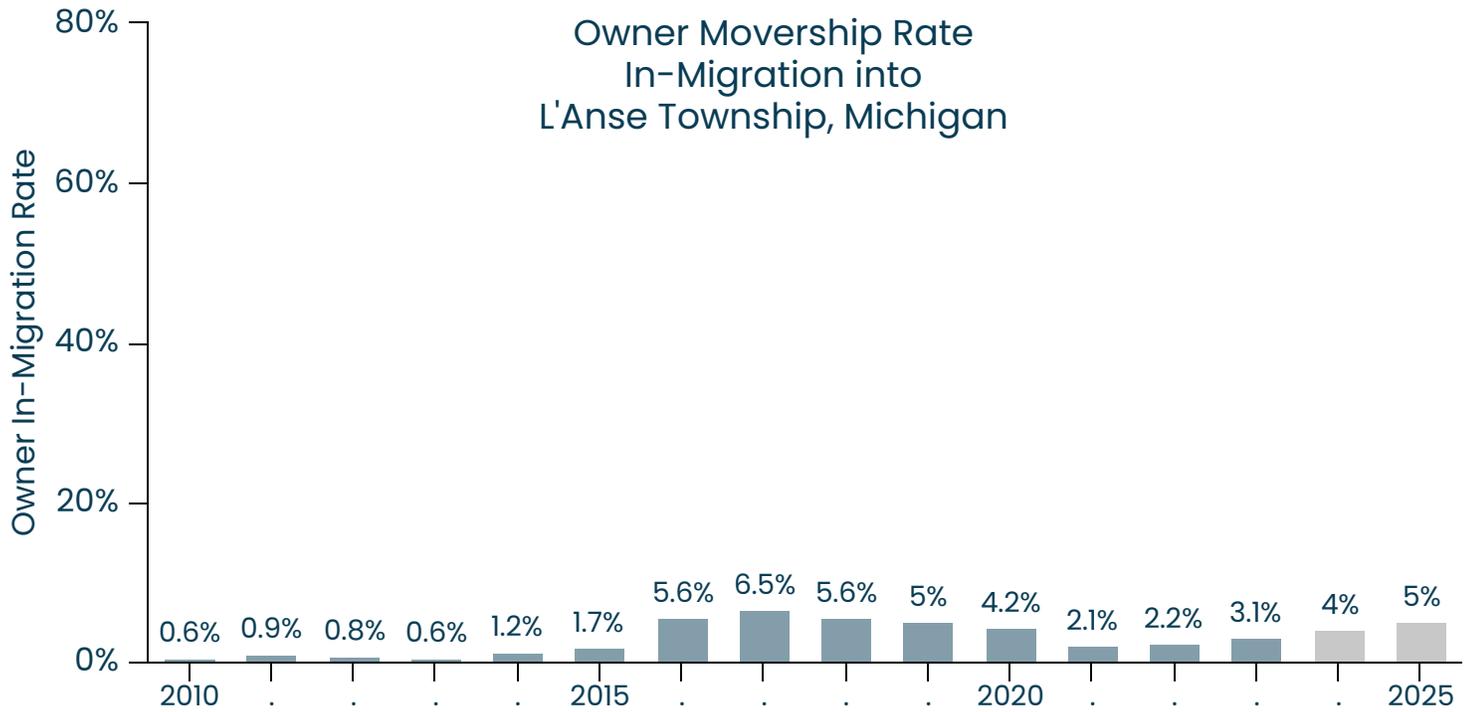


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Owner Movership | L'Anse Township

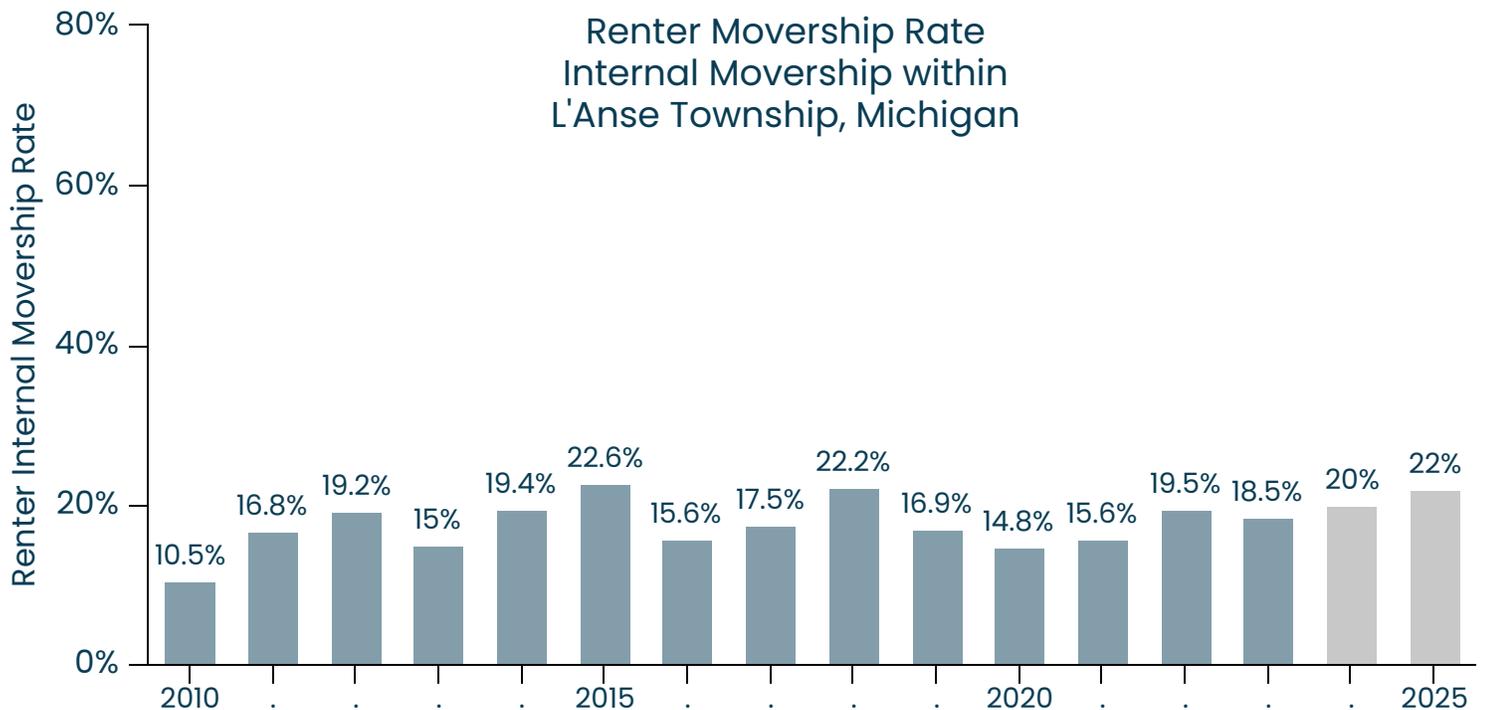
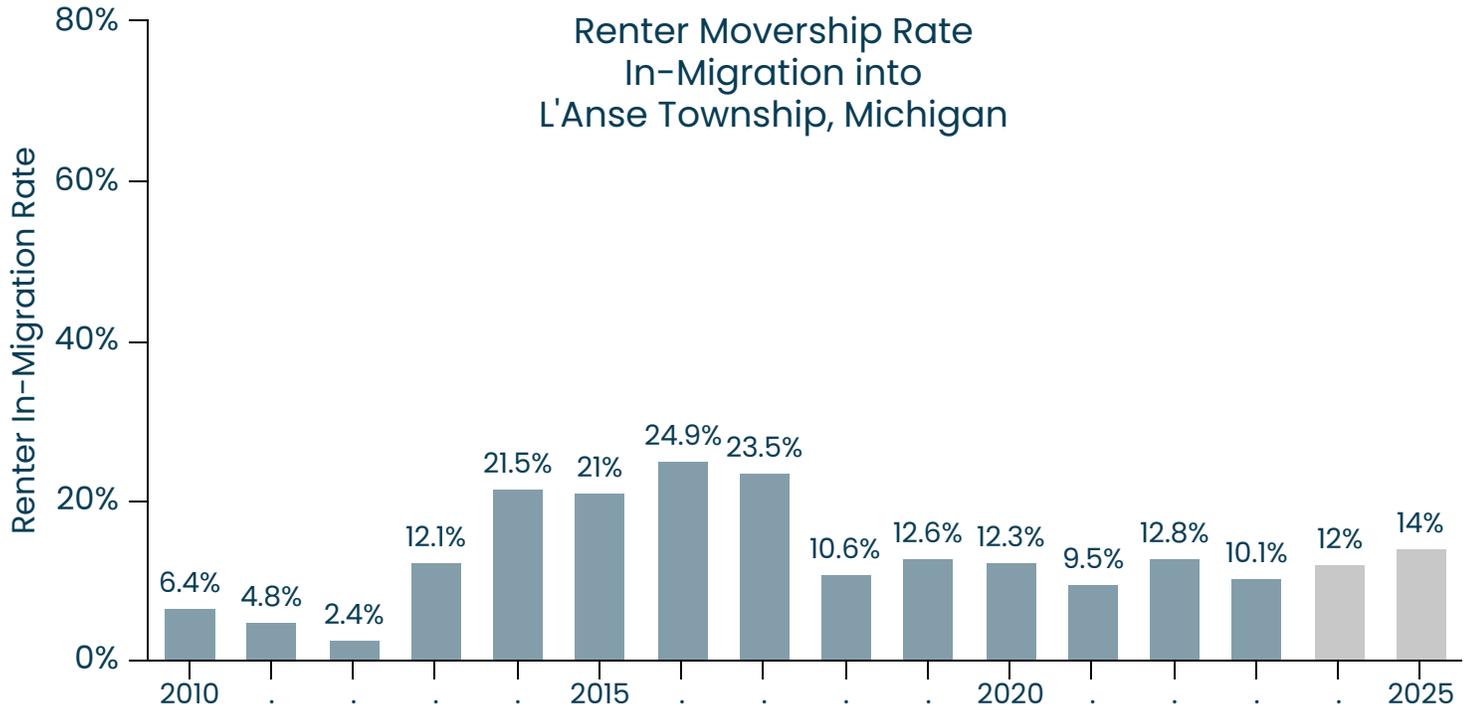
The movership rate is the share of owner households that moves each year.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.

Renter Movership | L'Anse Township

The movership rate is the share of renter households that moves each year.



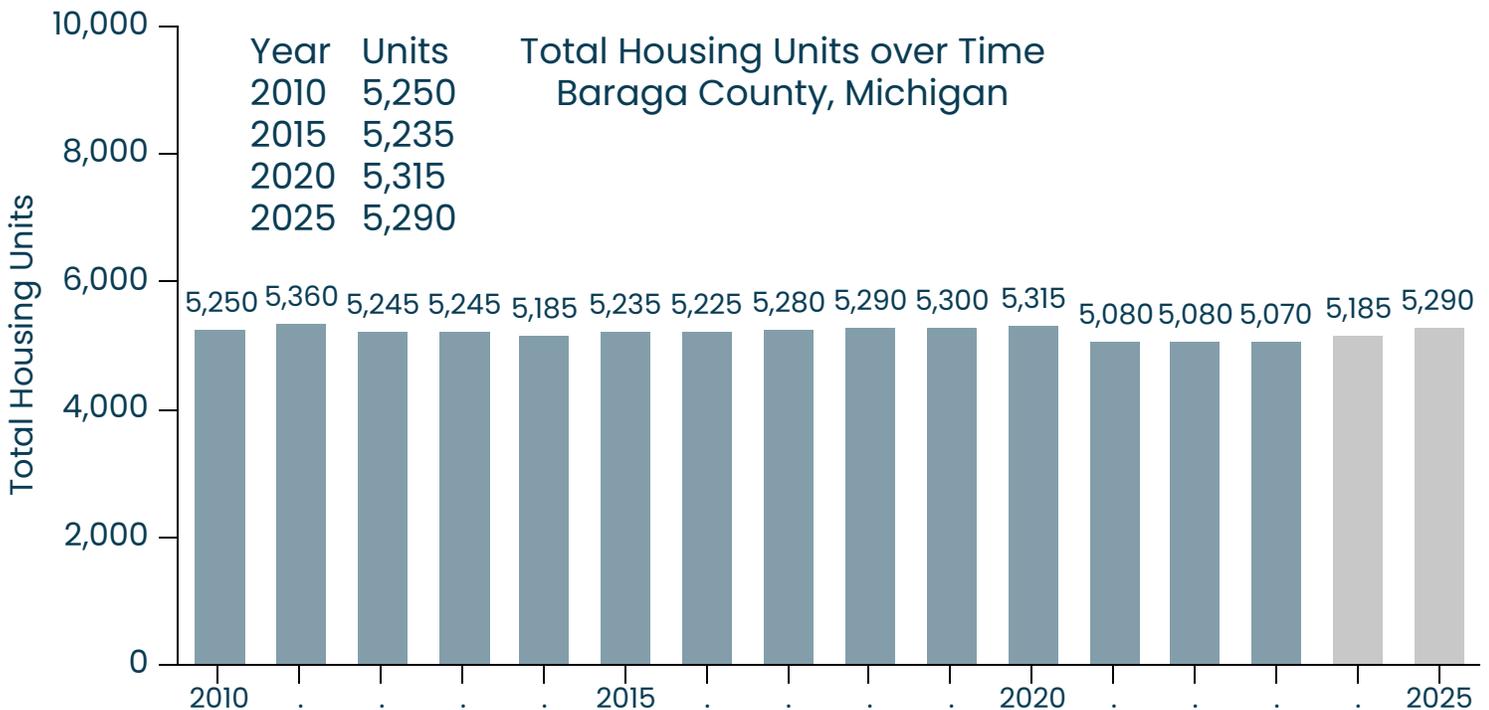
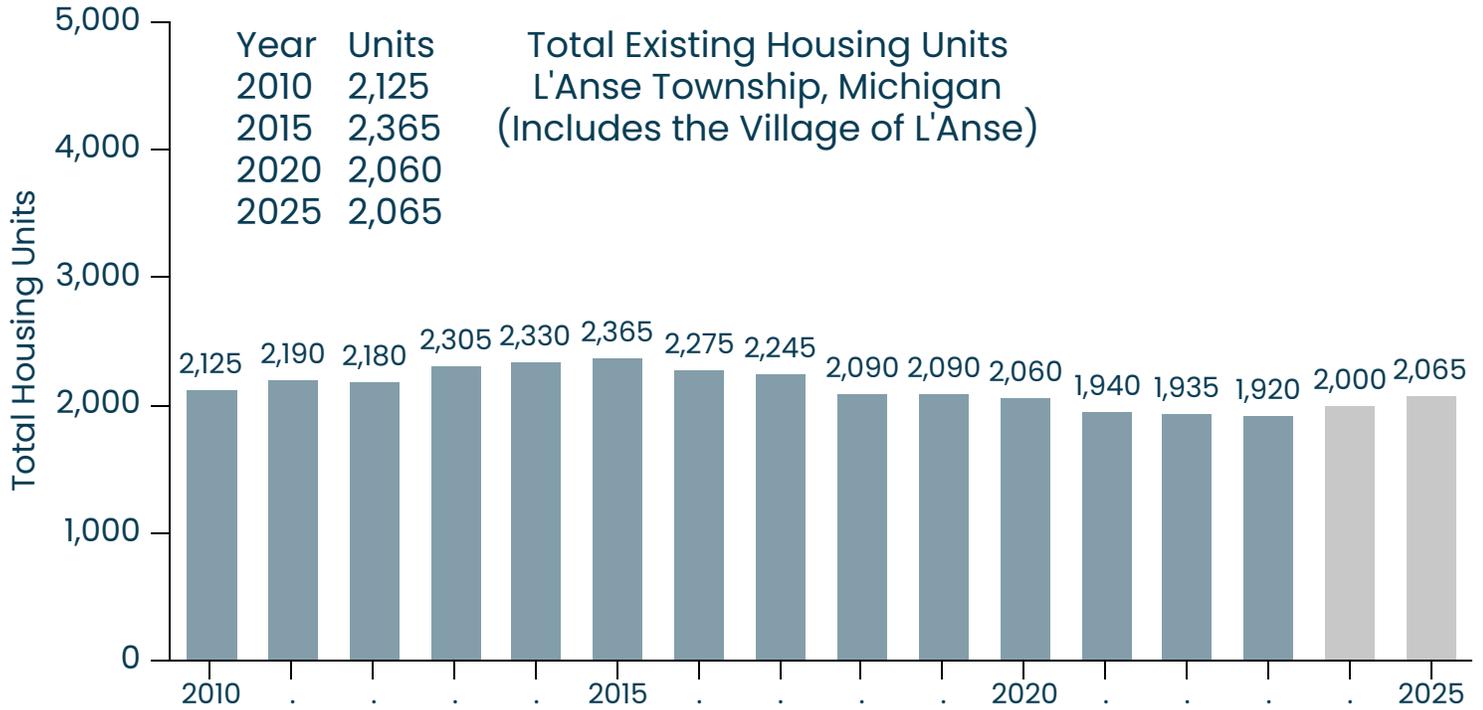
Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Section 4-G

Existing Housing Units | L'Anse Township

Existing housing units (occupied and vacant) are indicative of total market supply.

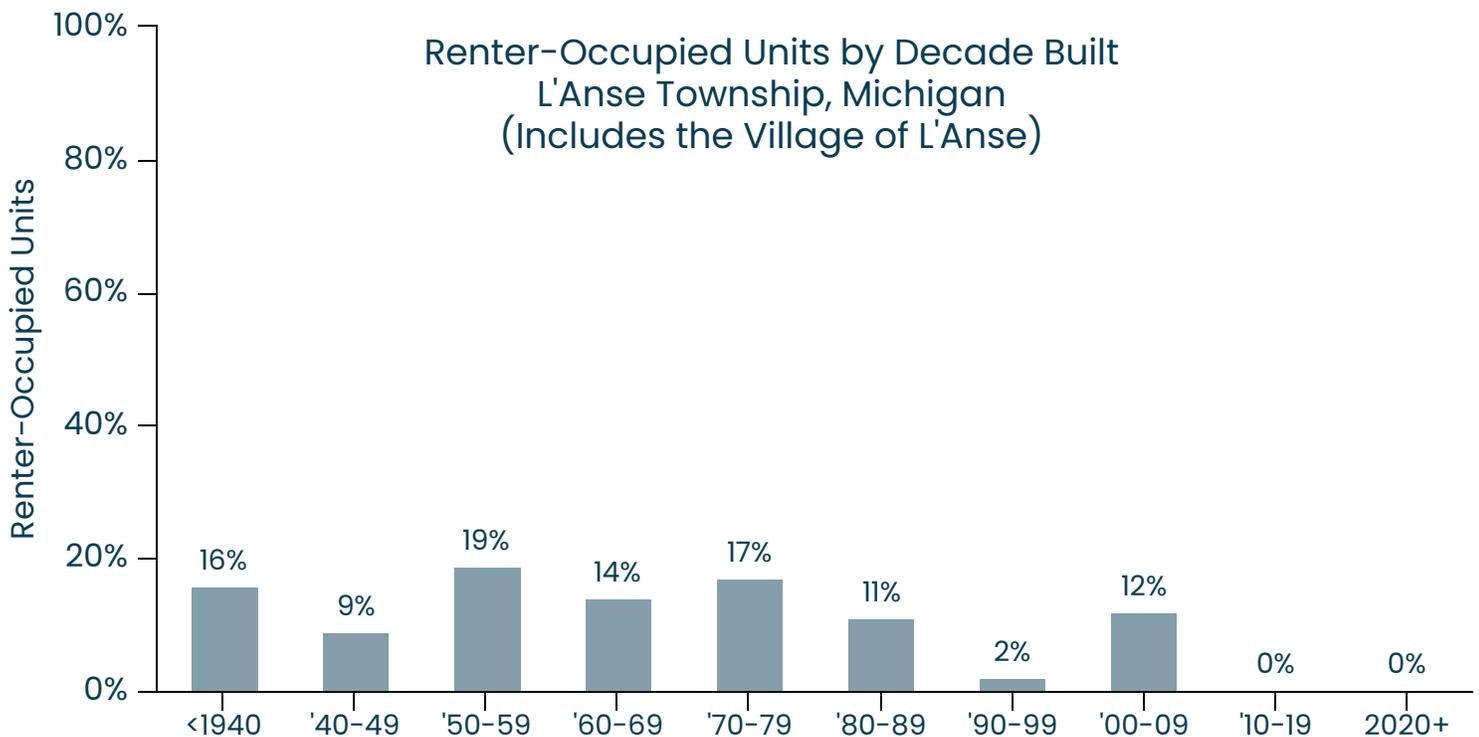
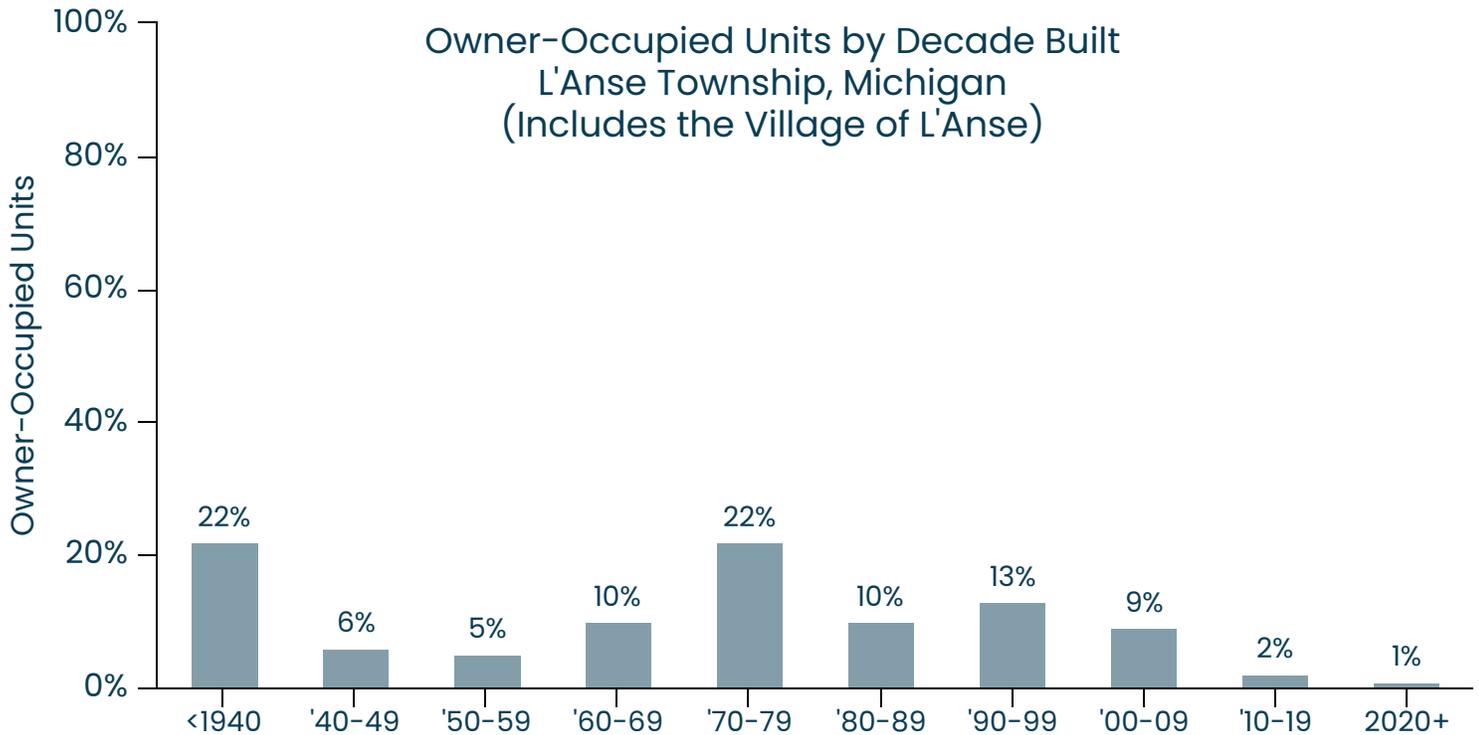


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Units by Decade Built | L'Anse Twp

The number of existing units by decade built and by tenure (owner and renter).

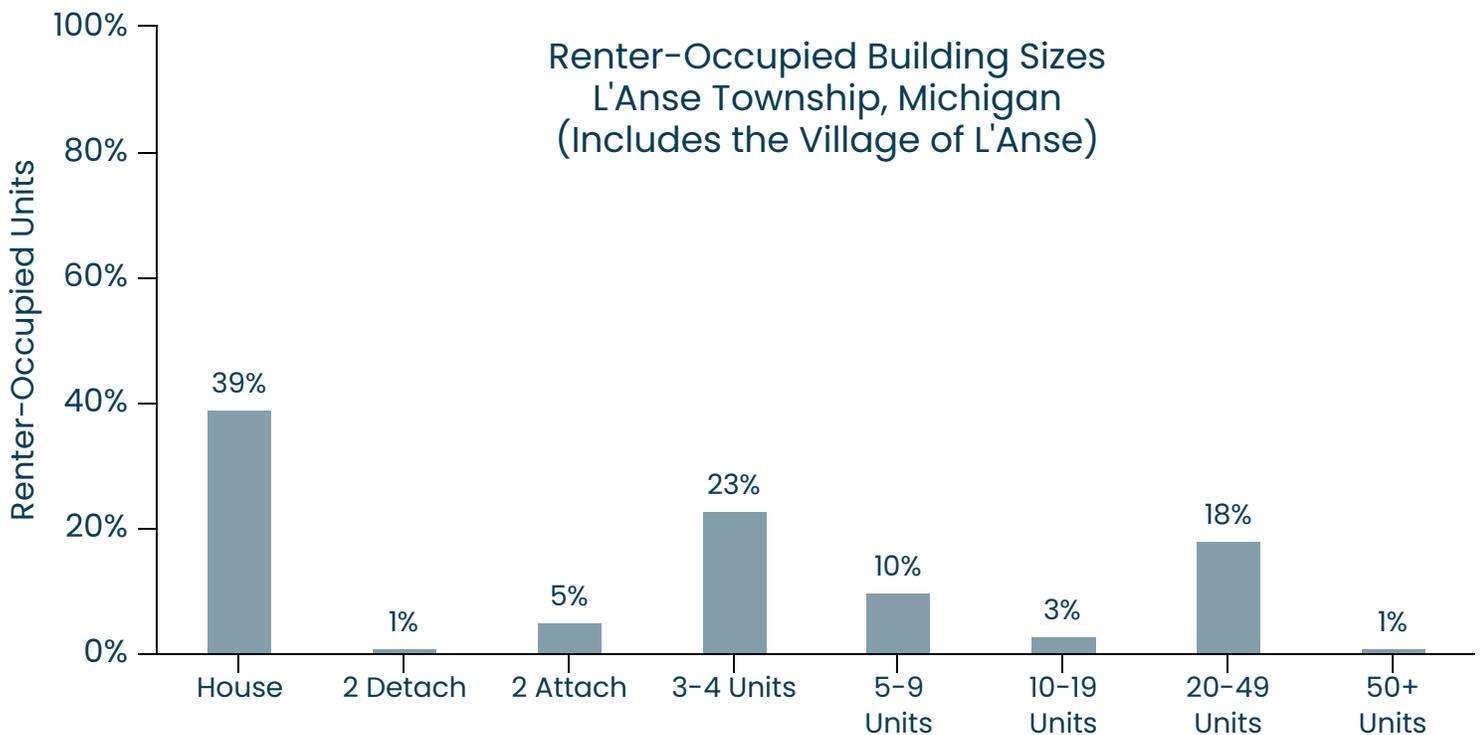
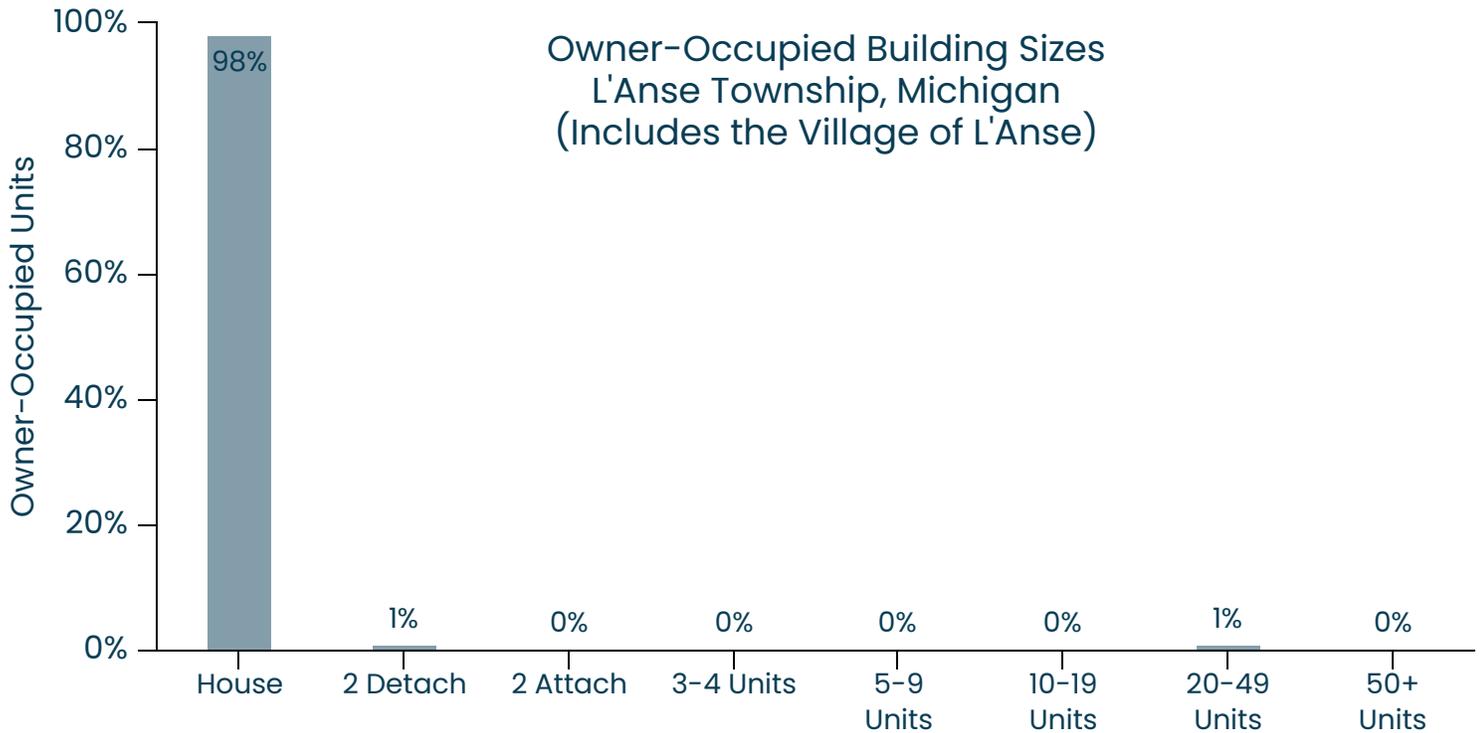


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.



Units by Building Size | L'Anse Township

The share of existing units by building size and split by tenure (owner and renter).

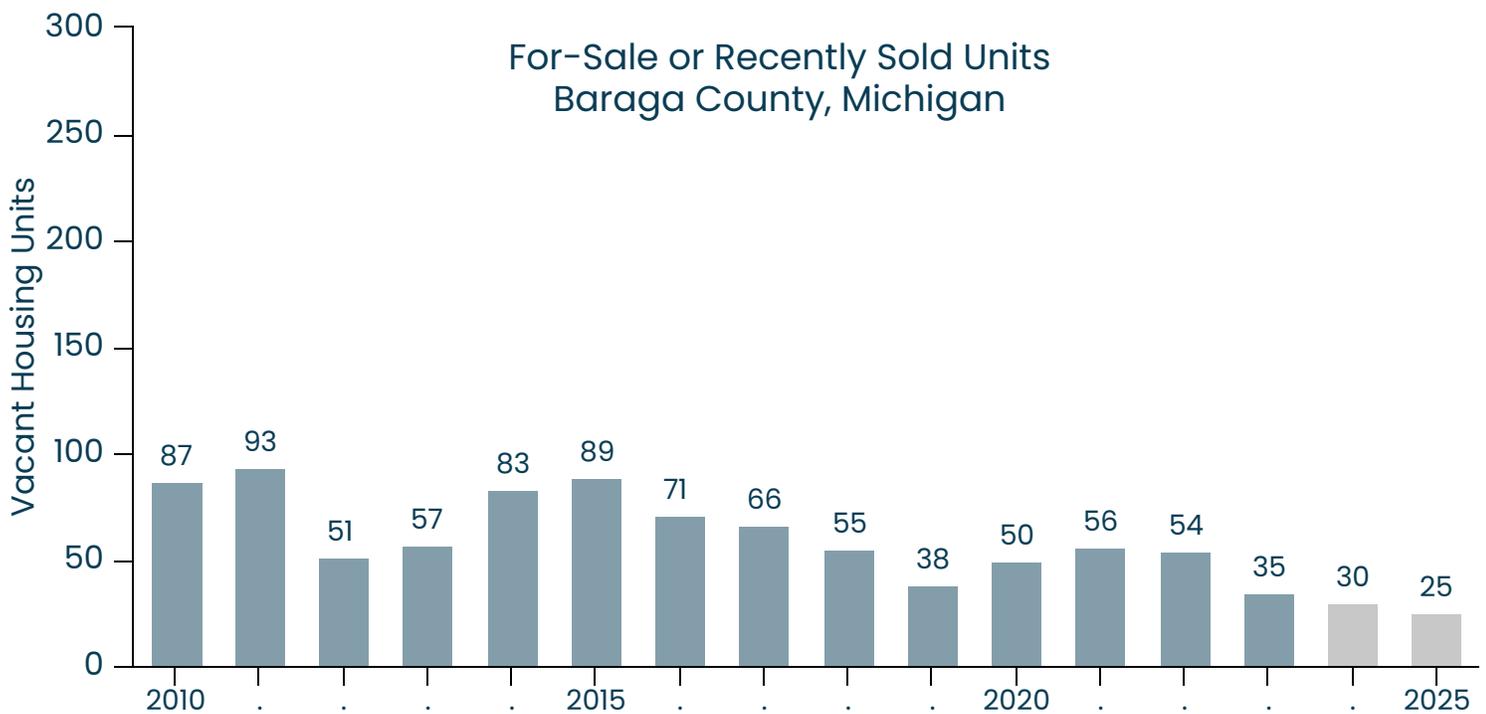
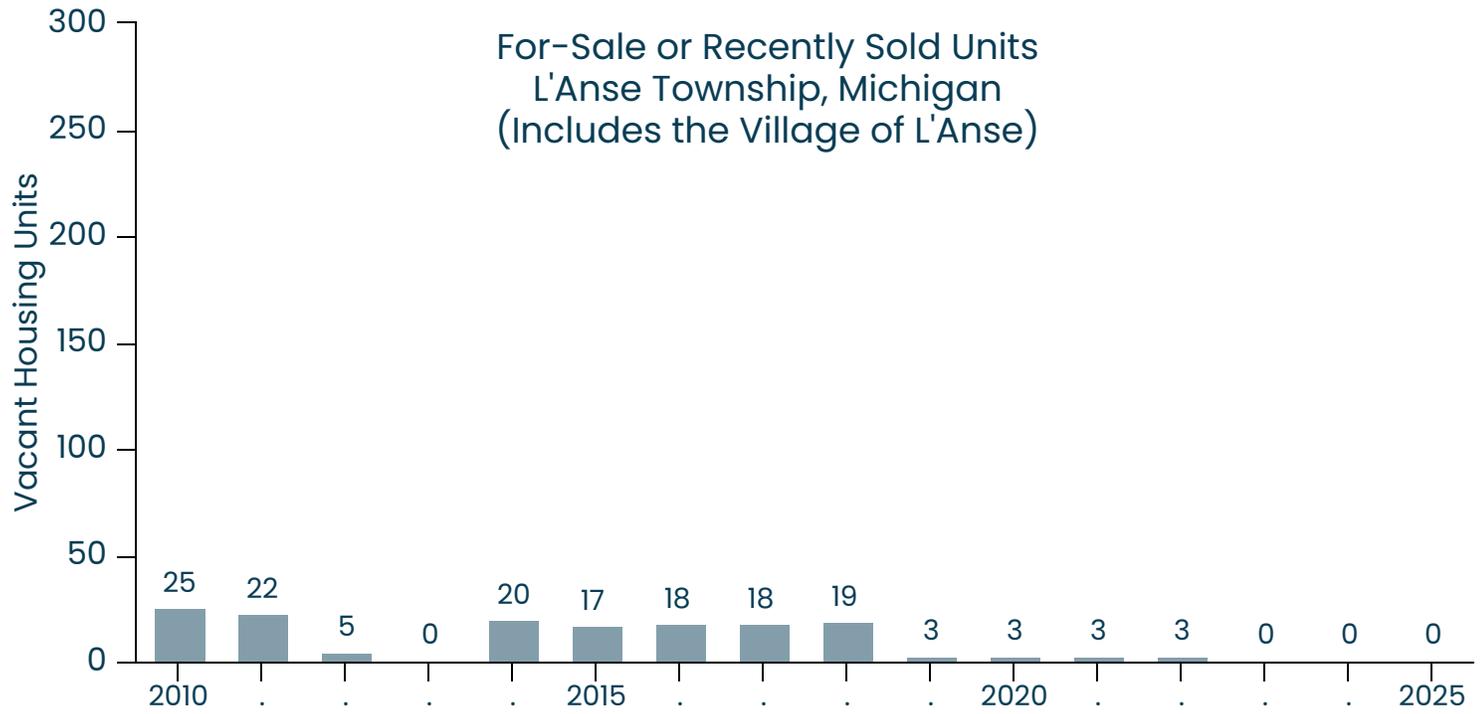


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2023. Analysis, forecasts, and exhibit prepared by LandUseUSA Urban Strategies; 2025.



For-Sale Vacancies | L'Anse Township

Includes units that either are for sale, or recently sold and waiting to be occupied.

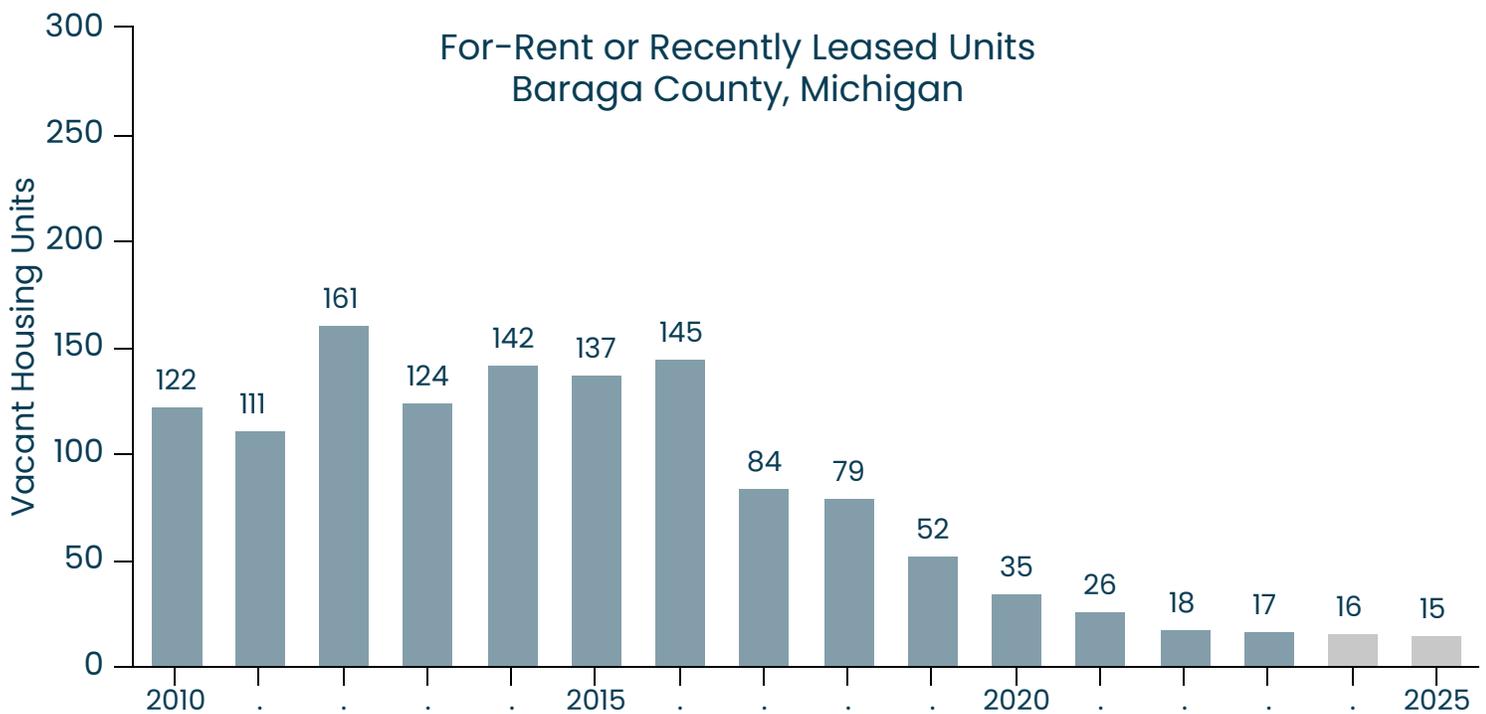
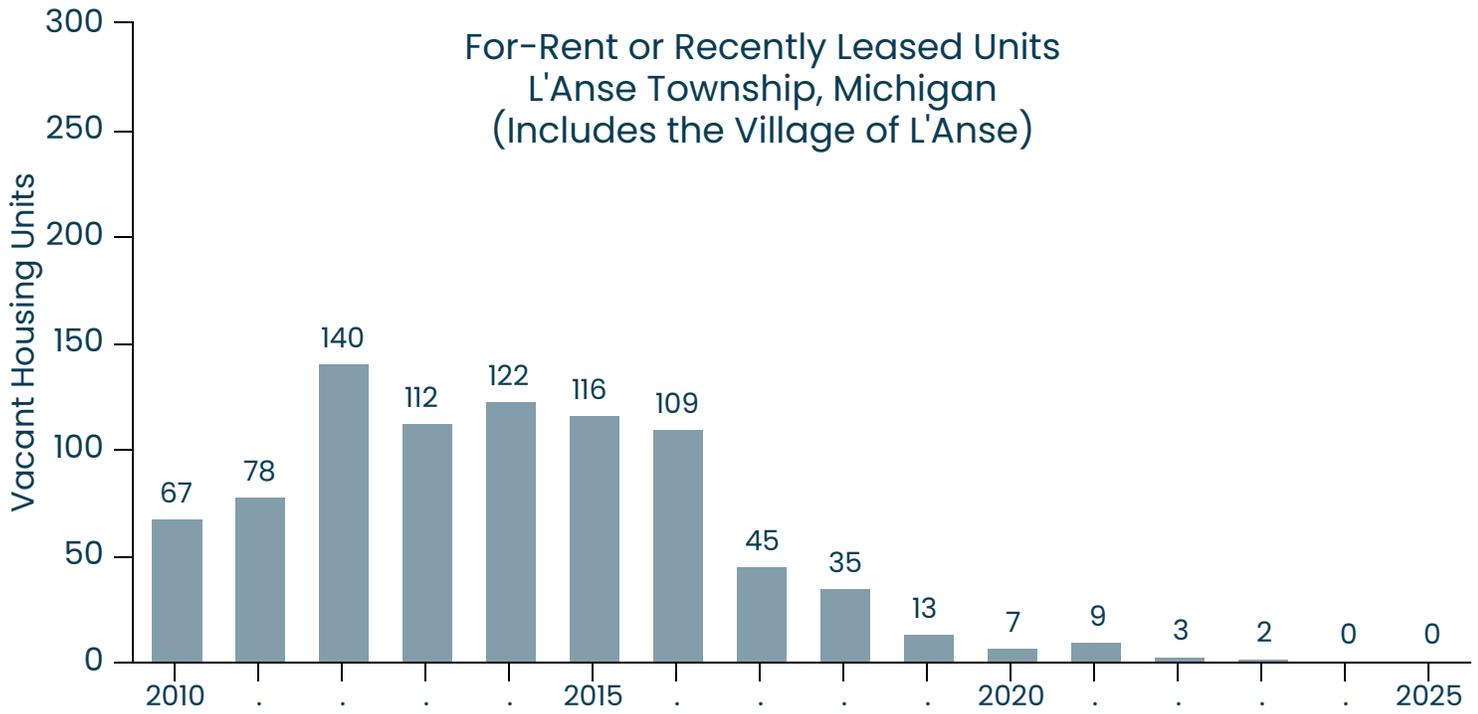


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



For-Lease Vacancies | L'Anse Township

Includes units that either are for rent, or recently leased and waiting to be occupied.

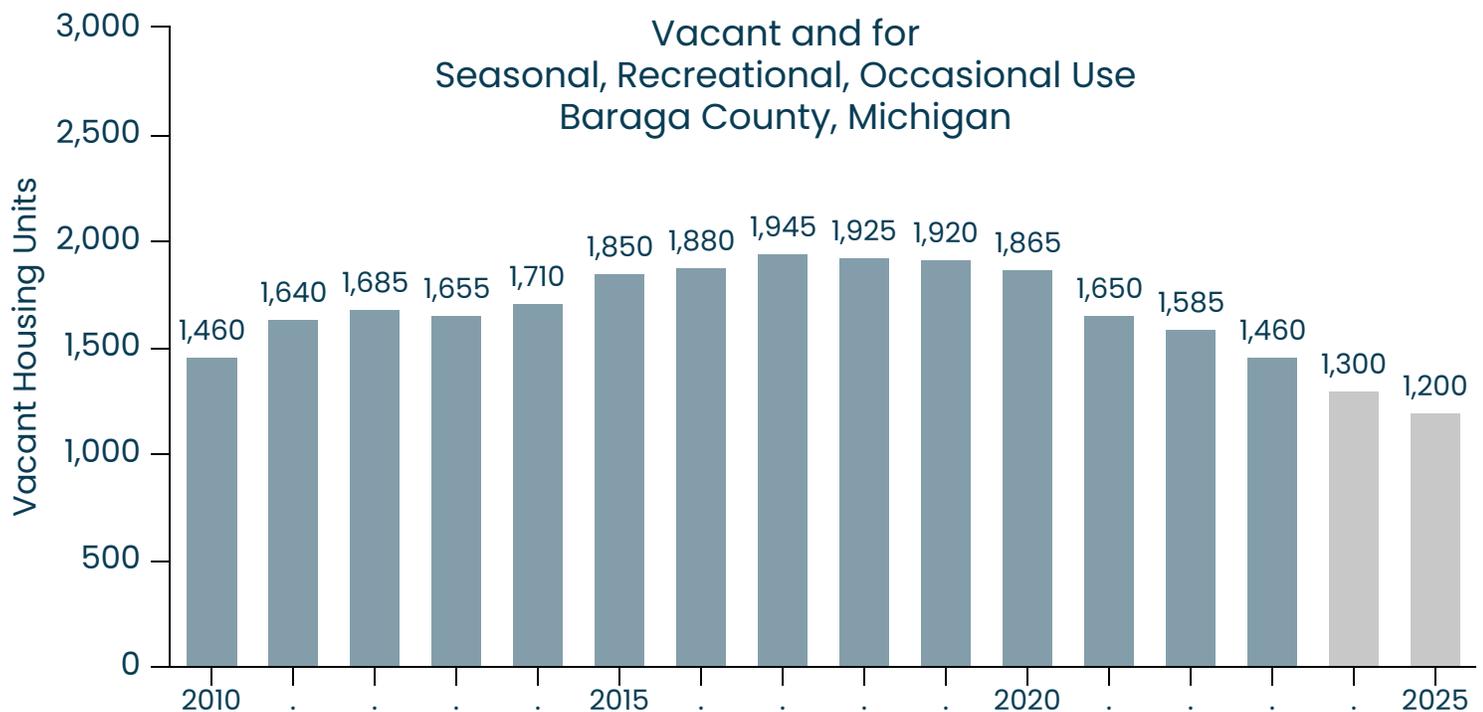
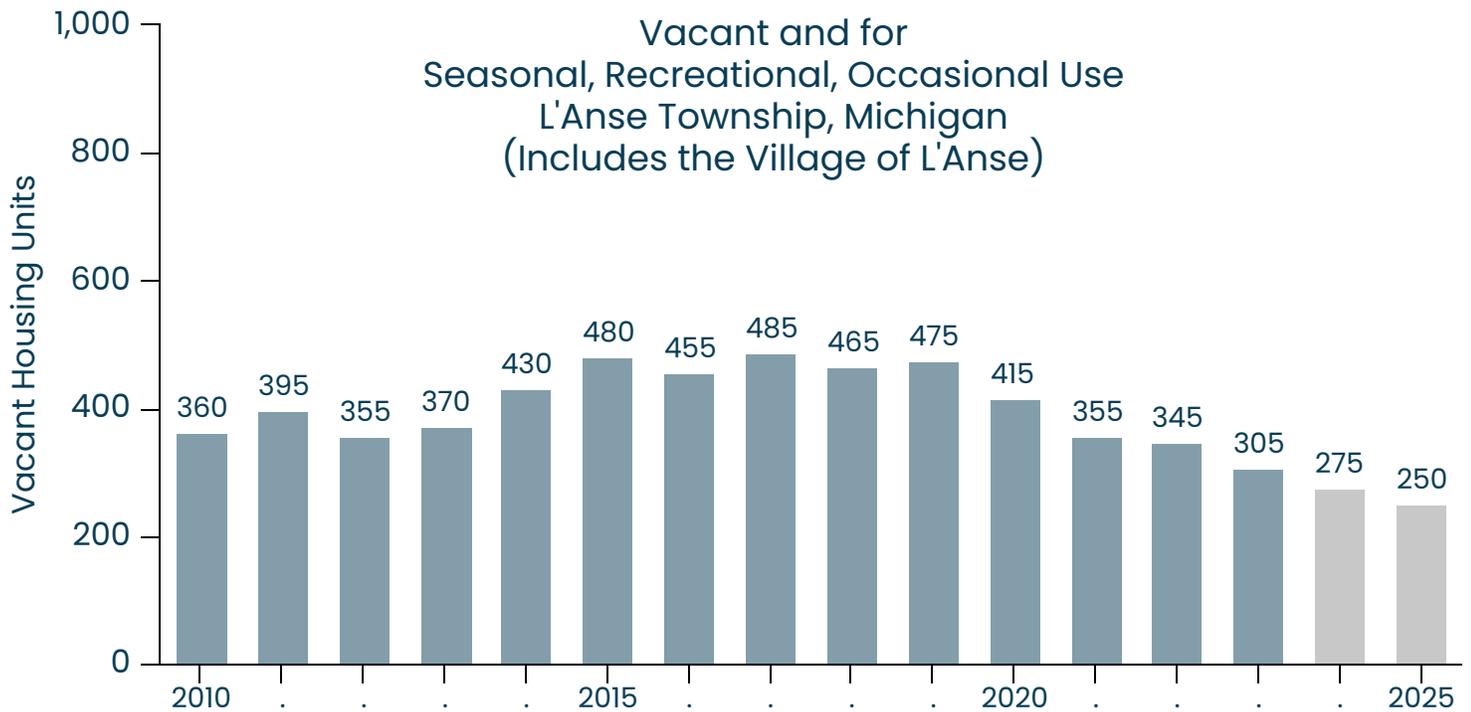


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Seasonal Vacancies | L'Anse Township

Vacant units reported as being for seasonal, recreational, or occasional use.

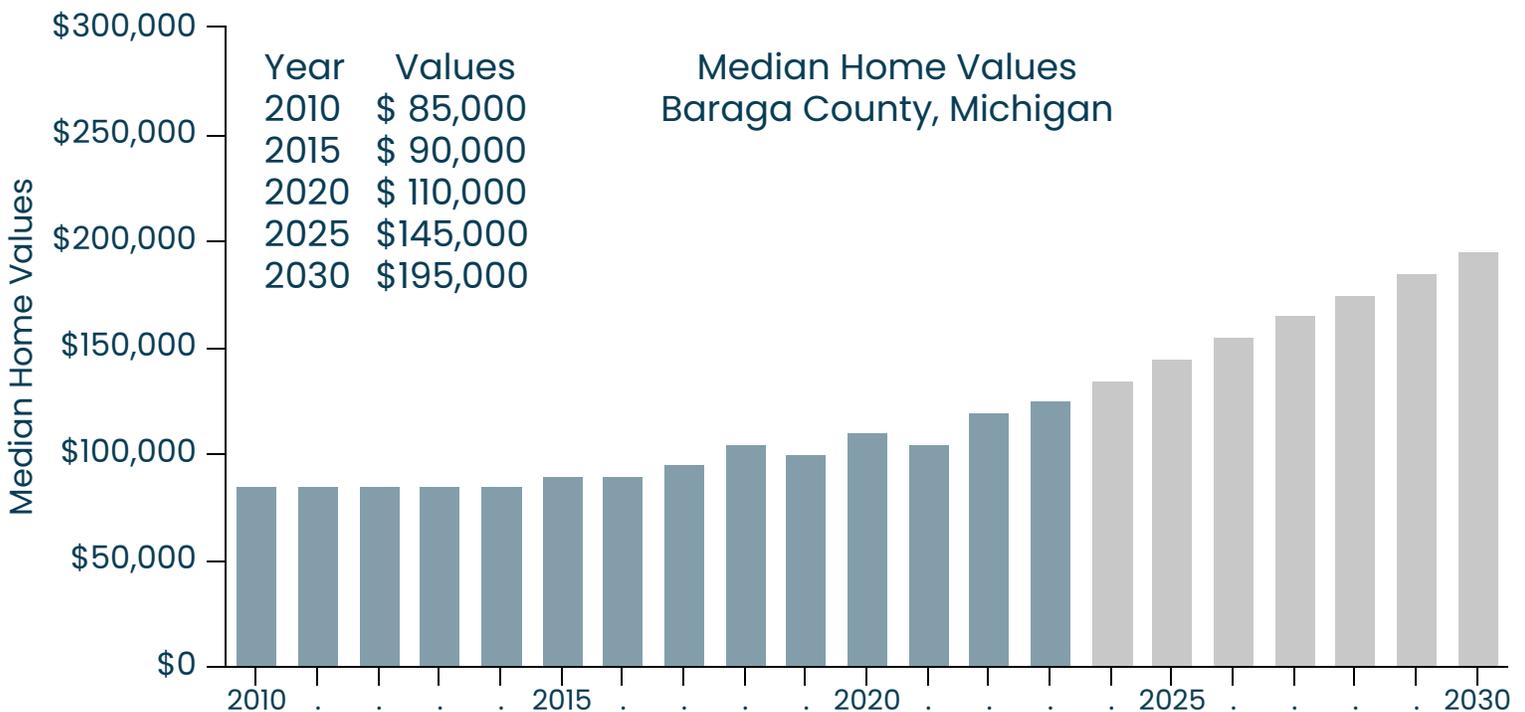
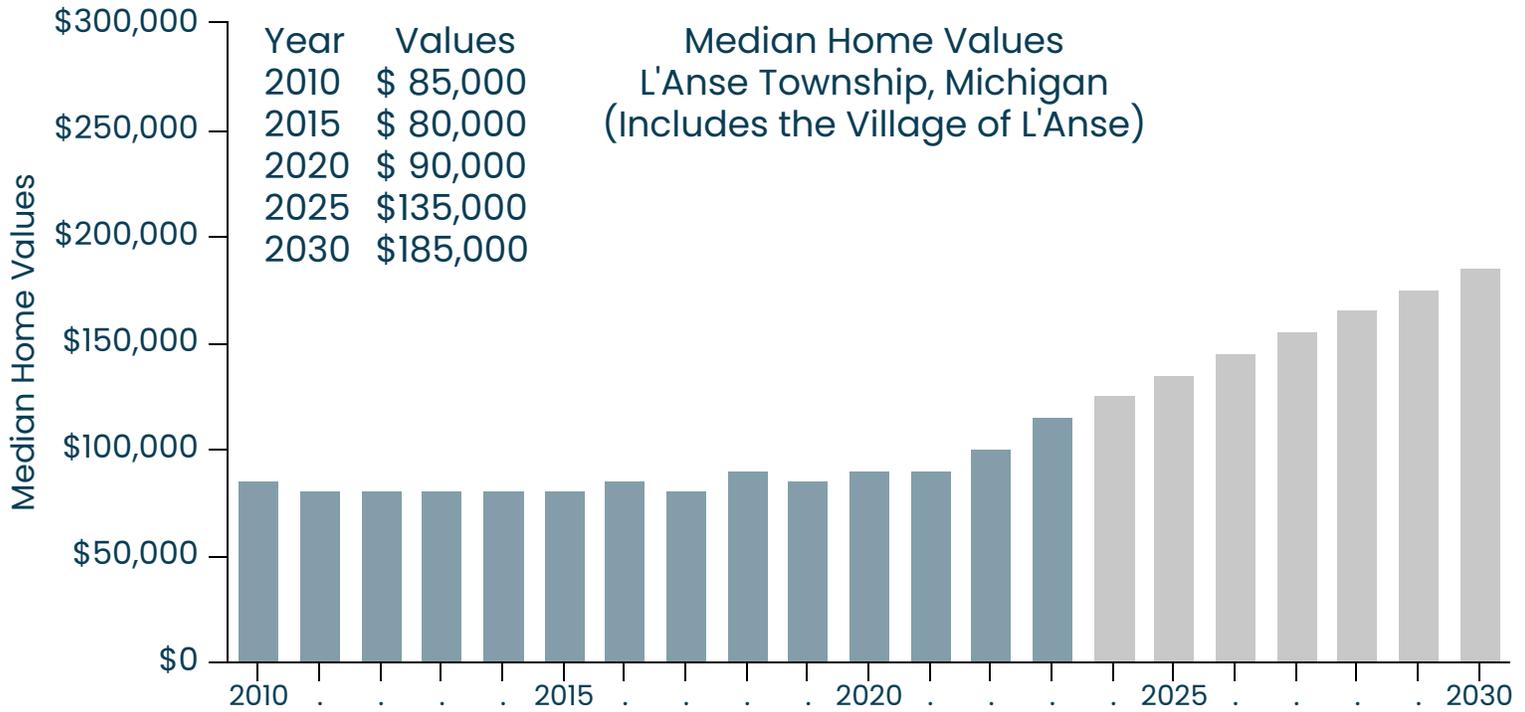


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Median Home Values | L'Anse Township

Median home values help gauge the quality and affordability of existing supply.

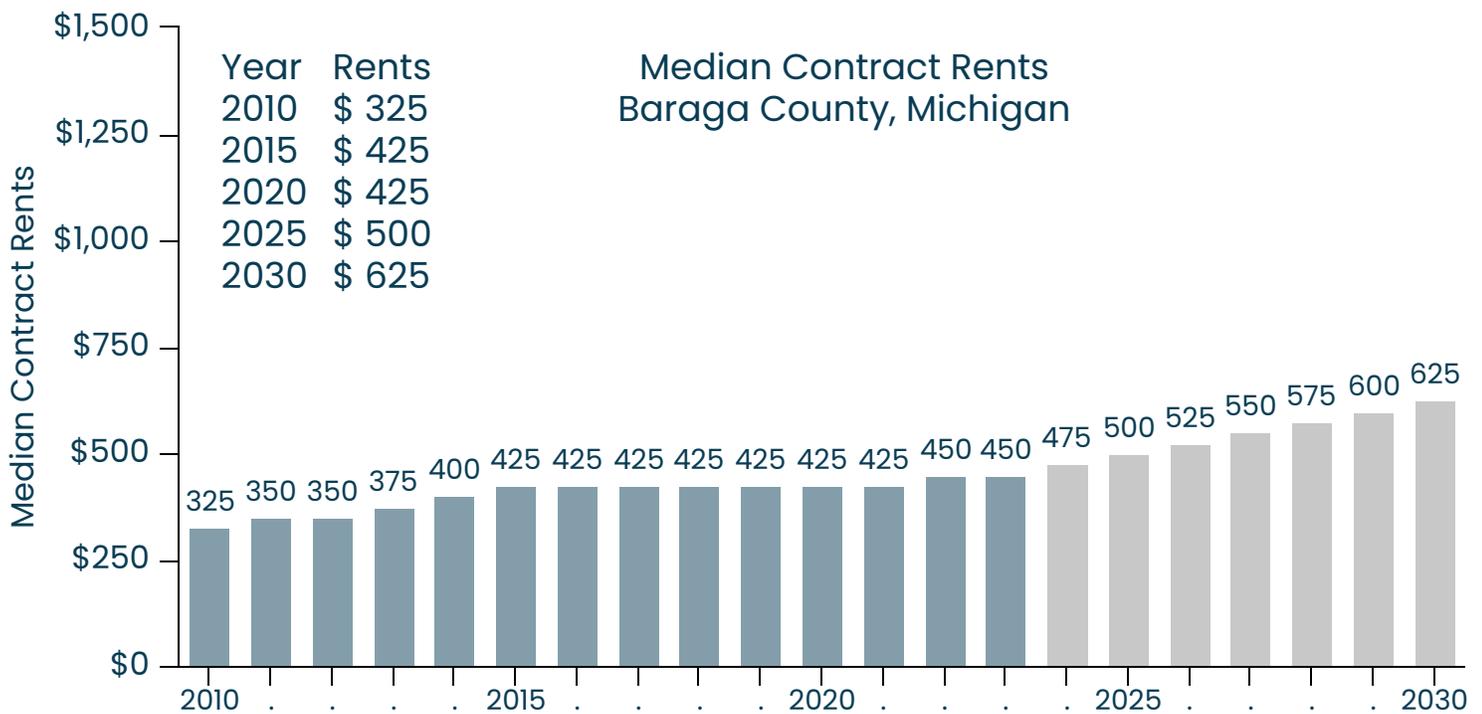
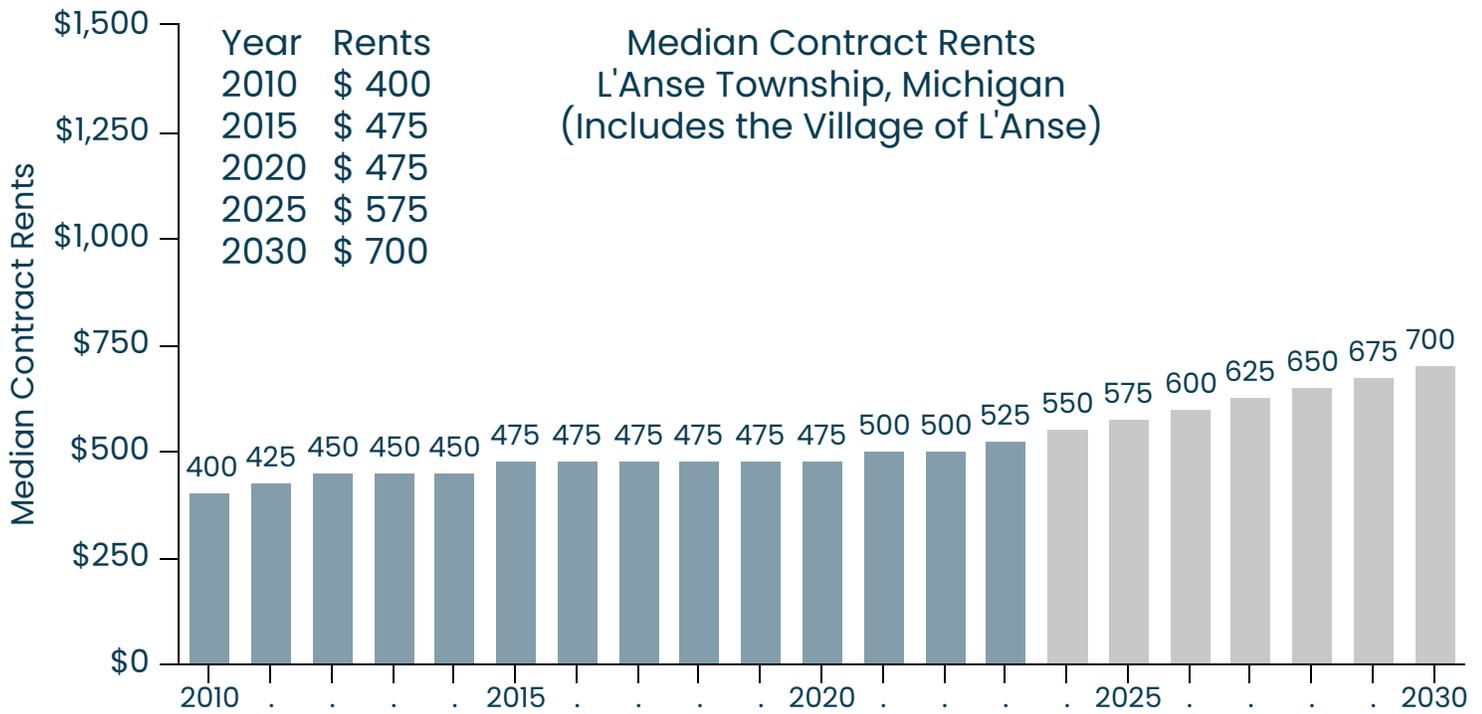


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Median Contract Rents | L'Anse Township

Contract (cash or net) rents can help gauge the quality & affordability of supply.



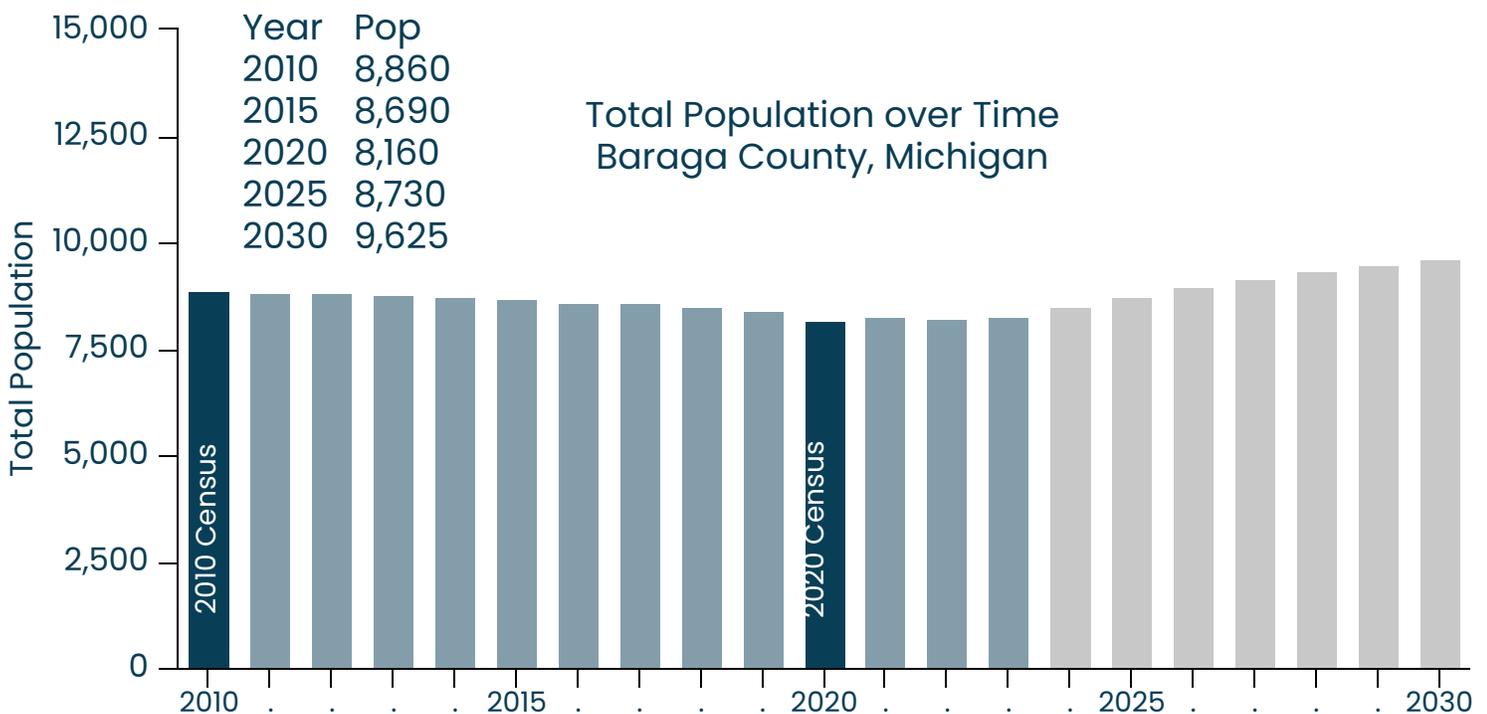
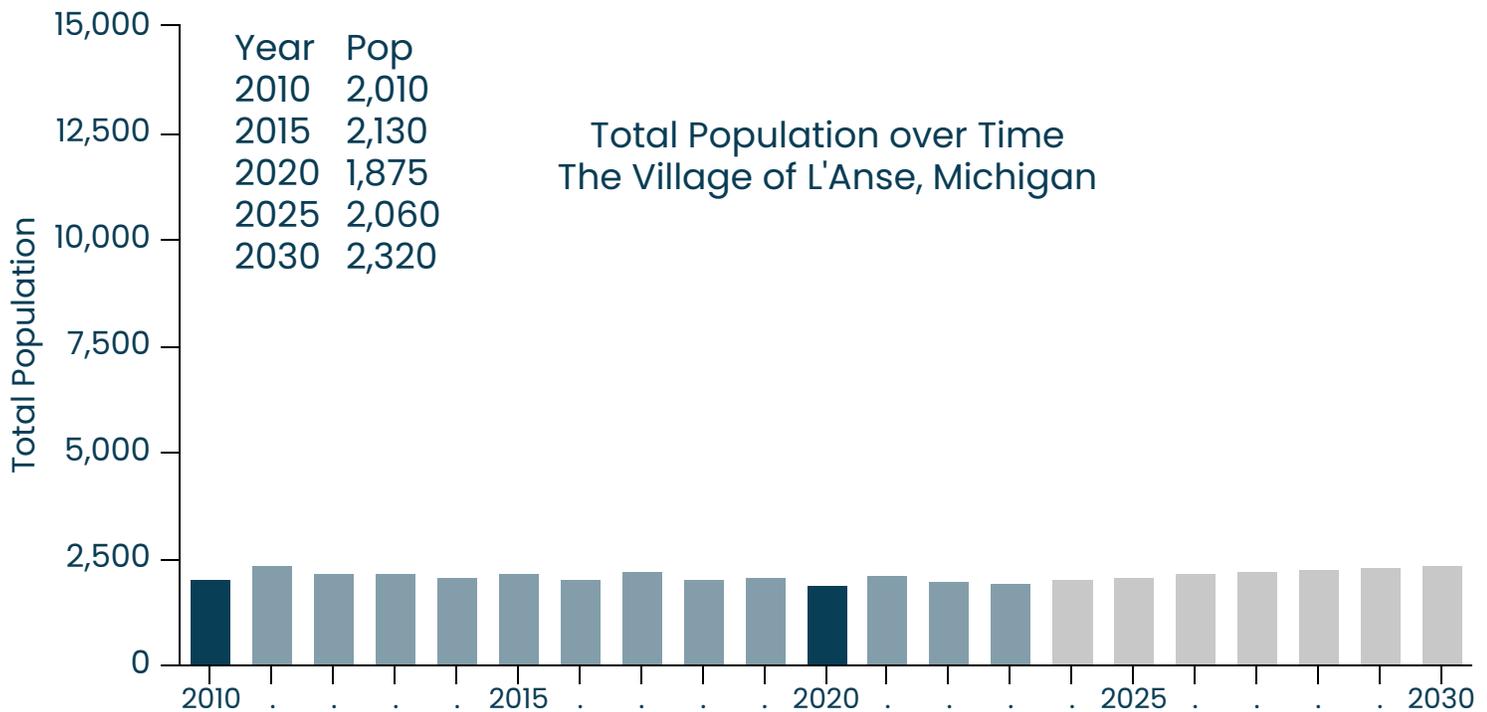
Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Section 4-H

Population Growth | L'Anse Village

Used to gauge economic stability since the 2010 and 2020 Census.
 Also used as a link between the decennial census, households, and household size.

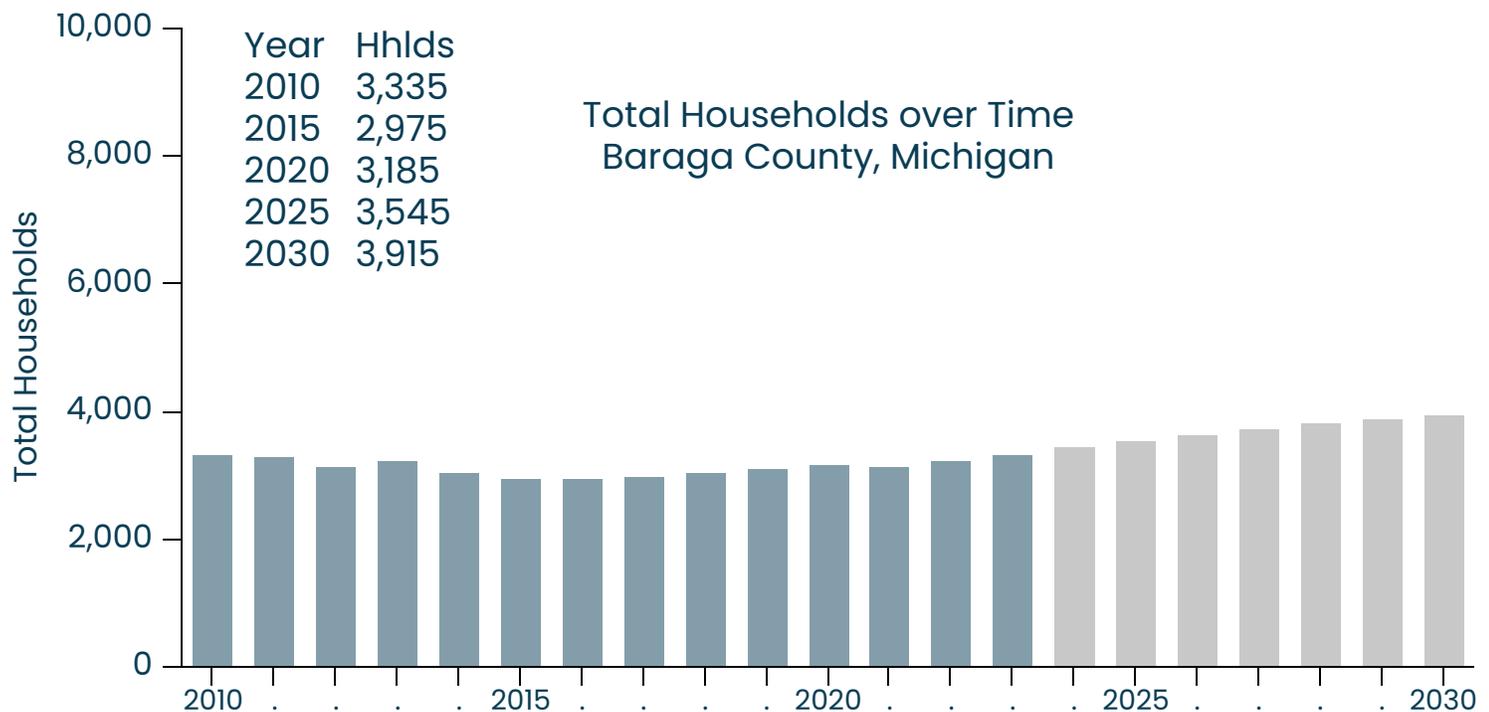
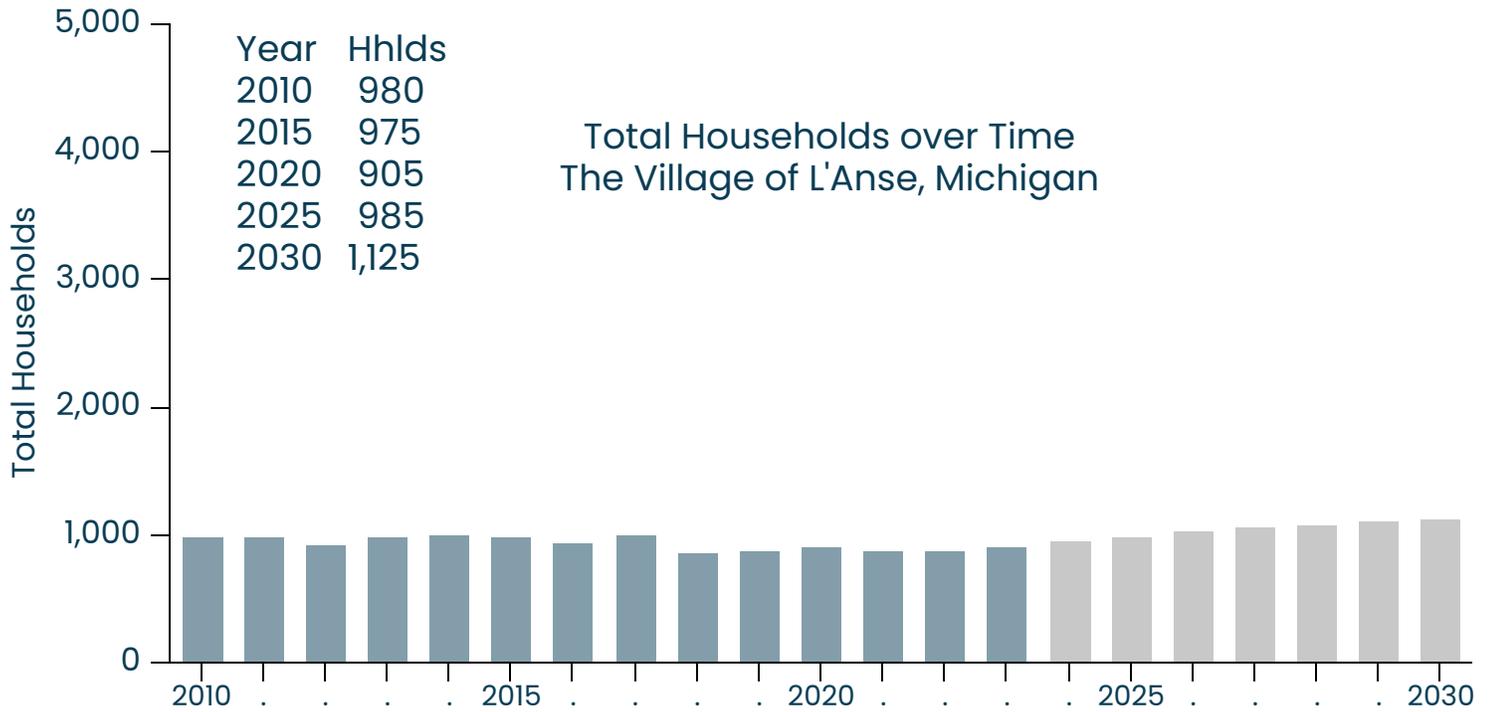


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Household Growth | L'Anse Village

Total households are used as a basis when forecasting demand for housing units.

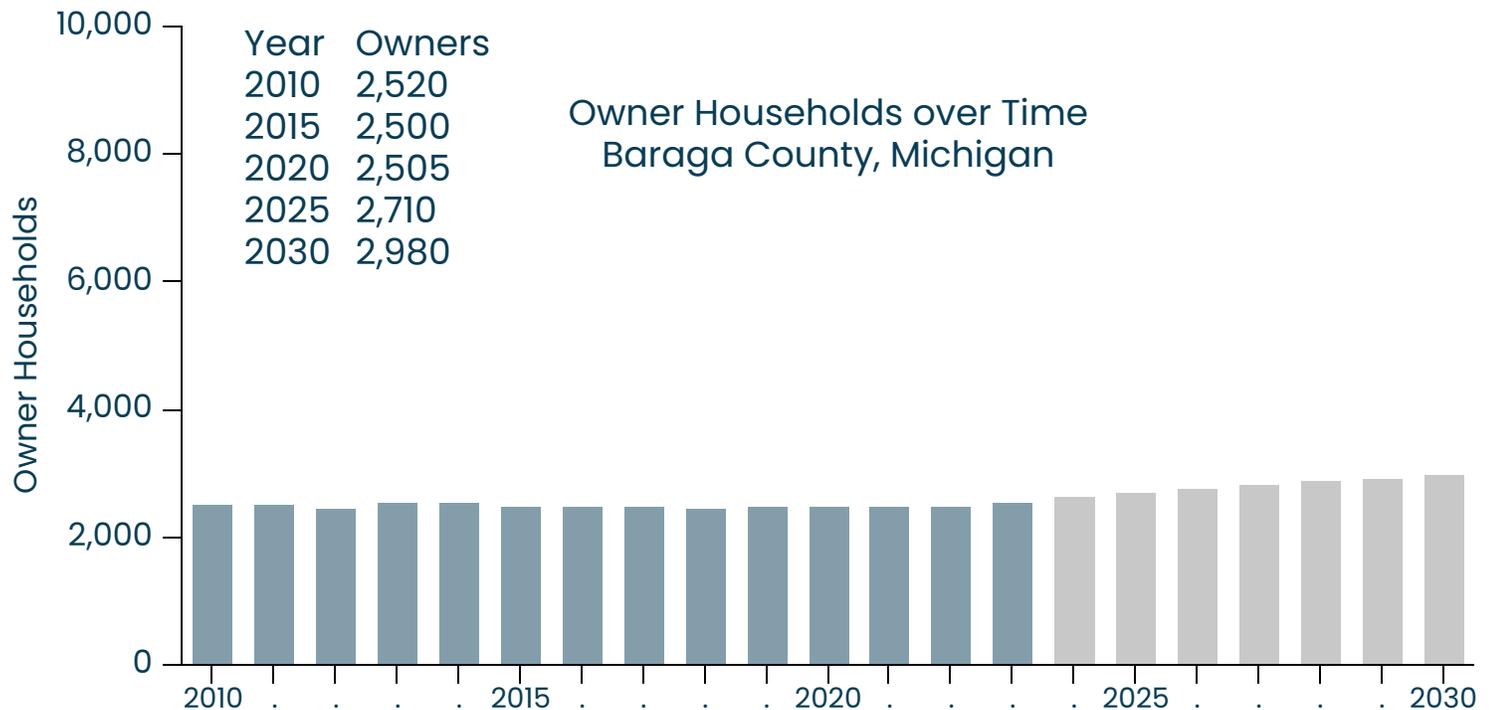
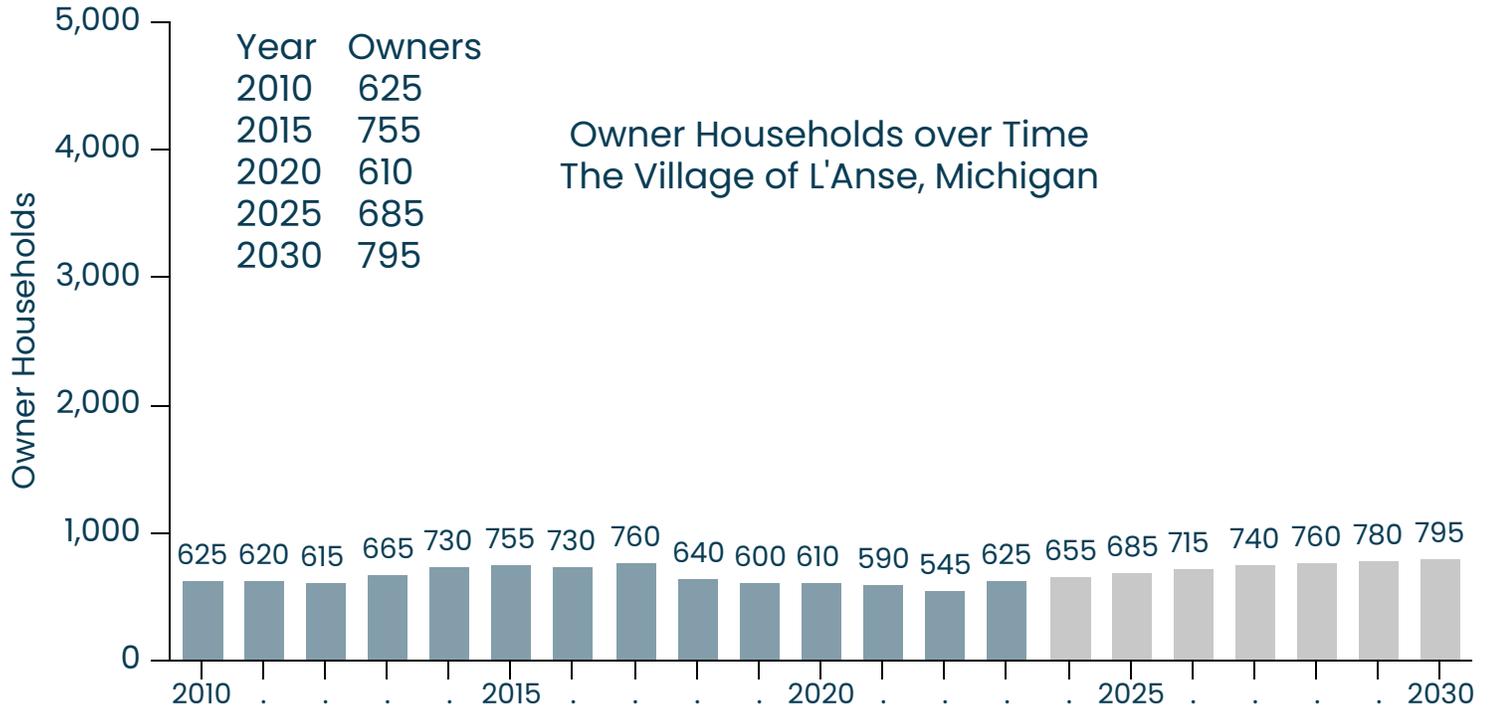


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Owner Households | L'Anse Village

Owner households are a basis when forecasting demand among for-sale units.

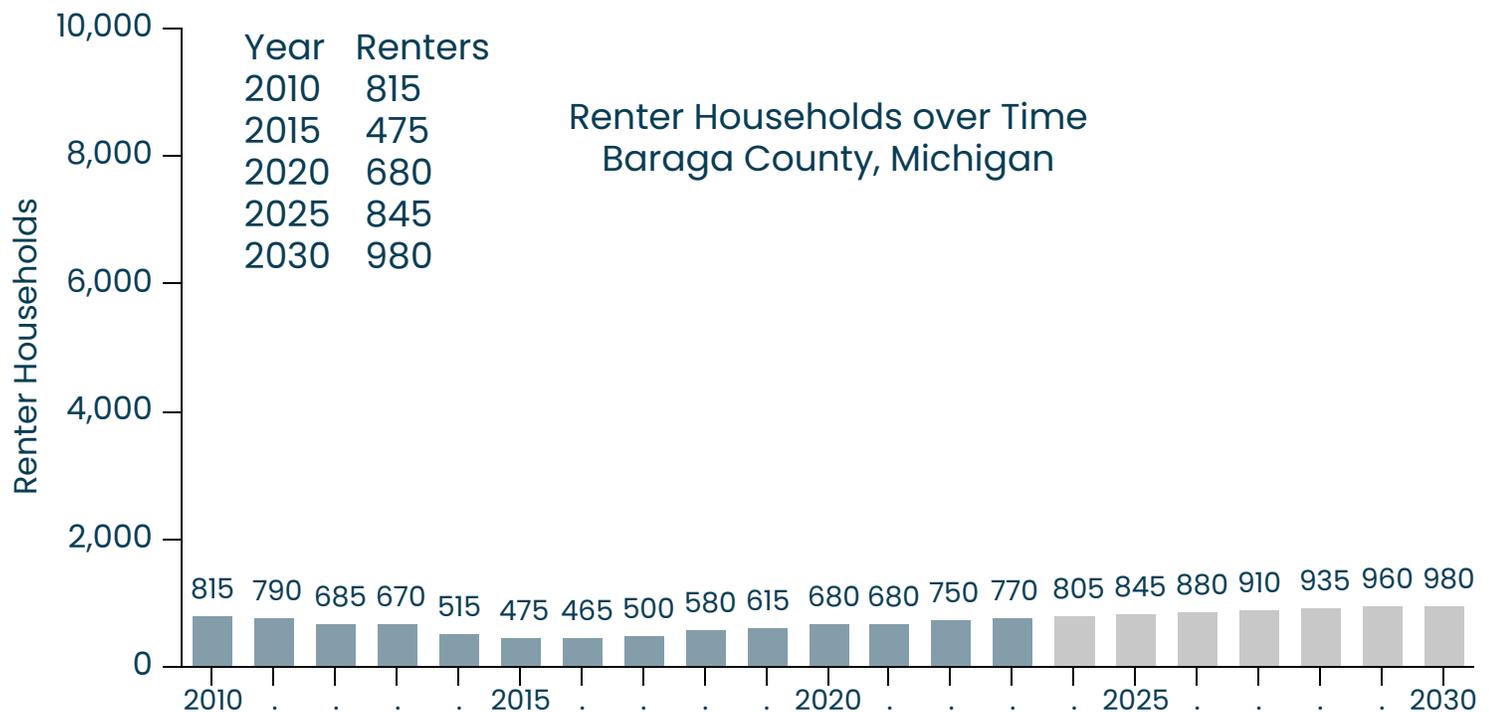
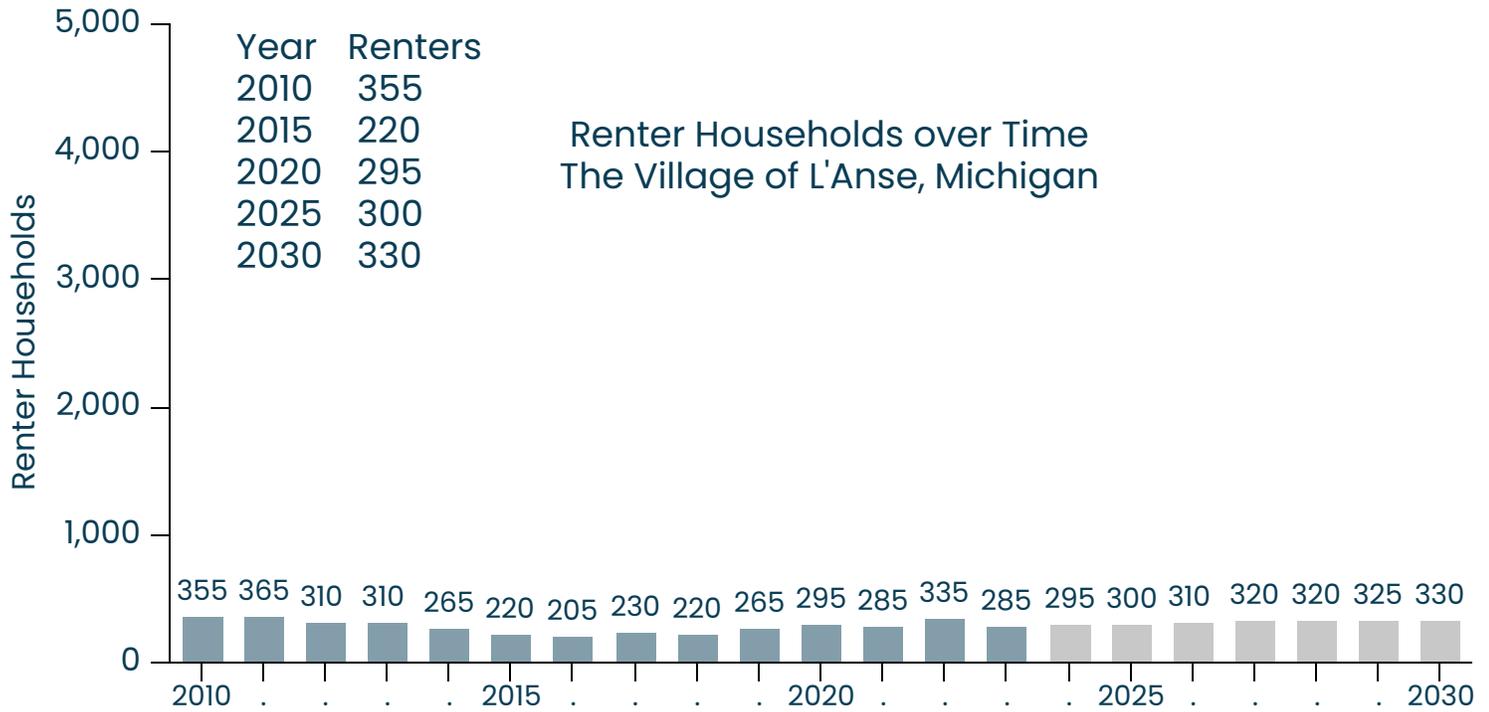


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Renter Households | L'Anse Village

Renter households are a basis when forecasting demand among for-lease units.

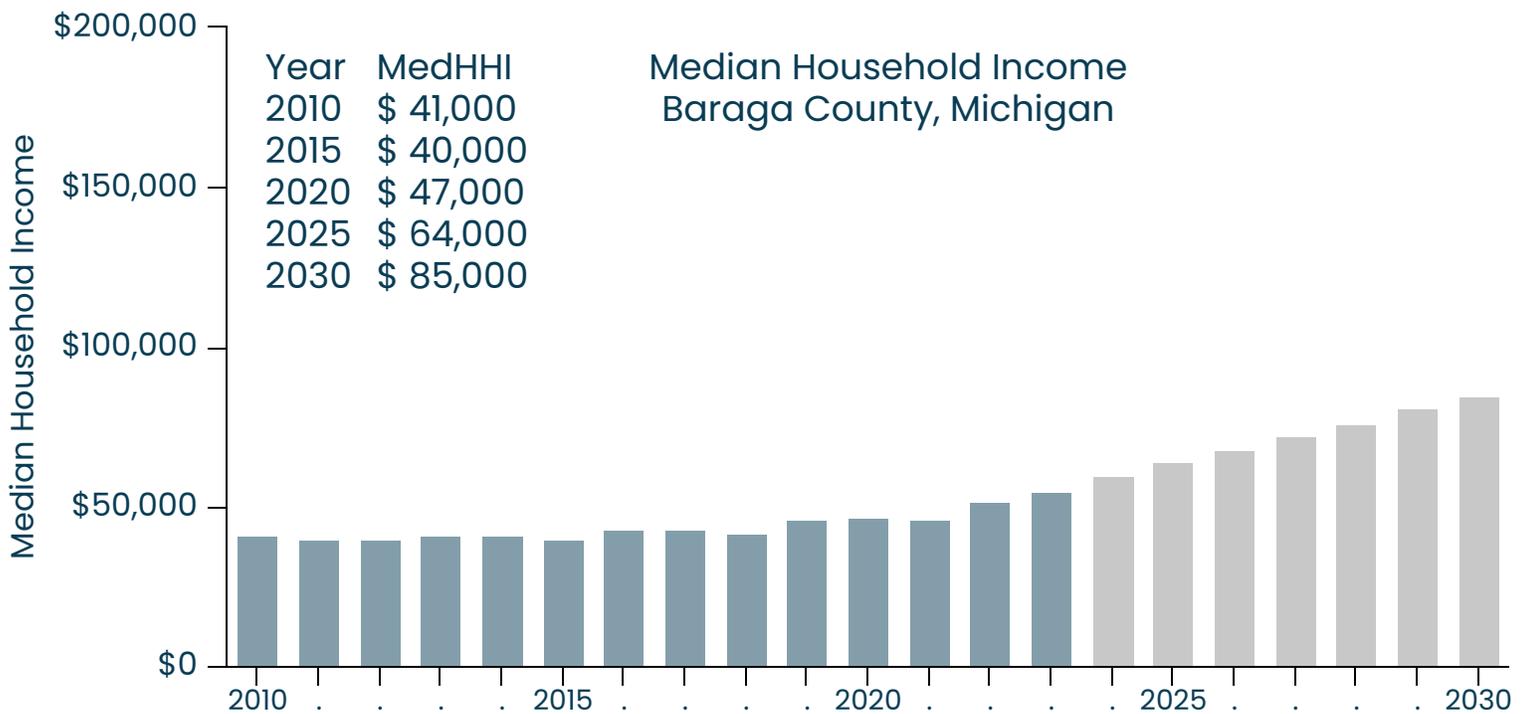
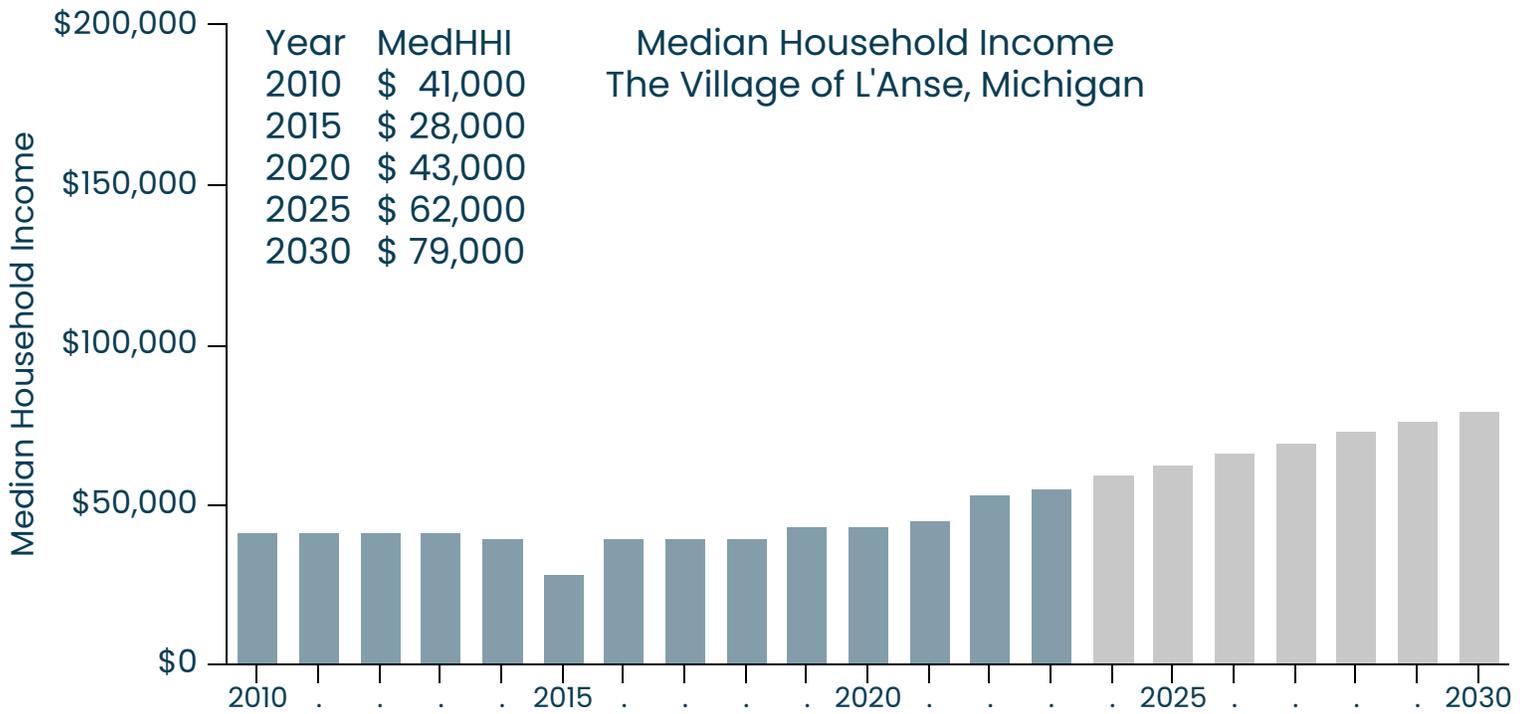


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Median Household Income | L'Anse Village

Household income by tenure is used to forecast price tolerances for housing units.

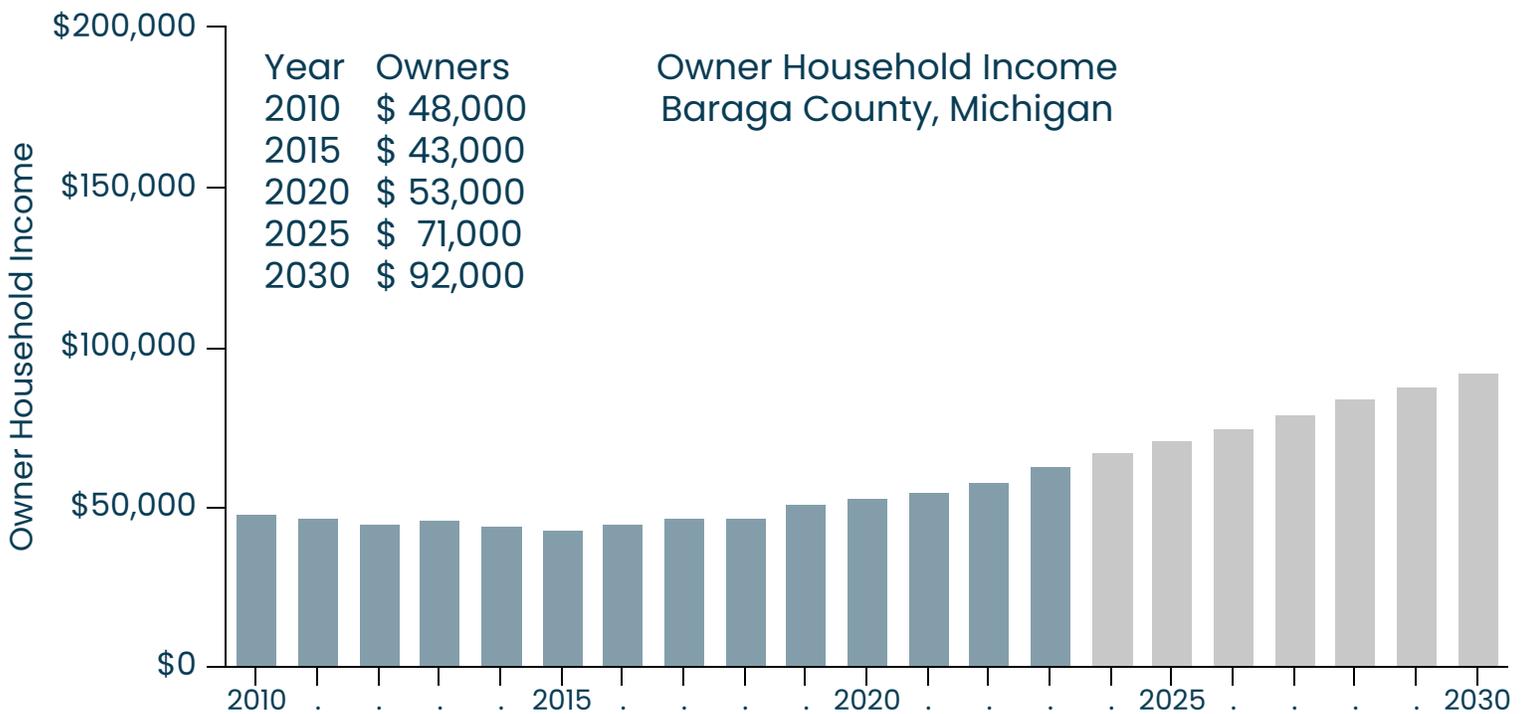
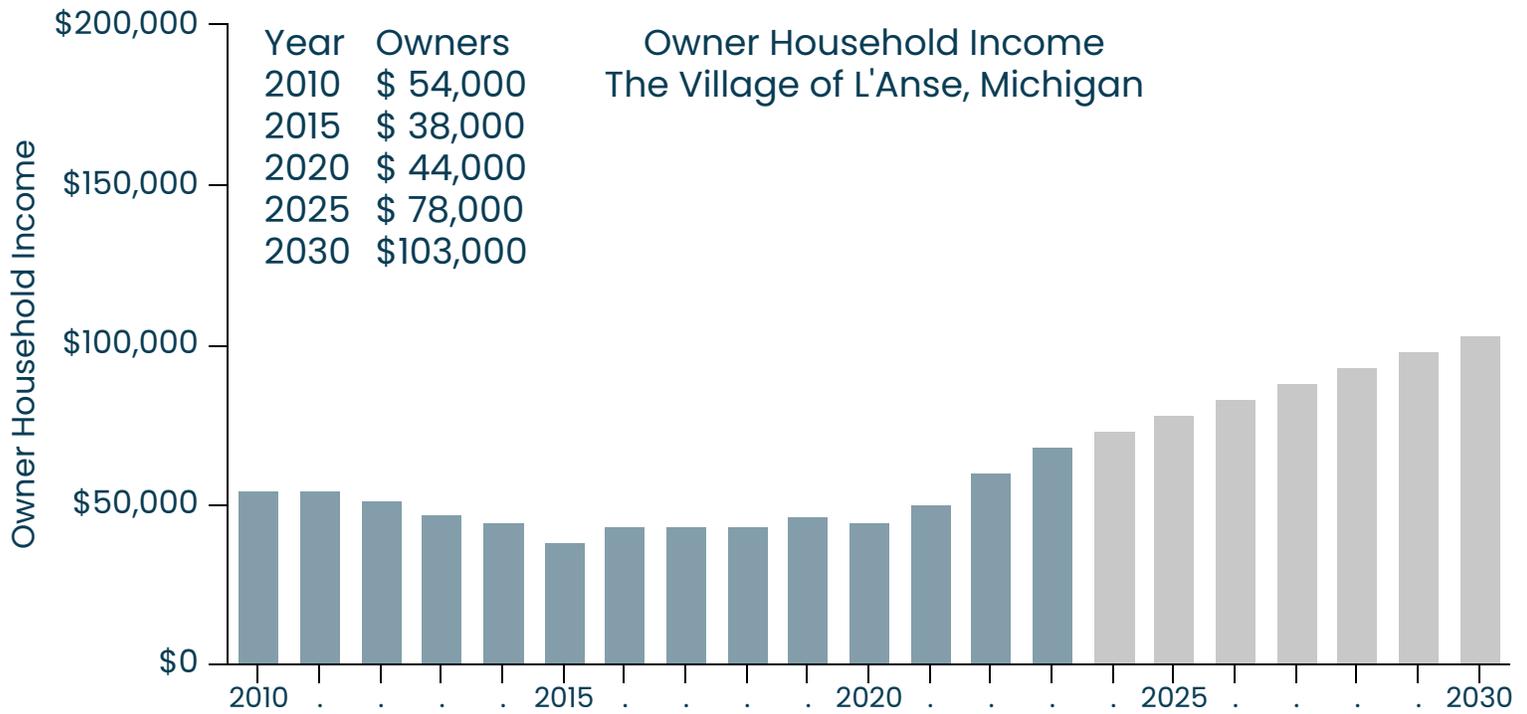


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Owner Household Income | L'Anse Village

Income among owners is used to forecast price tolerances for home values.

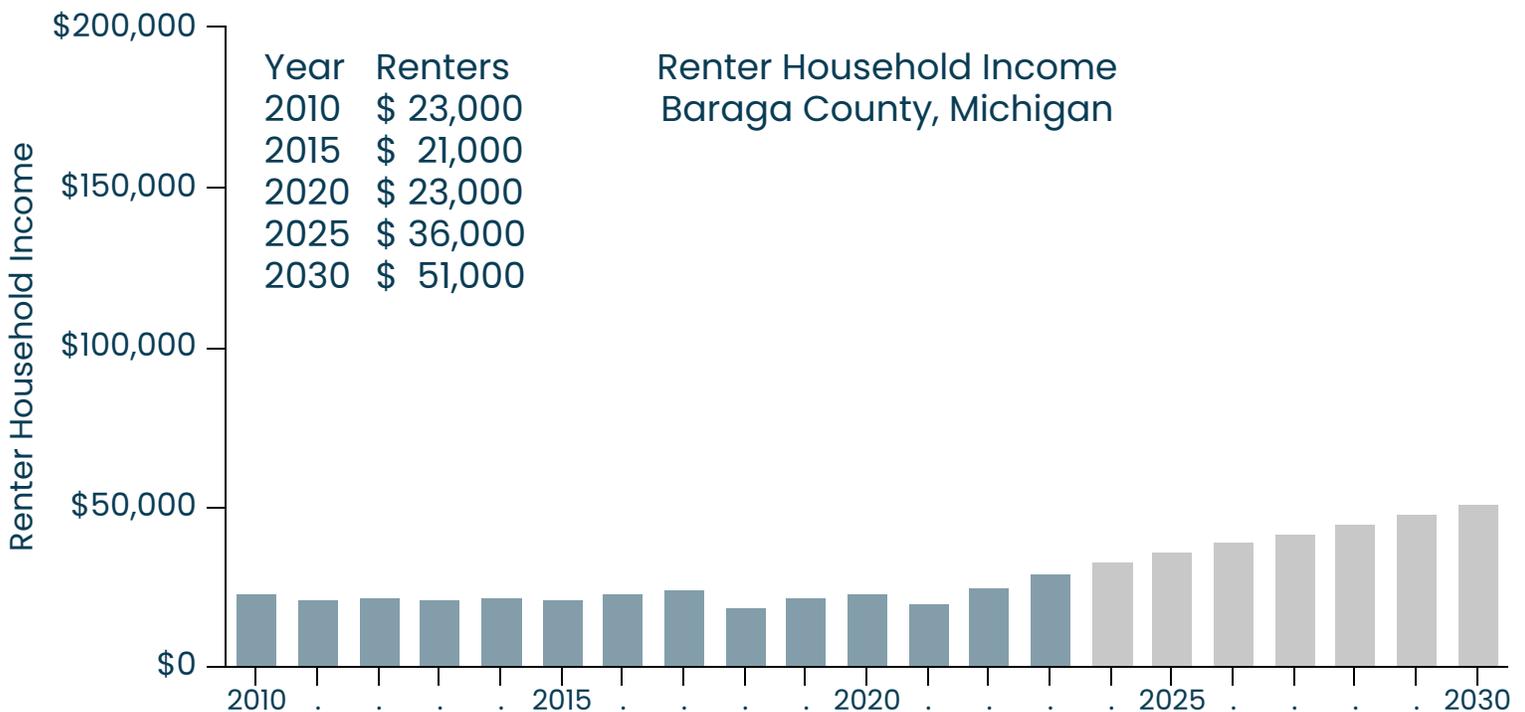
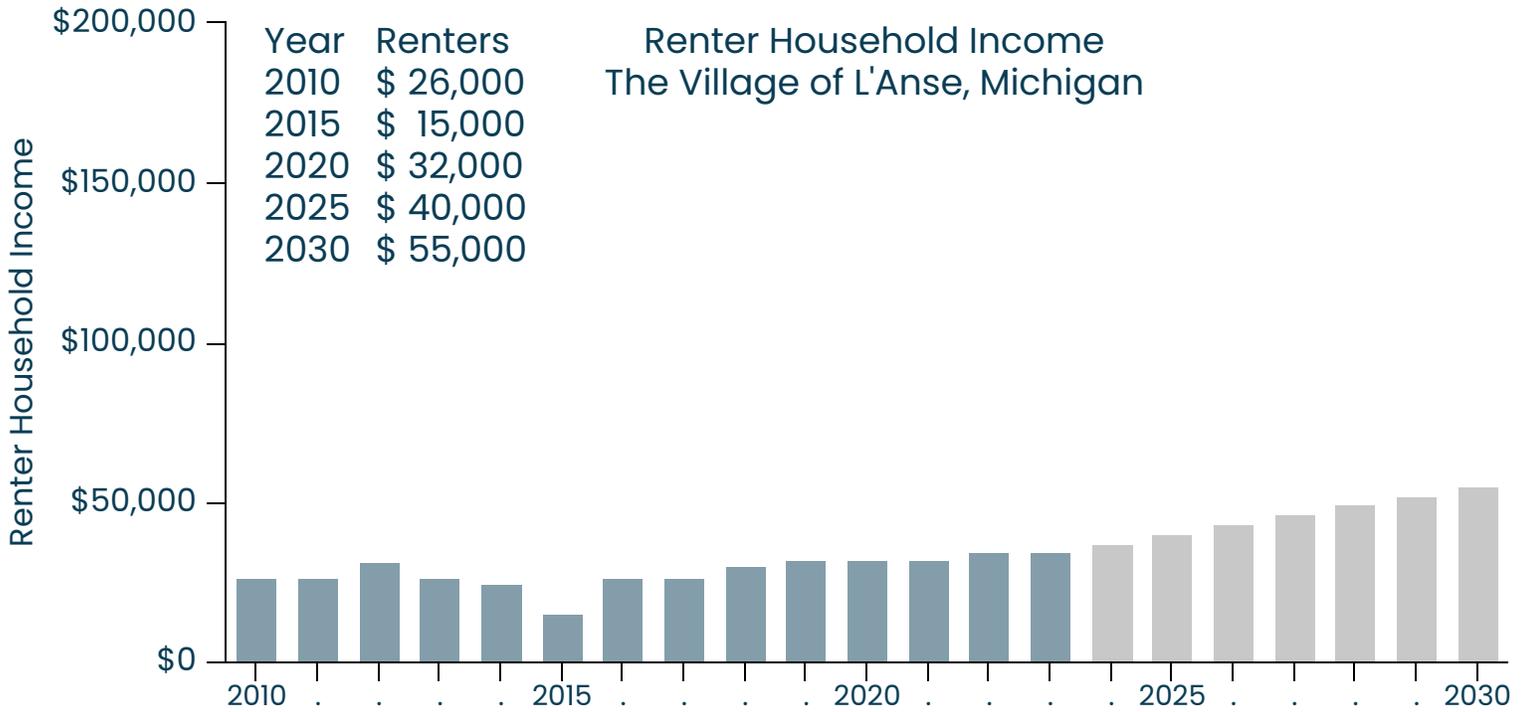


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Renter Household Income | L'Anse Village

Income among renters is used to forecast price tolerances for contract rents.

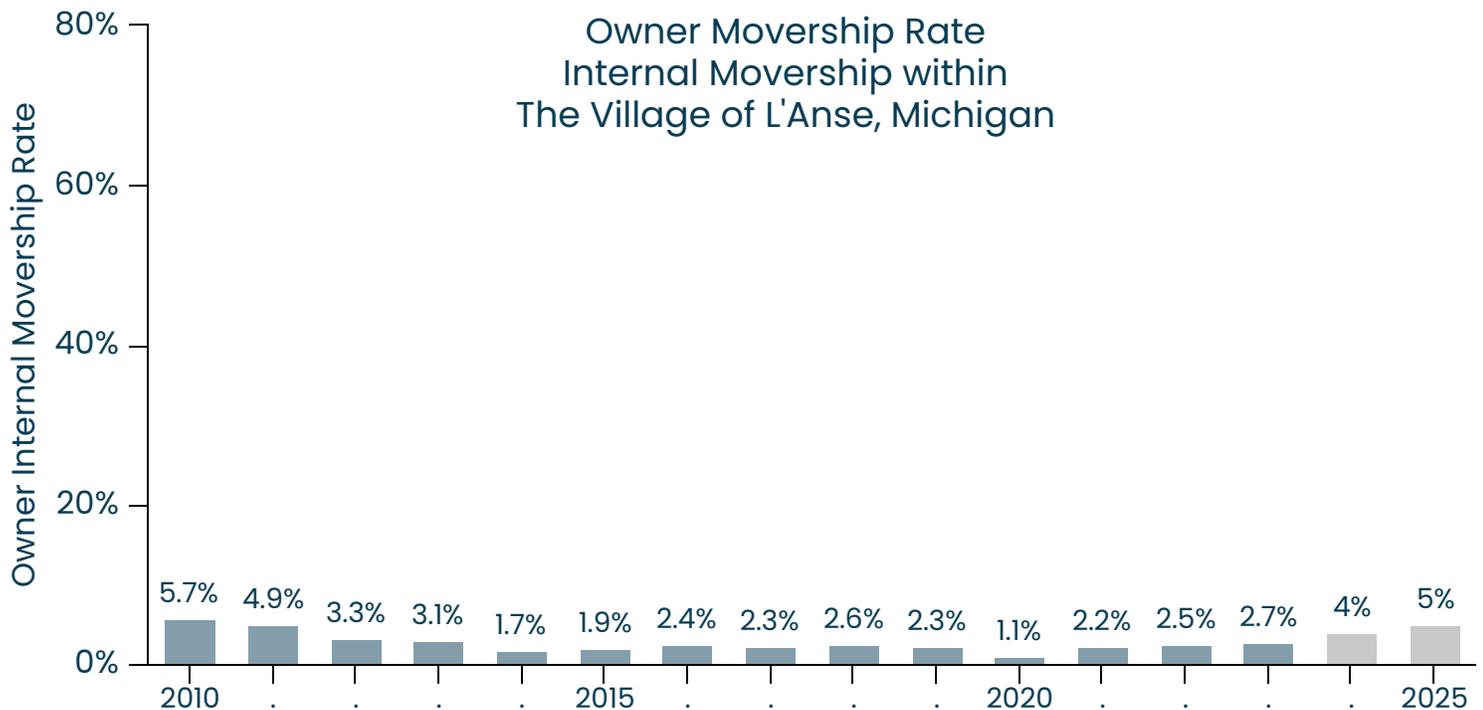
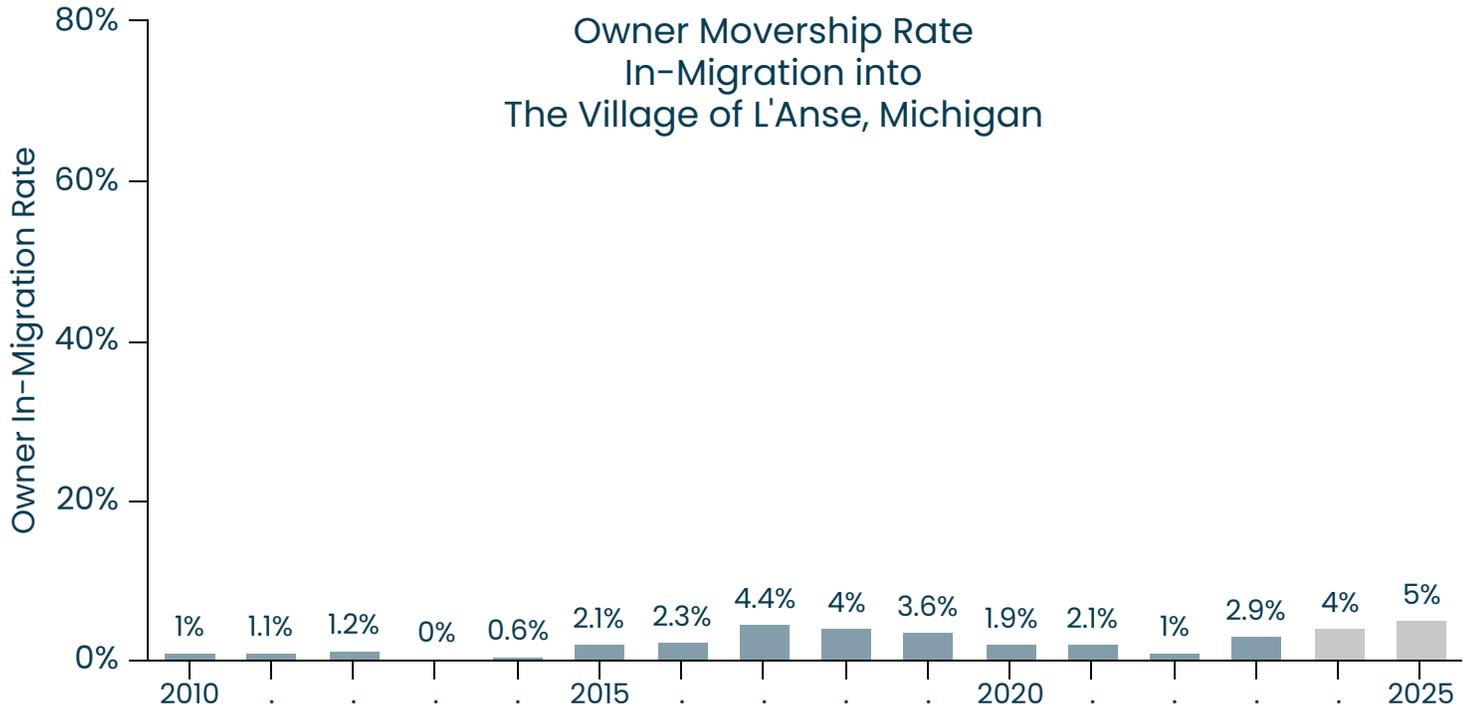


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Owner Movership | L'Anse Village

The movership rate is the share of owner households that moves each year.

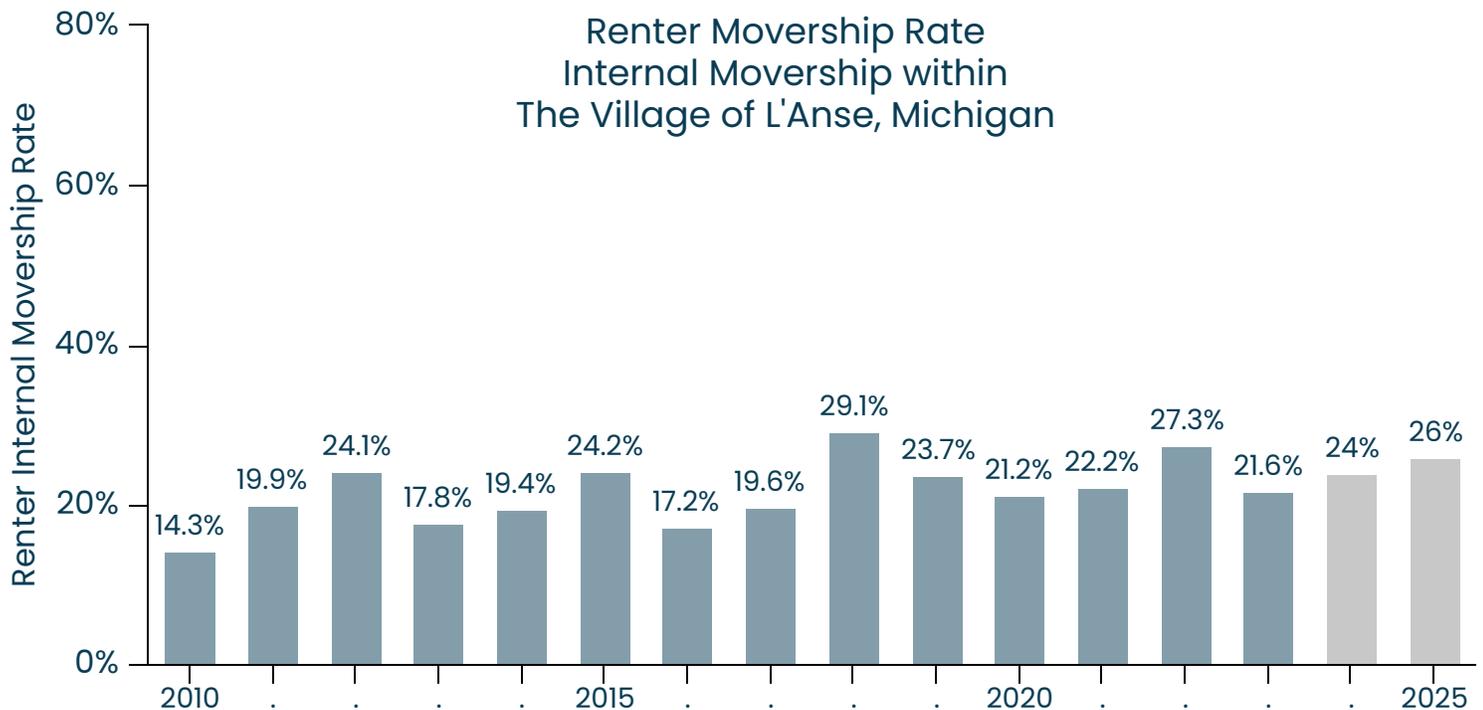
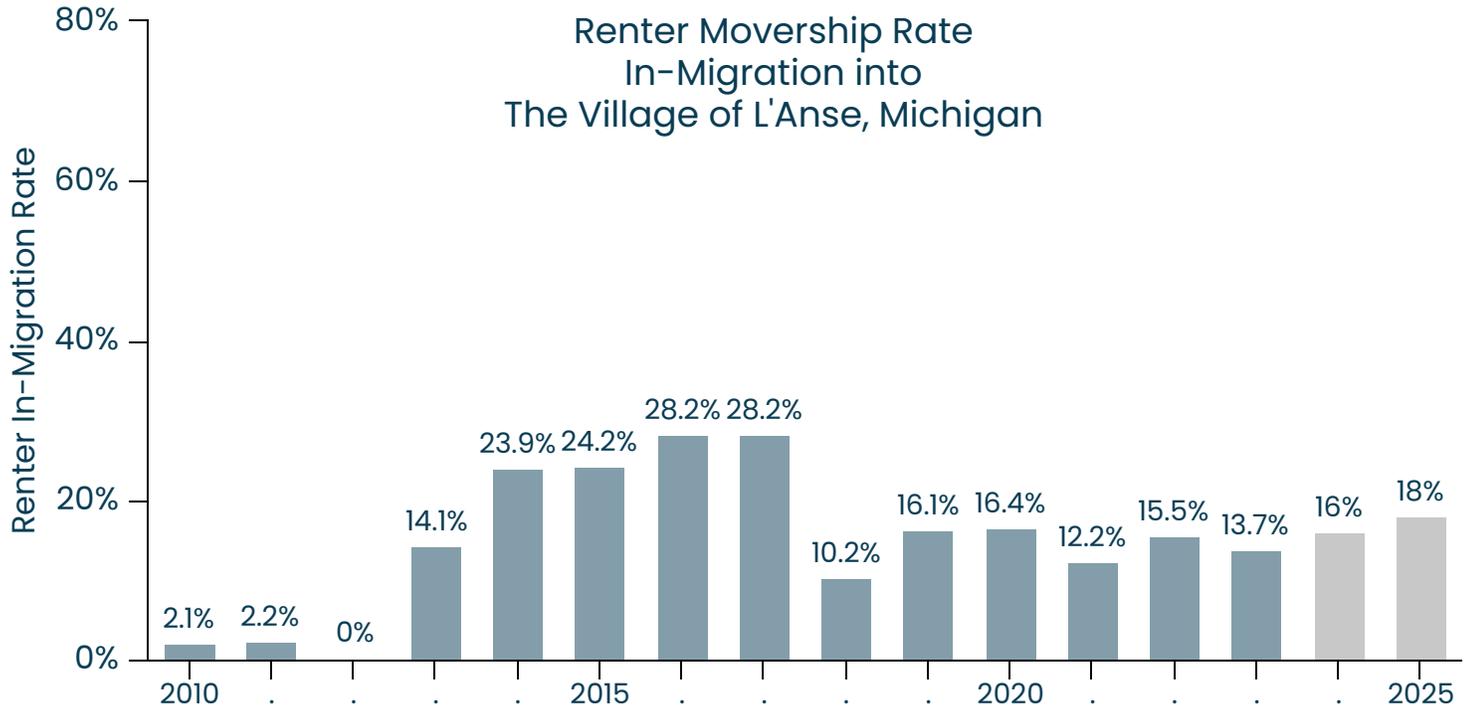


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Renter Movership | L'Anse Village

The movership rate is the share of renter households that moves each year.

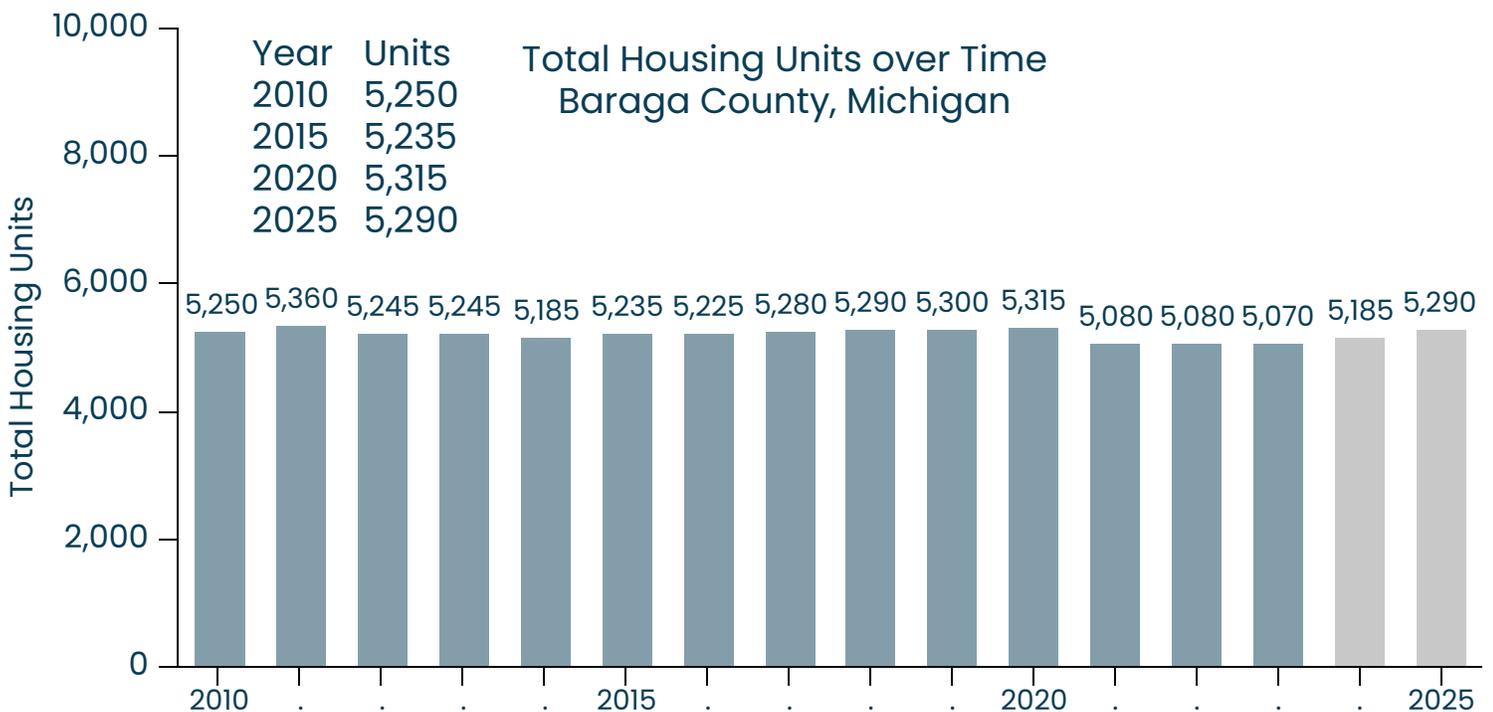
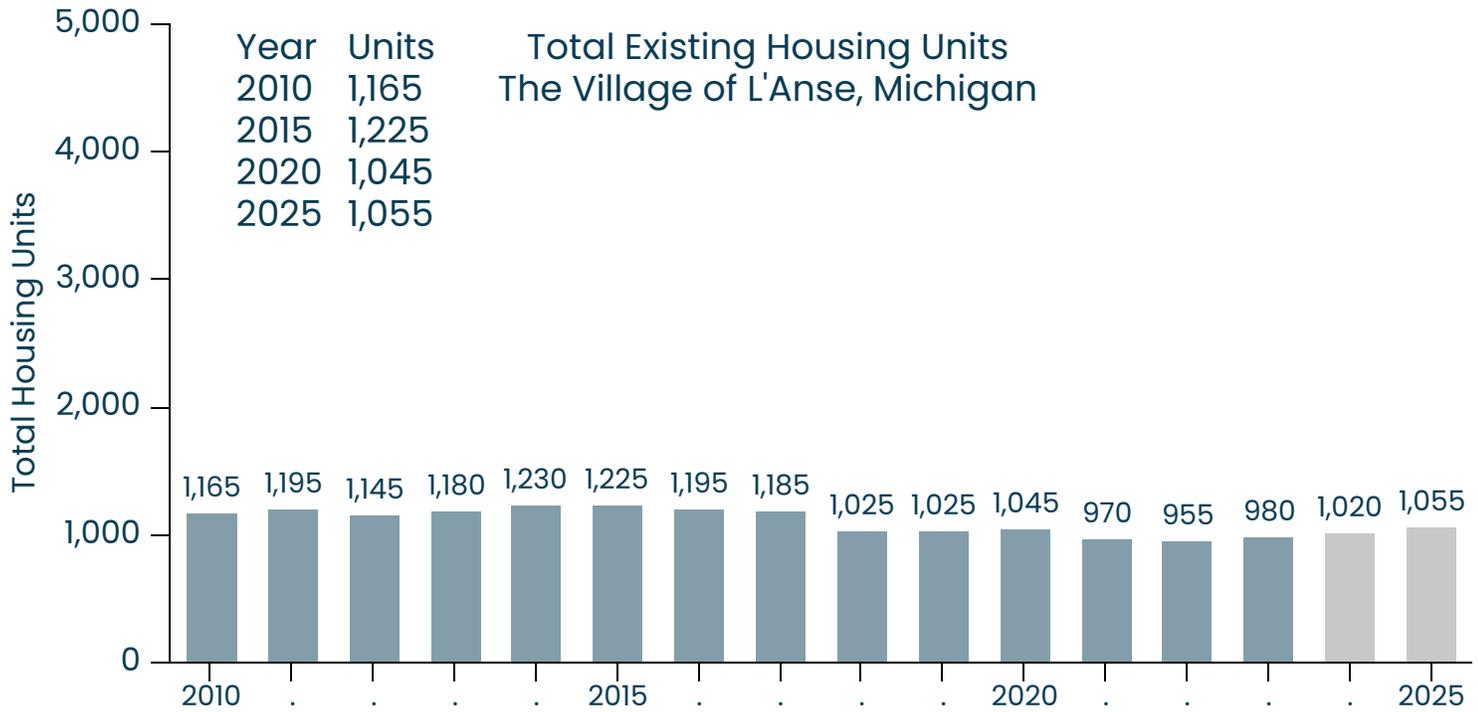


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.

Section 4-1

Existing Housing Units | L'Anse Village

Existing housing units (occupied and vacant) are indicative of total market supply.

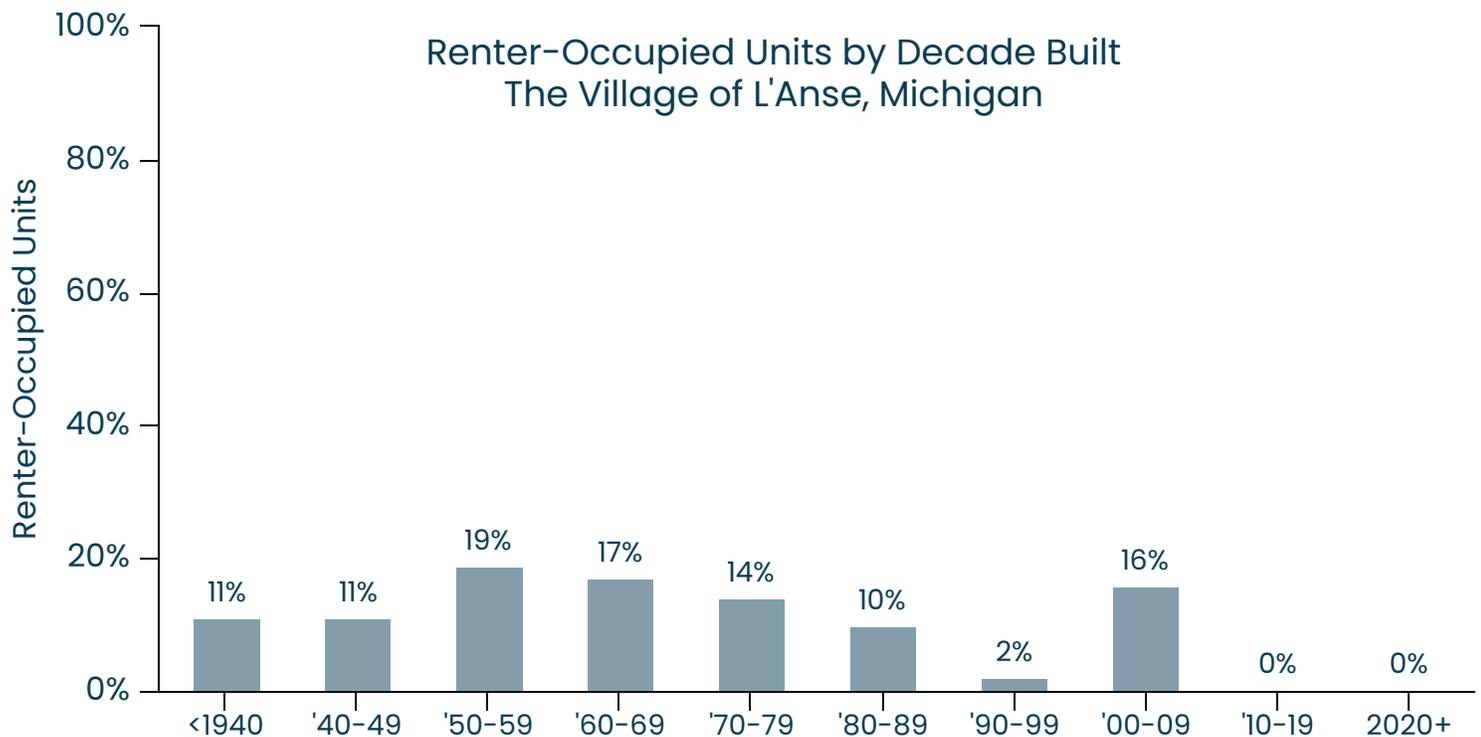
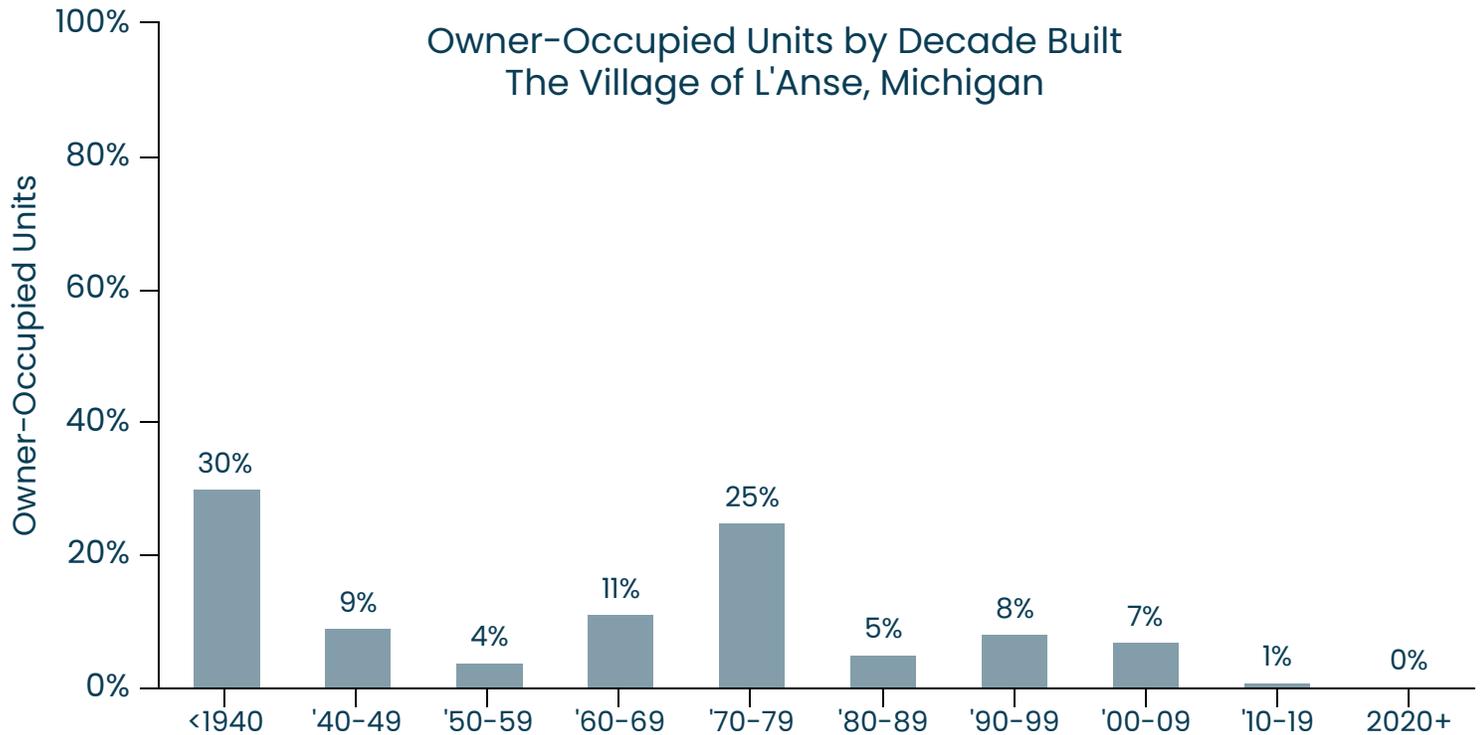


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Units by Decade Built | L'Anse Village

The number of existing units by decade built and by tenure (owner and renter).

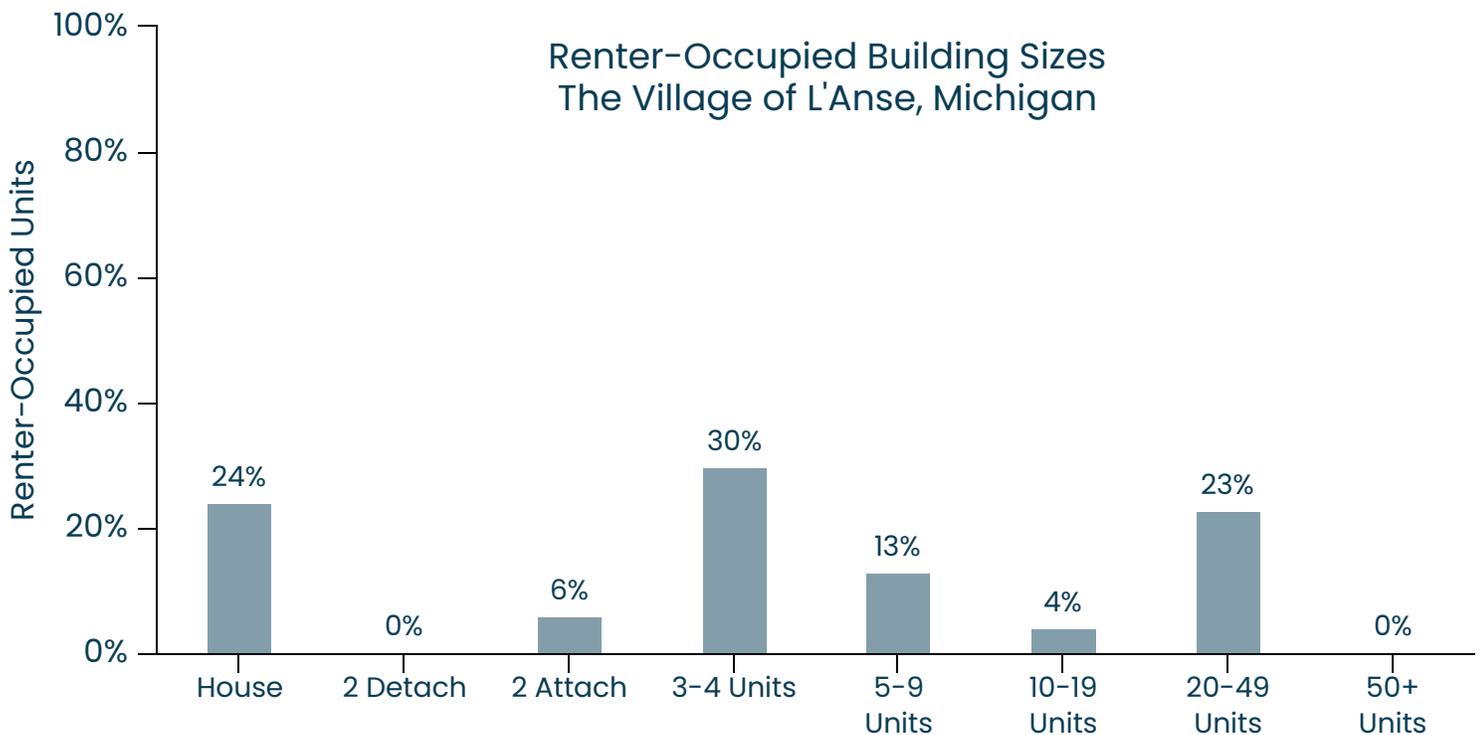
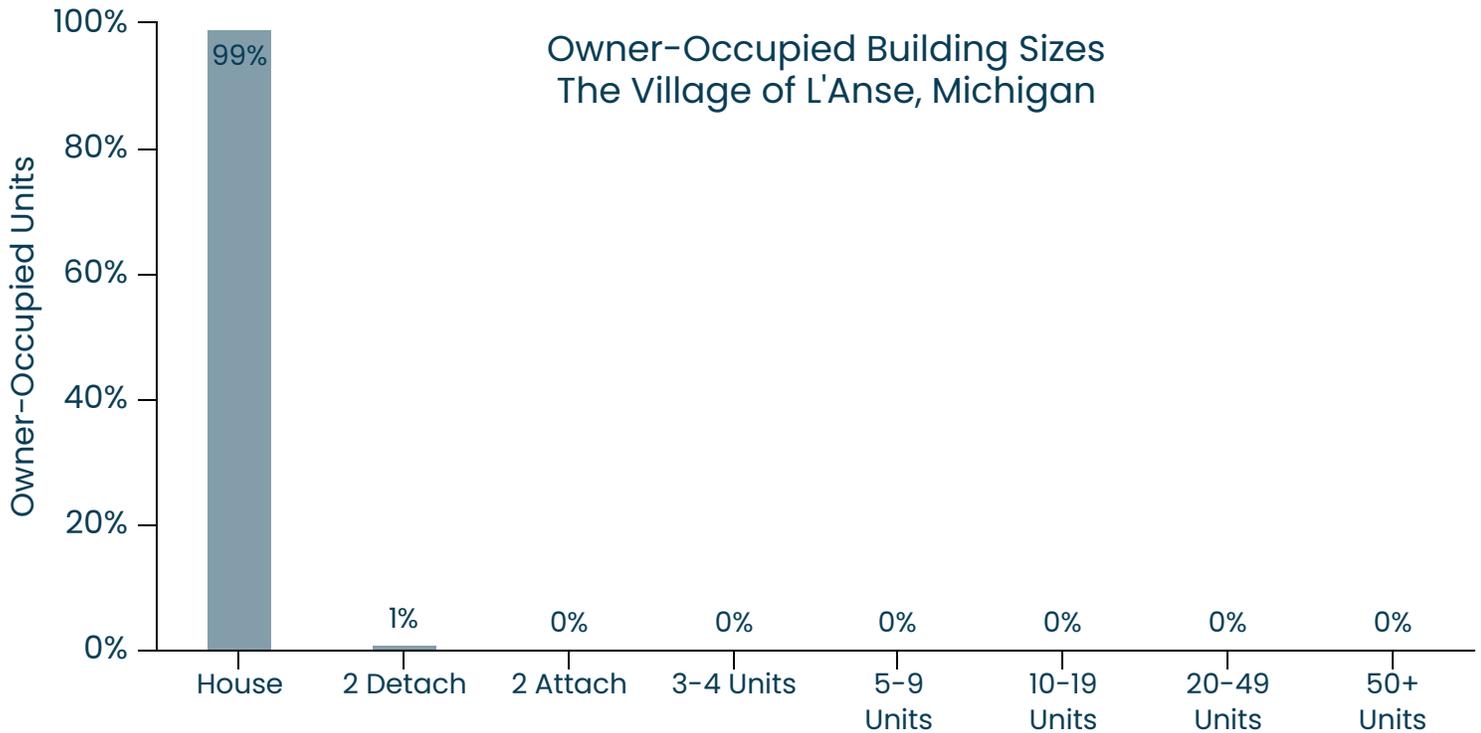


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.



Units by Building Size | L'Anse Village

The share of existing units by building size and split by tenure (owner and renter).

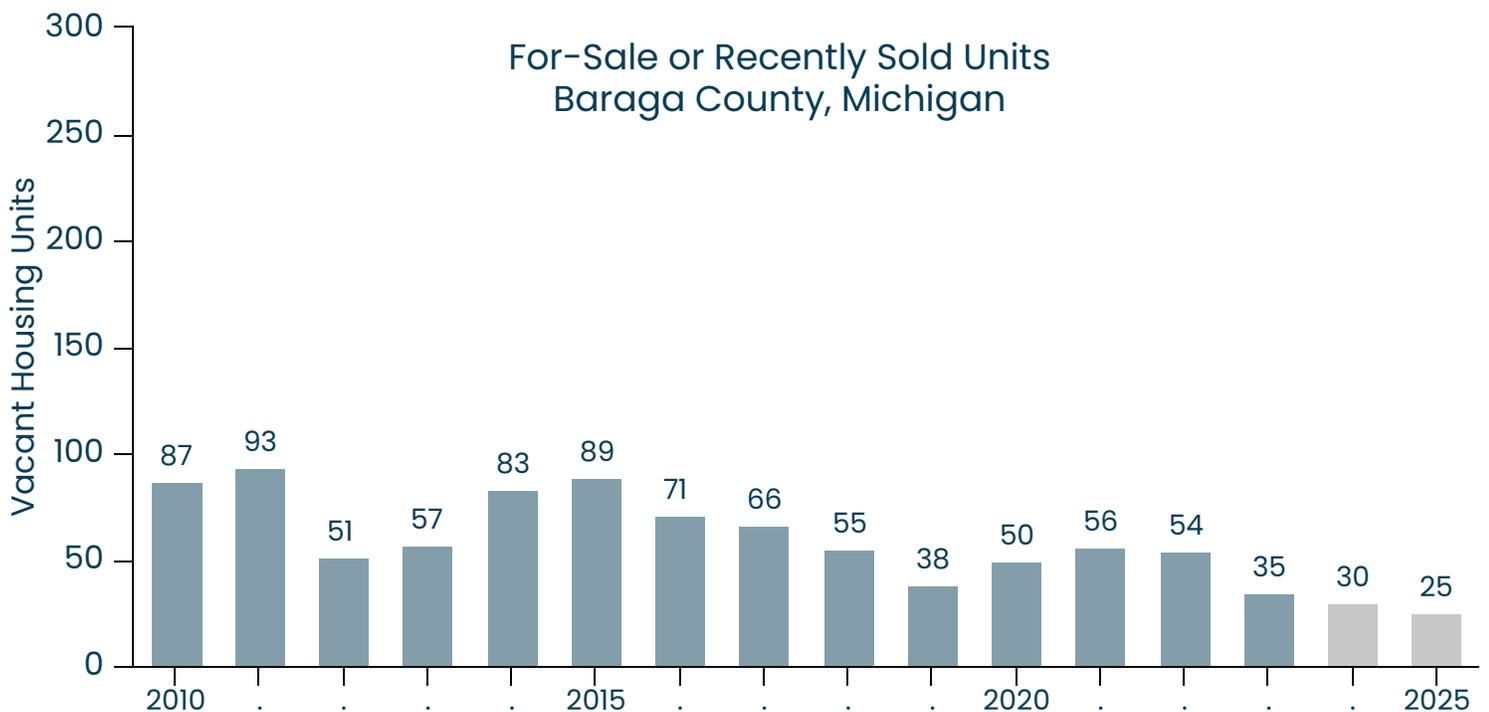
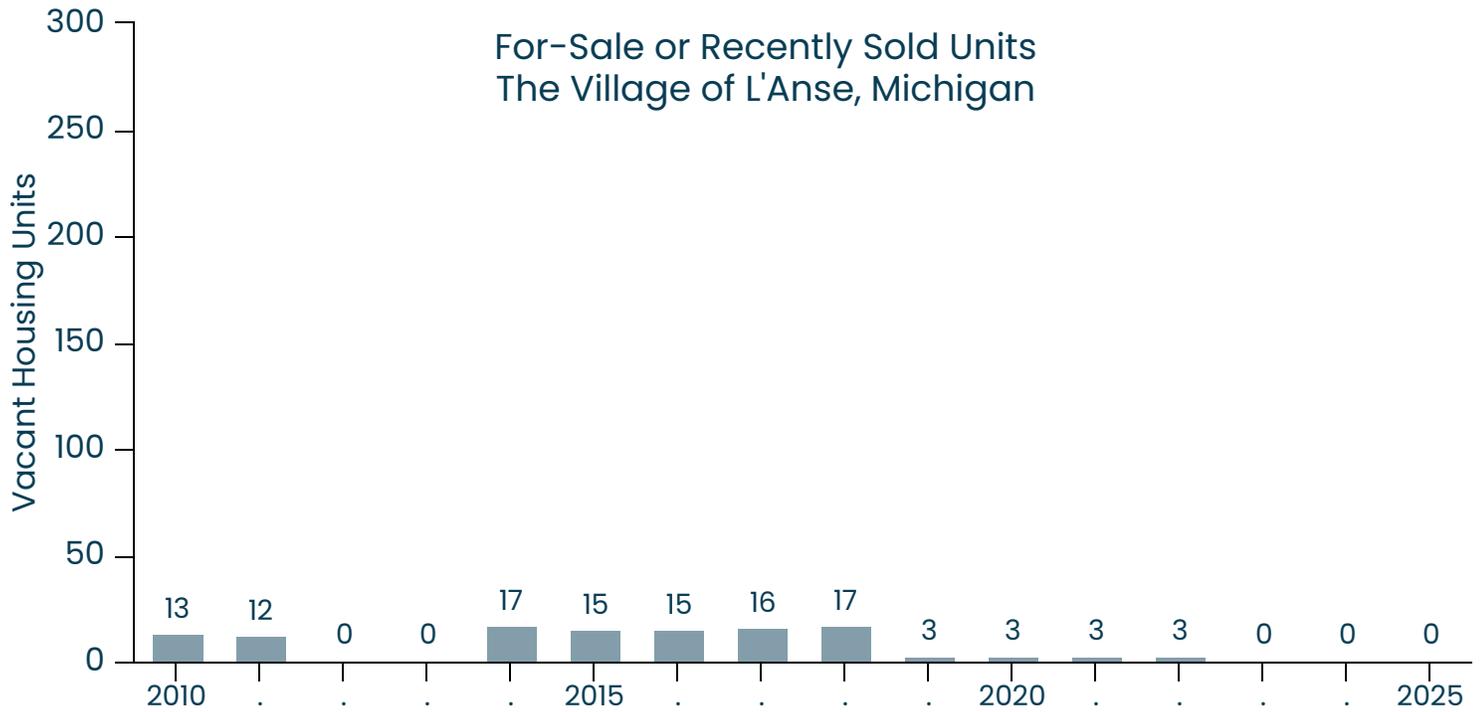


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2023. Analysis, forecasts, and exhibit prepared by LandUseUSA Urban Strategies; 2025.



For-Sale Vacancies | L'Anse Village

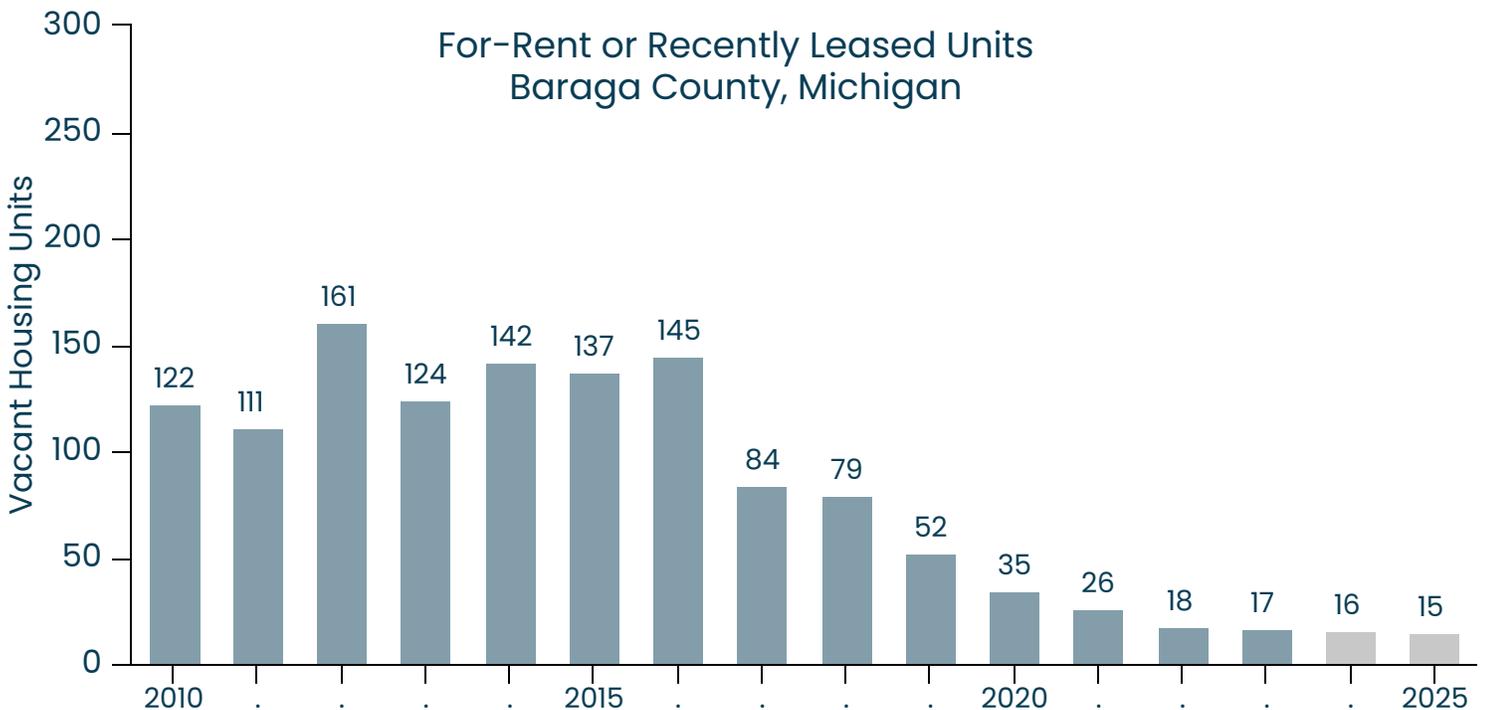
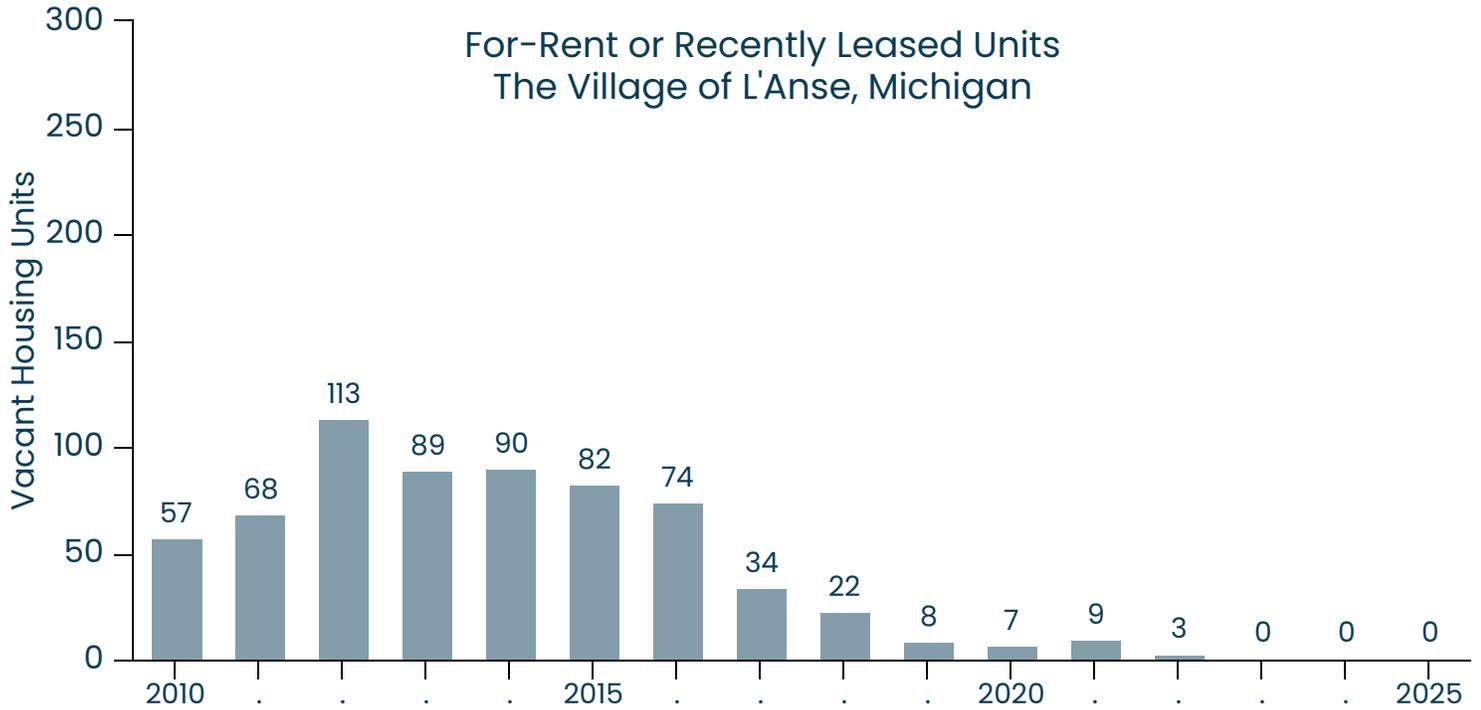
Includes units that either are for sale, or recently sold and waiting to be occupied.



Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.

For-Lease Vacancies | L'Anse Village

Includes units that either are for rent, or recently leased and waiting to be occupied.

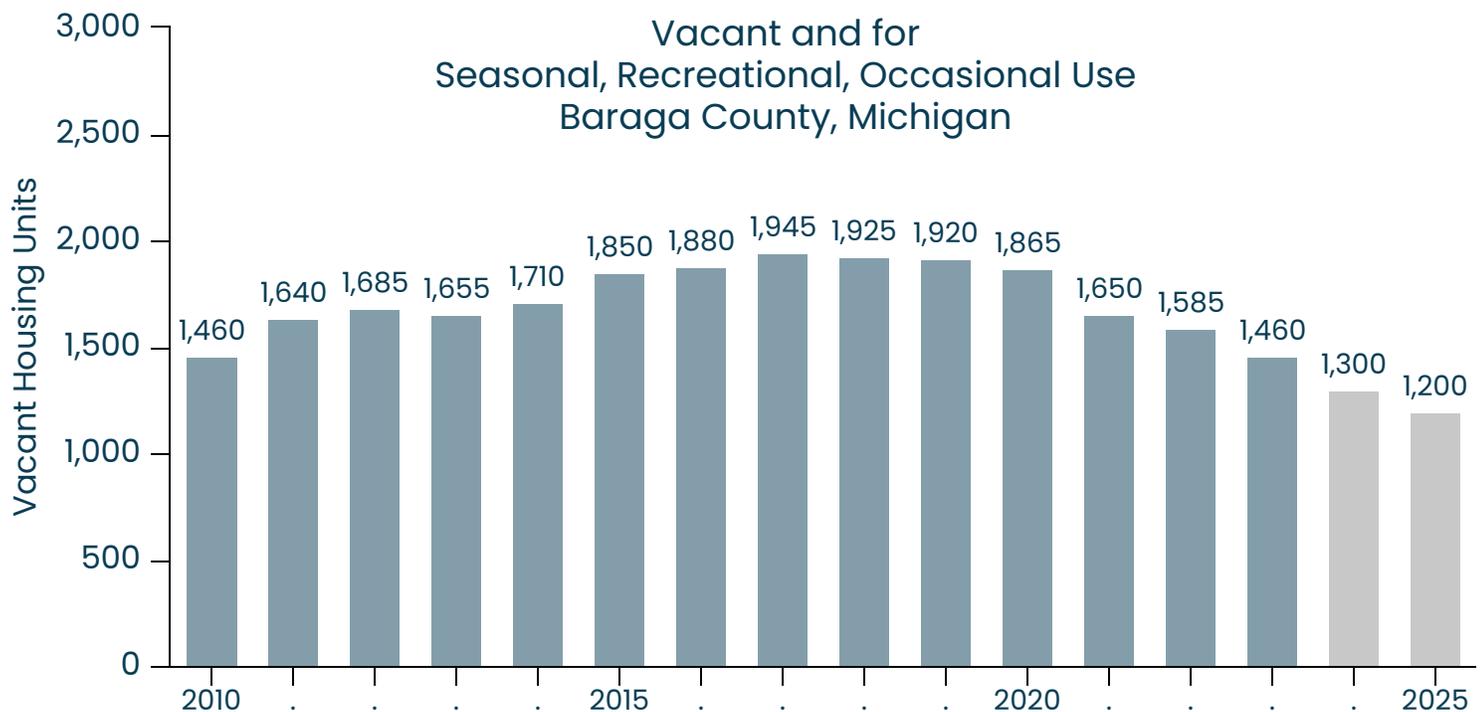
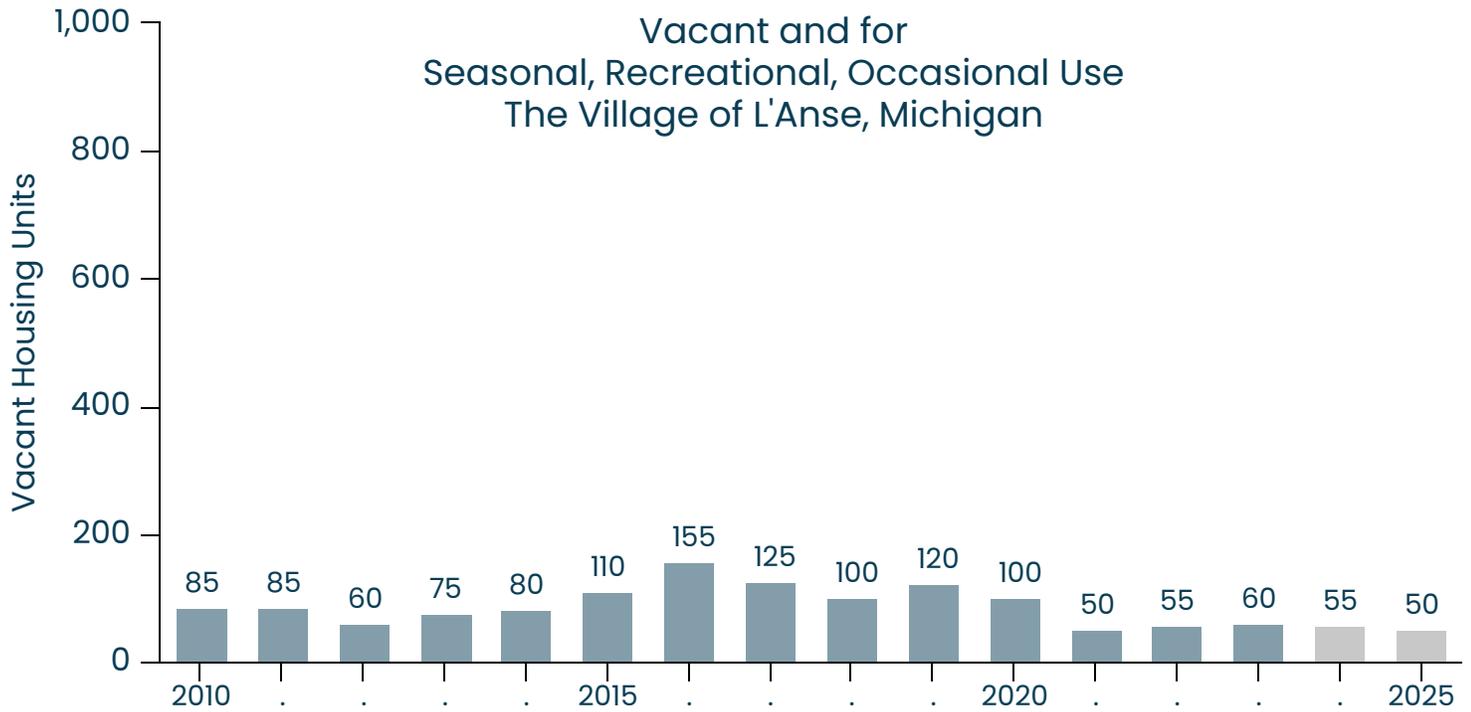


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Seasonal Vacancies | L'Anse Village

Vacant units reported as being for seasonal, recreational, or occasional use.

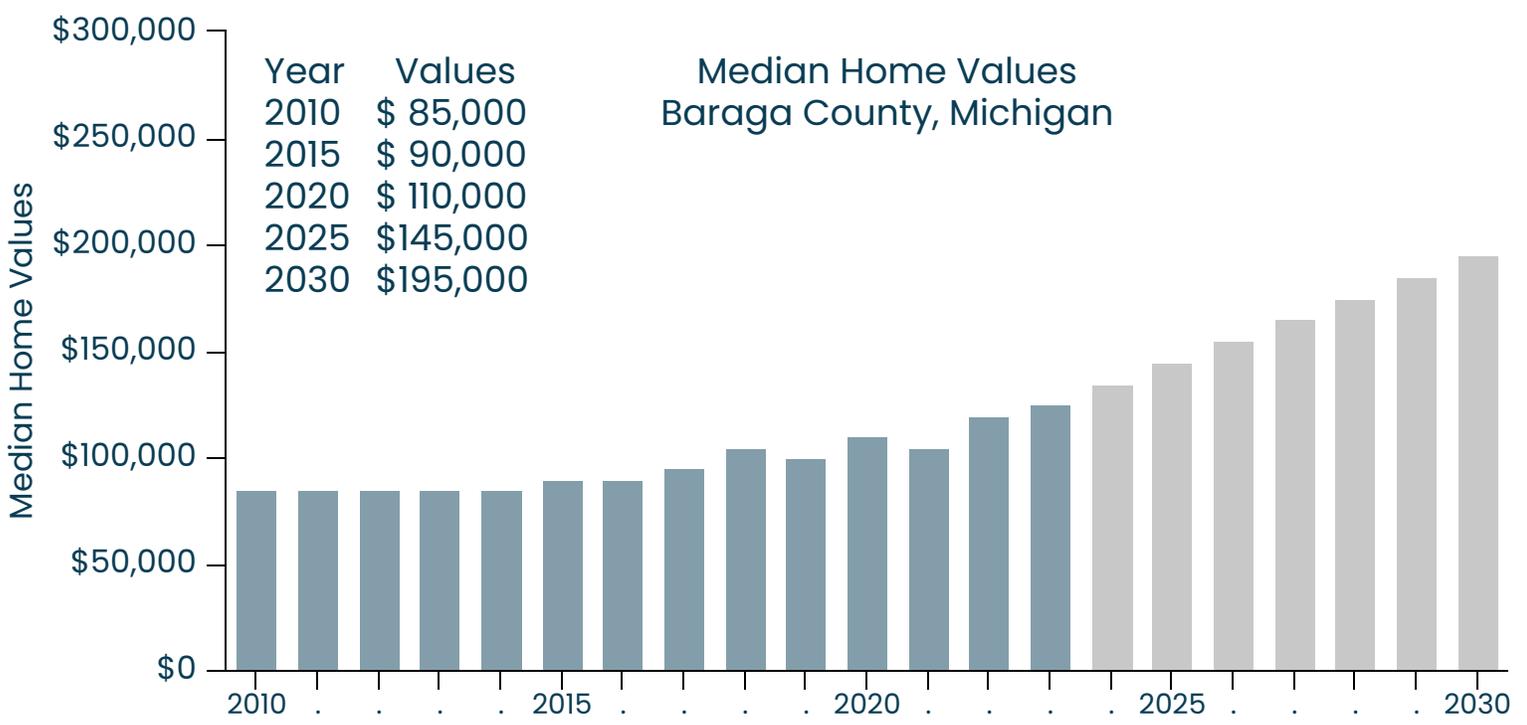
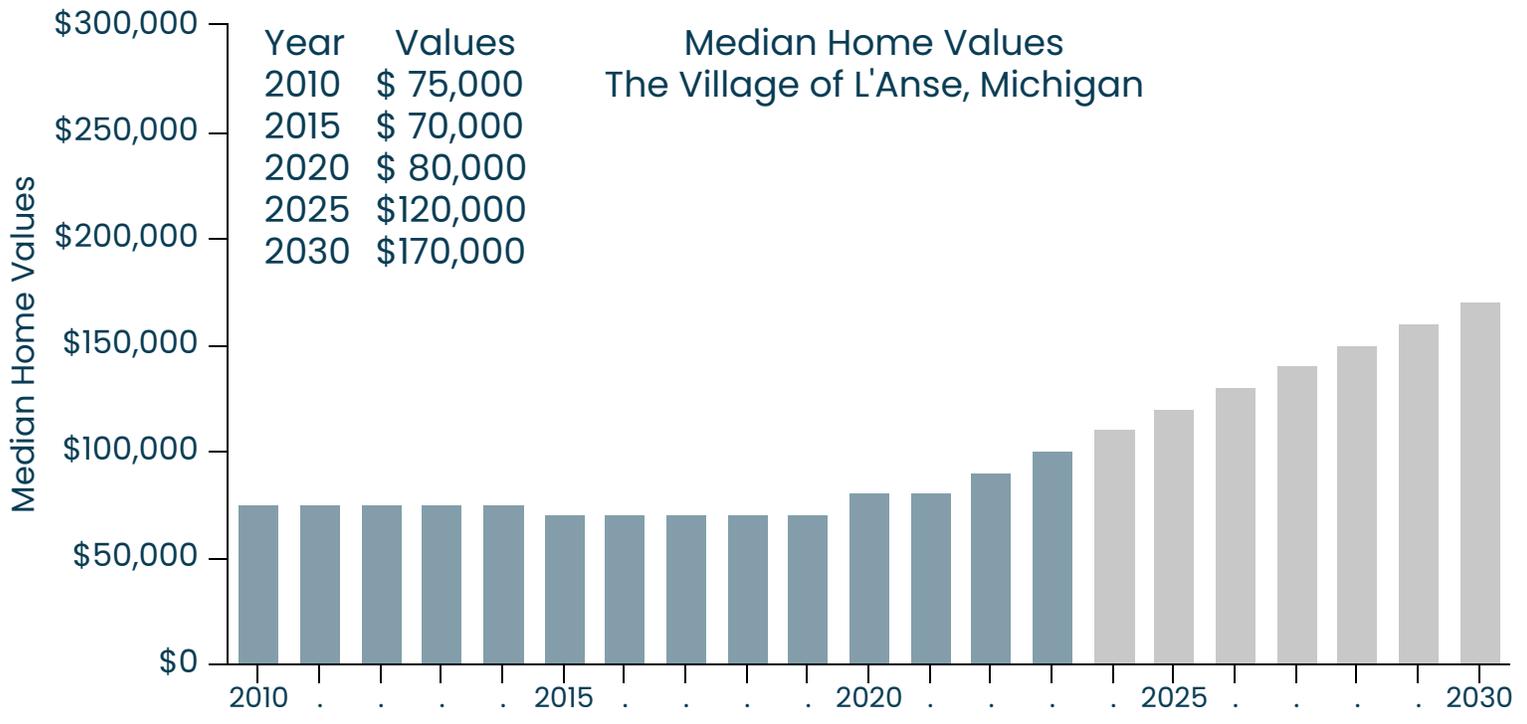


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Median Home Values | L'Anse Village

Median home values help gauge the quality and affordability of existing supply.

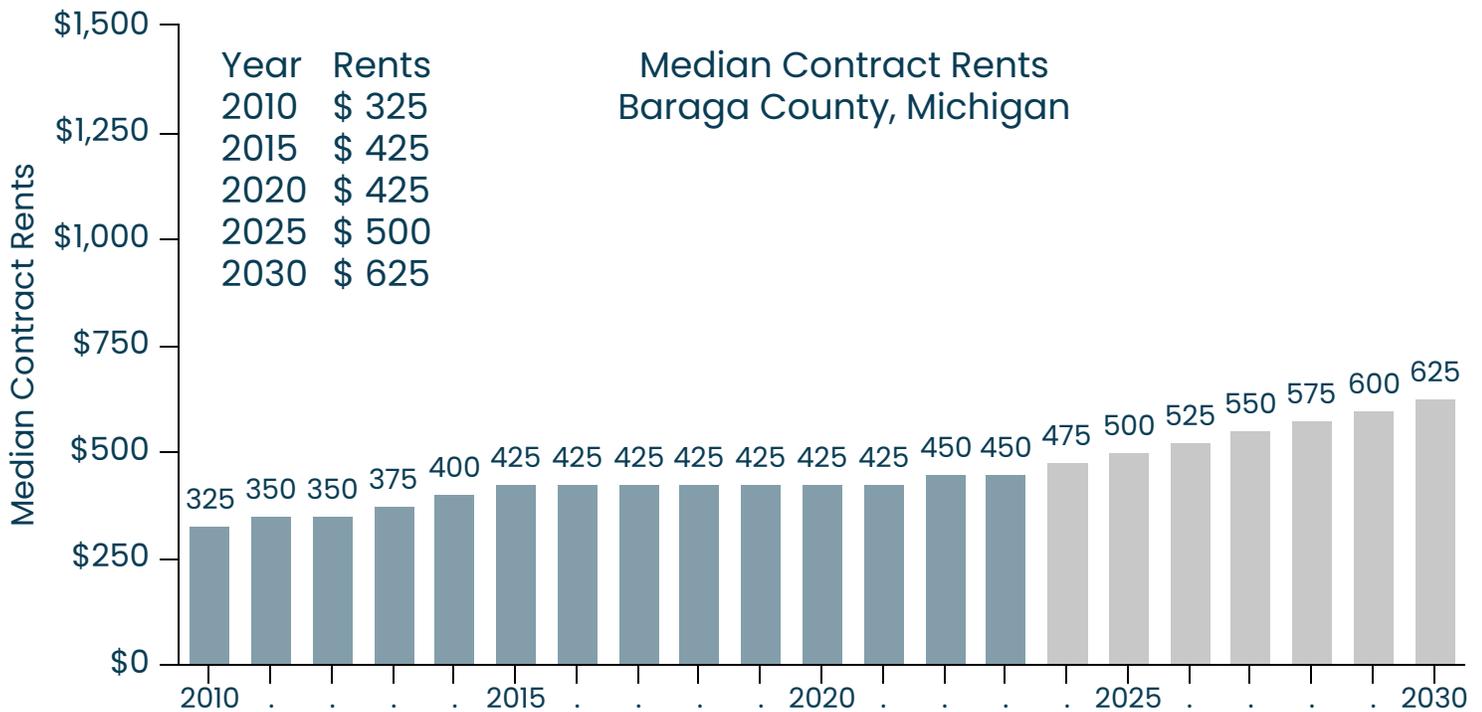
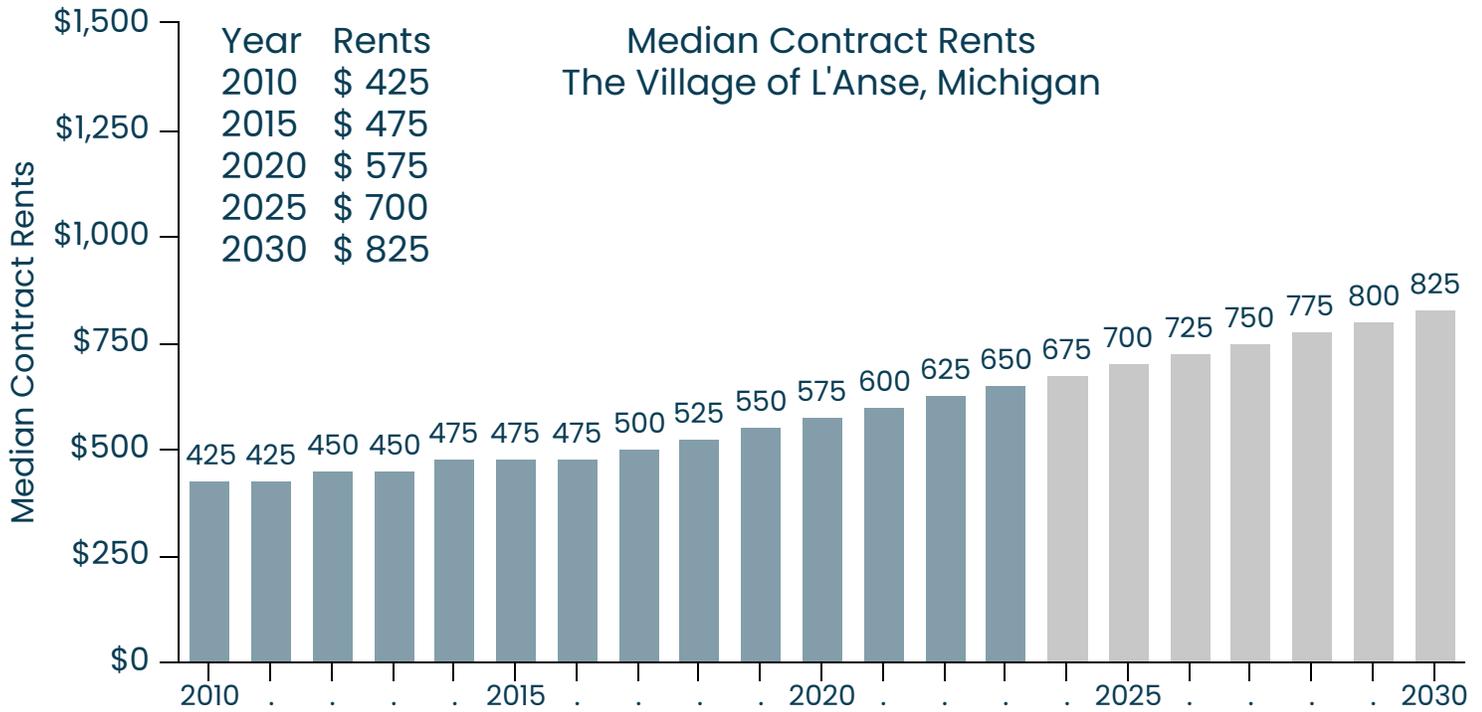


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Median Contract Rents | L'Anse Village

Contract (cash or net) rents can help gauge the quality & affordability of supply.



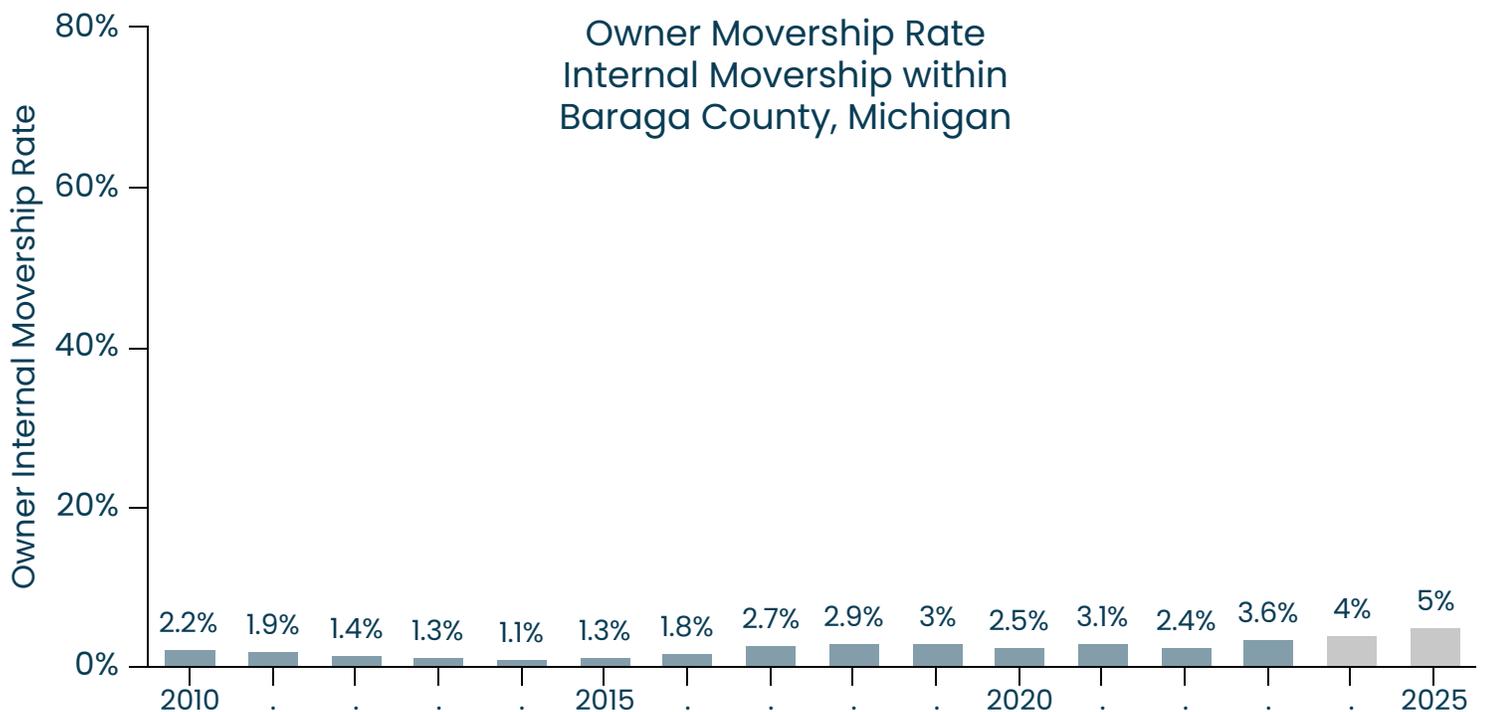
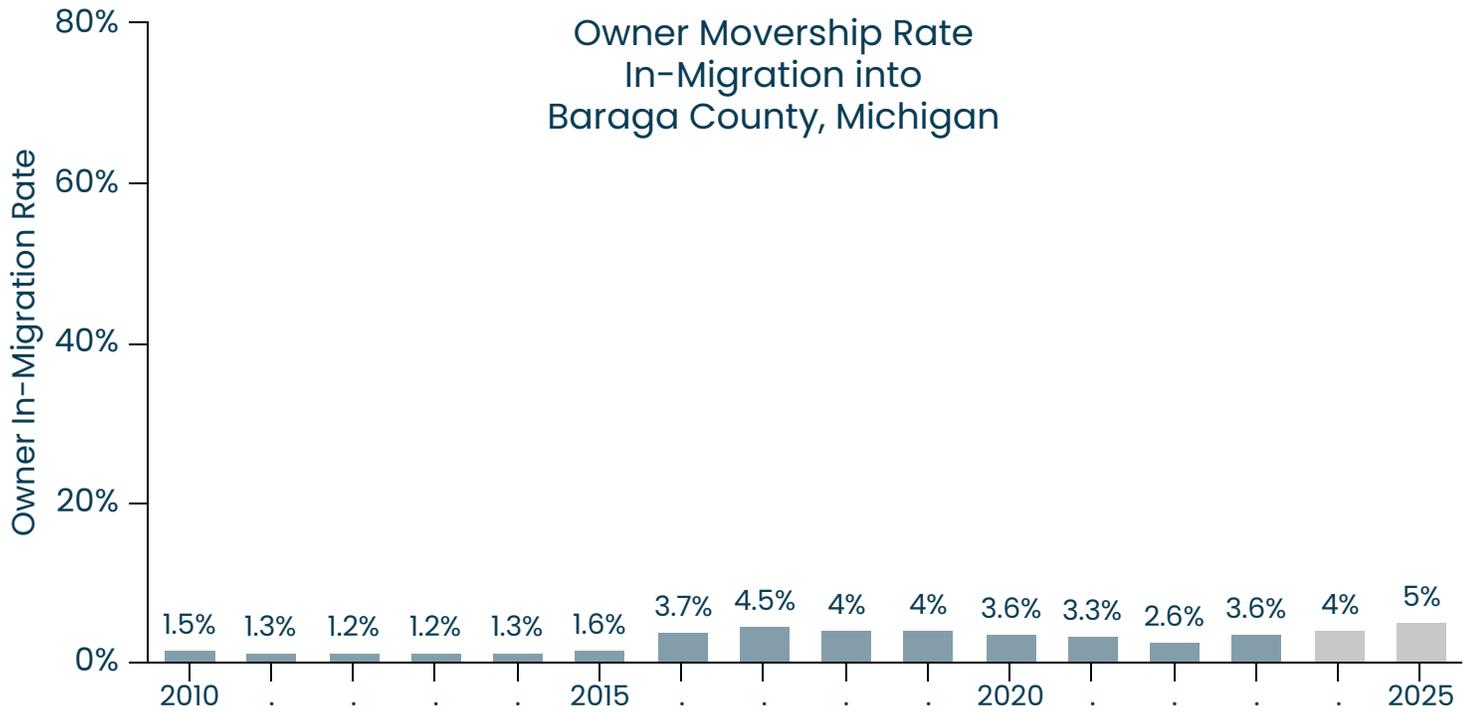
Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Section 4-J

Owner Movership | Baraga County

The movership rate is the share of owner households that moves each year.

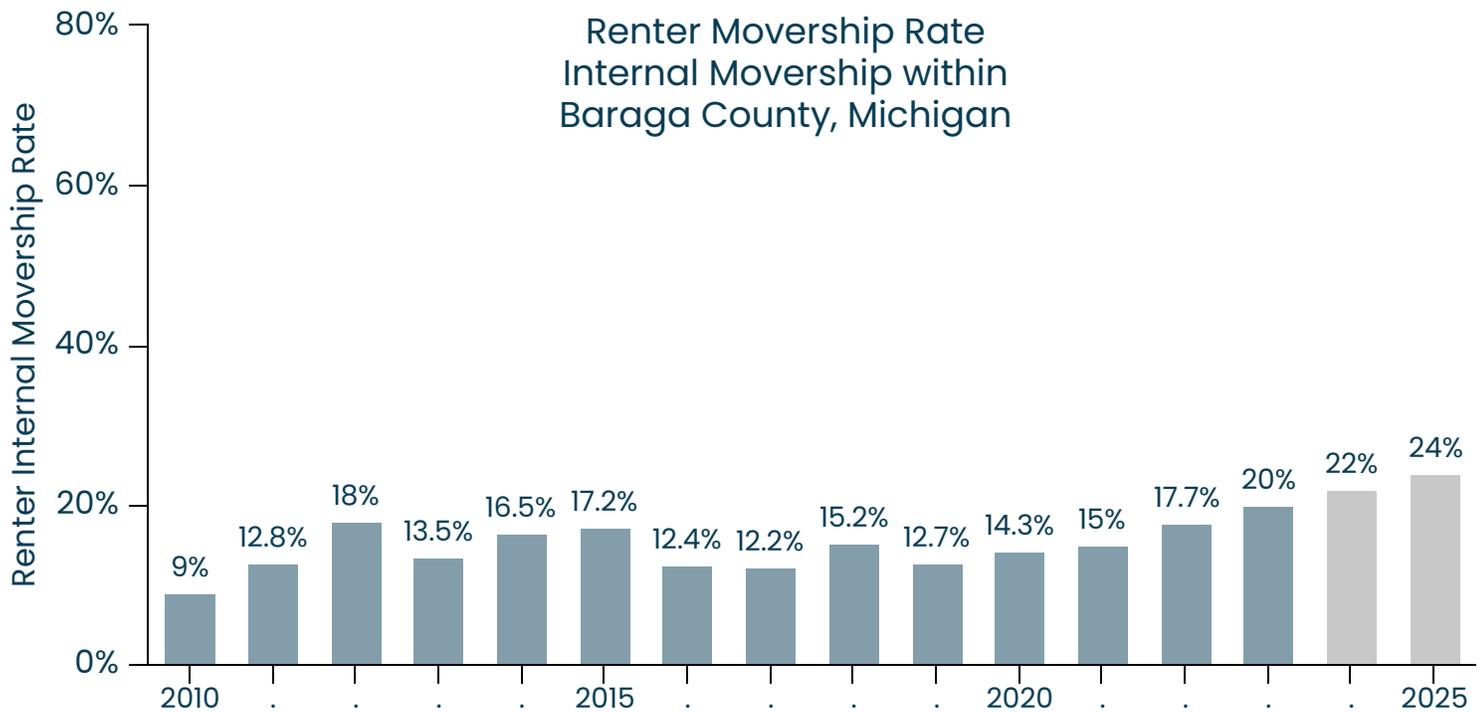
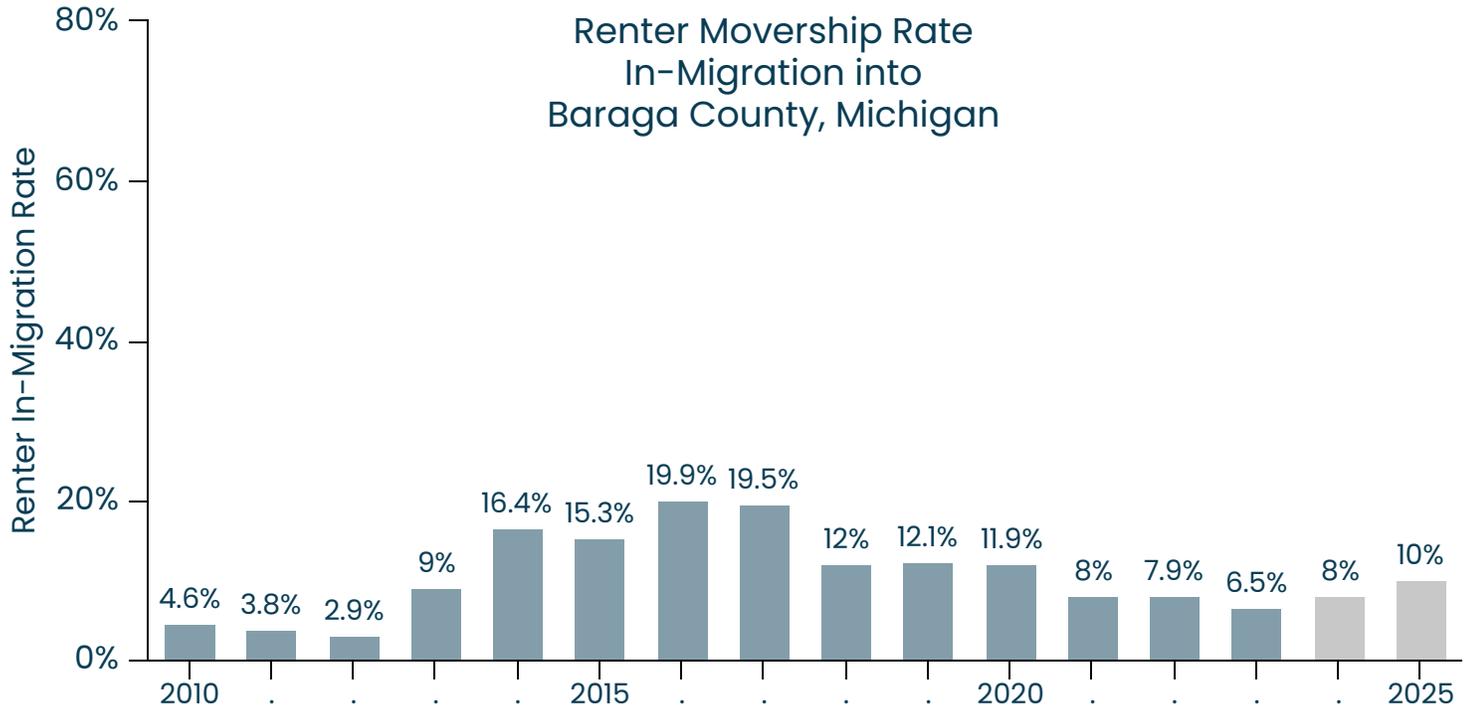


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Renter Movership | Baraga County

The movership rate is the share of renter households that moves each year.

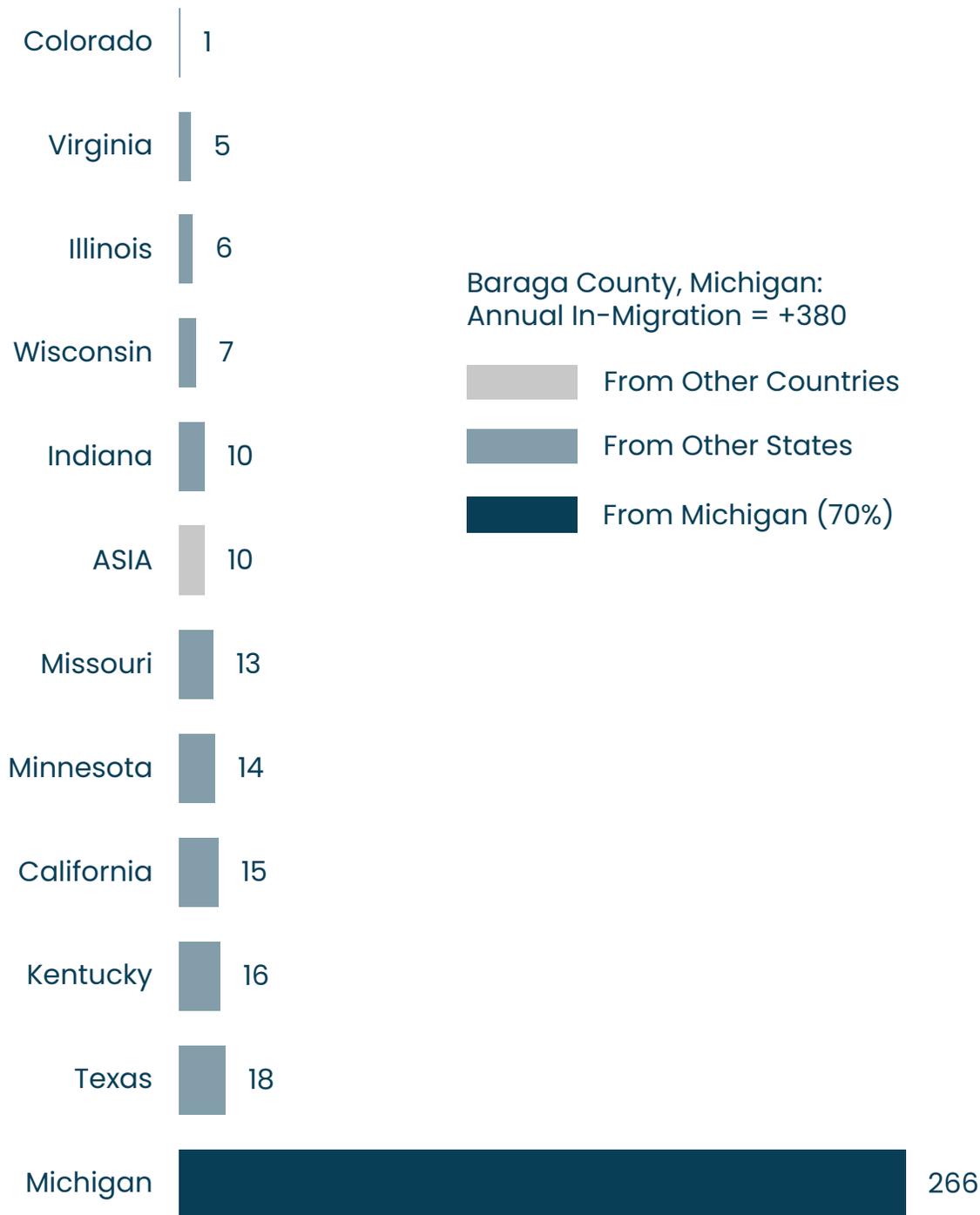


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Population In-Migration | Baraga County

Origins of population in-migration each year, unadjusted for out-migration.



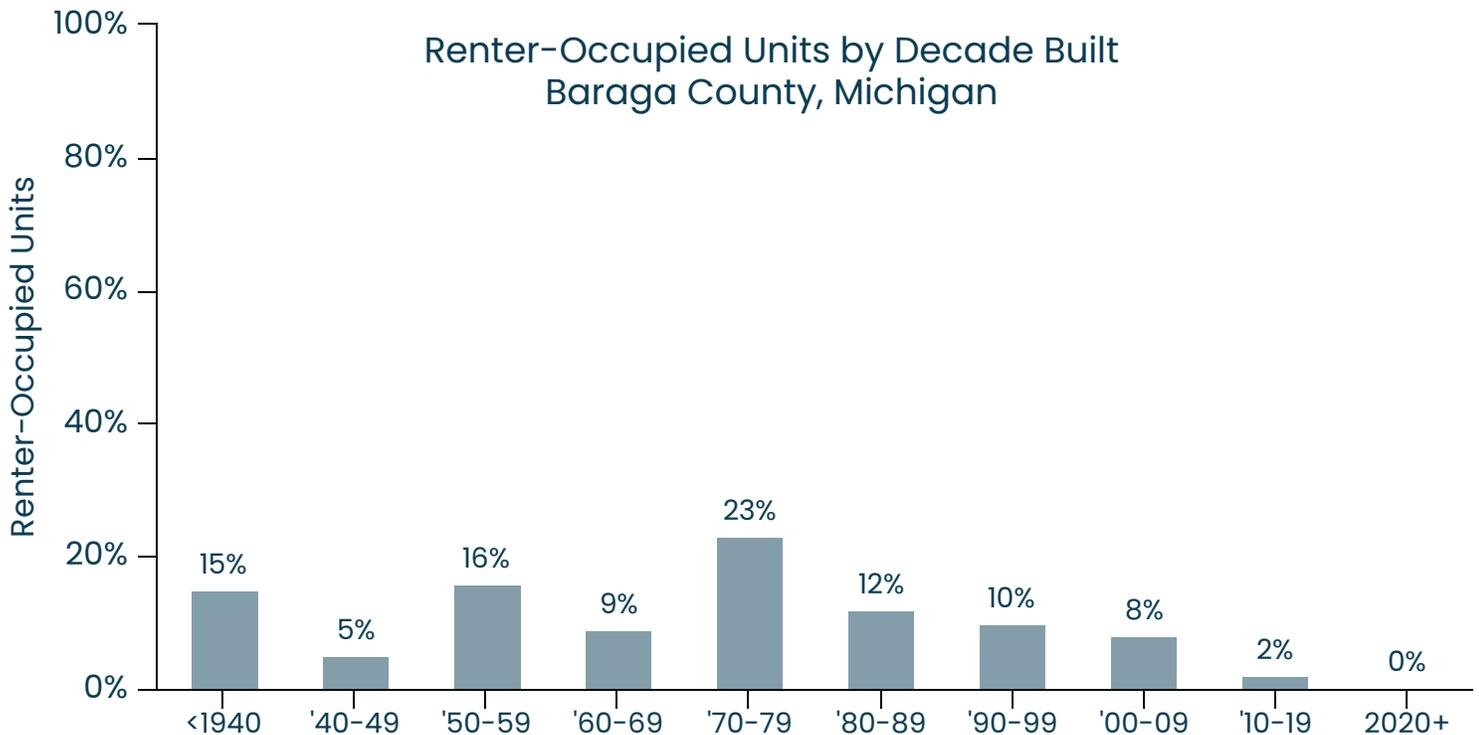
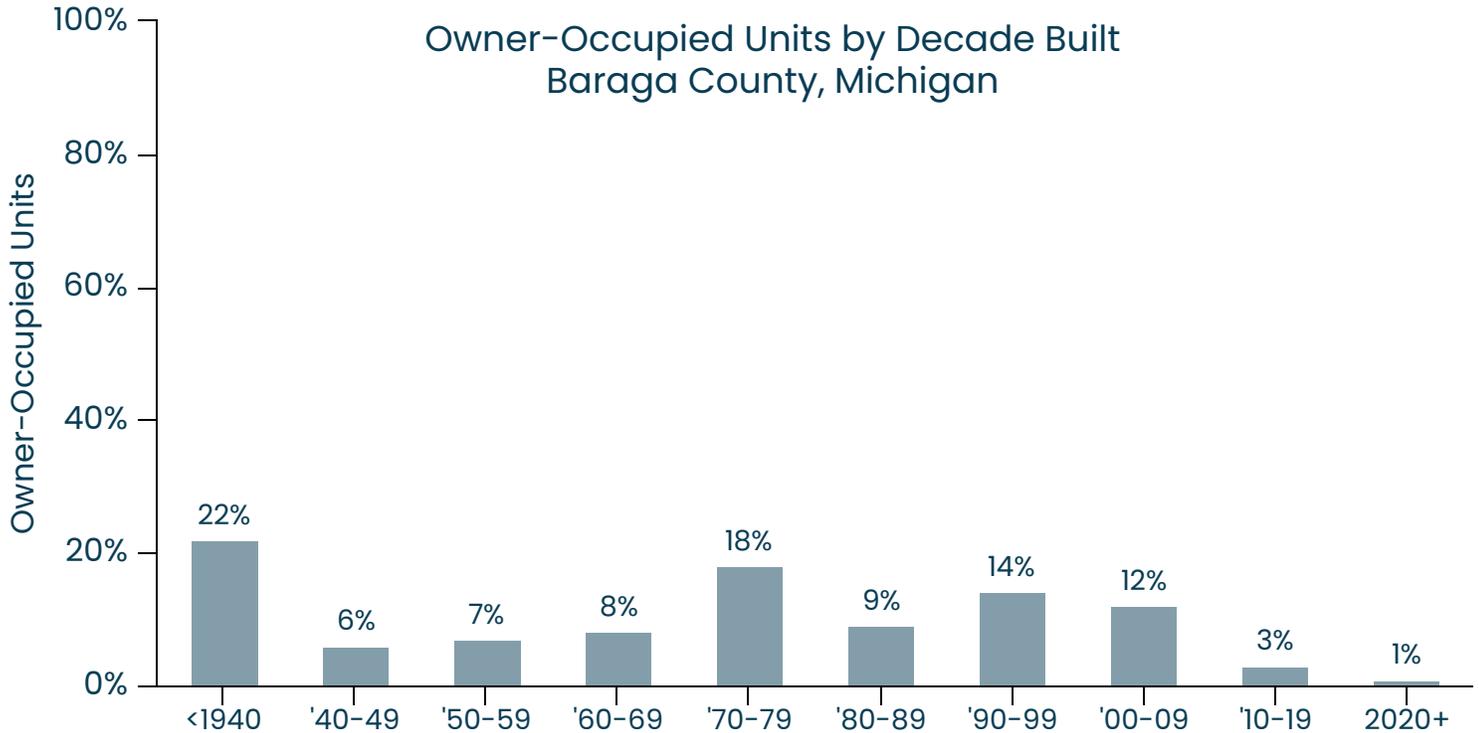
Underlying data reported by the American Community Survey (ACS) between 2018 and 2022. Analysis and exhibit prepared by LandUseUSA | Urban Strategies; 2025.



Section 4-K

Units by Decade Built | Baraga County

The number of existing units by decade built and by tenure (owner and renter).

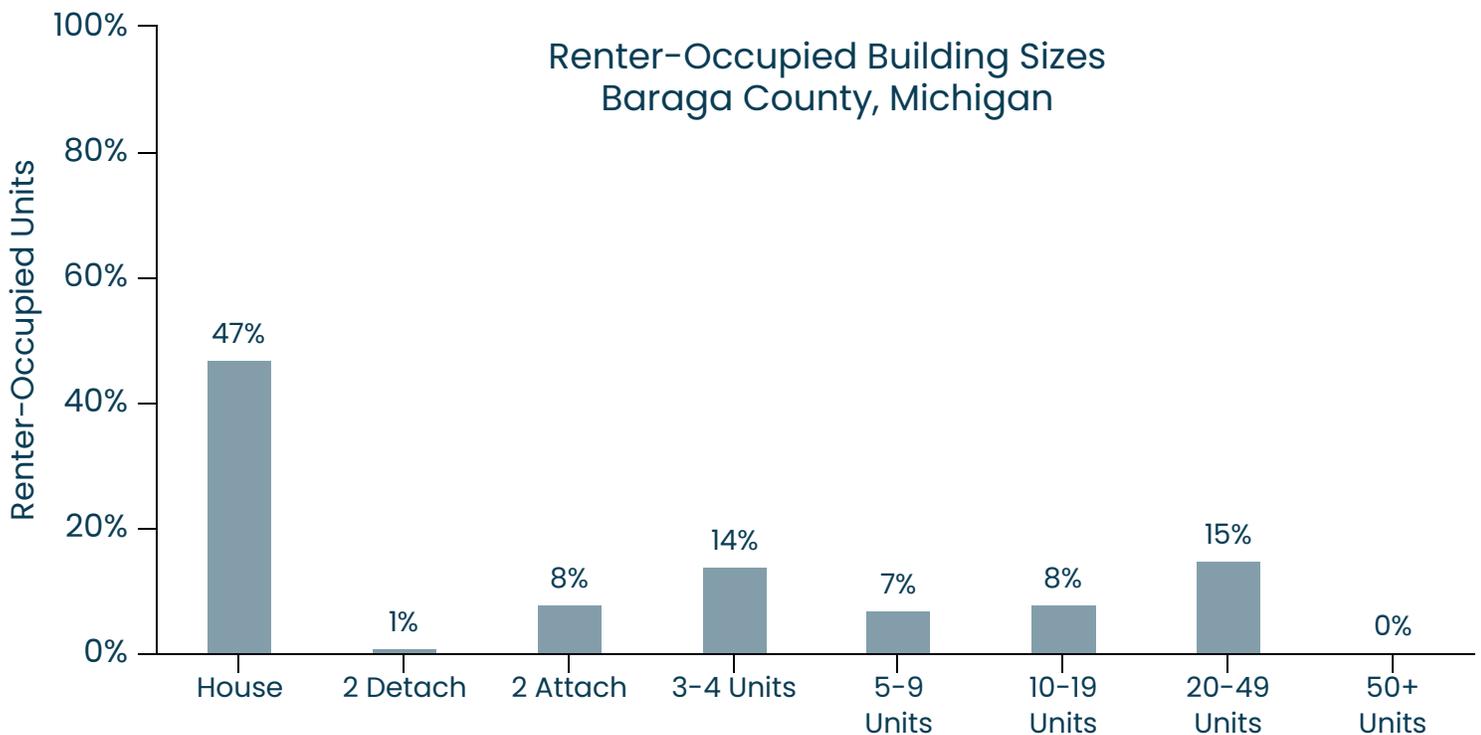
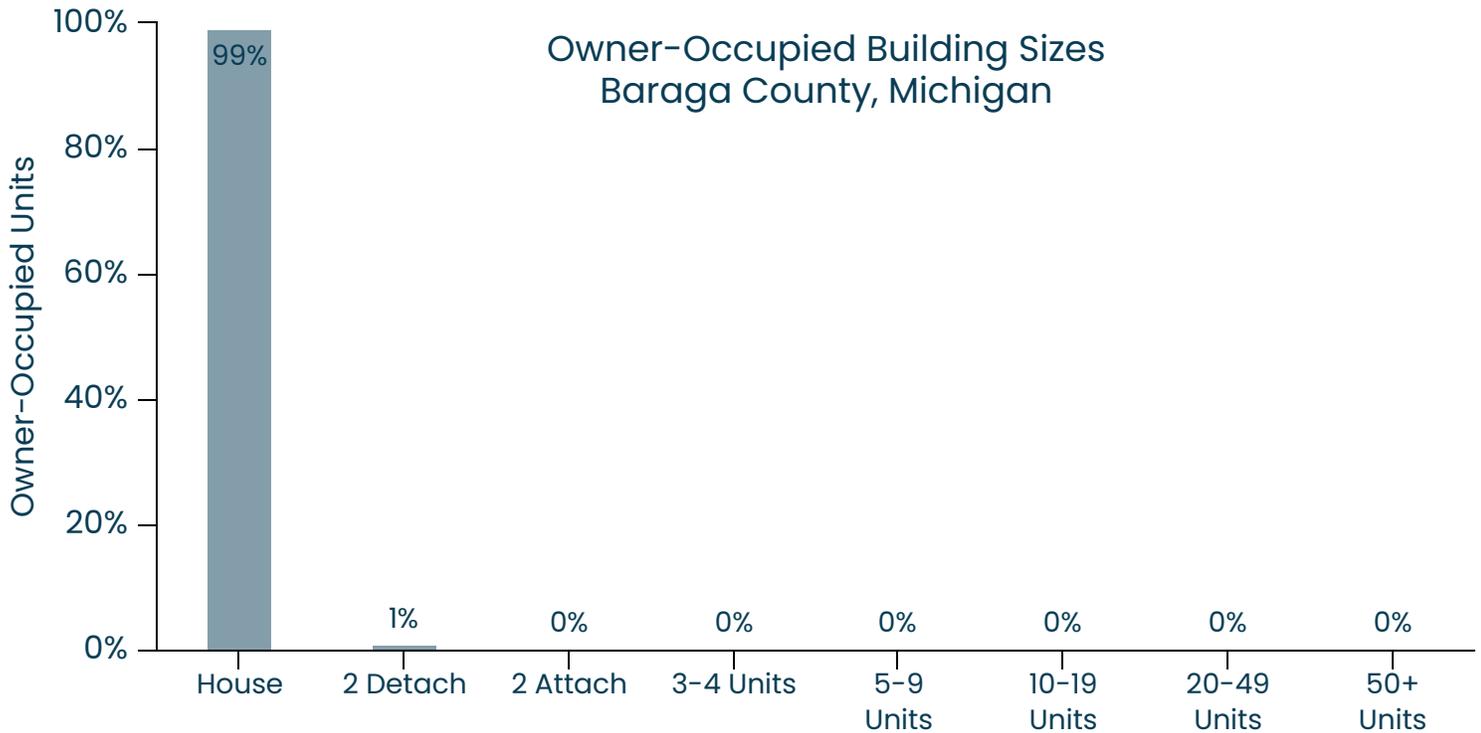


Underlying data by the Decennial Census and American Community Survey (ACS) through 2023. Analysis and exhibit prepared by LandUseUSA Urban Strategies; 2025.



Units by Building Size | Baraga County

The share of existing units by building size and split by tenure (owner and renter).

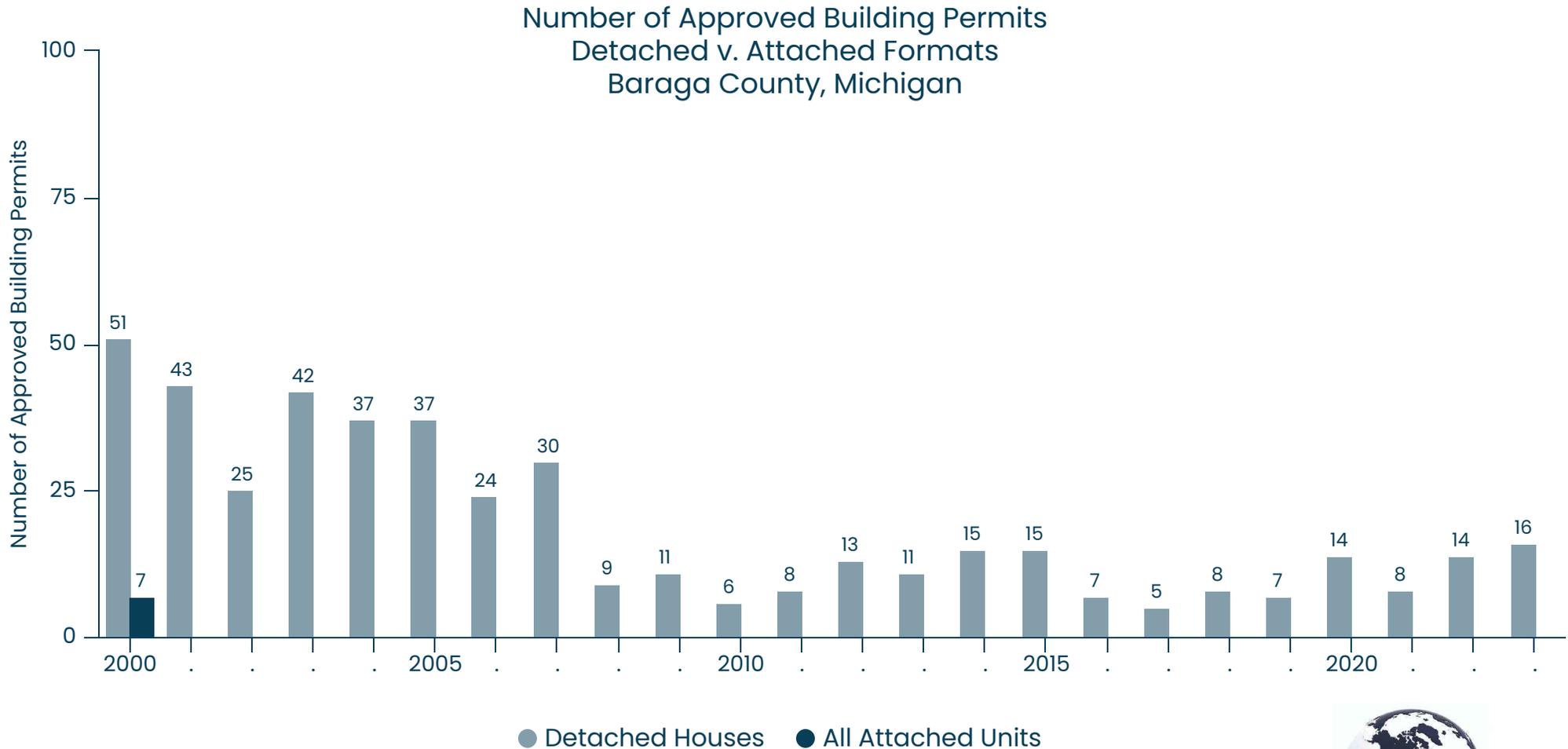


Underlying data by the Decennial Census and American Community Survey (ACS) through the year 2023. Analysis, forecasts, and exhibit prepared by LandUseUSA Urban Strategies; 2025.



Building Permit Units | Baraga County

An assessment of approved building permits over time by format (detached v. attached).



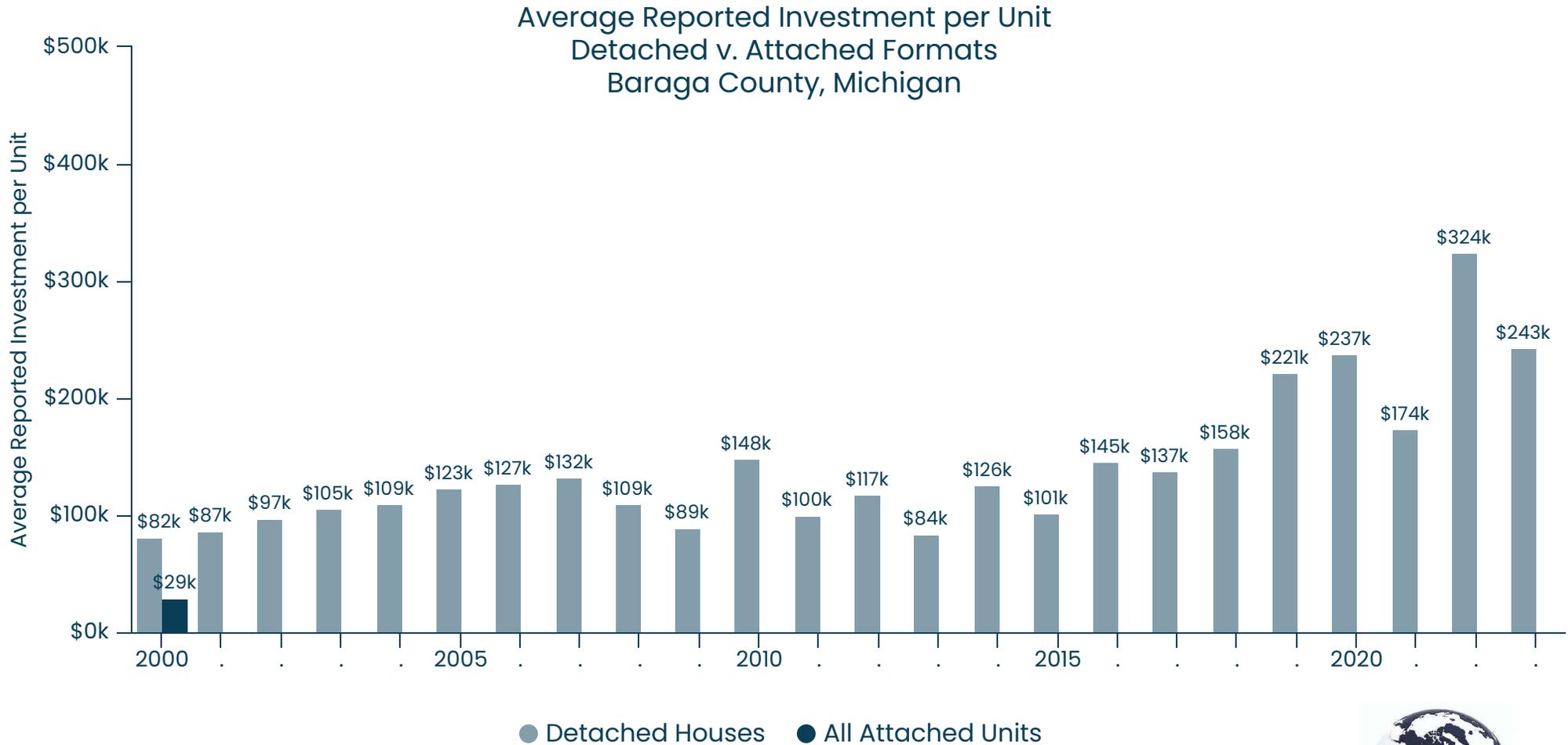
Source: Underlying data by the Census Bureau's Building Permit Survey through the year 2022.
Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2023.



LandUseUSA
UrbanStrategies

Building Permit Investment | Baraga County

An assessment of average reported investment over time by format (detached v. attached).



Source: Underlying data by the Census Bureau's Building Permit Survey through the year 2023.
Analysis & exhibit prepared by LandUseUSA | Urban Strategies; 2025.



LandUseUSA
UrbanStrategies