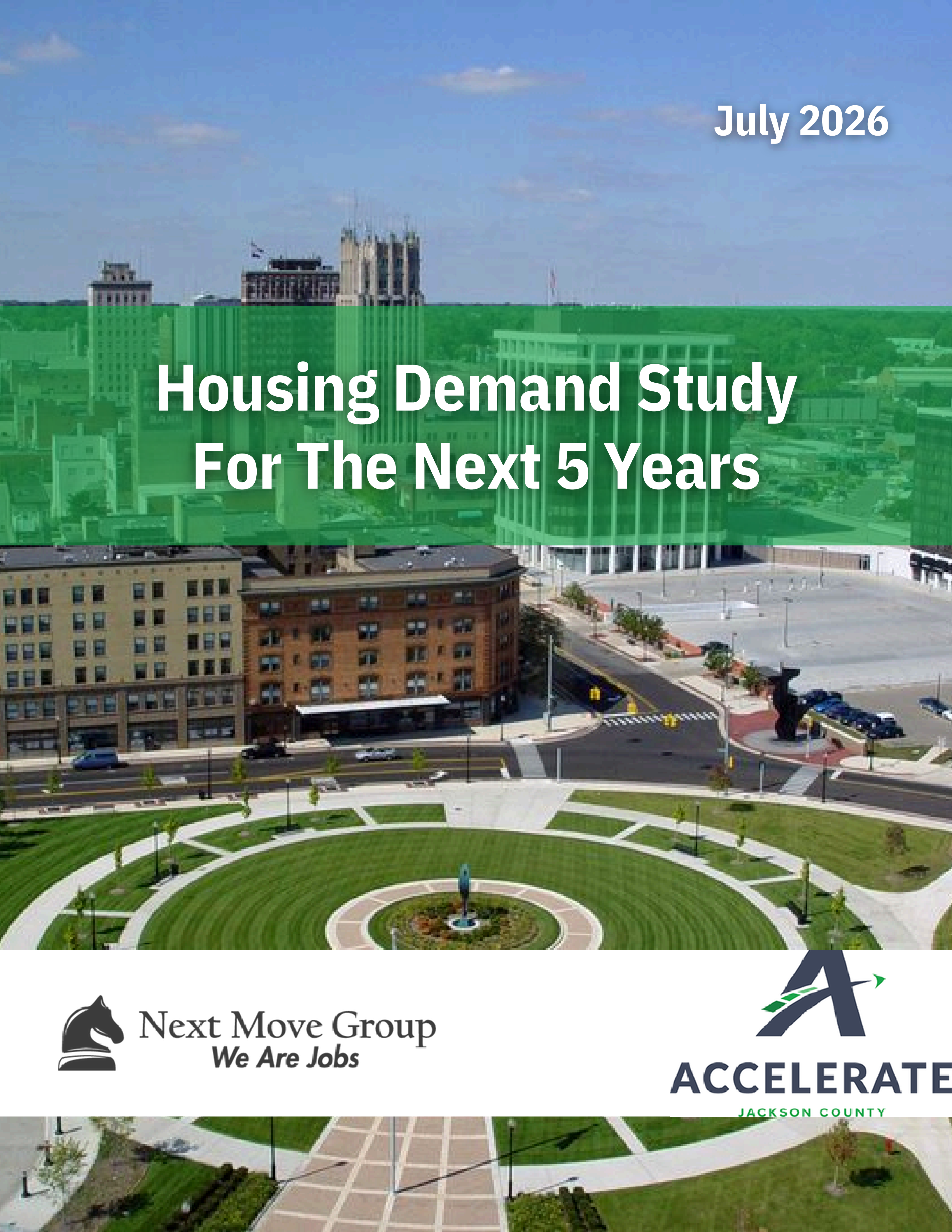
July 2026



Housing Demand Study For The Next 5 Years

Next Move Group
We Are Jobs

ACCELERATE
JACKSON COUNTY

ACCELERATE
JACKSON COUNTY

Our Recommendations

For New Housing Needed Over the Next 5 Years

Minimum Houses Needed Over The Next 5 Years:

At a minimum Jackson County needs an additional 1,115 housing units added over the next 5 years: 820 for sale, 295 for rent.

Maximum Houses Needed Over The Next 5 Years:

However, in a chicken-or-the-egg scenario, were Jackson County to add the additional houses contained within this report, such houses would likely be desired as 23,000+ people per day drive into Jackson County to work from other counties.

At a maximum Jackson County needs an additional 3,389 housing units added over the next 5 years, 2500 for sale, 889 for rent.

ACCELERATE
JACKSON COUNTY

ACCELERATE
JACKSON COUNTY

Our Recommendations

For New Housing Needed Over the Next 5 Years

Minimum Number Needed:

50	NEW HOMES NEEDED FOR SALE
$200,000 - $349,999	
25	NEW UNITS NEEDED FOR RENT
$1,100 - $1,799/mo	

Maximum Number Needed:

188	NEW HOMES NEEDED FOR SALE
$200,000 - $349,999	
101	NEW UNITS NEEDED FOR RENT
$1,100 - $1,799/mo	

- According to ESRI, economic projections indicate the Jackson County, Michigan average household income bracket of $100,000 to $124,999 will grow by 542 households.
  - Note, not all these 542 households will be new to the county, some will be existing residents which moved up in income brackets.
- Jackson County, Michigan residents own homes 75% of the time and rent 25% of the time.
  - Therefore, a maximum of 406 homes for sale and 136 units for rent are needed for this demographic.
- According to the Federal Reserve's Household Debt by County data (Enhanced Financial Accounts), the average household in Jackson County, Michigan has a Debt-to-Income Ratio of approximately 1.4–1.6 (based on recent years' patterns for similar Midwest counties; exact latest figure requires checking the tool/CSV for Jackson County, MI).
  - This means total household debt is about $1.40–$1.60 for every $1 of annual household income.
  - The Michigan statewide Debt-to-Income Ratio averages about 1.5–1.7.
- At the time of this study, 30-year mortgage rates with a 10% down payment are 6.75%.
  - Based on the math above, this household income demographic can afford a mortgage on a home priced between $200,000 and $349,999 or a rental unit priced between $1,100 and $1,799.
- 218 homes are currently for sale priced between $200,000 and $349,999, and 35 rental units are available priced between $1,100 and $1,799.
  - Therefore, Jackson County, Michigan needs a maximum of 188 new homes for sale between $200,000 and $349,999 and 101 new rental units priced between $1,100 and $1,799.
- Minimum: Applying a conservative trade-up rate to income mobility yields a lower estimate of 50 new homes for sale and 25 new rental units.
  - Minimum scenario applies a conservative trade-up rate consistent with National Association of Realtors data (34–46% of sellers trade up).

ACCELERATE
JACKSON COUNTY

Our Recommendations

For New Housing Needed Over the Next 5 Years

Minimum Number Needed:

90	**NEW HOMES NEEDED FOR SALE**
$350,000 - $419,999	
40	**NEW UNITS NEEDED FOR RENT**
$1,800 - $1,999/mo	

Maximum Number Needed:

346	**NEW HOMES NEEDED FOR SALE**
$350,000 - $419,999	
127	**NEW UNITS NEEDED FOR RENT**
$1,800 - $1,999/mo	

- According to ESRI, economic projections indicate the Jackson County, Michigan average household income bracket of $125,000 to $149,999 will grow by 590 households.
  - Note, not all these 590 households will be new to the county, some will be existing residents which moved up in income brackets.

- Jackson County, Michigan residents own homes 75% of the time and rent 25% of the time.
  - Therefore, a maximum of 442 homes for sale and 148 units for rent are needed for this demographic.

- According to the Federal Reserve's Household Debt by County data (Enhanced Financial Accounts), the average household in Jackson County, Michigan has a Debt-to-Income Ratio of approximately 1.4–1.6 (based on recent years' patterns for similar Midwest counties; exact latest figure requires checking the tool/CSV for Jackson County, MI).
  - This means total household debt is about $1.40–$1.60 for every $1 of annual household income.
  - The Michigan statewide Debt-to-Income Ratio averages about 1.5–1.7.

- At the time of this study, 30-year mortgage rates with a 10% down payment are 6.75%.
  - Based on the math above, this household income demographic can afford a mortgage on a home priced between $350,000 and $419,999 or a rental unit priced between $1,800 and $1,999.

- 96 homes are currently for sale priced between $350,000 and $419,999, and 21 rental units are available priced between $1,800 and $1,999.
  - Therefore, Jackson County, Michigan needs a maximum of 346 new homes for sale between $350,000 and $419,999 and 127 new rental units priced between $1,800 and $1,999.

- Minimum: Applying a conservative trade-up rate to income mobility yields a lower estimate of 90 new homes for sale and 40 new rental units.
  - Minimum scenario applies a conservative trade-up rate consistent with National Association of Realtors data (34–46% of sellers trade up).

Our Recommendations

For New Housing Needed Over the Next 5 Years

Minimum Number Needed:	
280	NEW HOMES NEEDED FOR SALE
$420,000 - $549,999	
100	NEW UNITS NEEDED FOR RENT
$2,000 - $2,199/mo	

Maximum Number Needed:	
819	NEW HOMES NEEDED FOR SALE
$420,000 - $549,999	
286	NEW UNITS NEEDED FOR RENT
$2,000 - $2,199/mo	

- According to ESRI, economic projections indicate the Jackson County, Michigan average household income bracket of $150,000 to $199,999 will grow by 1,165 households.
  - Note, not all these 1,165 households will be new to the county, some will be existing residents which moved up in income brackets.

- Jackson County, Michigan residents own homes 75% of the time and rent 25% of the time.
  - Therefore, a maximum of 874 homes for sale and 291 units for rent are needed for this demographic.

- According to the Federal Reserve's Household Debt by County data (Enhanced Financial Accounts), the average household in Jackson County, Michigan has a Debt-to-Income Ratio of approximately 1.4–1.6 (based on recent years' patterns for similar Midwest counties; exact latest figure requires checking the tool/CSV for Jackson County, MI).
  - This means total household debt is about $1.40–$1.60 for every $1 of annual household income.
  - The Michigan statewide Debt-to-Income Ratio averages about 1.5–1.7.

- At the time of this study, 30-year mortgage rates with a 10% down payment are 6.75%.
  - Based on the math above, this household income demographic can afford a mortgage on a home priced between $420,000 and $549,999 or a rental unit priced between $2,000 and $2,199.

- 55 homes are currently for sale priced between $420,000 and $549,999, and 5 rental units are available priced between $2,000 and $2,199.
  - Therefore, Jackson County, Michigan needs a maximum of 819 new homes for sale between $420,000 and $549,999 and 286 new rental units priced between $2,000 and $2,199.

- Minimum: Applying a conservative trade-up rate to income mobility yields a lower estimate of 280 new homes for sale and 100 new rental units.
  - Minimum scenario applies a conservative trade-up rate consistent with National Association of Realtors data (34–46% of sellers trade up).

ACCELERATE
JACKSON COUNTY

Our Recommendations

For New Housing Needed Over the Next 5 Years

Minimum Number Needed:	
400	NEW HOMES NEEDED FOR SALE
$550,000+	
130	NEW UNITS NEEDED FOR RENT
$2,200+/mo	

Maximum Number Needed:	
1,147	NEW HOMES NEEDED FOR SALE
$550,000+	
375	NEW UNITS NEEDED FOR RENT
$2,200+/mo	

- According to ESRI, economic projections indicate the Jackson County, Michigan average household income bracket of $200,000+ will grow by 1,620 households.
  - Note, not all these 1,620 households will be new to the county, some will be existing residents which moved up in income brackets.

- Jackson County, Michigan residents own homes 75% of the time and rent 25% of the time.
  - Therefore, a maximum of 1,215 homes for sale and 405 units for rent are needed for this demographic.

- According to the Federal Reserve's Household Debt by County data (Enhanced Financial Accounts), the average household in Jackson County, Michigan has a Debt-to-Income Ratio of approximately 1.4–1.6 (based on recent years' patterns for similar Midwest counties; exact latest figure requires checking the tool/CSV for Jackson County, MI).
  - This means total household debt is about $1.40–$1.60 for every $1 of annual household income.
  - The Michigan statewide Debt-to-Income Ratio averages about 1.5–1.7.

- At the time of this study, 30-year mortgage rates with a 10% down payment are 6.75%.
  - Based on the math above, this household income demographic can afford a mortgage on a home priced at $550,000+ or a rental unit priced at $2,200+.

- 68 homes are currently for sale priced at $550,000+, and 30 rental units are available priced at $2,200+.
  - Therefore, Jackson County, Michigan needs a maximum 1,147 new homes for sale $550,000+ and 375 new rental units priced at $2,200+.

- Minimum: Applying a conservative trade-up rate to income mobility yields a lower estimate of 400 new homes for sale and 130 new rental units.
  - Minimum scenario applies a conservative trade-up rate consistent with National Association of Realtors data (34–46% of sellers trade up).

Our Approach

For New Housing Needed Over the Next 5 Years

Assumptions made for these Recommendations:

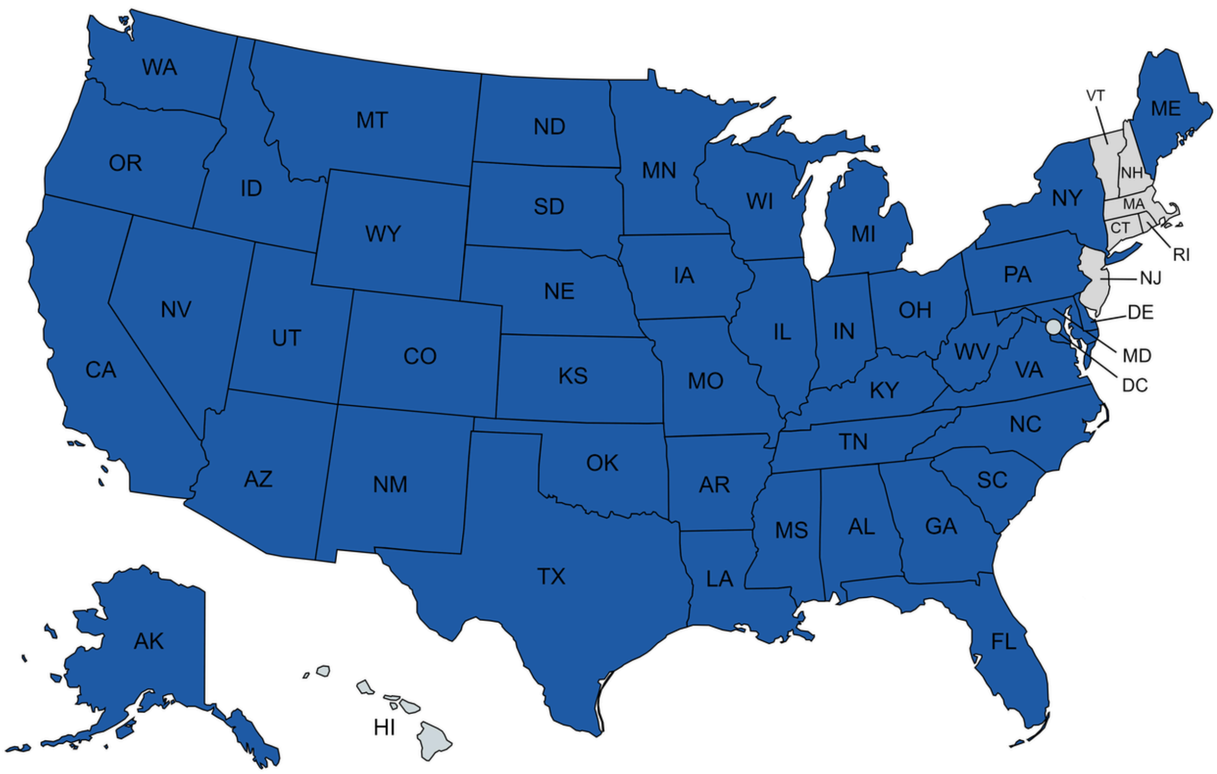
- State: Michigan
- Loan Term: 30-year, fixed
- Interest Rate: 6.75%
- Down Payment: 10%
- Monthly Debts: ~$1.40-$1.60 for every $1 of annual household income
- Payment Being No More Than 35% of Monthly Gross Income

Sources Used for these Recommendations:

- ESRI, ArcGIS
- American Community Survey
- USDA Economic Research Service
- U.S. Census Bureau
- CSV
- American Planning Association
- Wells Fargo Mortgage Calculator
- Bankrate.com
- OnTheMap Data - U.S. Census Bureau
- National Association of Realtors
- AARP
- FRED (Federal Reserve Economic Data)
- Zillow, Redfin, Apartments.com, Realtor.com, Facebook Marketplace

Next Move Group
We Are Jobs

WE HAVE SERVICED CLIENTS FROM ALL THE STATES IN BLUE SINCE 2014



About Next Move Group:

Next Move Group is a site selection and economic development firm that has serviced over 900 customers from Kennebec, Maine, to Kennewick, Washington, and all parts in between. Our team includes a graduate of the Goldman Sachs 10,000 Small Businesses Accelerator Program, which helps entrepreneurs create jobs and economic opportunity by providing access to education, capital, and support services.

Next Move Group, LLC
www.nextmovegroup.com
info@nextmovegroup.com
800-764-3105