

COMMUNITY PROFILE

EAST LANSING

Economic development strengthens a community's economy and raises living standards by creating jobs, supporting businesses and services, and attracting investments. Local economic development efforts can create vibrant neighborhoods, increase tax revenues, and enhance regional stability.

EAST LANSING POPULATION

East Lansing has experienced a decline in growth from 2010 to 2023, particularly in its school-age and working-age populations, which comprise 90% of the city's total population.

TOTAL POPULATION
in 2023

45,394



SCHOOL AGE
5-19 YEARS OLD

14,005

WORKING AGE
20-44 YEARS OLD

22,578

WORKING AGE
45-64 YEARS OLD

3,961

SENIOR
65+ YEARS OLD

3,869

HISTORICAL CHANGE 2010-2023

-6%
TOTAL CHANGE
-0.5% annualized

-12%
SCHOOL AGE
5-19 YEARS OLD
-1% annualized

-5%
WORKING AGE
20-44 YEARS OLD
-0.04% annualized

+31%
SENIOR
65+ YEARS OLD
+2% annualized

-10%
WORKING AGE
45-64 YEARS OLD
-0.8% annualized

TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS

508,182
TRI-COUNTY POPULATION
in 2050

+5%
TOTAL CHANGE
2025-2050



9.9 M
MICHIGAN POPULATION
in 2050

-2%
TOTAL CHANGE
2025-2050



360.6 M
U.S. POPULATION
in 2050

+7%
TOTAL CHANGE
2025-2050

K-12 EDUCATION

School quality and enrollment directly impact local economies by influencing where families choose to live and invest. Strong schools attract and retain residents, support property values, and develop a skilled workforce that drives economic growth.

Despite a decline in the overall school-age population, enrollment for East Lansing School District has continued to increase.

3,728
TOTAL ENROLLMENT
in 2024-2025

+8%
TOTAL CHANGE
2010-2024
+0.6% annualized



90%
GRADUATION RATE FOR EAST LANSING SCHOOL DISTRICT
2023-2024

HOUSING

East Lansing's total housing supply has remained virtually unchanged from 2010 to 2023, while the availability rate has increased by 1% during the same period.

15,693 

TOTAL HOUSING UNITS
in 2023

\$1,859

MEDIAN MONTHLY MORTGAGE COST
in 2023

\$1,122

MEDIAN GROSS RENT
in 2023

 **+0.4%**
TOTAL CHANGE
2010-2023

13%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR MORTGAGE
in 2023

64%

SHARE OF HOUSEHOLDS PAYING 35%+ OF INCOME FOR RENT
in 2023

6% AVAILABILITY RATE

→ **5%** A 5% availability rate supports housing mobility and minimizes upward pressure on home prices.

Households that spend more than 30% of their income on housing are considered cost burdened.

\$251,600

MEDIAN HOME VALUE
in 2023

 **+33%**
TOTAL CHANGE
2010-2023
+2% annualized


2010 **\$189,800**

2023 **\$251,600**

MEDIAN HOUSEHOLD INCOME

\$43,547

MEDIAN HOUSEHOLD INCOME
in 2023

 **+40%**
MEDIAN HOUSEHOLD INCOME CHANGE
2010-2023

MUNICIPAL FINANCES

East Lansing has seen a continual increase in their revenues and expenditures since 2010, though revenues increased at a higher rate.



TOTAL REVENUE
in 2024



TOTAL EXPENDITURES
in 2024

\$148.7 M

TOTAL REVENUE
in 2024

\$122.2 M

TOTAL EXPENDITURES
in 2024

52

AVERAGE MILLAGE RATE
in 2024

EMPLOYMENT

23,128 

CIVILIAN LABOR FORCE
in 2023

55%
LABOR FORCE PARTICIPATION RATE
in 2023

7%
UNEMPLOYMENT RATE
in 2023

REFERENCES



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