

COMMUNITY PROFILE

EATON COUNTY

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.

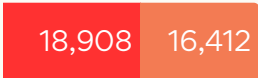
EATON COUNTY POPULATION

Eaton County comprised 23% of the region's population in 2023 and accounted for 11% of its growth from 2010 to 2023. Growth in the county is projected to remain low through 2050. Continued declines in the school-age population and a growing concentration among older age groups may signal a need for policy shifts.

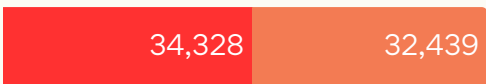
TOTAL POPULATION
in 2023



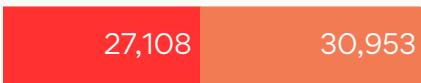
SCHOOL AGE
5-19 YEARS OLD



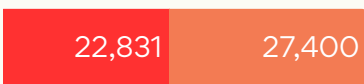
WORKING AGE
20-44 YEARS OLD



WORKING AGE
45-64 YEARS OLD

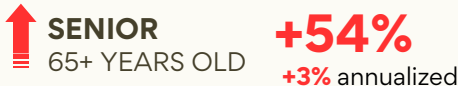


SENIOR
65+ YEARS OLD



● 2023 ● 2050

HISTORICAL CHANGE 2010-2023



PROJECTED CHANGE 2025-2050

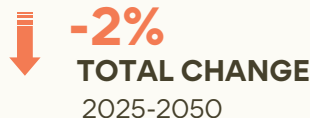


TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS

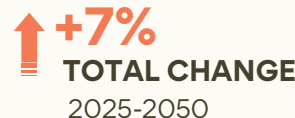
508,182
TRI-COUNTY POPULATION
in 2050



9.9 M
MICHIGAN POPULATION
in 2050



360.6 M
U.S. POPULATION
in 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.

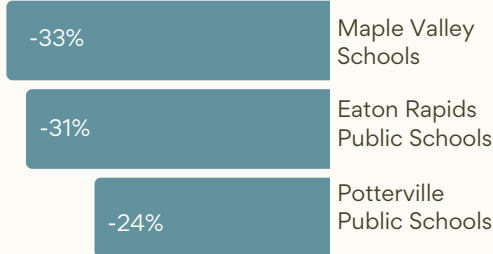
12,853

TOTAL ENROLLMENT
in 2024-2025

-5%
TOTAL CHANGE
2010-2024

-0.3% annualized

TOP THREE DISTRICTS IN DECLINE
2010-2024



EMPLOYMENT

Eaton County's labor market has remained steady since 2010, though its labor force is projected to increase 1.4% by 2028.

55,936

CIVILIAN LABOR FORCE
in 2023

↑ 56,700

PROJECTED CIVILIAN LABOR FORCE
in 2028

63%

LABOR FORCE PARTICIPATION RATE
in 2023

3%

UNEMPLOYMENT RATE
in 2023

HOUSING

Eaton County's total housing stock has only slightly increased since 2010, while the available housing supply has decreased. Housing cost burdens have been improving across the county.

47,888

TOTAL HOUSING UNITS
in 2023

+2%
TOTAL CHANGE
2010-2023

2% AVAILABILITY RATE

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

\$1,494

MEDIAN MONTHLY MORTGAGE COST
in 2023

17%

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

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

\$997

MEDIAN GROSS RENT
in 2023

38%

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

\$226,200

MEDIAN HOME VALUE
in 2023

↑ +58%

TOTAL CHANGE
2010-2023 **+4%** annualized

BUSINESS ESTABLISHMENTS

2,182

TOTAL BUSINESS ESTABLISHMENTS
in 2023

↑ +6%

BUSINESS ESTABLISHMENT CHANGE
2010-2023

MEDIAN HOUSEHOLD INCOME

\$71,686

MEDIAN HOUSEHOLD INCOME
in 2023

↑ +38%

MEDIAN HOUSEHOLD INCOME CHANGE
2010-2023

REFERENCES



Visit bit.ly/communityprofilesources or scan the QR code for a list of references.