

COMMUNITY PROFILE

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.

MASON

MASON POPULATION

Mason's population increased slightly from 2010 to 2023, primarily due to the growth of the school-age and over-65 populations, while the working-age population declined during the same period.

TOTAL POPULATION
in 2023

8,239



SCHOOL AGE
5-19 YEARS OLD

1,445

WORKING AGE
20-44 YEARS OLD

2,852

WORKING AGE
45-64 YEARS OLD

1,999

SENIOR
65+ YEARS OLD

1,562

HISTORICAL CHANGE

2010-2023



+2%

TOTAL CHANGE
+0.2% annualized



SCHOOL AGE
5-19 YEARS OLD

+8%

+0.6% annualized



WORKING AGE
20-44 YEARS OLD

-7%

-0.6% annualized



SENIOR
65+ YEARS OLD

+52%

+3% annualized



WORKING AGE
45-64 YEARS OLD

-10%

-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

Enrollment in Mason Public Schools has increased significantly since 2010, at a higher rate than the school-age population.

3,320

TOTAL ENROLLMENT
in 2024-2025



+13%

TOTAL CHANGE
2010-2024
+0.9% annualized



92%

GRADUATION RATE FOR MASON PUBLIC SCHOOLS
2023-2024

HOUSING

Mason's total housing supply and available housing decreased from 2010 to 2023, while mortgage costs and rent continued to increase.

3,621 

TOTAL HOUSING UNITS
in 2023



-1%
TOTAL CHANGE
2010-2023

0.7% → **5%**

AVAILABILITY RATE

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

\$1,568

MEDIAN MONTHLY MORTGAGE COST
in 2023

\$1,103

MEDIAN GROSS RENT
in 2023

12%

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

24%

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

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

\$194,600 **MEDIAN HOME VALUE** in 2023



+51%
TOTAL CHANGE
2010-2023
+3% annualized

2010 **\$128,700**

2023 **\$194,600**

MEDIAN HOUSEHOLD INCOME

\$79,521

MEDIAN HOUSEHOLD INCOME
in 2023



+59%
MEDIAN HOUSEHOLD INCOME CHANGE
2010-2023
+4% annualized

MUNICIPAL FINANCES

Mason's revenues have increased by 16% since 2010, while expenditures have decreased by 27% during the same period.



TOTAL REVENUE
in 2024



TOTAL EXPENDITURES
in 2024

\$23.1 M

TOTAL REVENUE
in 2024

\$15.1 M

TOTAL EXPENDITURES
in 2024

54

AVERAGE MILLAGE RATE
in 2024

EMPLOYMENT

4,150



CIVILIAN LABOR FORCE
in 2023

62%

LABOR FORCE PARTICIPATION RATE
in 2023

4%

UNEMPLOYMENT RATE
in 2023

REFERENCES



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