

# 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.

## ST. JOHNS

### ST. JOHNS POPULATION

The population of St. Johns slightly declined from 2010 to 2023. This decline was due to the younger population (under 45 years of age), while older populations (ages 45 and older) increased.

**TOTAL POPULATION**  
in 2023



**SCHOOL AGE**  
5-19 YEARS OLD

1,550

**WORKING AGE**  
20-44 YEARS OLD

2,030

**WORKING AGE**  
45-64 YEARS OLD

2,040

**SENIOR**  
65+ YEARS OLD

1,670

### HISTORICAL CHANGE

2010-2023

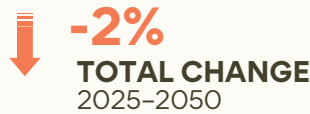


### TRI-COUNTY, STATE, AND NATIONAL POPULATION PROJECTIONS

**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

Enrollment in St. Johns Public Schools has declined significantly since 2010, at a much higher rate than the decline in the school-age population.

**2,458**  
**TOTAL ENROLLMENT**  
in 2024-2025



**91%**  
**GRADUATION RATE FOR ST. JOHNS PUBLIC SCHOOLS**  
2023-2024

# HOUSING

St. Johns's total housing supply and percentage of available housing decreased from 2010 to 2023.

**3,430** 

**TOTAL HOUSING UNITS**  
in 2023



**-9%**  
**TOTAL CHANGE**  
2010-2023

**3%** → **5%**  
**AVAILABILITY RATE**

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

**\$1,328**

**MEDIAN MONTHLY MORTGAGE COST**  
in 2023

**\$870**

**MEDIAN GROSS RENT**  
in 2023

**10%**

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

**39%**

**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.

**\$175,300** **MEDIAN HOME VALUE** in 2023



**+26%**  
**TOTAL CHANGE**  
2010-2023  
**+2%** annualized

**2010** **\$139,000**

**2023** **\$175,300**

## MEDIAN HOUSEHOLD INCOME

**\$63,030**

**MEDIAN HOUSEHOLD INCOME**  
in 2023



**+35%**  
**MEDIAN HOUSEHOLD INCOME CHANGE**  
2010-2023  
**+2%** annualized

## MUNICIPAL FINANCES

St. Johns's revenues have increased by 114% since 2010, outpacing expenditures, which grew by only 49%.

**\$20.3 M**

**TOTAL REVENUE**  
in 2024



**TOTAL REVENUE**  
in 2024



**TOTAL EXPENDITURES**  
in 2024

**\$15.3 M**

**TOTAL EXPENDITURES**  
in 2024

**39**

**AVERAGE MILLAGE RATE**  
in 2024

## EMPLOYMENT

**3,679**  **CIVILIAN LABOR FORCE**  
in 2023

**60%**

**LABOR FORCE PARTICIPATION RATE**  
in 2023

**4%**

**UNEMPLOYMENT RATE**  
in 2023

## REFERENCES



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