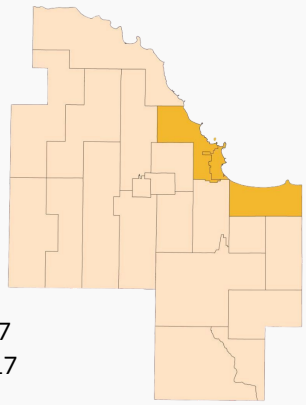
# REGION PROFILE: BOREALIS BEACH

*"Vibrant small-city living, close to nature"*

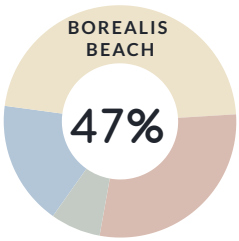
## REGION MAKEUP

Chocolay Township
Marquette City
Marquette Township

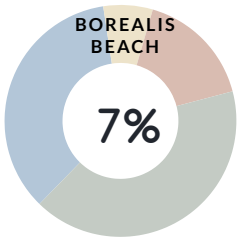


△ = INCREASE SINCE 2017
▽ = DECREASE SINCE 2017

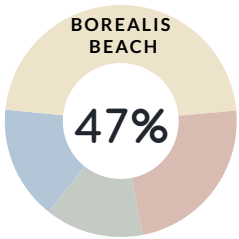
### COUNTY POPULATION




### COUNTY AREA




### COUNTY SEV*




*State Equalized Value

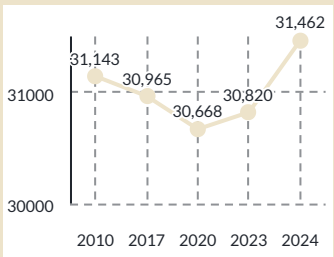
## PEOPLE

### POPULATION (2024)

31,462

### HOUSEHOLDS

13,500△



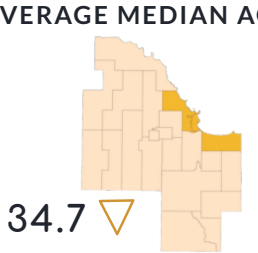

### AGE PROFILE



18 & UNDER 12.1% △

65 & OLDER 18.9% △

### AVERAGE MEDIAN AGE

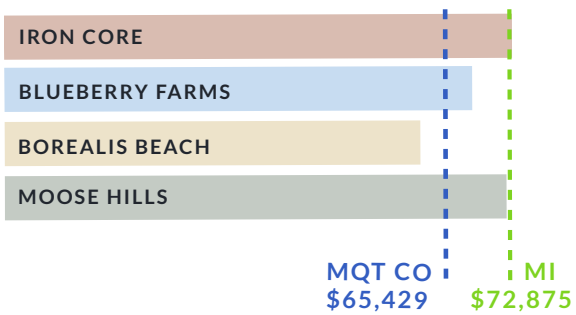



*Source: U.S. Census Bureau, 2017, 2023, and 2024 American Community Survey, Demographic and Housing Estimates. U.S. Decennial Census 2010 and 2020.*

## INCOME & EMPLOYMENT

### AVG. MEDIAN HOUSEHOLD INCOME

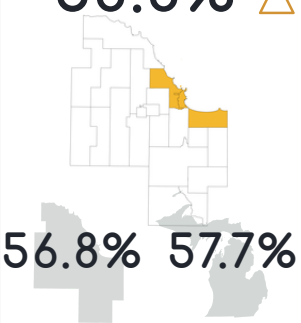
$61,909




| Municipality | 2024 | 2017 | % Change |
|---|---|---|---|
| Chocolay Twp | $87,167 | $59,177 | +47.2% |
| Marquette Twp | $57,983 | $53,750 | +7.9% |
| Marquette City | $55,613 | $38,998 | +42.6% |

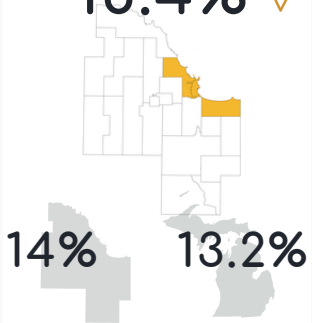
### EMPLOYMENT RATE

58.8% △




### POVERTY RATE

18.4% ▽




### OCCUPATION

**Health Care (all)**

12.3%

**Food Prep and Serving**

10.9%

**Office and Admin. Support**

10.6%

*Top occupation fields for civilian employed population age 16+ years*

*Source: U.S. Census Bureau, 2024 American Community Survey, Selected Economic Characteristics*
*U.S. Census Bureau, 2024 American Community Survey, Occupation by Sex for the Civilian Employed Population 16 Years and Over*

# REGION PROFILE: BOREALIS BEACH

*"Vibrant small-city living, close to nature"*

△ = INCREASE SINCE 2017
▽ = DECREASE SINCE 2017

**REGION MAKEUP**
Chocolay Township
Marquette City
Marquette Township



Marquette County is updating the 2040 Master Plan in 2026.

Make your voice heard by taking our brief Community Survey using this QR code.

## HOUSING

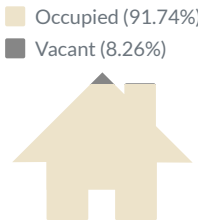
**HOUSING UNITS** 14,716 △

**VACANT HOUSING** 1216 ▽

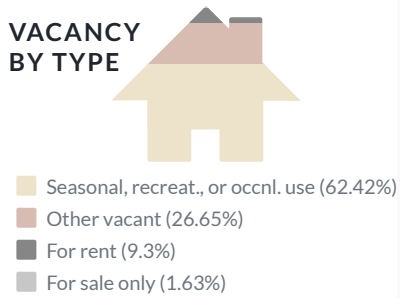
**SEASONAL VACANT** 651

**OTHER VACANT** 278

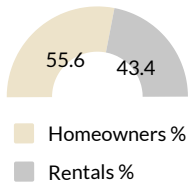
**OCCUPATION**



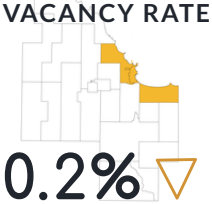

**VACANCY BY TYPE**




**HOMEOWNER V. RENTAL UNITS**

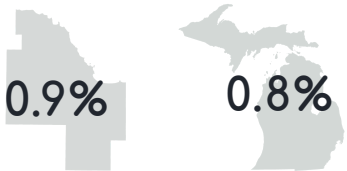



**HOMEOWNER VACANCY RATE**

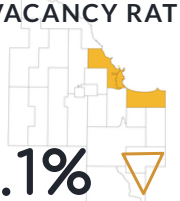


0.2% ▽

*Homeowner units currently for sale and unoccupied*

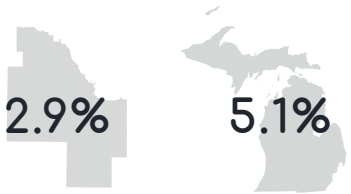



**RENTAL VACANCY RATE**



1.1% ▽

*Rental units currently for rent and unoccupied*




Homeowner vacancy rate below 1.5% and/or rental vacancy rate below 7% generally indicate a housing shortage, while homeowner vacancy rate over 2% or rental vacancy rate over 10% indicates a weak housing market and can lead to blight.

*Source: https://www.governing.com/topics/urban/gov-metro-housing-vacancy-rates-2017.html*

**MEDIAN MONTHLY HOUSING EXPENSES**

*Sum of payments including utilities, fuel, insurance, mortgage, rent*

| HOMEOWNERS* | | RENTERS |
|---|---|---|
| $1,416 | Chocolay Township | $897 |
| $1,657 | Marquette City | $1,011 |
| $1,638 | Marquette Township | $1,198 |

*Homeowners with a mortgage

**COST-BURDENED HOUSEHOLDS RATIO**

*Cost-burdened households per occupied housing units*

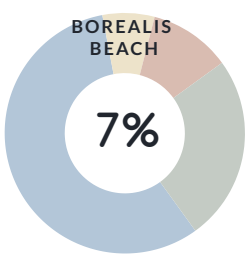
△ 1 in 2.9 (33.9%) households where housing expenses are more than 30% of household income



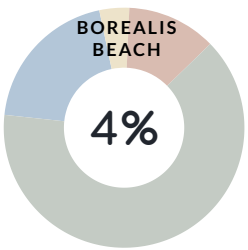
*Source: U.S. Census Bureau, 2024 American Community Survey, Selected Housing Characteristics; U.S. Census Bureau, 2020 Decennial Census, DP1 Profile of General Population and Housing Characteristics*

## LAND

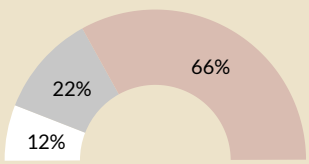
**PUBLIC LAND IN COUNTY**




**COMMERCIAL FOREST LAND IN COUNTY**




**BOREALIS BEACH REGION LAND PROFILE**




12% **Commercial Forest Land**- private land managed for timber production, receiving a reduction in taxes and open to the public (foot access) for fishing and hunting

22% **Publicly Owned Land**- land owned by a public body

66% **Privately Owned Land**- private land not enrolled in the Commercial Forest Program

*Source: Marquette County Equalization Department 2024 parcel layer , Michigan Department of Natural Resources 2025*