



Andover, Illinois.

Current market data.

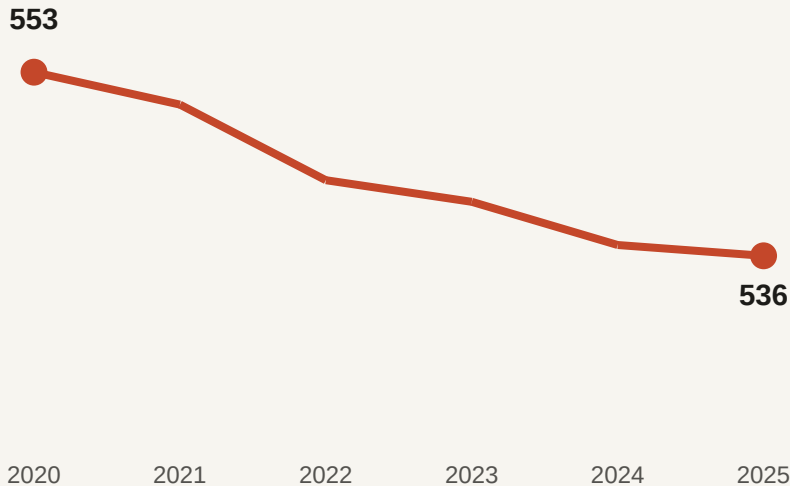
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.1% since 2020.

536

people, the 833rd-largest of Illinois's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

91.4%

of 58 jobs located in Andover are filled by in-commuters.



Each dot is 1% of jobs. Filled: held by in-commuters.

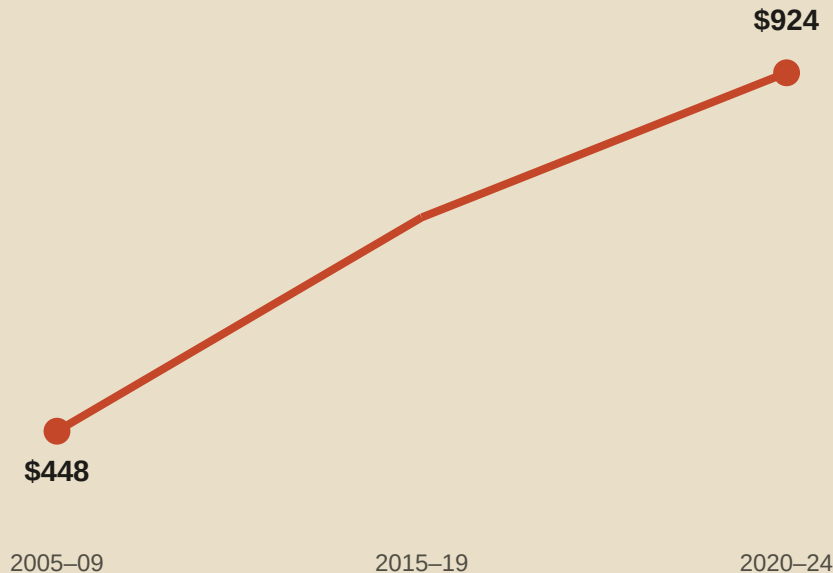


RENT

**Median rent is up 106%
since the 2005–2009
survey, before inflation.**

\$924

a month. Illinois's median is \$1,274.





THE SEAM

Cross one tract line and median rent jumps \$343.

A \$343 gap between neighbors, the sharpest rent edge between adjacent tracts in Henry County.

TRACT 305

\$724

TRACT 306

\$1,067

ROOM TO BUILD

The median rent is above what local wages can carry.

\$406–\$609



\$924 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.5% to the 189 homes here.

0–1

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 38% less than Illinois's.

\$163,600

median home value in Andover.

Andover



\$163,600

Illinois



\$263,300

U.S.



\$332,700



THAT WAS ANDOVER'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/il/andover/

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