



Athens, Illinois.

Current market data.

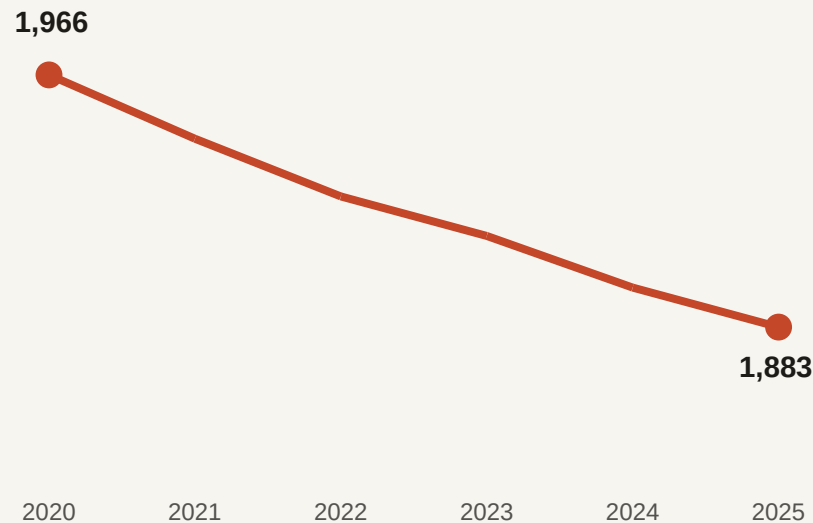
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.2% since 2020.

1,883

people, the 488th-largest of Illinois's cities and towns.

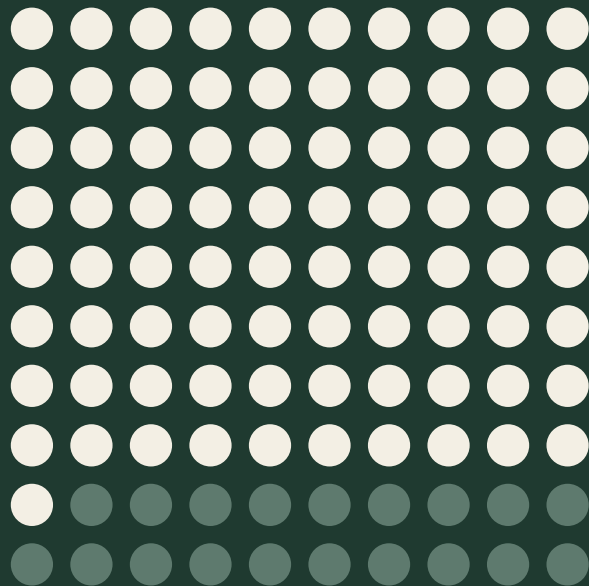


THE WORKDAY

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

80.8%

of 229 jobs located in Athens are filled by in-commuters.



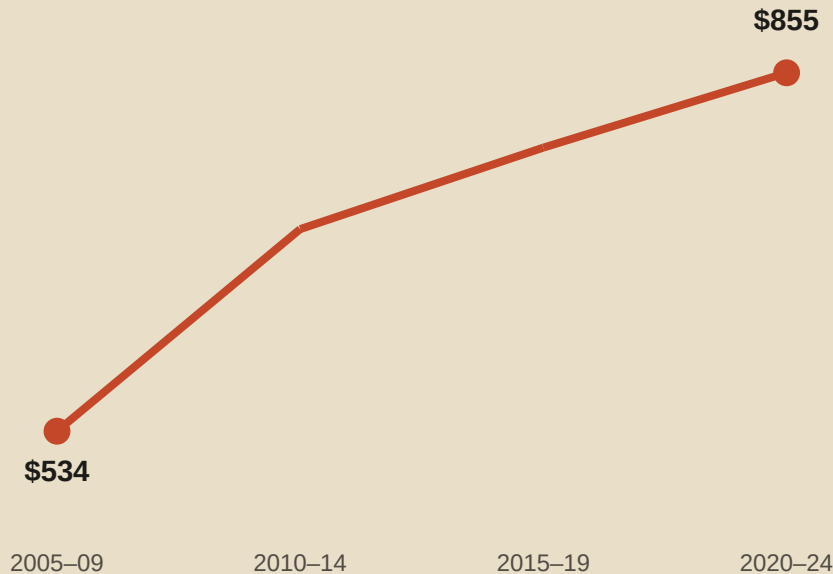
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$855

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





THE SEAM

Cross one tract line and median rent jumps \$312.

A \$312 gap between neighbors, the sharpest rent edge between adjacent tracts in Menard County.

TRACT 102

\$759

TRACT 103

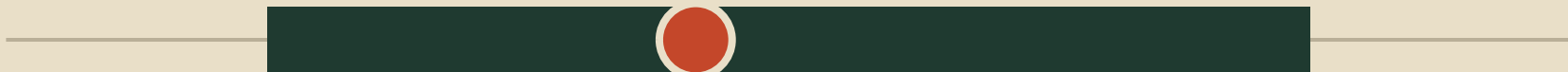
\$1,071



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$709–\$1,064



\$855 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

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 984 homes here.

1–2

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.

\$164,000

median home value in Athens.

Athens



\$164,000

Illinois



\$263,300

U.S.



\$332,700

THAT WAS ATHENS'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/athens/**](https://almanacdata.ai/e/il/athens/)

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