



Beardstown, Illinois.

Current market data.

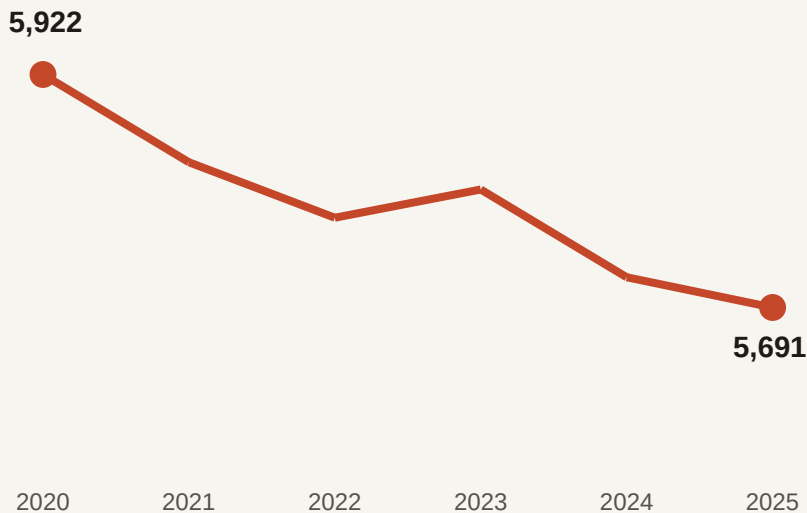
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.9% since 2020.

5,691

people, the 310th-largest of Illinois's cities and towns.



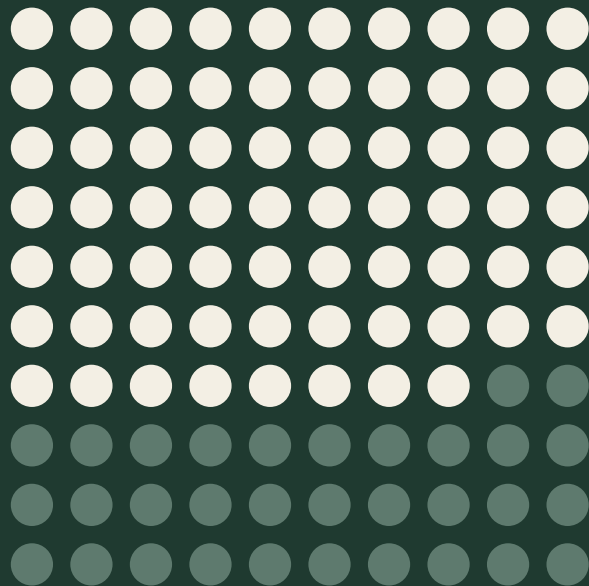
THE WORKDAY

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

68.2%

of 4,068 jobs located in Beardstown are filled by in-commuters.

Source: Census LEHD LODES, 2023



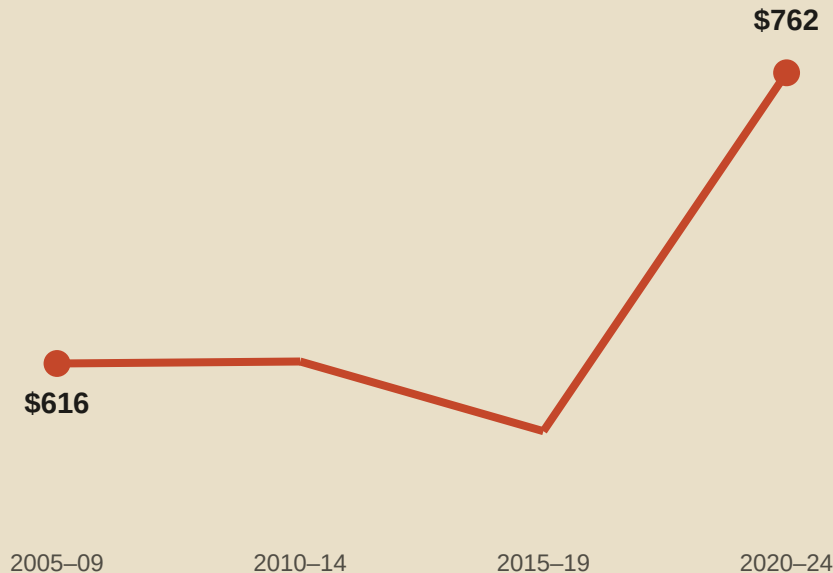
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 24%
since the 2005–2009
survey, before inflation.

\$762

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



THE SEAM

Cross one tract line and median rent jumps \$172.

A \$172 gap between neighbors, the sharpest rent edge between adjacent tracts in Cass County.

TRACT 9602

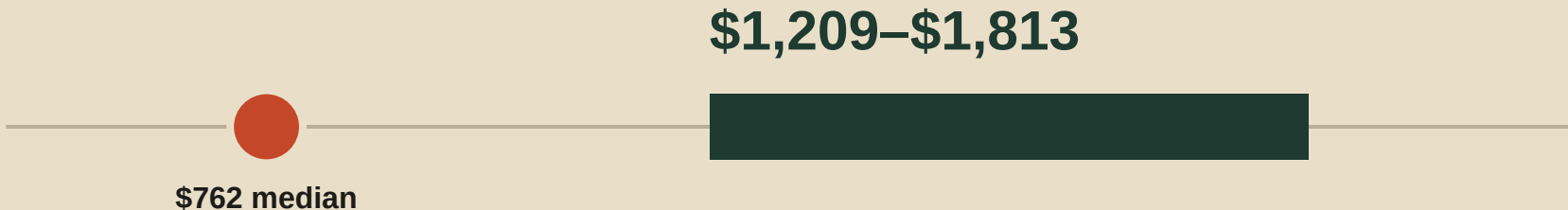
\$703

TRACT 9601

\$875

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.6% to the 2,508 homes here.

8–41

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



HOME VALUE

A median home costs 69%
less than Illinois's.

\$82,100

median home value in Beardstown.

Beardstown



\$82,100

Illinois



\$263,300

U.S.



\$332,700

THAT WAS BEARDSTOWN'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/beardstown/**](https://almanacdata.ai/e/il/beardstown/)

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