



Beaverville, Illinois.

Current market data.

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

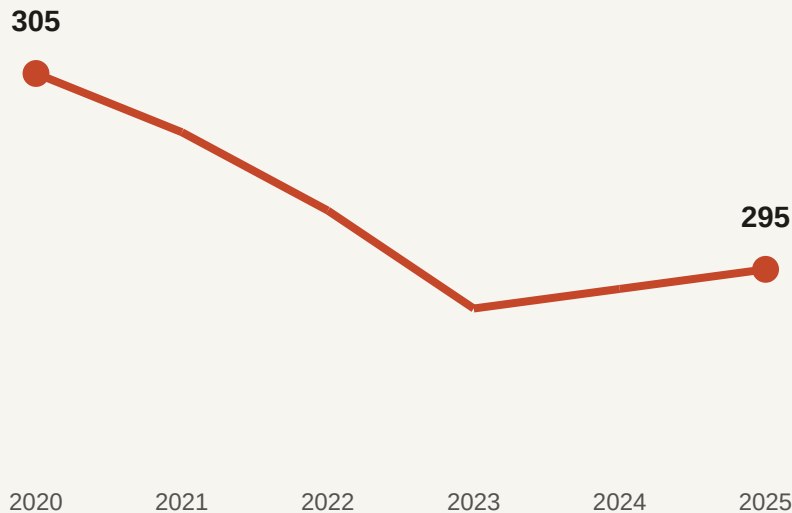


POPULATION

Down 3.3% since 2020.

295

people, the 1011th-largest of Illinois's cities and towns.

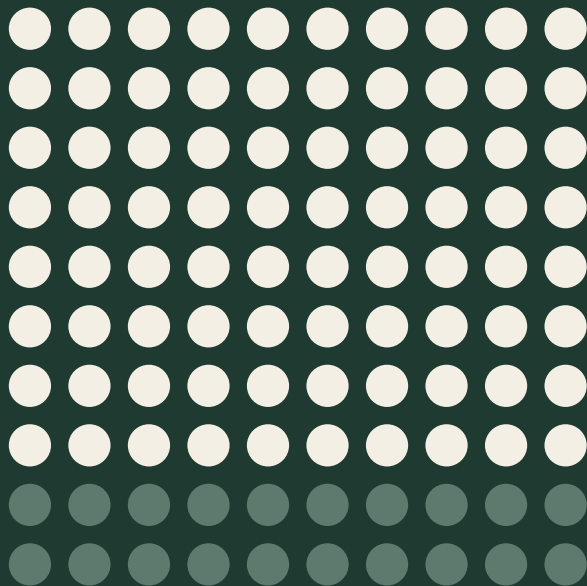


THE WORKDAY

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

80.0%

of 5 jobs located in Beaverville are filled by in-commuters.



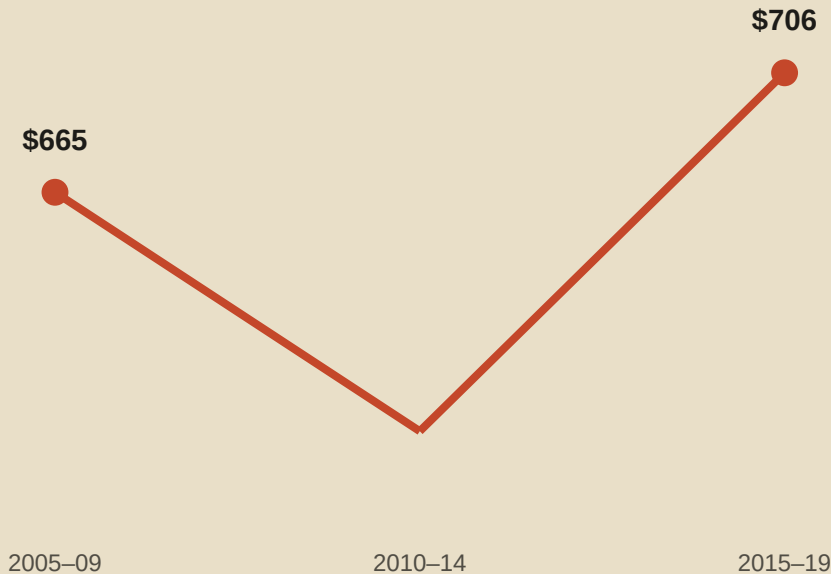
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 6%
since the 2005–2009
survey, before inflation.

\$706

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





THE SEAM

Cross one tract line and median rent jumps \$101.

A \$101 gap between neighbors, the sharpest rent edge between adjacent tracts in Iroquois County.

TRACT 9501

\$795

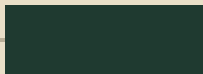
TRACT 9502

\$896

ROOM TO BUILD

The median rent is above what local wages can carry.

\$188–\$281



\$706 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

95%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 63% less than Illinois's.

\$96,300

median home value in Beaverville.

Beaverville



\$96,300

Illinois



\$263,300

U.S.



\$332,700

THAT WAS BEAVERVILLE'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/beaverville/

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