



Buffalo, Illinois.

Current market data.

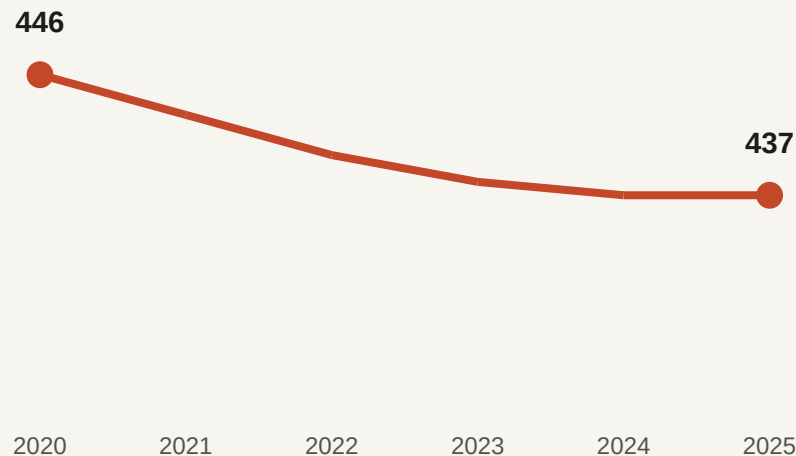
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.0% since 2020.

437

people, the 905th-largest of Illinois's cities and towns.

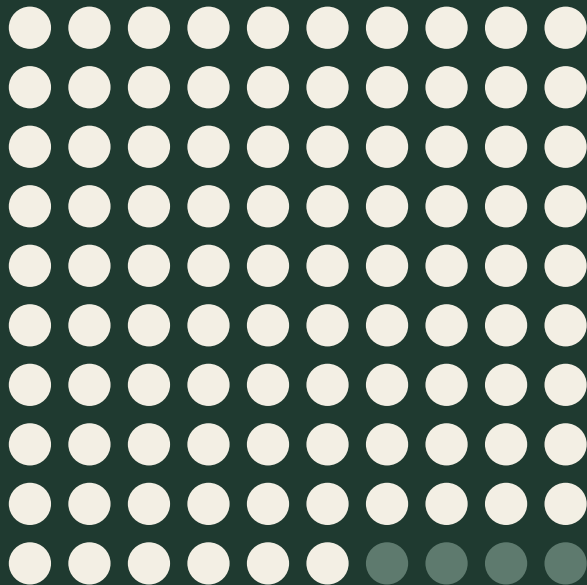


THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.8%

of 144 jobs located in Buffalo are filled by in-commuters.



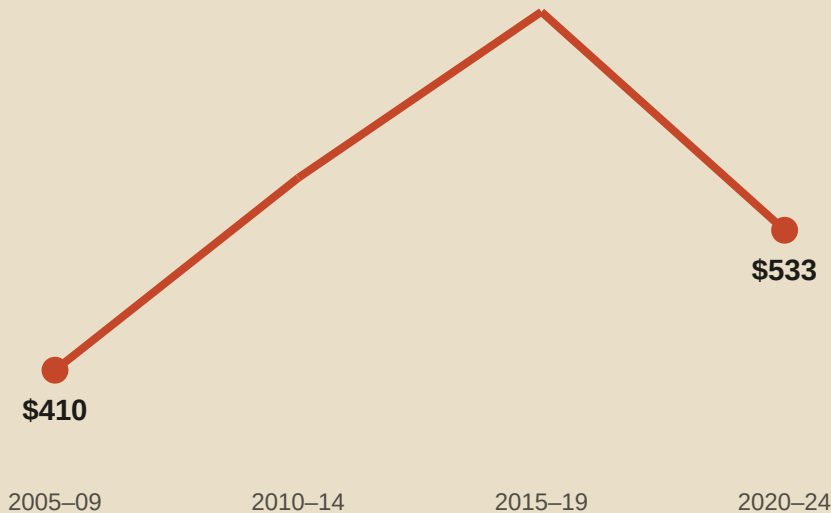
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 30%
since the 2005–2009
survey, before inflation.

\$533

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,608 gap between neighbors, the sharpest rent edge between adjacent tracts in Sangamon County.

TRACT 10.04

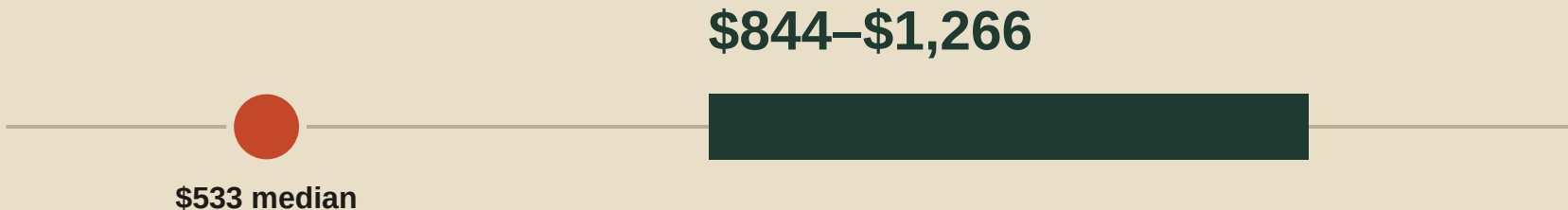
\$965

TRACT 20.01

\$2,573

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.

0

homes permitted, 2022–2025

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.5% to the 219 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 57% less than Illinois's.

\$112,100

median home value in Buffalo.

Buffalo



\$112,100

Illinois



\$263,300

U.S.



\$332,700

THAT WAS BUFFALO'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/buffalo/

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