



Carbondale, Illinois.

Current market data.

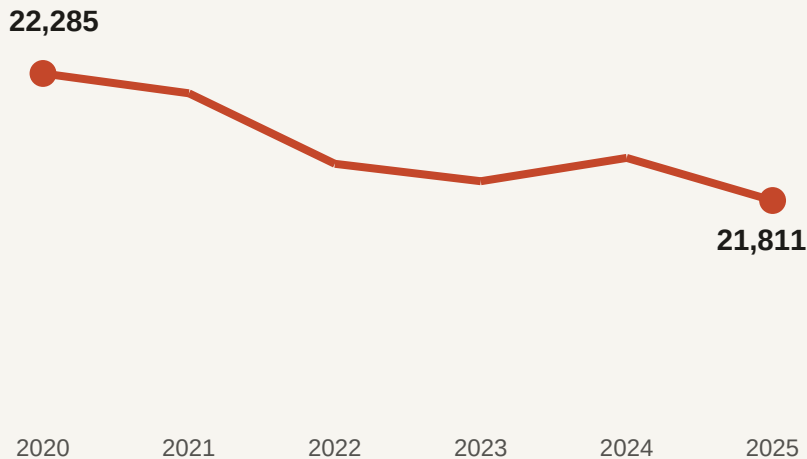
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.1% since 2020.

21,811

people, the 111th-largest of Illinois's cities and towns.



THE WORKDAY

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

83.2%

of 16,634 jobs located in Carbondale are filled by
in-commuters.



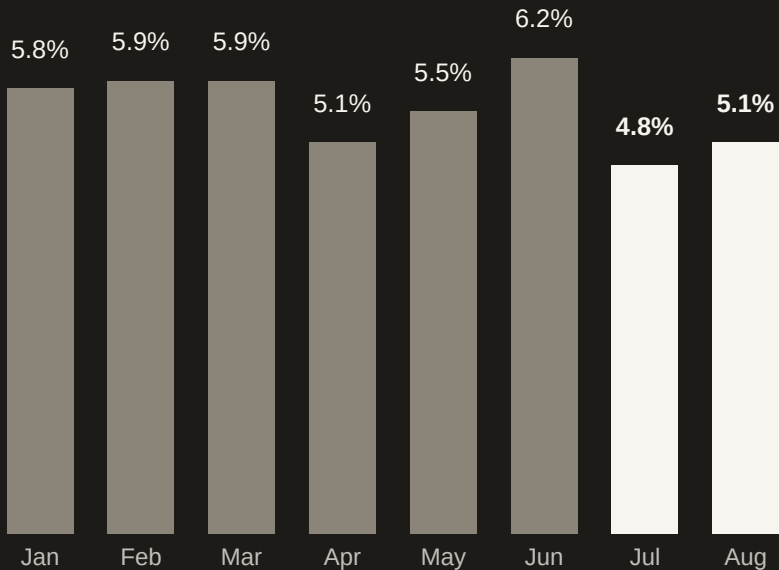
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
4.8%.

5.1%

in August 2026, the latest month released. A year earlier it was 5.9%.

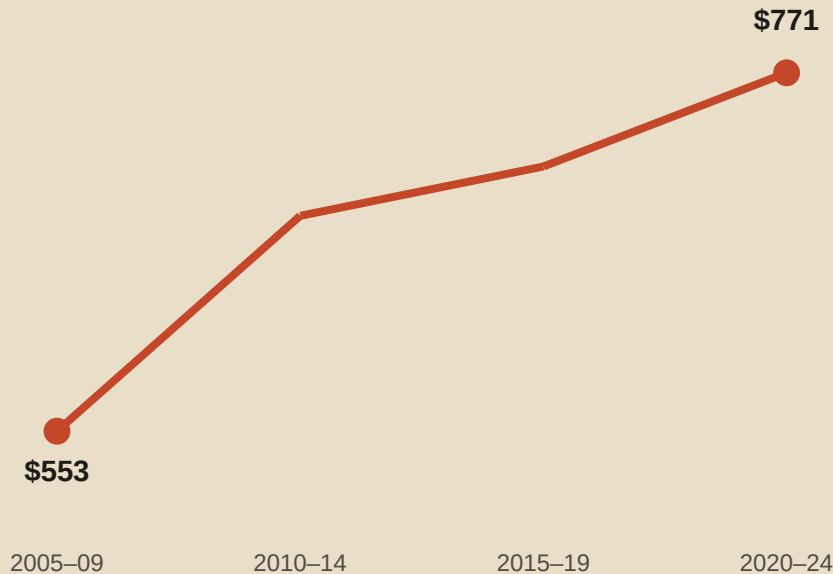


RENT

Median rent is up 39%
since the 2005–2009
survey, before inflation.

\$771

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





THE SEAM

Cross one tract line and median rent jumps \$494.

A \$494 gap between neighbors, the sharpest rent edge between adjacent tracts in Jackson County.

TRACT 107

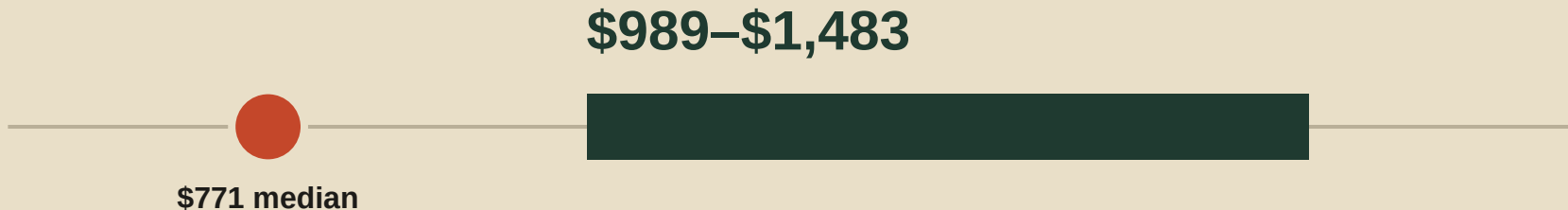
\$591

TRACT 110.01

\$1,085

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.

9

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 12,094 homes here.

67–166

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



HOME VALUE

A median home costs 51% less than Illinois's.

\$127,900

median home value in Carbondale.

Carbondale



\$127,900

Illinois



\$263,300

U.S.



\$332,700

THAT WAS CARBONDALE'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/carbondale/**](https://almanacdata.ai/e/il/carbondale/)

The Almanac · your hyper-diligent research partner