



Carterville, Illinois.

Current market data.

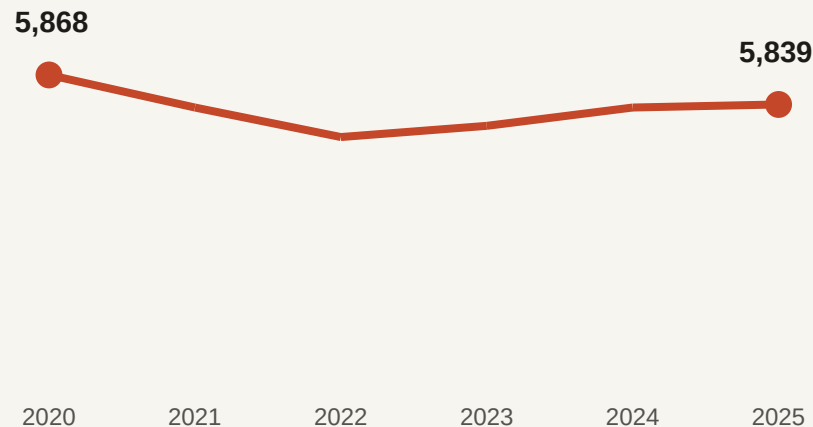
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.5% since 2020.

5,839

people, the 304th-largest of Illinois's cities and towns.



THE WORKDAY

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

88.1%

of 1,427 jobs located in Carterville are filled by in-commuters.



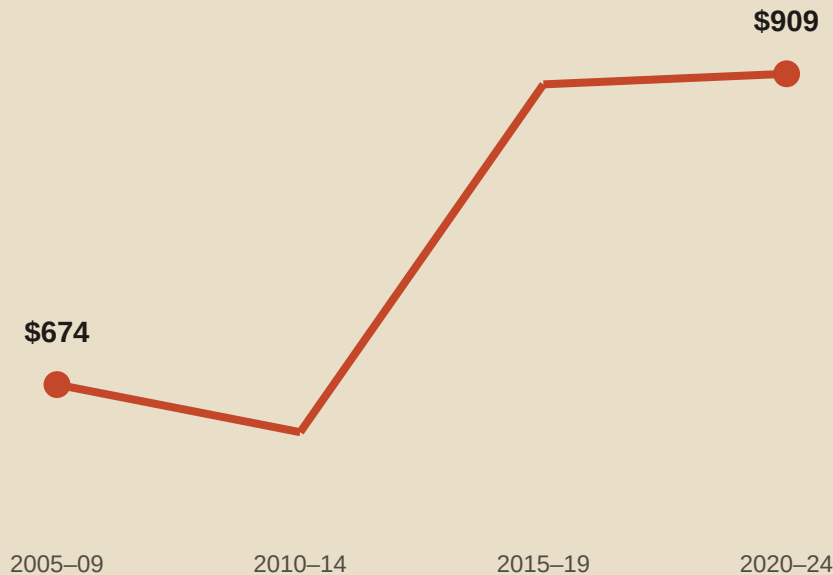
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 35%
since the 2005–2009
survey, before inflation.

\$909

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





THE SEAM

Cross one tract line and median rent jumps \$506.

A \$506 gap between neighbors, the sharpest rent edge between adjacent tracts in Williamson County.

TRACT 201

\$647

TRACT 202.02

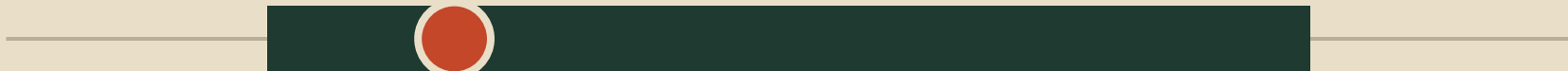
\$1,153



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$834–\$1,251



\$909 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

28

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 2,655 homes here.

10–14

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



HOME VALUE

A median home costs 25%
less than Illinois's.

\$197,100

median home value in Carterville.

Carterville



\$197,100

Illinois



\$263,300

U.S.



\$332,700

THAT WAS CARTERVILLE'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/carterville/

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