



Chatham, Illinois.

Current market data.

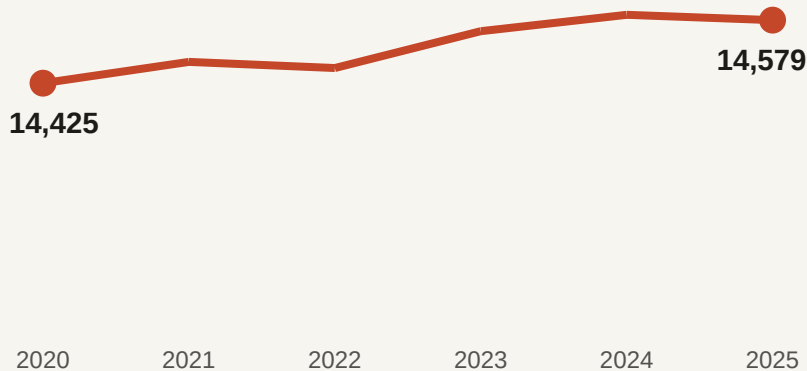
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.1% since 2020.

14,579

people, the 168th-largest of Illinois's cities and towns.

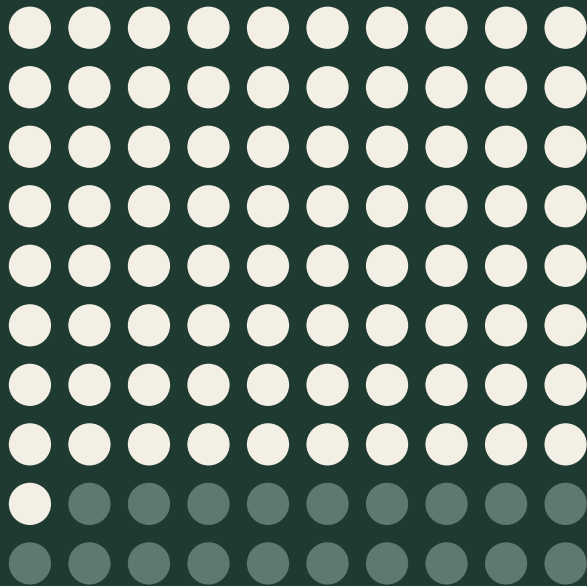


THE WORKDAY

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

81.1%

of 1,604 jobs located in Chatham are filled by in-commuters.



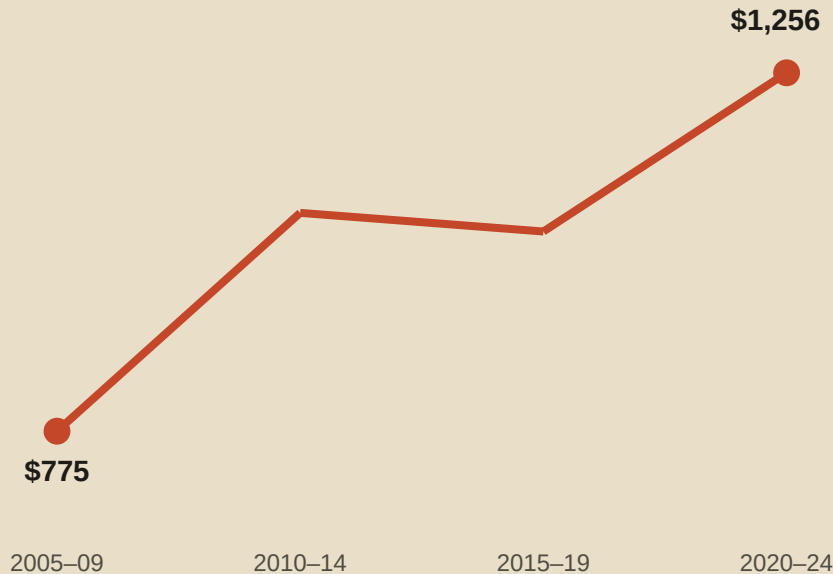
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,256

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

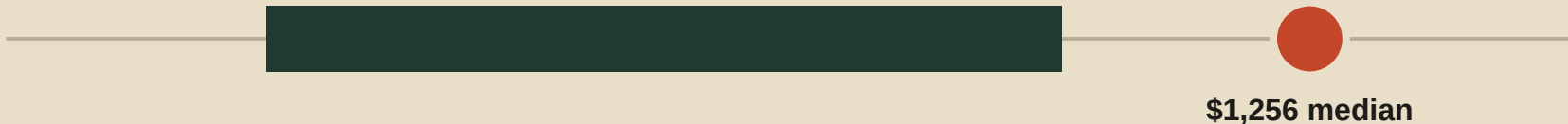
\$2,573



ROOM TO BUILD

The median rent is above what local wages can carry.

\$759–\$1,138



is the monthly rent range local workforce wages support.

BUILDING

58% of the housing here was built before 2000.

163

homes permitted, 2022–2025

19%

of those were in multifamily
buildings

58%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 5,833 homes here.

12–16

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



HOME VALUE

A median home costs 8%
less than Illinois's.

\$243,200

median home value in Chatham.

Chatham



\$243,200

Illinois



\$263,300

U.S.



\$332,700

THAT WAS CHATHAM'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/chatham/**](https://almanacdata.ai/e/il/chatham/)

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