



Coffeen, Illinois.

Current market data.

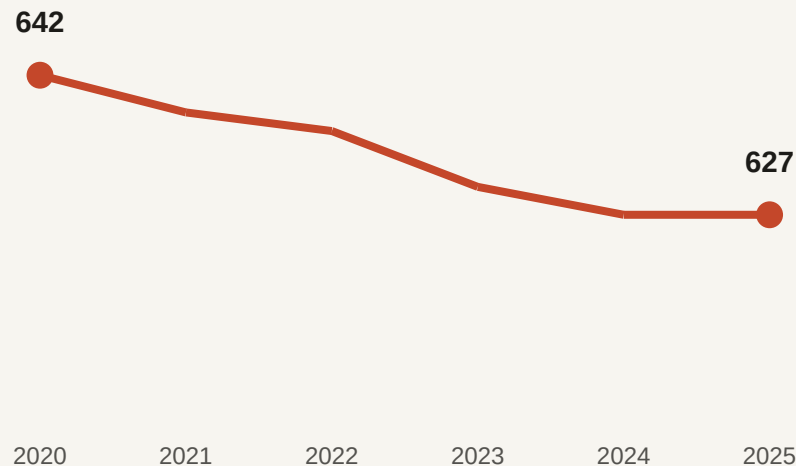
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.3% since 2020.

627

people, the 788th-largest of Illinois's cities and towns.



THE WORKDAY

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

98.4%

of 62 jobs located in Coffeen are filled by in-commuters.



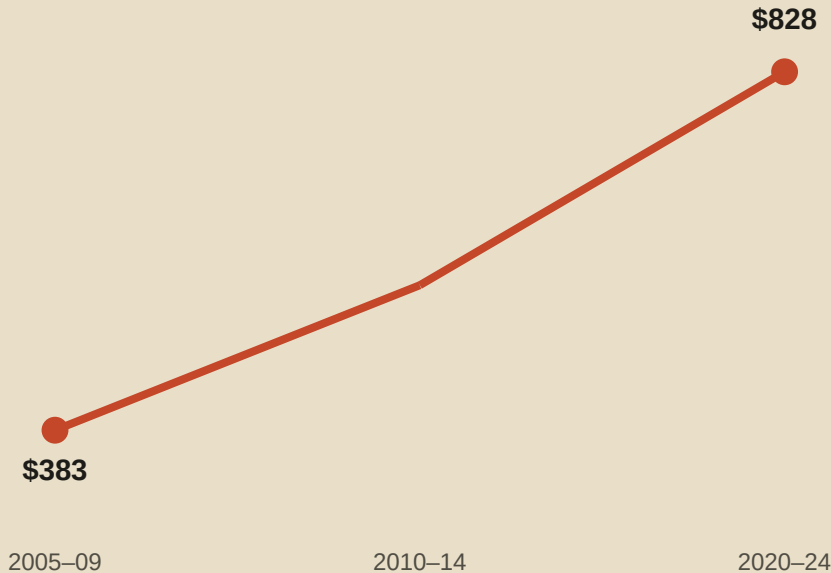
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 116%
since the 2005–2009
survey, before inflation.

\$828

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





THE SEAM

Cross one tract line and median rent jumps \$197.

A \$197 gap between neighbors, the sharpest rent edge between adjacent tracts in Montgomery County.

TRACT 9574

\$704

TRACT 9573

\$901

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$650–\$975



\$828 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.4% to the 250 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 77% less than Illinois's.

\$60,800

median home value in Coffeen.

Coffeen



\$60,800

Illinois



\$263,300

U.S.



\$332,700

THAT WAS COFFEEN'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/coffeen/

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