



Diamond, Illinois.

Current market data.

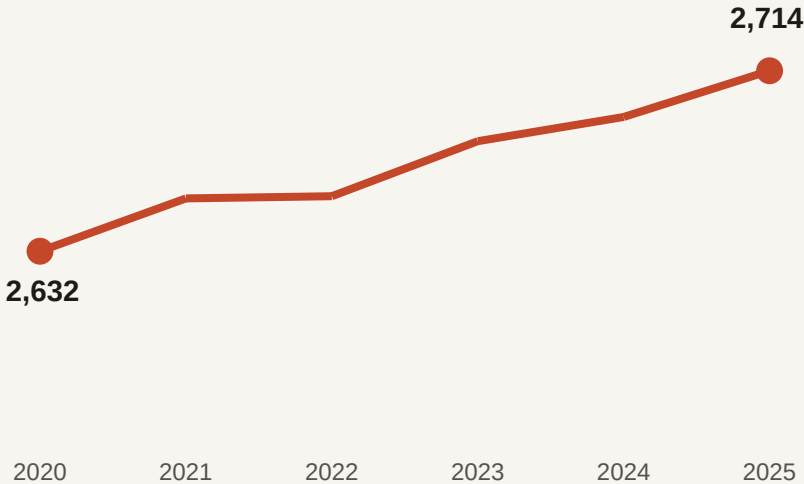
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.1% since 2020.

2,714

people, the 429th-largest of Illinois's cities and towns.



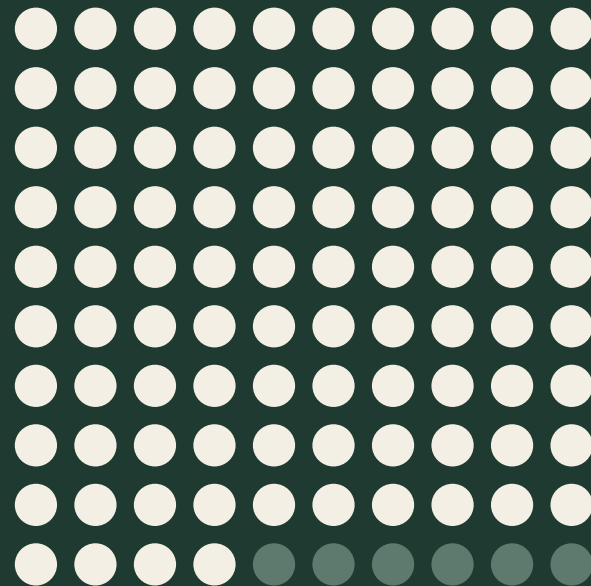
Source: Census Population Estimates, 2025

THE WORKDAY

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

93.9%

of 295 jobs located in Diamond are filled by in-commuters.



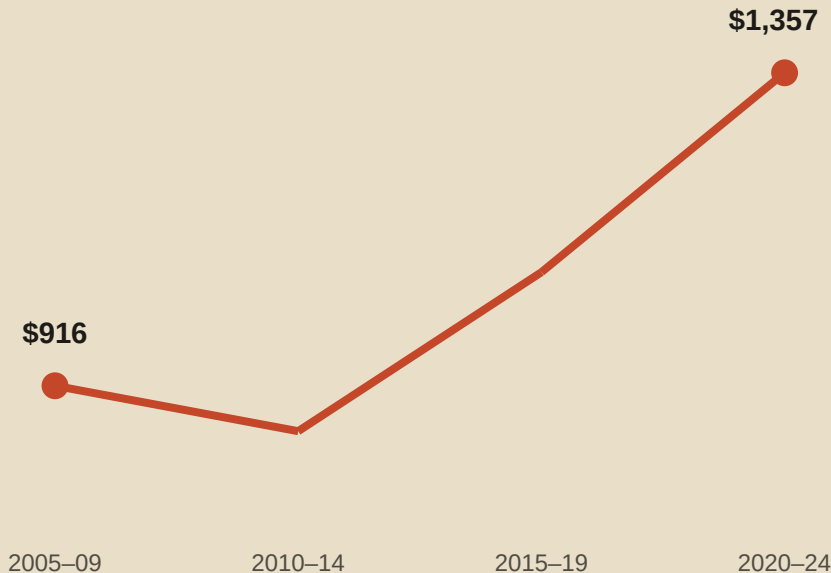
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 48%
since the 2005–2009
survey, before inflation.

\$1,357

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



THE SEAM

Cross one tract line and median rent jumps \$705.

A \$705 gap between neighbors, the sharpest rent edge between adjacent tracts in Grundy County.

TRACT 5

\$895

TRACT 1.03

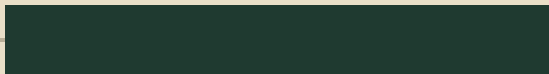
\$1,600



ROOM TO BUILD

The median rent is above what local wages can carry.

\$674–\$1,011



\$1,357 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

50

homes permitted in ten years,
2016–2025

12%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 1,144 homes here.

1–3

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



HOME VALUE

A median home costs 16% less than Illinois's.

\$220,200

median home value in Diamond.

Diamond



\$220,200

Illinois



\$263,300

U.S.



\$332,700

THAT WAS DIAMOND'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/diamond/

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