



Edwardsville, Illinois.

Current market data.

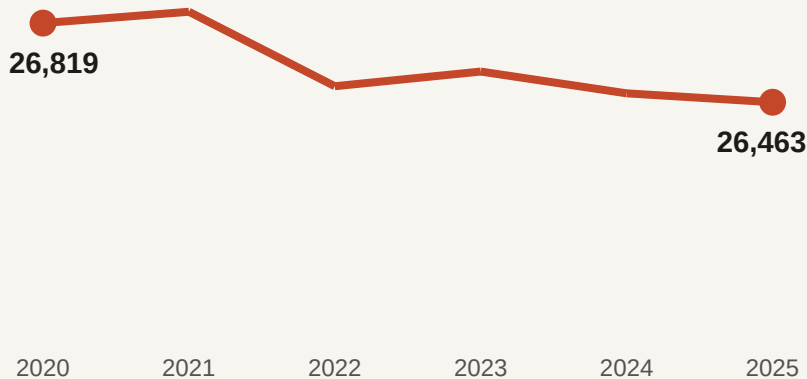
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

26,463

people, the 85th-largest of Illinois's cities and towns.



THE WORKDAY

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

90.6%

of 21,932 jobs located in Edwardsville are filled by
in-commuters.



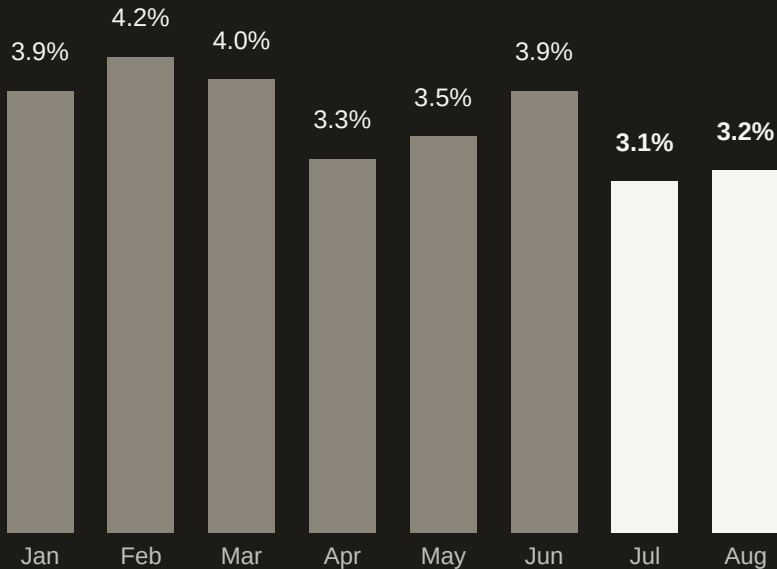
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
3.1%.

3.2%

in August 2026, the latest month released. A year earlier it was 4.1%.

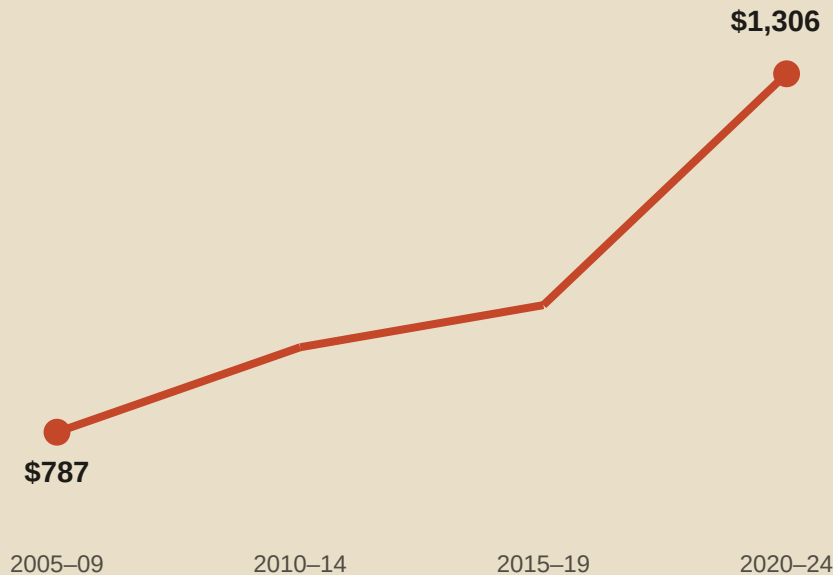


RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$1,306

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



THE SEAM

Cross one tract line and median rent doubles.

A \$946 gap between neighbors, the sharpest rent edge between adjacent tracts in Madison County.

TRACT 4017.22

\$765

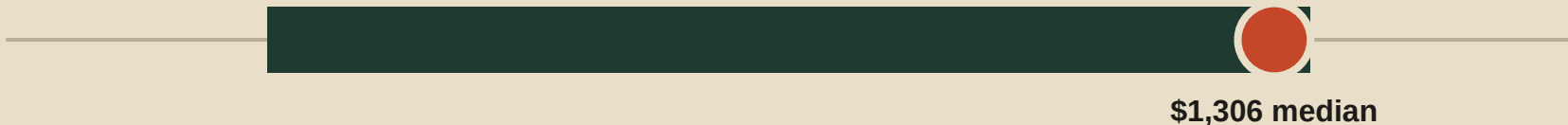
TRACT 4028.05

\$1,711

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$881–\$1,321



is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

576

homes permitted in ten years,
2016–2025

45%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–2.1% to the 10,609 homes here.

37–219

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



HOME VALUE

A median home costs 14% more than Illinois's.

\$299,800

median home value in Edwardsville.

Edwardsville



\$299,800

Illinois



\$263,300

U.S.



\$332,700

THAT WAS EDWARDSVILLE'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/edwardsville/

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