



Fayetteville, Illinois.

Current market data.

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

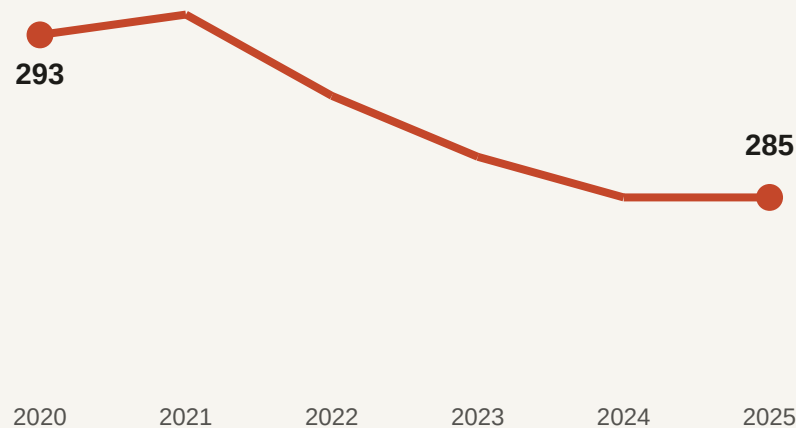


POPULATION

Down 2.7% since 2020.

285

people, the 1018th-largest of Illinois's cities and towns.

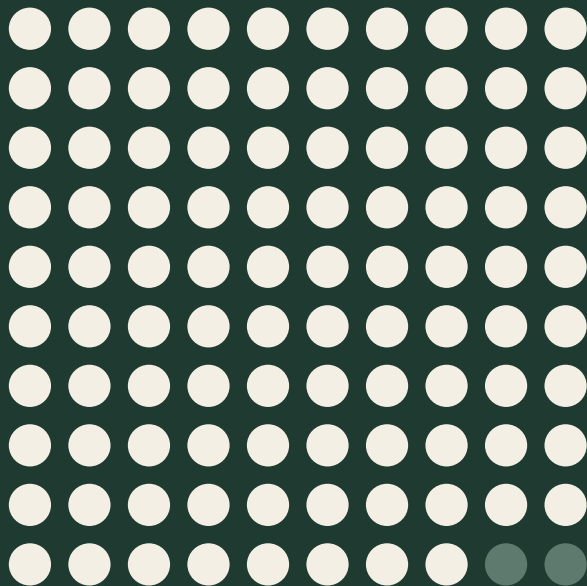


THE WORKDAY

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

98.0%

of 50 jobs located in Fayetteville are filled by in-commuters.



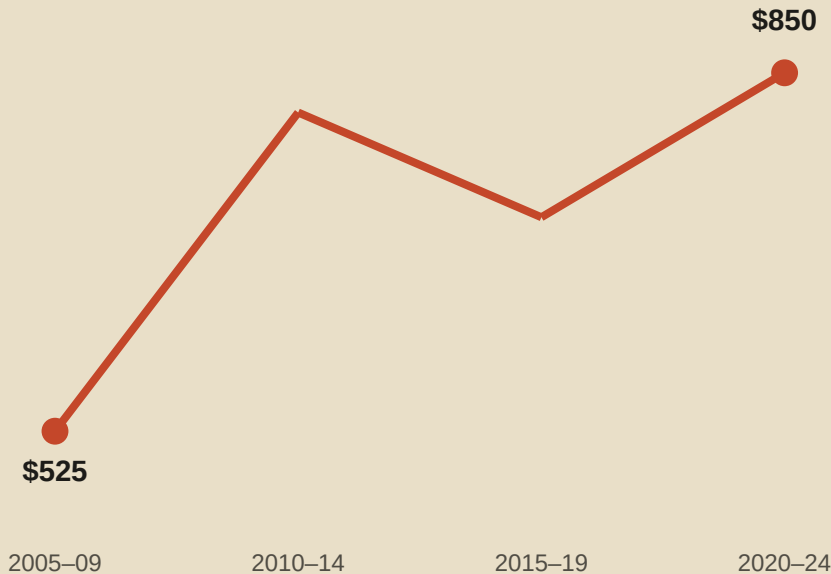
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$850

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,364 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Clair County.

TRACT 5043.58

\$949

TRACT 5043.53

\$2,313

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$770–\$1,155



\$850 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.7% to the 149 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 64% less than Illinois's.

\$95,200

median home value in Fayetteville.

Fayetteville



\$95,200

Illinois



\$263,300

U.S.



\$332,700



THAT WAS FAYETTEVILLE'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/fayetteville/

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