



Frankfort, Illinois.

Current market data.

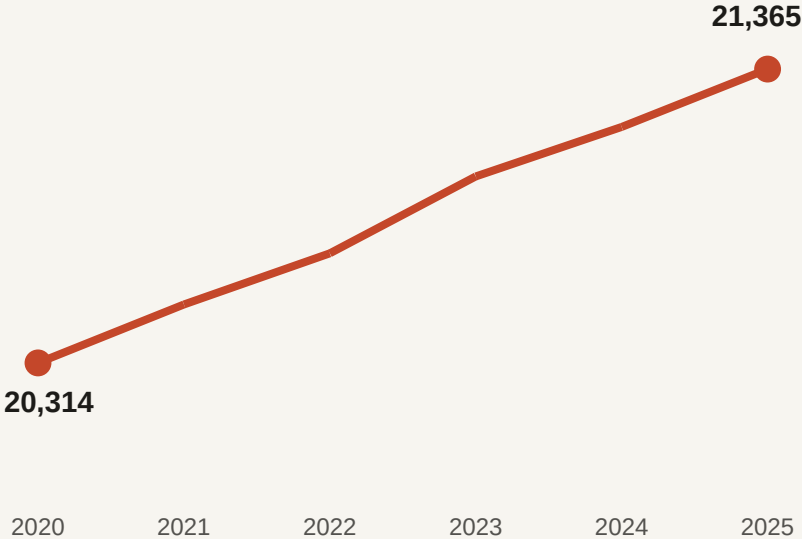
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.2% since 2020.

21,365

people, the 113th-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.

91.6%

of 9,341 jobs located in Frankfort are filled by in-commuters.



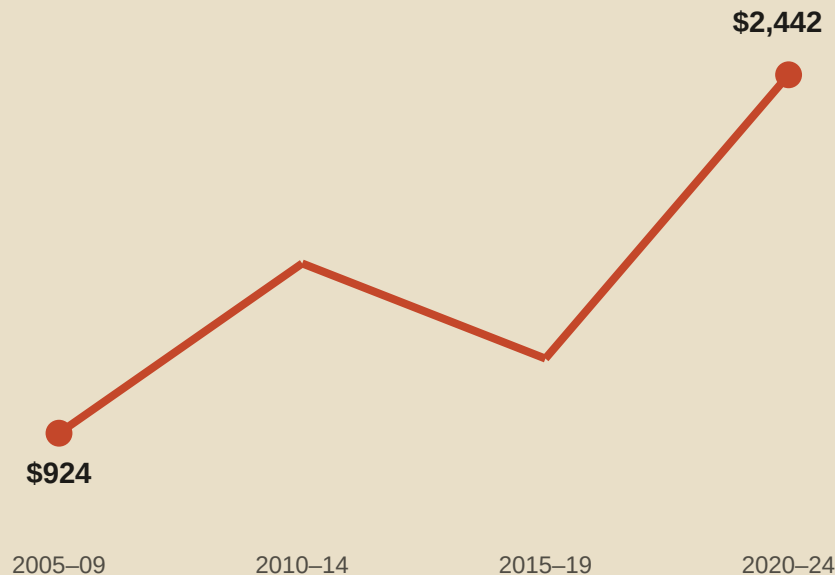
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 164%
since the 2005–2009
survey, before inflation.

\$2,442

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,976 gap between neighbors, the sharpest rent edge between adjacent tracts in Will County.

TRACT 8810.05

\$1,525

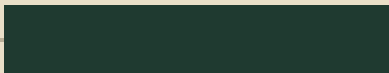
TRACT 8810.11

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,007–\$1,510



\$2,442 median

is the monthly rent range local workforce wages support.

BUILDING

52% of the housing here was built before 2000.

996

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

52%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.3% to the 7,043 homes here.

5–93

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



HOME VALUE

A median home costs 83% more than Illinois's.

\$481,200

median home value in Frankfort.

Frankfort



\$481,200

Illinois



\$263,300

U.S.



\$332,700

THAT WAS FRANKFORT'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/frankfort/**](https://almanacdata.ai/e/il/frankfort/)

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