Gardner, Illinois.

Current market data.

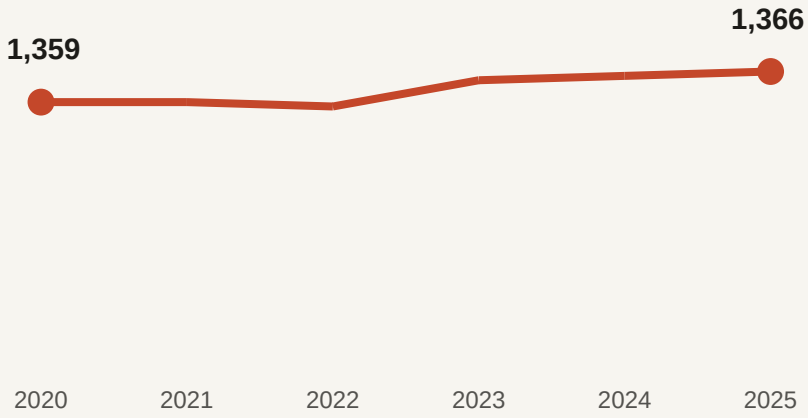
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Steady. Within 1% of 2020, every year since.

1,366

people, the 567th-largest of Illinois's cities and towns.



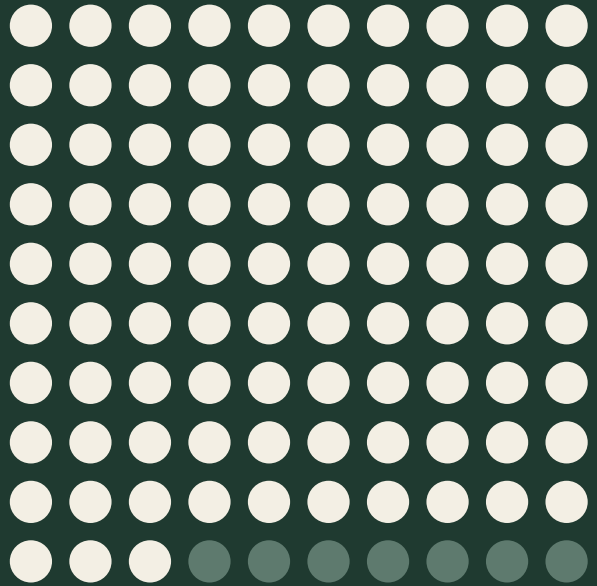
Source: Census Population Estimates, 2025

THE WORKDAY

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

93.1%

of 390 jobs located in Gardner are filled by in-commuters.



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

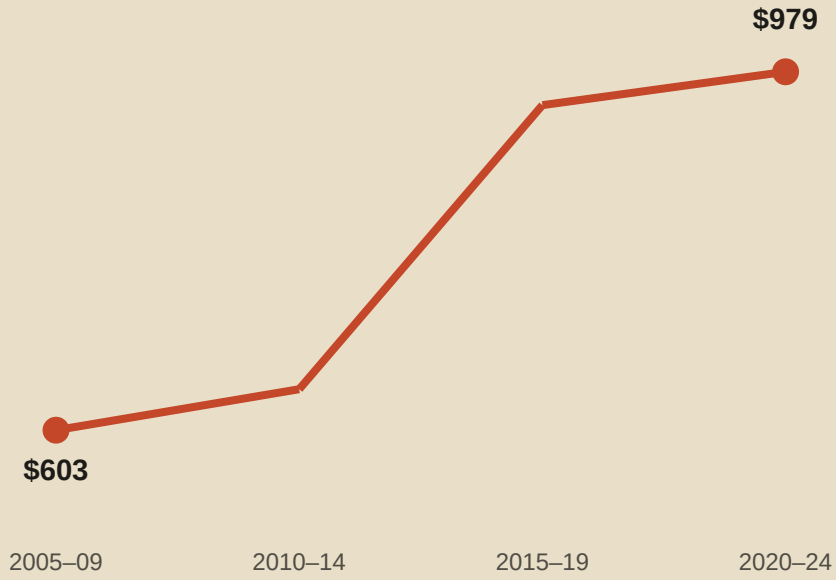
Source: Census LEHD LODES, 2023

RENT

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

$979

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

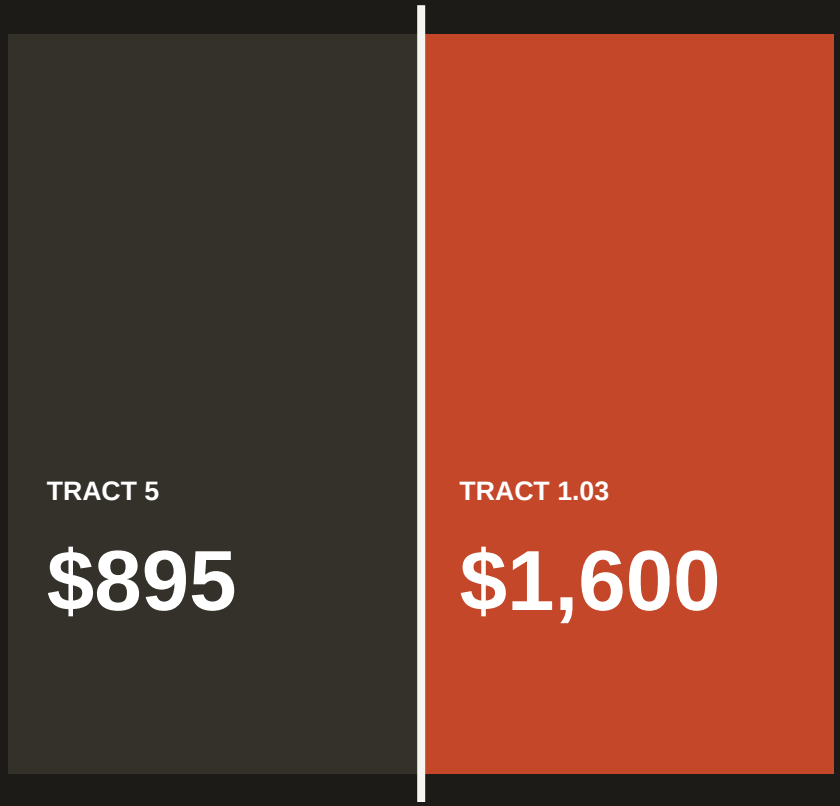


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $705.

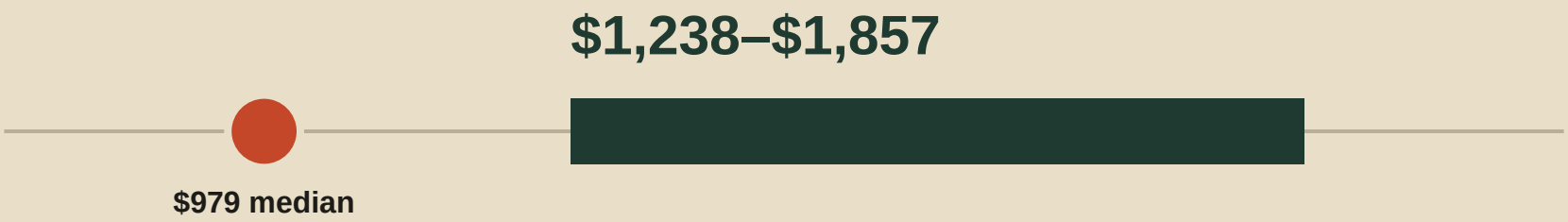
A $705 gap between neighbors, the sharpest rent edge between adjacent tracts in Grundy County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

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

86%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.7% to the 555 homes here.

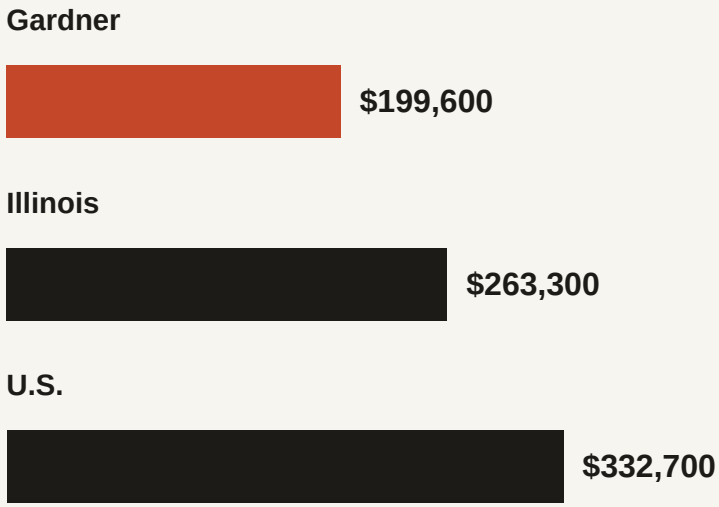
1–4

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 24% less than Illinois's.



$199,600

median home value in Gardner.

Source: Census ACS 5-year, 2020-2024

THAT WAS GARDNER'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/gardner/**