



# German Valley, Illinois.

Current market data.

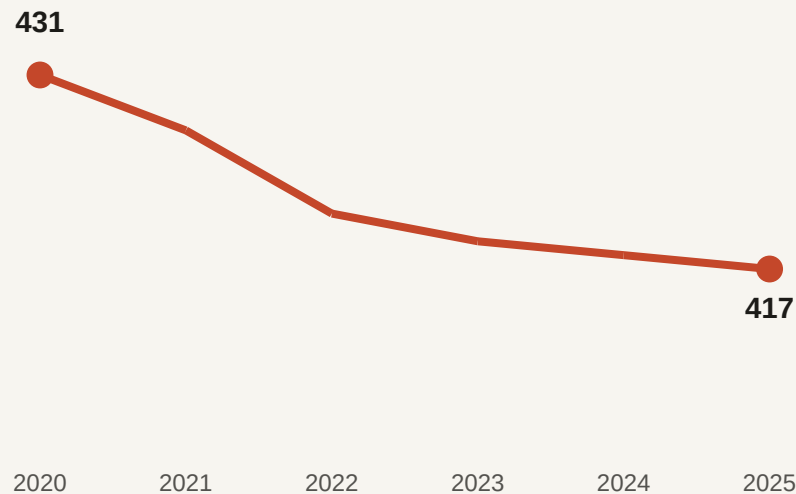
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.2% since 2020.

417

people, the 919th-largest of Illinois's cities and towns.



## THE WORKDAY

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

94.4%

of 89 jobs located in German Valley are filled by in-commuters.



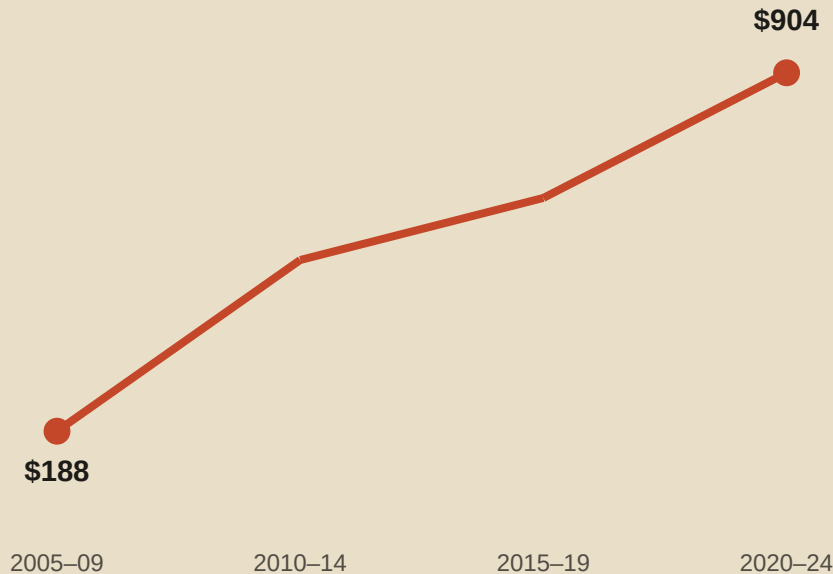
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 381%  
since the 2005–2009  
survey, before inflation.

**\$904**

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





## THE SEAM

# Cross one tract line and median rent jumps \$303.

A \$303 gap between neighbors, the sharpest rent edge between adjacent tracts in Stephenson County.

TRACT 3

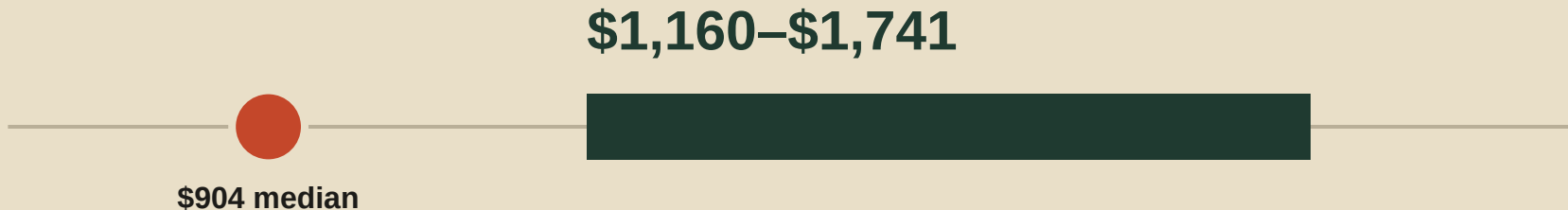
**\$674**

TRACT 4

**\$977**

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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0

homes permitted, 2022–2025

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97%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–0.5% to the 198 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 51% less than Illinois's.**

**\$130,300**

median home value in German Valley.

German Valley



\$130,300

Illinois



\$263,300

U.S.



\$332,700

THAT WAS GERMAN VALLEY'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/german-valley/](https://almanacdata.ai/e/il/german-valley/)

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