



Germantown, Illinois.

Current market data.

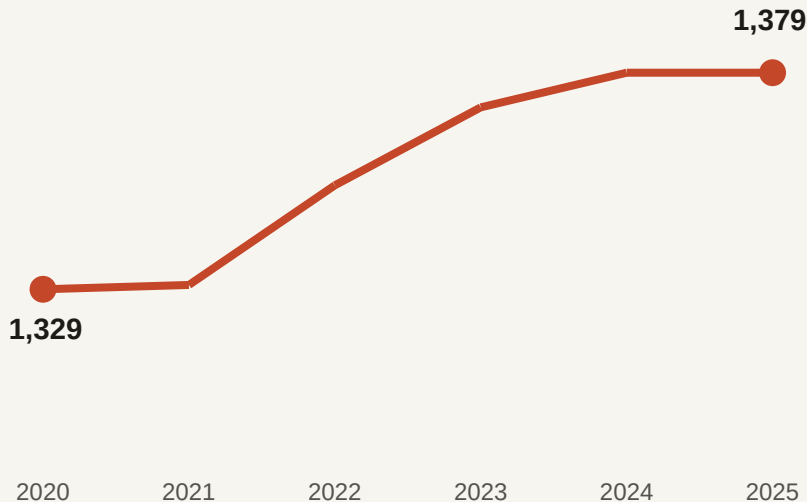
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.8% since 2020.

1,379

people, the 564th-largest of Illinois's cities and towns.

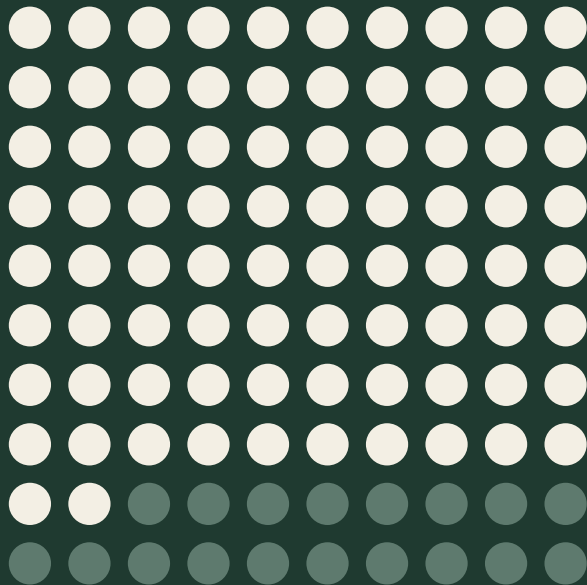


THE WORKDAY

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

82.0%

of 322 jobs located in Germantown are filled by in-commuters.



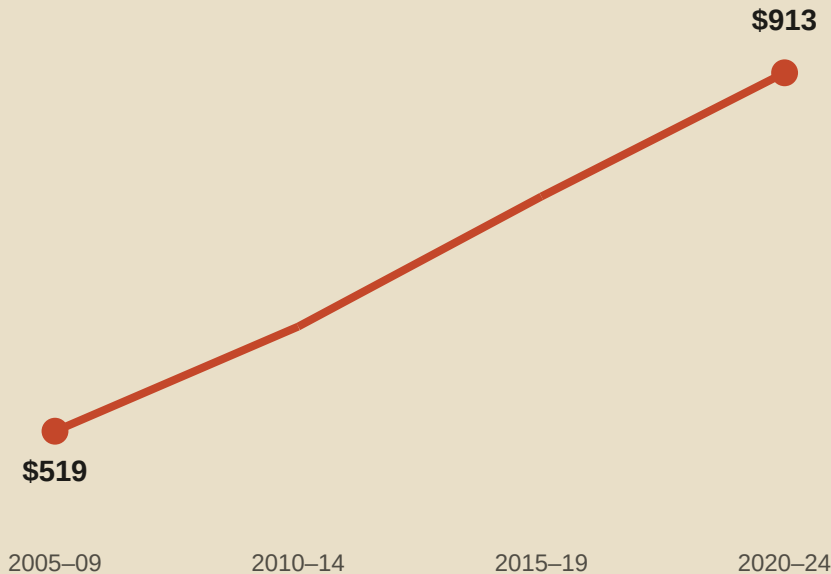
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 76%
since the 2005–2009
survey, before inflation.

\$913

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





THE SEAM

Cross one tract line and median rent jumps \$331.

A \$331 gap between neighbors, the sharpest rent edge between adjacent tracts in Clinton County.

TRACT 9003

\$786

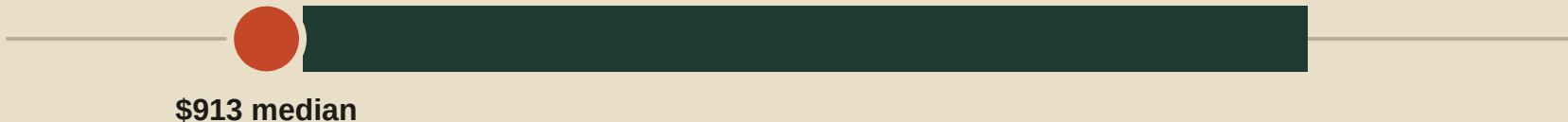
TRACT 9006.02

\$1,117

ROOM TO BUILD

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

\$930–\$1,395



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

30

homes permitted, 2022–2025

60%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 607 homes here.

1–3

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



HOME VALUE

A median home costs 27% less than Illinois's.

\$192,500

median home value in Germantown.

Germantown



\$192,500

Illinois



\$263,300

U.S.



\$332,700

THAT WAS GERMANTOWN'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/germantown/**](https://almanacdata.ai/e/il/germantown/)

The Almanac · your hyper-diligent research partner