



Gibson City, Illinois.

Current market data.

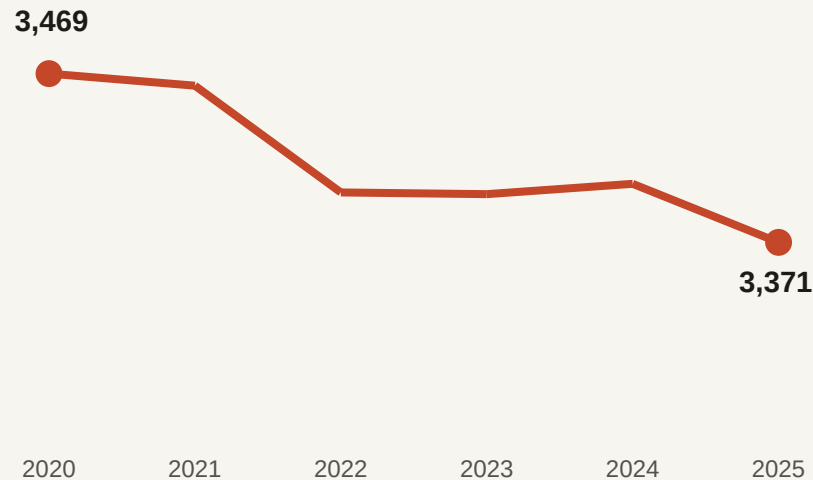
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.8% since 2020.

3,371

people, the 401st-largest of Illinois's cities and towns.

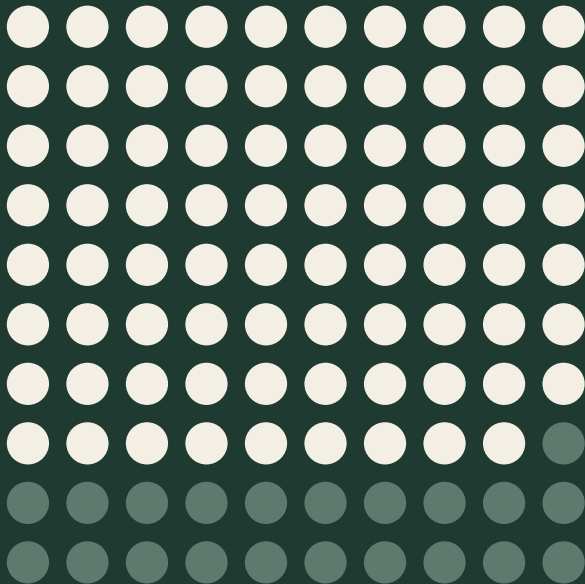


THE WORKDAY

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

78.5%

of 2,674 jobs located in Gibson City are filled by in-commuters.



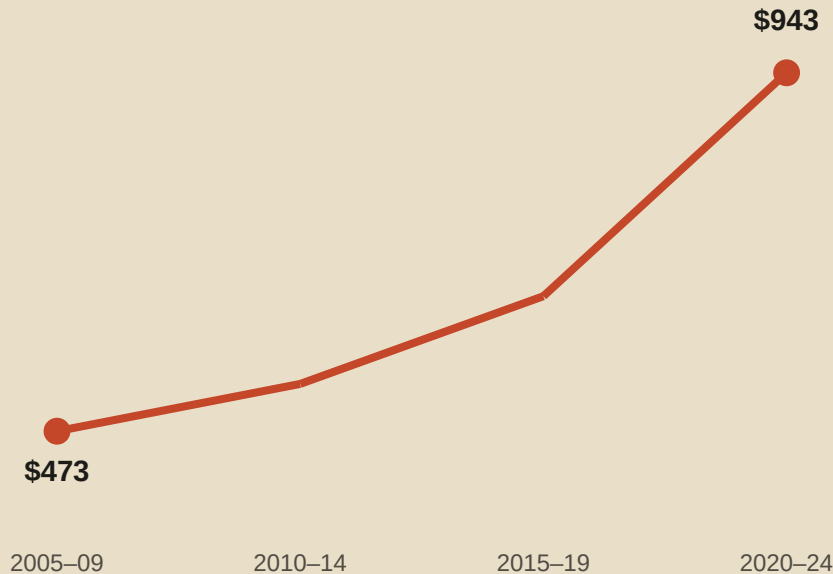
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 99%
since the 2005–2009
survey, before inflation.

\$943

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





THE SEAM

Cross one tract line and median rent jumps \$89.

A \$89 gap between neighbors, the sharpest rent edge between adjacent tracts in Ford County.

TRACT 9618

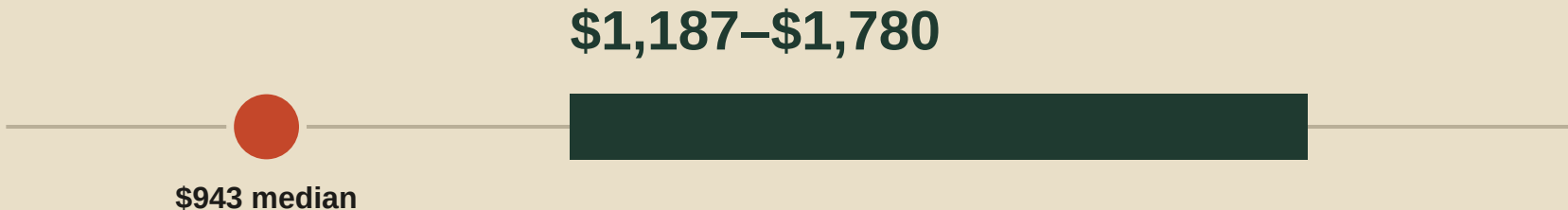
\$784

TRACT 9617

\$873

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.

0

homes permitted, 2022–2025

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.7% to the 1,611 homes here.

4–27

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



HOME VALUE

A median home costs 42% less than Illinois's.

\$153,800

median home value in Gibson City.

Gibson City



\$153,800

Illinois



\$263,300

U.S.



\$332,700

THAT WAS GIBSON CITY'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/gibson-city/

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