



Gillespie, Illinois.

Current market data.

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

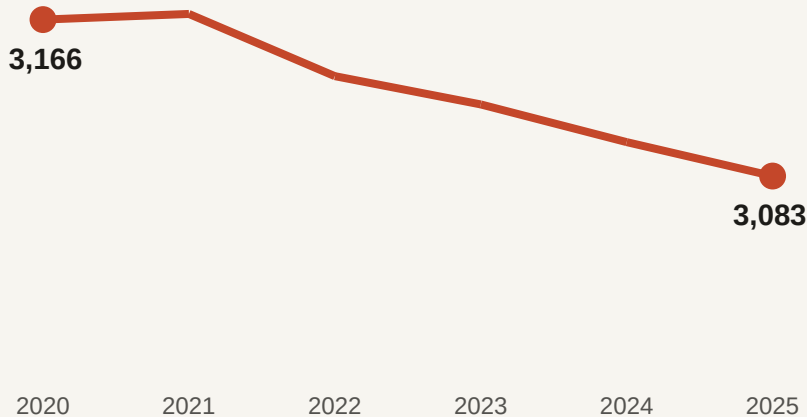


POPULATION

Down 2.6% since 2020.

3,083

people, the 411th-largest of Illinois's cities and towns.

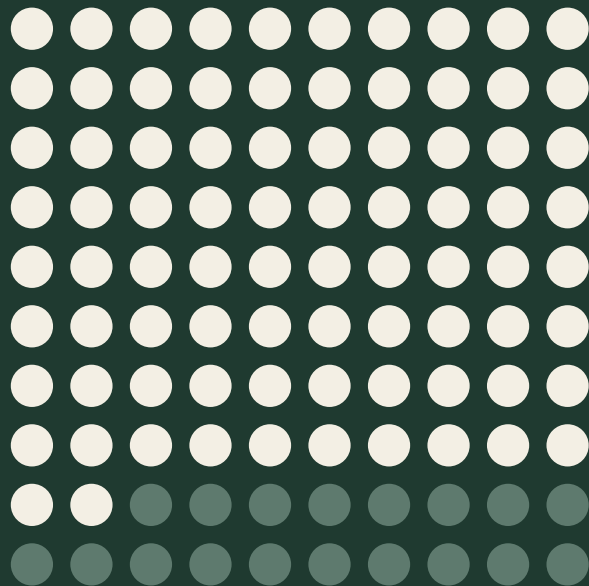


THE WORKDAY

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

82.1%

of 727 jobs located in Gillespie are filled by in-commuters.



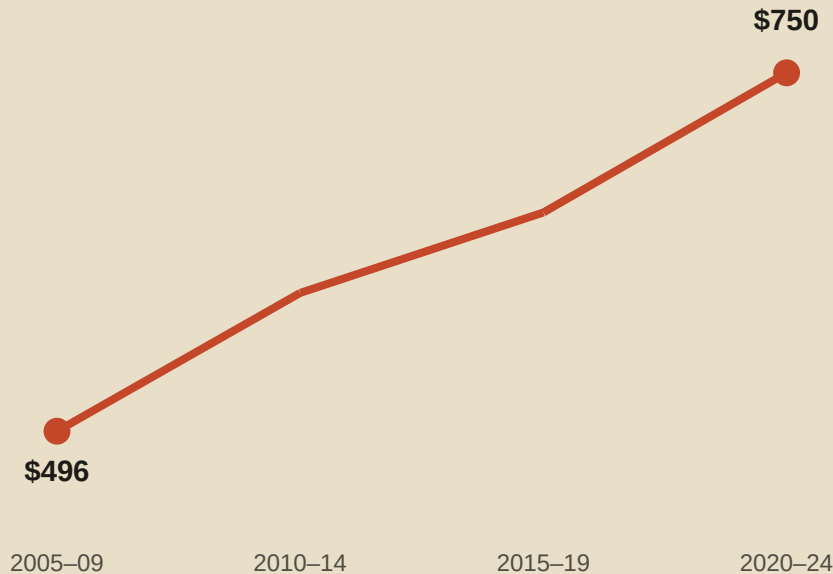
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$750

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





THE SEAM

Cross one tract line and median rent jumps \$383.

A \$383 gap between neighbors, the sharpest rent edge between adjacent tracts in Macoupin County.

TRACT 9562

\$705

TRACT 9563

\$1,088

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.

30

homes permitted in ten years,
2016–2025

67%

of those were in multifamily
buildings

90%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 1,346 homes here.

2–7

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



HOME VALUE

A median home costs 65%
less than Illinois's.

\$91,000

median home value in Gillespie.

Gillespie



\$91,000

Illinois



\$263,300

U.S.



\$332,700



THAT WAS GILLESPIE'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/gillespie/

The Almanac · your hyper-diligent research partner