



Glen Carbon, Illinois.

Current market data.

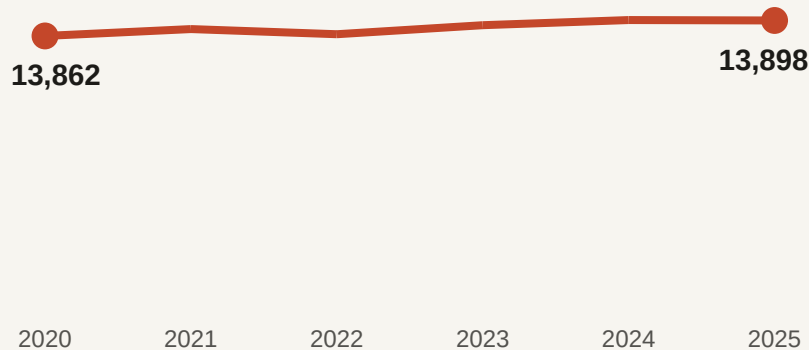
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

13,898

people, the 179th-largest of Illinois's cities and towns.



THE WORKDAY

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

94.5%

of 4,615 jobs located in Glen Carbon are filled by in-commuters.



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

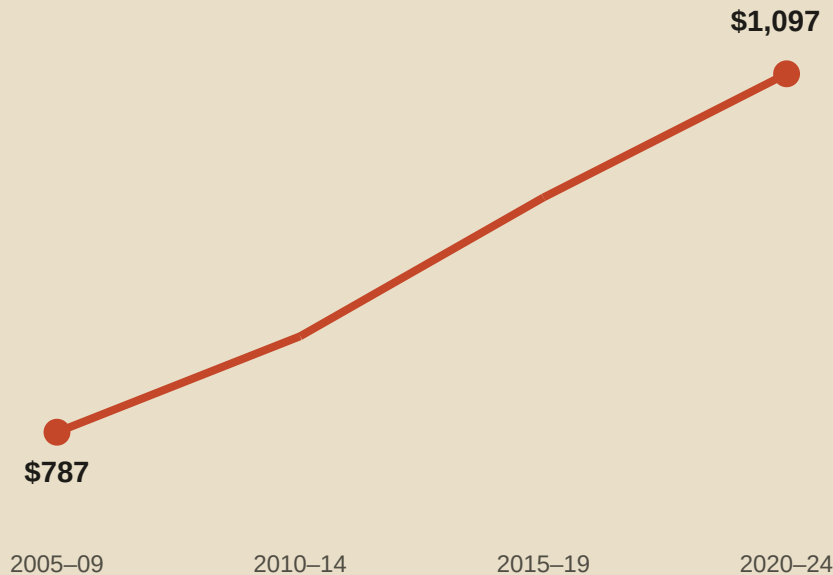


RENT

**Median rent is up 39%
since the 2005–2009
survey, before inflation.**

\$1,097

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





THE SEAM

Cross one tract line and median rent doubles.

A \$946 gap between neighbors, the sharpest rent edge between adjacent tracts in Madison County.

TRACT 4017.22

\$765

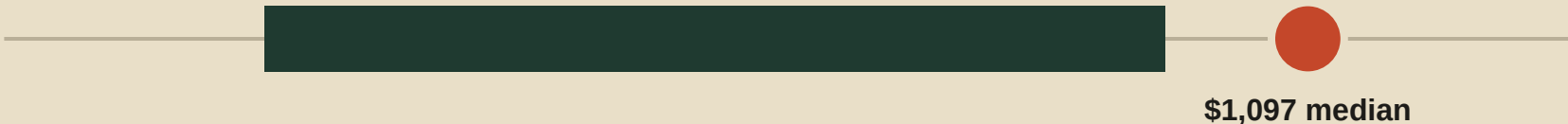
TRACT 4028.05

\$1,711

ROOM TO BUILD

The median rent is above what local wages can carry.

\$695–\$1,042



is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

300

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 6,007 homes here.

18–46

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



HOME VALUE

A median home costs 7% more than Illinois's.

\$282,000

median home value in Glen Carbon.

Glen Carbon



\$282,000

Illinois



\$263,300

U.S.



\$332,700

THAT WAS GLEN CARBON'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/glen-carbon/

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