



Kincaid, Illinois.

Current market data.

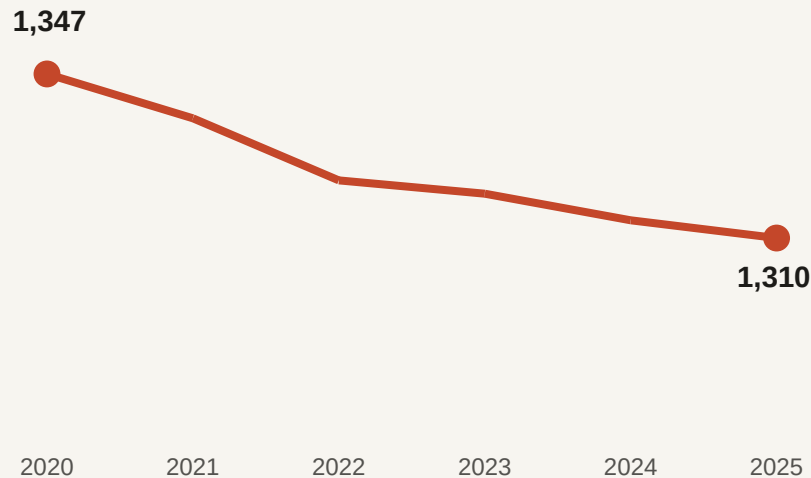
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.7% since 2020.

1,310

people, the 577th-largest of Illinois's cities and towns.



THE WORKDAY

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

90.8%

of 250 jobs located in Kincaid are filled by in-commuters.



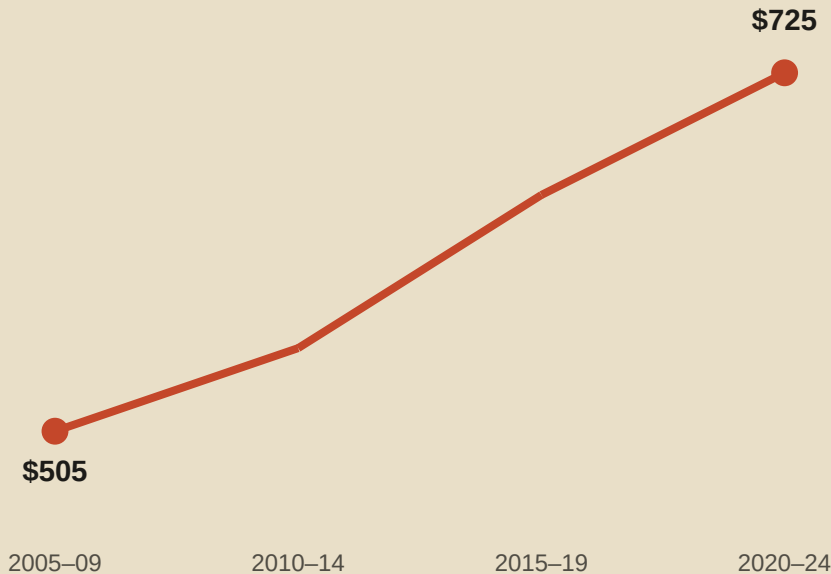
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 44%
since the 2005–2009
survey, before inflation.

\$725

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





THE SEAM

Cross one tract line and median rent jumps \$182.

A \$182 gap between neighbors, the sharpest rent edge between adjacent tracts in Christian County.

TRACT 9590

\$759

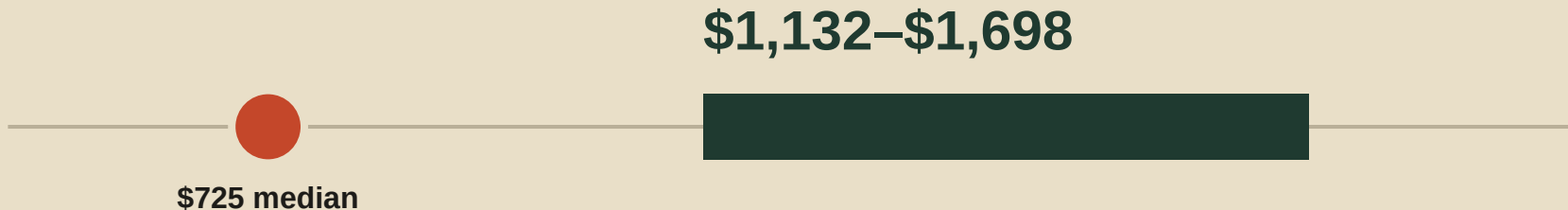
TRACT 9582

\$941



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.

2

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

87%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 665 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 67% less than Illinois's.

\$88,100

median home value in Kincaid.

Kincaid



\$88,100

Illinois



\$263,300

U.S.



\$332,700

THAT WAS KINCAID'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/kincaid/

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