



Monticello, Illinois.

Current market data.

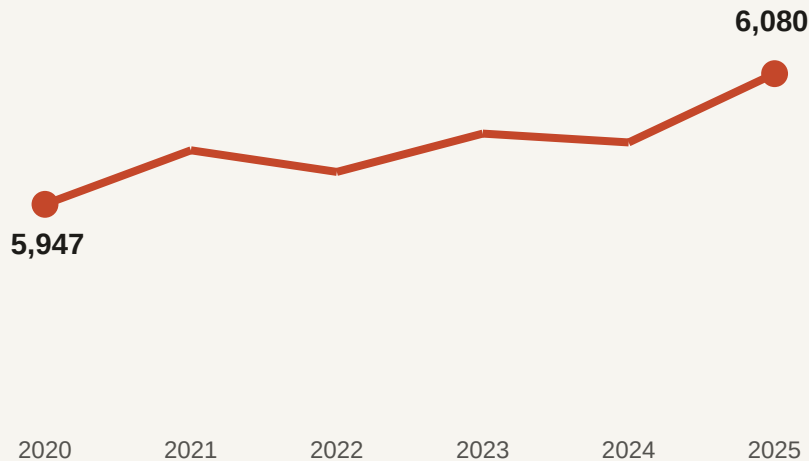
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.2% since 2020.

6,080

people, the 300th-largest of Illinois's cities and towns.

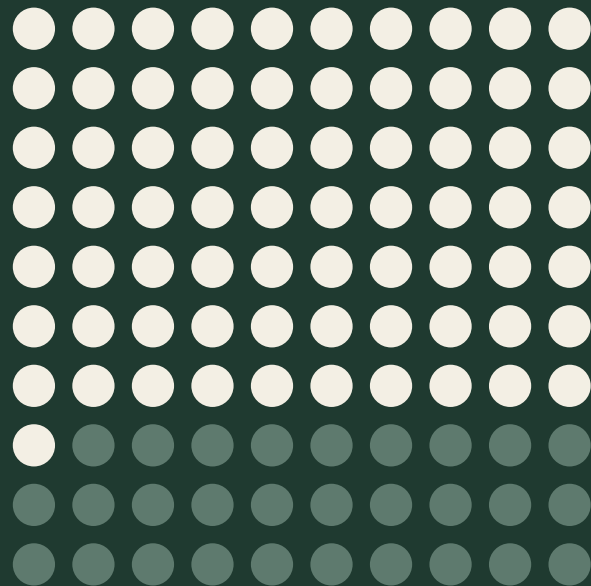


THE WORKDAY

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

70.5%

of 2,426 jobs located in Monticello are filled by in-commuters.



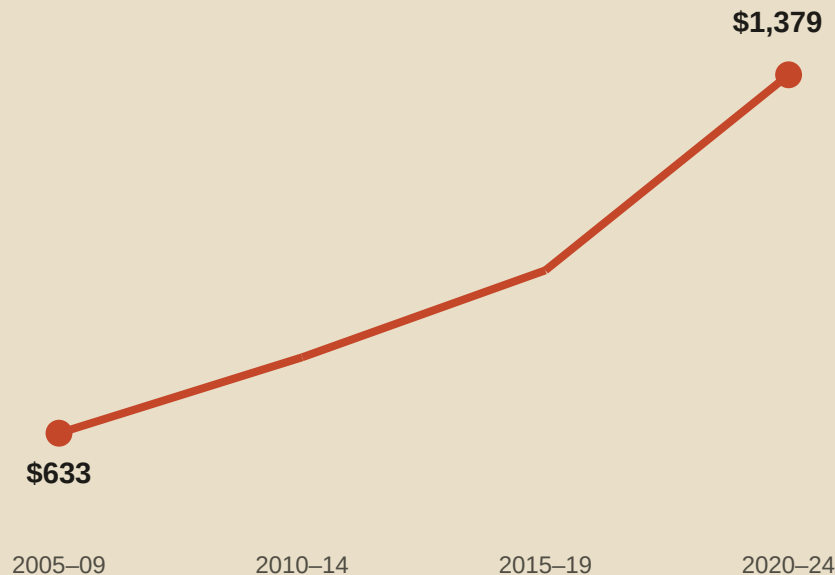
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 118%
since the 2005–2009
survey, before inflation.

\$1,379

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





THE SEAM

Cross one tract line and median rent jumps \$587.

A \$587 gap between neighbors, the sharpest rent edge between adjacent tracts in Piatt County.

TRACT 9547

\$792

TRACT 9546

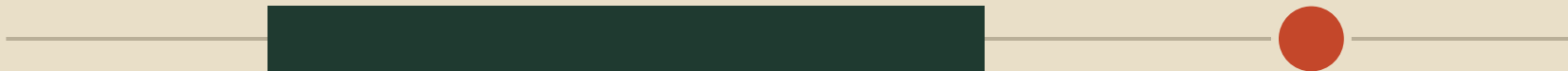
\$1,379



ROOM TO BUILD

The median rent is above what local wages can carry.

\$798–\$1,197



\$1,379 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

182

homes permitted in ten years,
2016–2025

7%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.9% to the 2,782 homes here.

4–24

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



HOME VALUE

A median home costs 20% less than Illinois's.

\$210,500

median home value in Monticello.

Monticello



\$210,500

Illinois



\$263,300

U.S.



\$332,700

THAT WAS MONTICELLO'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/monticello/

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