



Nelson, Illinois.

Current market data.

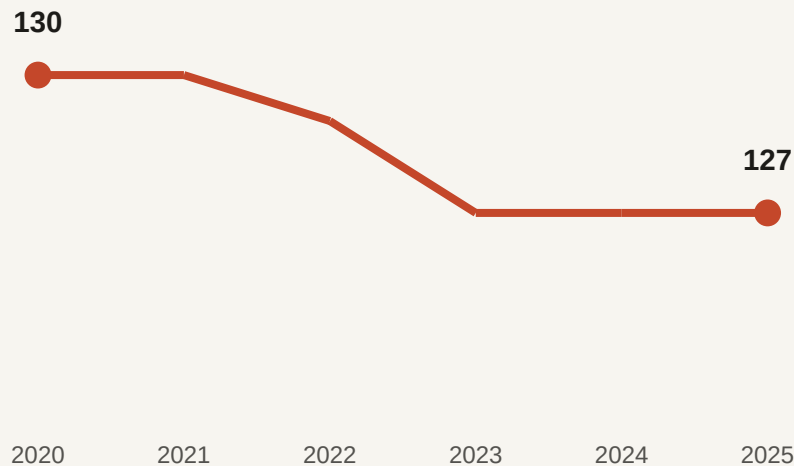
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.3% since 2020.

127

people, the 1197th-largest of Illinois's cities and towns.

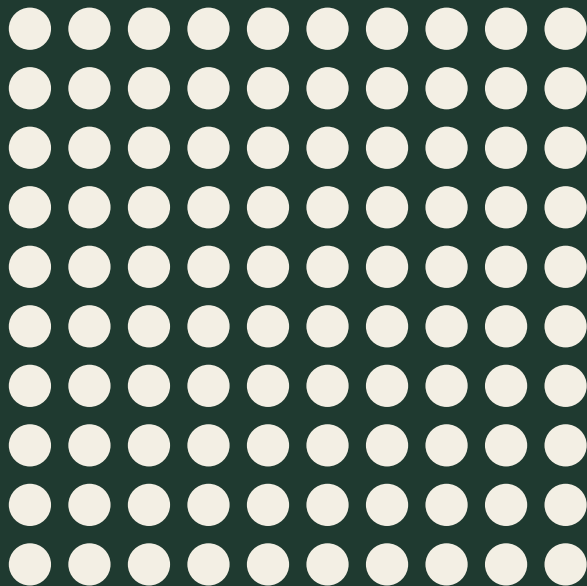


THE WORKDAY

**Every job here goes to
someone who lives
somewhere else.**

100.0%

of 7 jobs located in Nelson are filled by in-commuters.



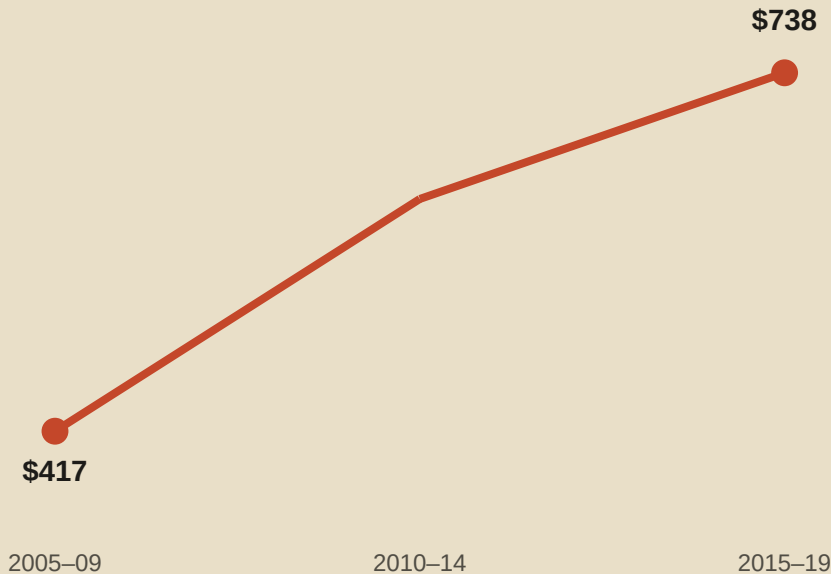
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 77%
since the 2005–2009
survey, before inflation.

\$738

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





THE SEAM

Cross one tract line and median rent jumps \$204.

A \$204 gap between neighbors, the sharpest rent edge between adjacent tracts in Lee County.

TRACT 5

\$734

TRACT 4

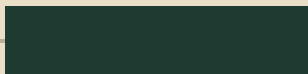
\$938



ROOM TO BUILD

The median rent is above what local wages can carry.

\$263–\$394



\$738 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

89%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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.

\$86,300

median home value in Nelson.

Nelson



Illinois



U.S.





THAT WAS NELSON'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/nelson/

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