



Sherman, Illinois.

Current market data.

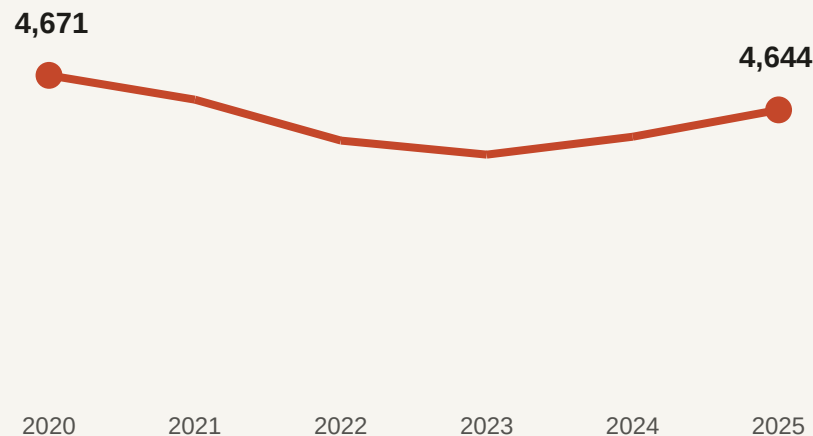
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.6% since 2020.

4,644

people, the 345th-largest of Illinois's cities and towns.

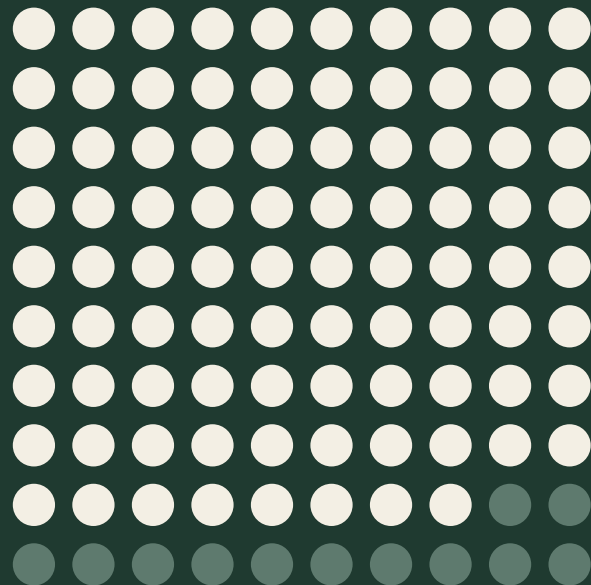


THE WORKDAY

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

87.8%

of 936 jobs located in Sherman are filled by in-commuters.



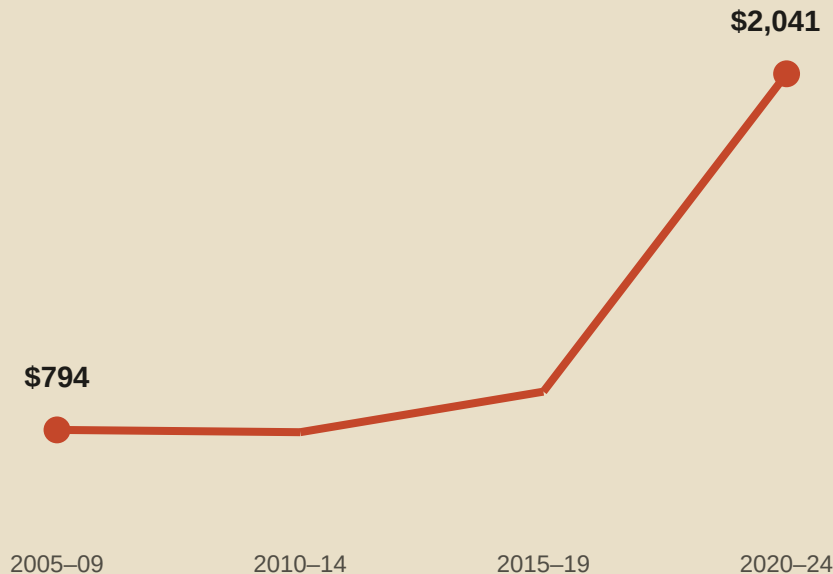
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 157%
since the 2005–2009
survey, before inflation.

\$2,041

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,608 gap between neighbors, the sharpest rent edge between adjacent tracts in Sangamon County.

TRACT 10.04

\$965

TRACT 20.01

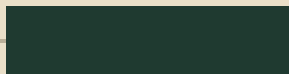
\$2,573



ROOM TO BUILD

The median rent is above what local wages can carry.

\$696–\$1,044



\$2,041 median

is the monthly rent range local workforce wages support.

BUILDING

46% of the housing here was built before 2000.

32

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

46%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 1,619 homes here.

1–9

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



HOME VALUE

A median home costs 13%
more than Illinois's.

\$297,800

median home value in Sherman.

Sherman



\$297,800

Illinois



\$263,300

U.S.



\$332,700

THAT WAS SHERMAN'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/sherman/

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