



Springfield, Illinois.

Current market data.

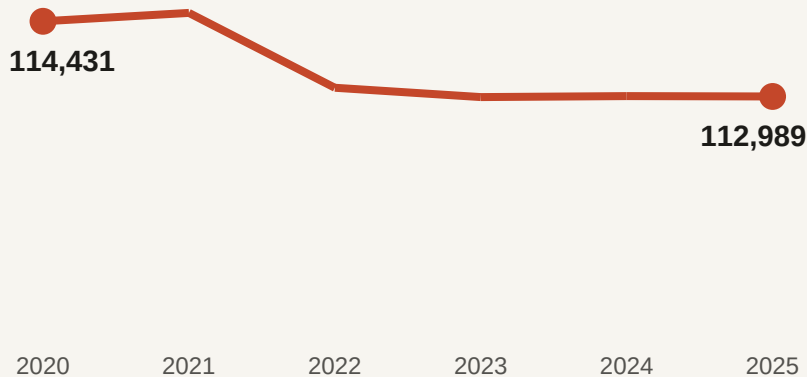
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.3% since 2020.

112,989

people, the 7th-largest of Illinois's cities and towns.



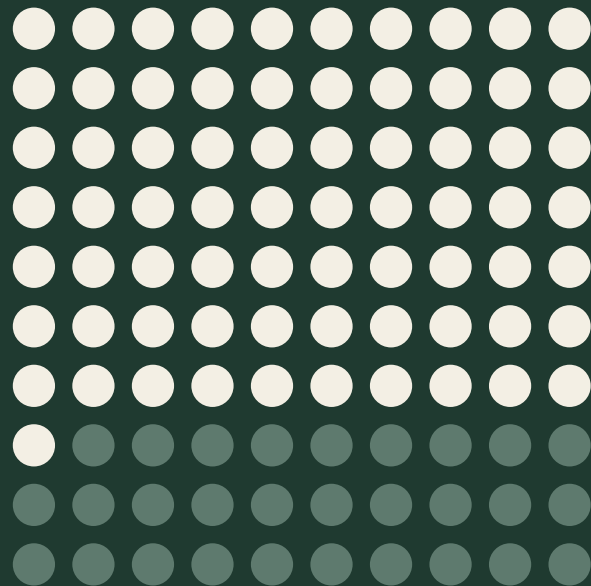
THE WORKDAY

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

71.2%

of 111,342 jobs located in Springfield are filled by in-commuters.

Source: Census LEHD LODES, 2023



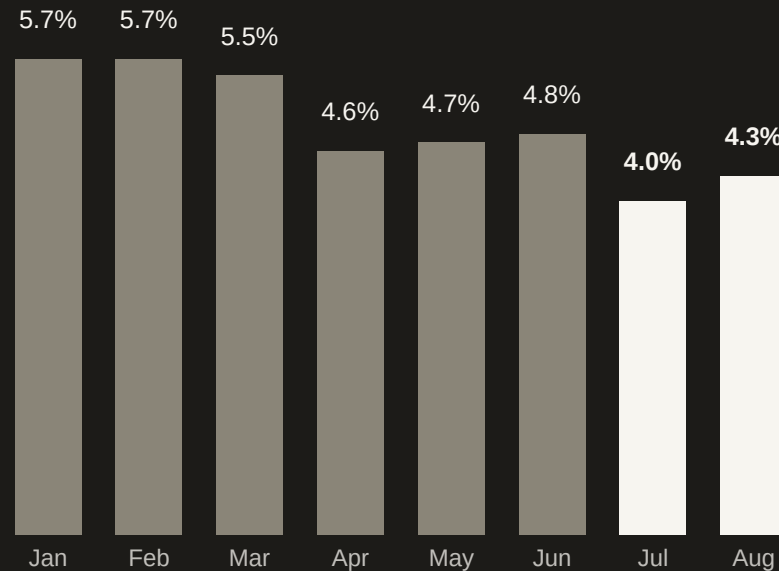
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
4.0%.

4.3%

in August 2026, the latest month released. A year earlier it was 5.2%.

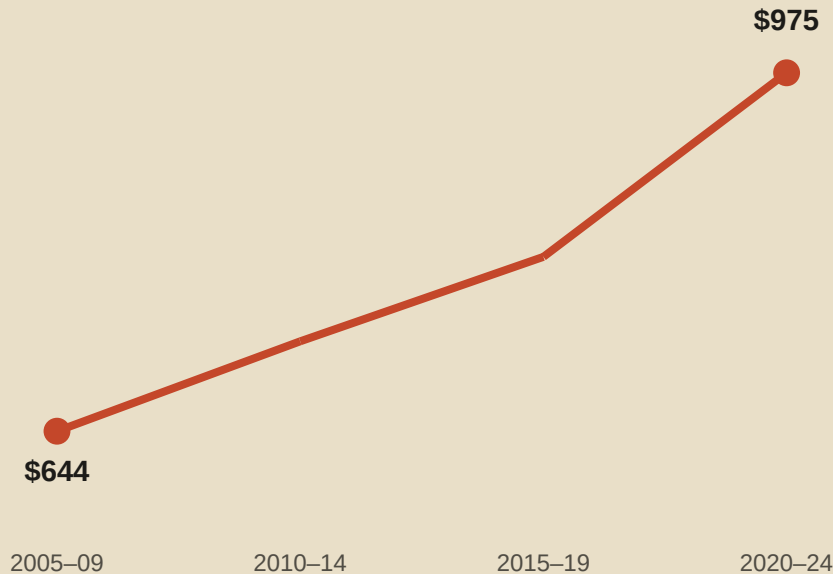


RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$975

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

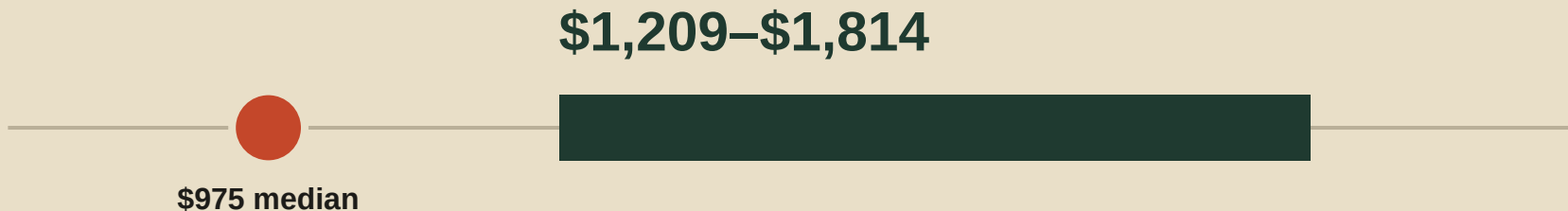
\$965

TRACT 20.01

\$2,573

ROOM TO BUILD

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.

1,565

homes permitted in ten years,
2016–2025

51%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.9% to the 57,424 homes here.

168–1,113

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



HOME VALUE

A median home costs 38% less than Illinois's.

\$162,100

median home value in Springfield.

Springfield



\$162,100

Illinois



\$263,300

U.S.



\$332,700

THAT WAS SPRINGFIELD'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/springfield/

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