



Thayer, Illinois.

Current market data.

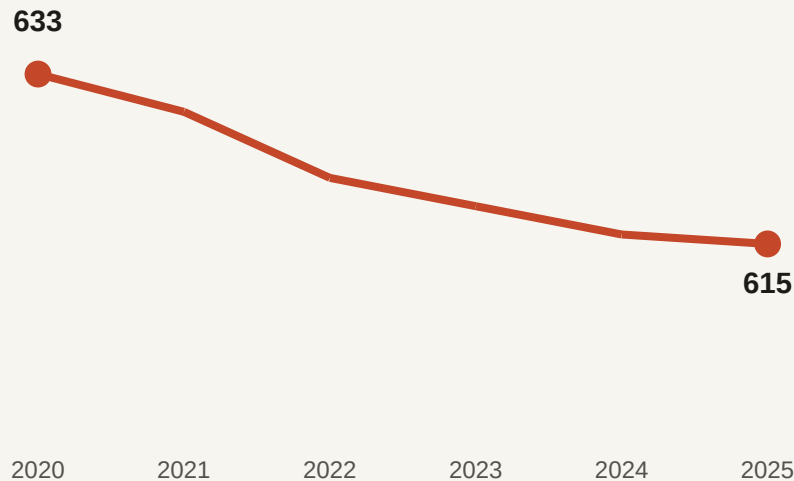
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.8% since 2020.

615

people, the 793rd-largest of Illinois's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 20 jobs located in Thayer are filled by in-commuters.



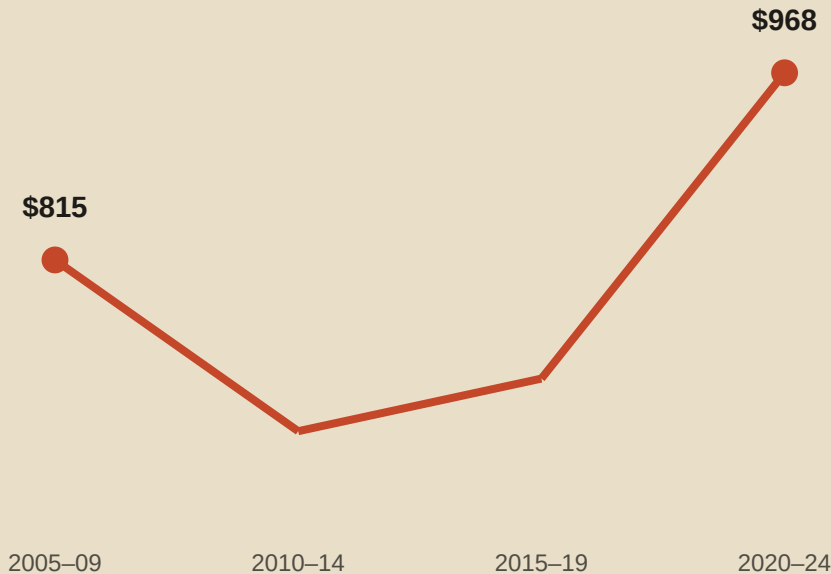
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 19%
since the 2005–2009
survey, before inflation.

\$968

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

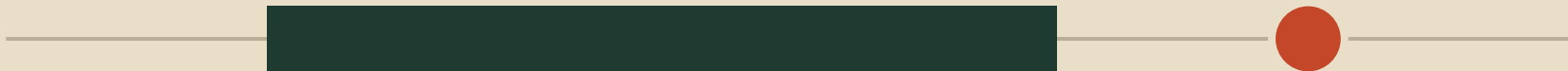
\$2,573



ROOM TO BUILD

The median rent is above what local wages can carry.

\$583–\$875



\$968 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

86%

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 63% less than Illinois's.

\$97,100

median home value in Thayer.

Thayer



\$97,100

Illinois



\$263,300

U.S.



\$332,700

THAT WAS THAYER'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/thayer/**](https://almanacdata.ai/e/il/thayer/)

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