



Waggoner, Illinois.

Current market data.

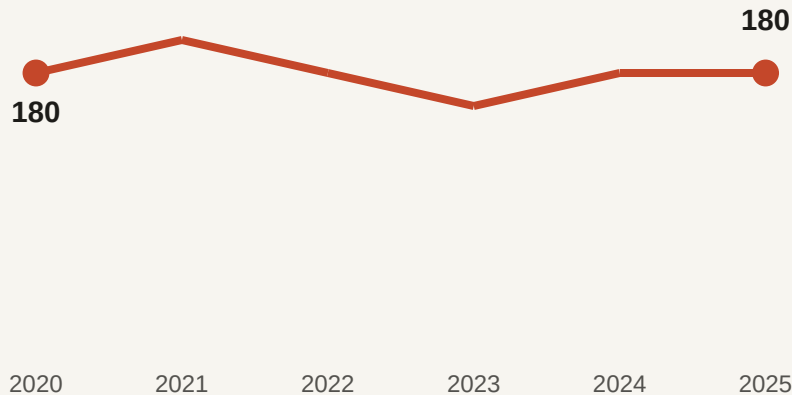
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

180

people, the 1125th-largest of Illinois's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 6 jobs located in Waggoner are filled by in-commuters.



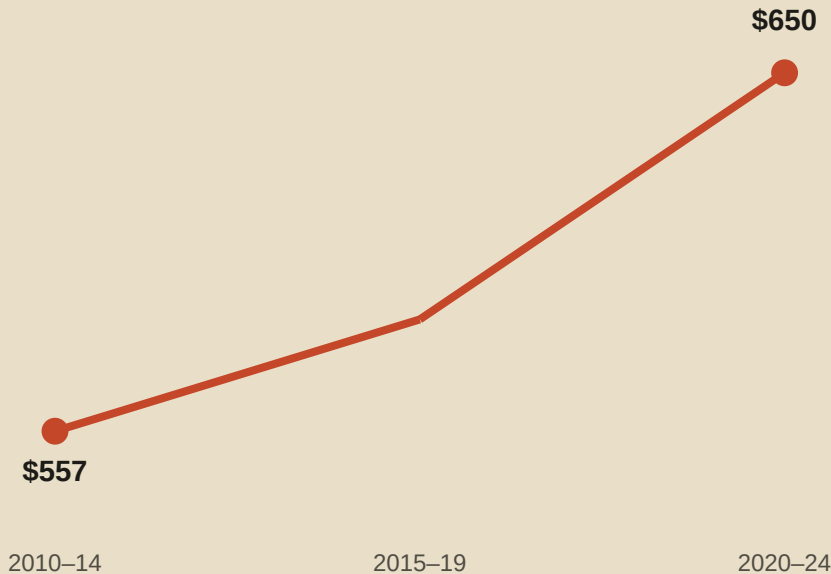
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 17%
since the 2010–2014
survey, before inflation.

\$650

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





THE SEAM

Cross one tract line and median rent jumps \$197.

A \$197 gap between neighbors, the sharpest rent edge between adjacent tracts in Montgomery County.

TRACT 9574

\$704

TRACT 9573

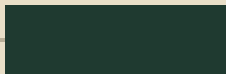
\$901



ROOM TO BUILD

The median rent is above what local wages can carry.

\$188–\$281



\$650 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

98%

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 86%
less than Illinois's.

\$37,500

median home value in Waggoner.

Waggoner



\$37,500

Illinois



\$263,300

U.S.



\$332,700

THAT WAS WAGGONER'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/waggoner/

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