



Waterman, Illinois.

Current market data.

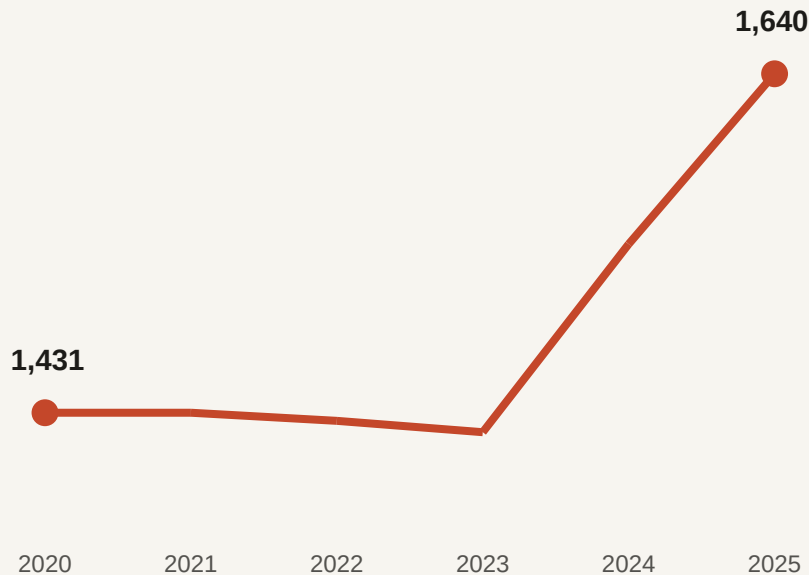
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 14.6% since 2020.

1,640

people, the 514th-largest of Illinois's cities and towns.



THE WORKDAY

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

92.2%

of 373 jobs located in Waterman are filled by in-commuters.



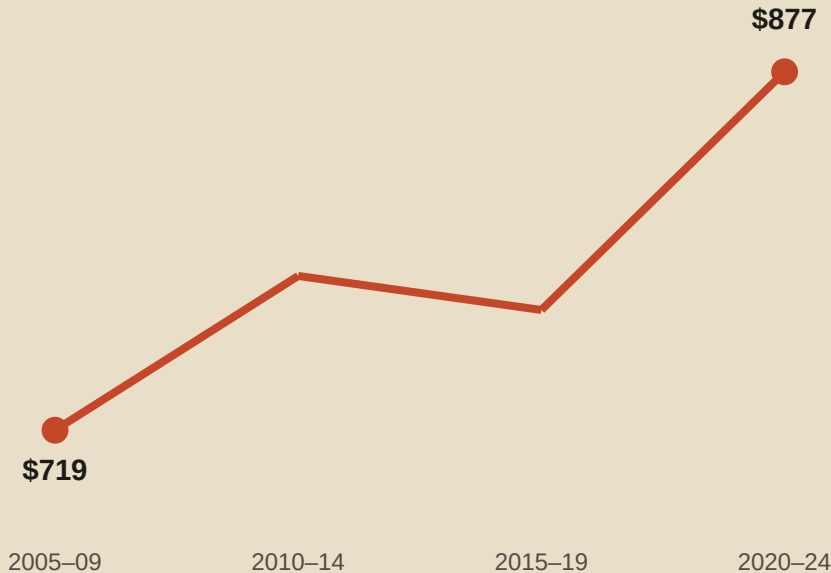
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 22%
since the 2005–2009
survey, before inflation.

\$877

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





THE SEAM

Cross one tract line and median rent doubles.

A \$887 gap between neighbors, the sharpest rent edge between adjacent tracts in DeKalb County.

TRACT 6

\$931

TRACT 16

\$1,818

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.

97

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

78%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 509 homes here.

1–4

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



HOME VALUE

A median home costs 17%
less than Illinois's.

\$217,300

median home value in Waterman.

Waterman



\$217,300

Illinois



\$263,300

U.S.



\$332,700



THAT WAS WATERMAN'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/waterman/

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