



Zeigler, Illinois.

Current market data.

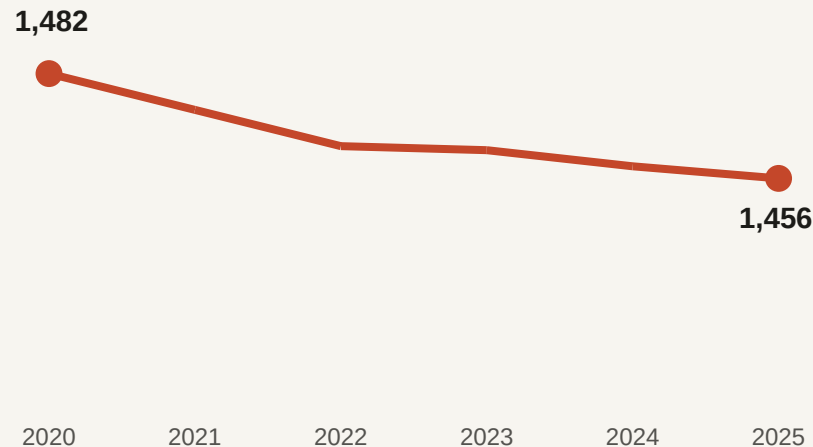
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.8% since 2020.

1,456

people, the 545th-largest of Illinois's cities and towns.

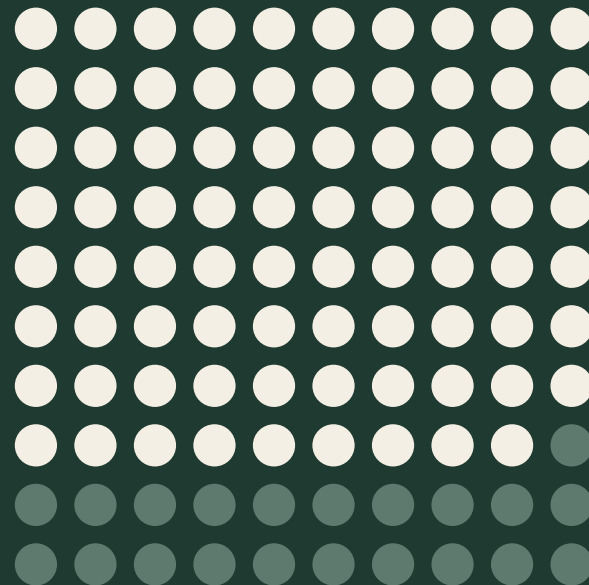


THE WORKDAY

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

79.0%

of 200 jobs located in Zeigler are filled by in-commuters.



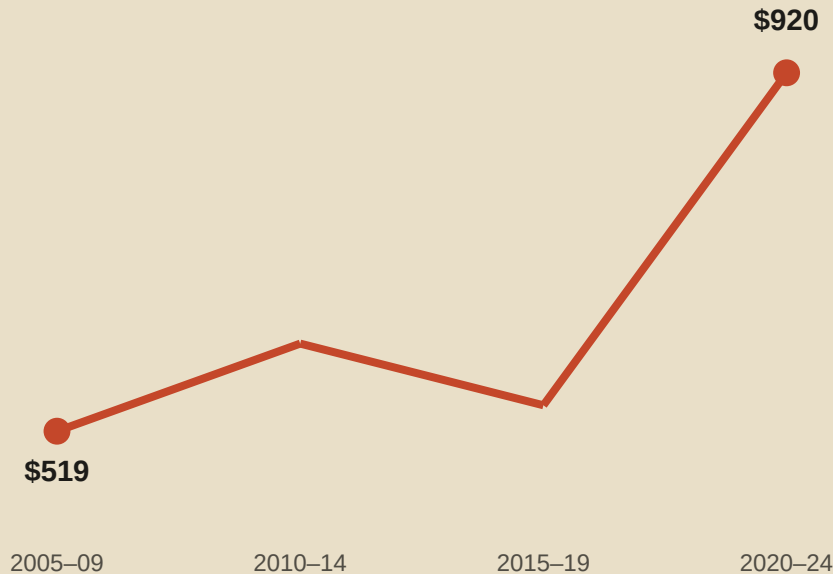
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 77%
since the 2005–2009
survey, before inflation.

\$920

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





THE SEAM

Cross one tract line and median rent jumps \$327.

A \$327 gap between neighbors, the sharpest rent edge between adjacent tracts in Franklin County.

TRACT 401

\$724

TRACT 402

\$1,051

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$731–\$1,096



\$920 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

5

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 735 homes here.

1–2

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



HOME VALUE

A median home costs 78% less than Illinois's.

\$57,300

median home value in Zeigler.

Zeigler



\$57,300

Illinois



\$263,300

U.S.



\$332,700

THAT WAS ZEIGLER'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/zeigler/

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