



# Grundy County Economic Snapshot

July 2025 Update

# Executive Summary

- **Population grew by nearly 8.1% from 2010-2024, 2<sup>nd</sup> of 102 counties**
- **High median household income, 8<sup>th</sup> of 102 Illinois counties in 2023**
- **From 2019 to 2024, jobs increased by 7.9%, outpacing the national growth rate by 3.8%**
- **Median listing home price in April 2025 was \$370K, up 15.7% year-over-year, compared to -1.6% from 2023-2024. Median home sold price was \$349K. The median number of days on the market was 29.**
- **2024's Total Equalized Assessed Value (EAV) grew by 10.92% from 2023, reaching \$3,511,947,448.**
- **County Sales Tax decreased by 4.0% from 2023 to 2024, after 5.7% growth from 2022-2023.**

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# Population

## 54,124

Grundy County Total  
Population, 2024

Grundy County is

## second

out of 102 Illinois counties  
in growth by percentage  
from 2010-2024.

## 8.1%

Estimated Grundy County  
Population Growth,  
2010 to 2024

*4,061 estimated additional residents*

## 11%

Grundy County Projected  
Population Growth  
2019 to 2029

*5,422 additional residents*

Source: Lightcast. Grundy County Economy Overview, June 2025.

### Grundy County Population Change

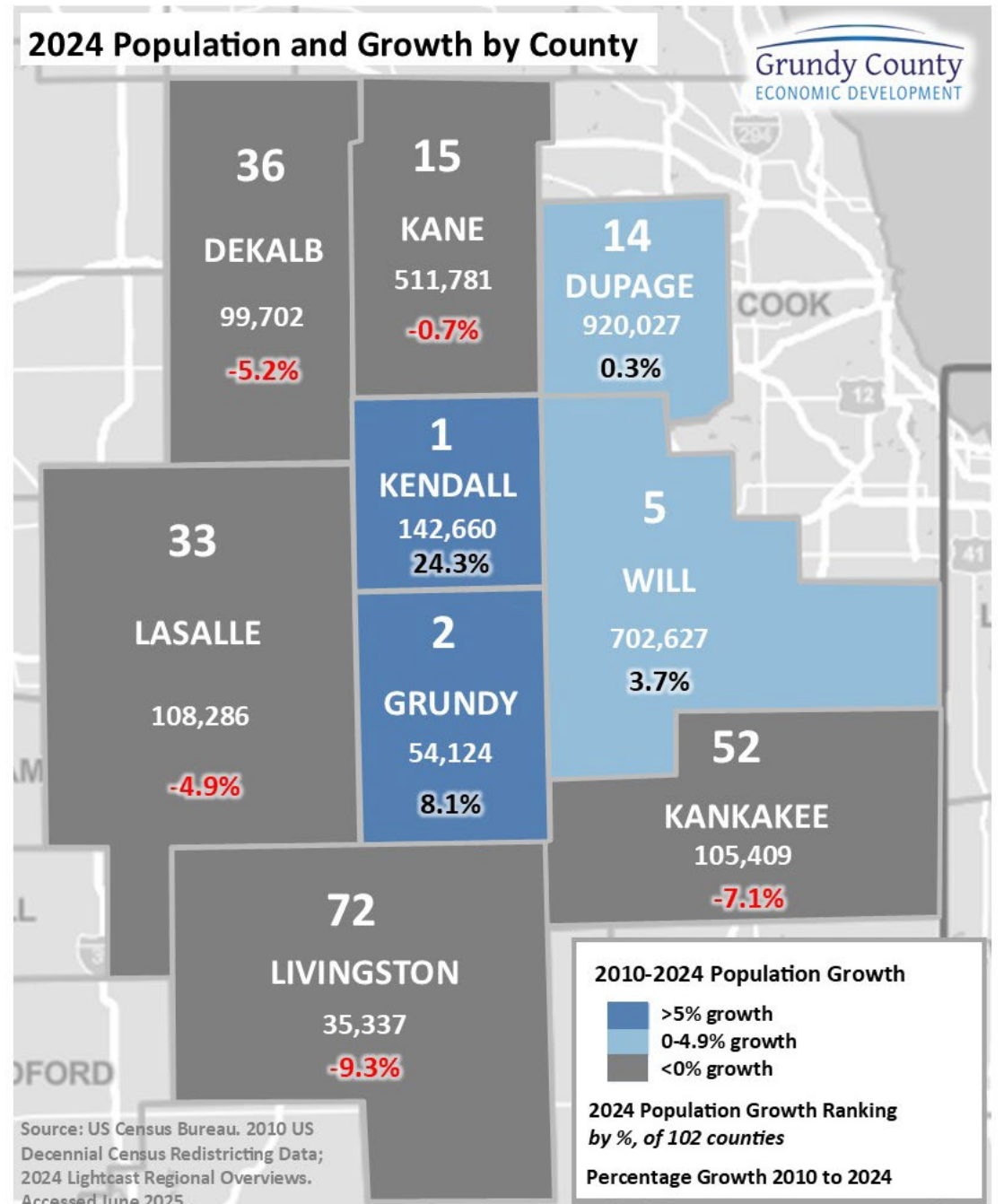
1990: 32,337

2000: 37,535 – 16.1% growth

2010: 50,063 – 33.4% growth

2020: 52,533 – 4.9% growth

Source: US Decennial Census Redistricting Data



# Median Household Income

## \$91,254

2023 Grundy County Median Income  
*-2.8% loss from 2022*

**\$80,346**  
2023 Illinois  
Median Income

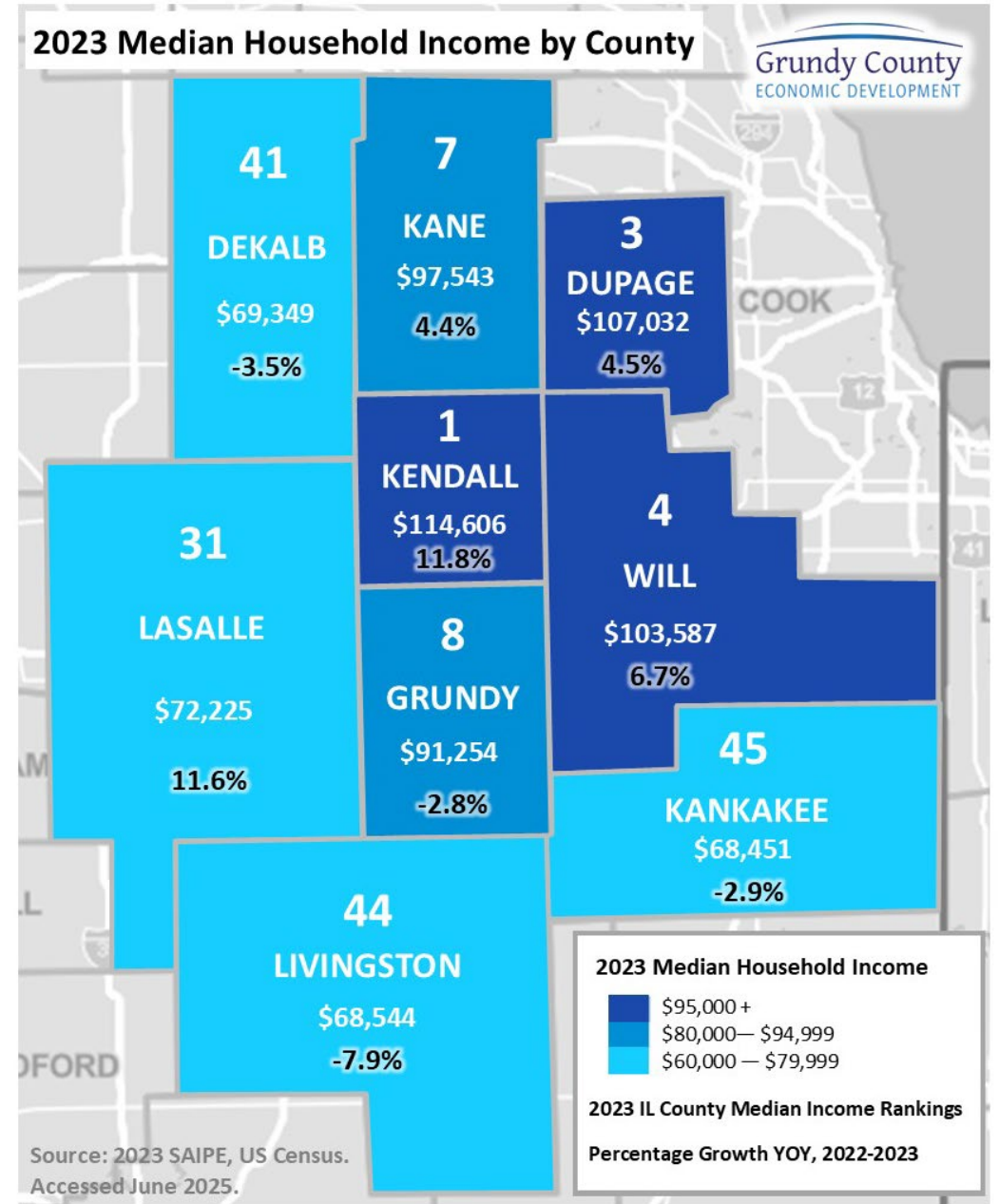
**\$77,719**  
2023 United States  
Median Income

**8th highest**  
*median income in Illinois by county*

**17% greater**  
*than the state median income*

**14% greater**  
*than the national median income*

Source: US Census Bureau - Small Area Income & Poverty Estimates (SAIPE)



# Employment and Labor Force

## 7.9%

**Increase in Grundy County Jobs, 2019-2024**

*from 22,073 to 23,817.*

*This change outpaced the national growth rate of 4.1% by 3.8%.*

## 29,354

**Grundy County Labor Force May 2025**

*10.8% increase May 2024-May 2025*

### Sectors with the most job growth, 2019-2024:

**General merchandise retailers**

**Truck transportation**

**Health and Personal Care Retailers**

**Oil and gas extraction**

**Construction**

**Warehousing and storage**

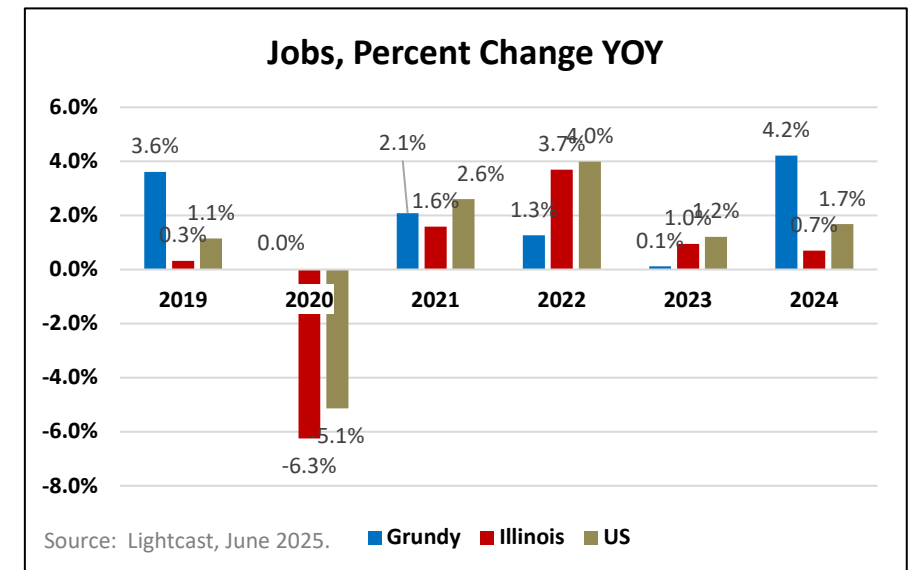
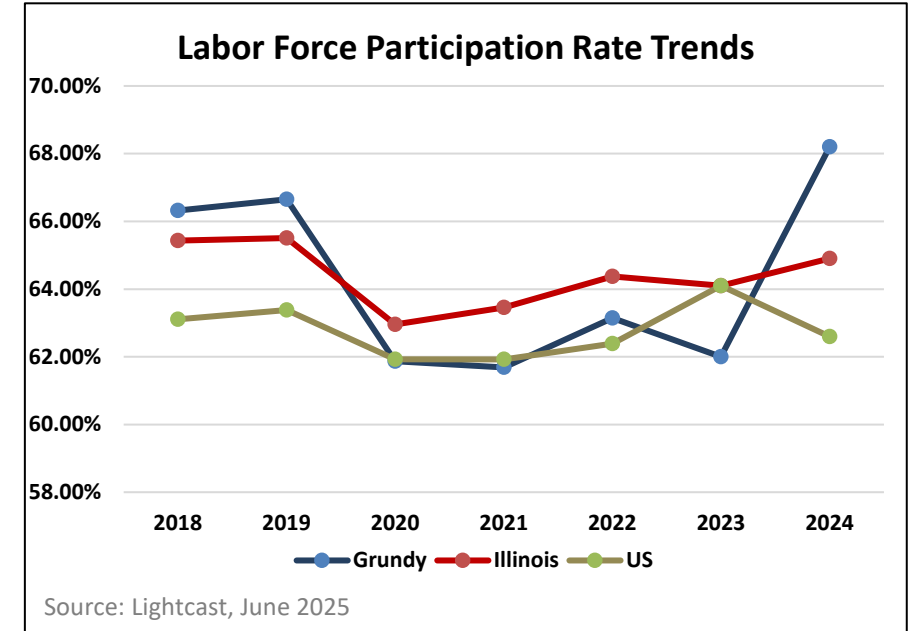
**Repair and Maintenance**

## 4.6%

**Grundy County**

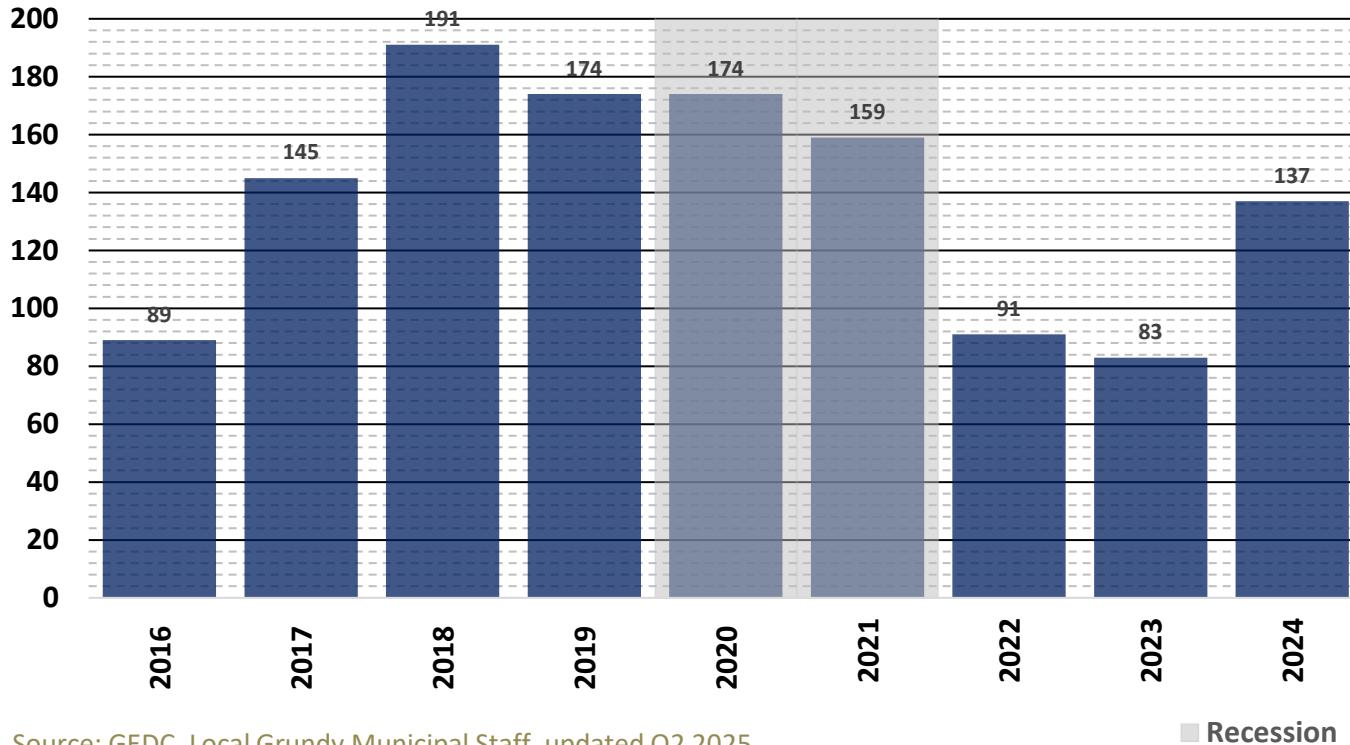
**May 2025 Unemployment Rate**

*12-month moving average: 4.1%*



# Residential Real Estate

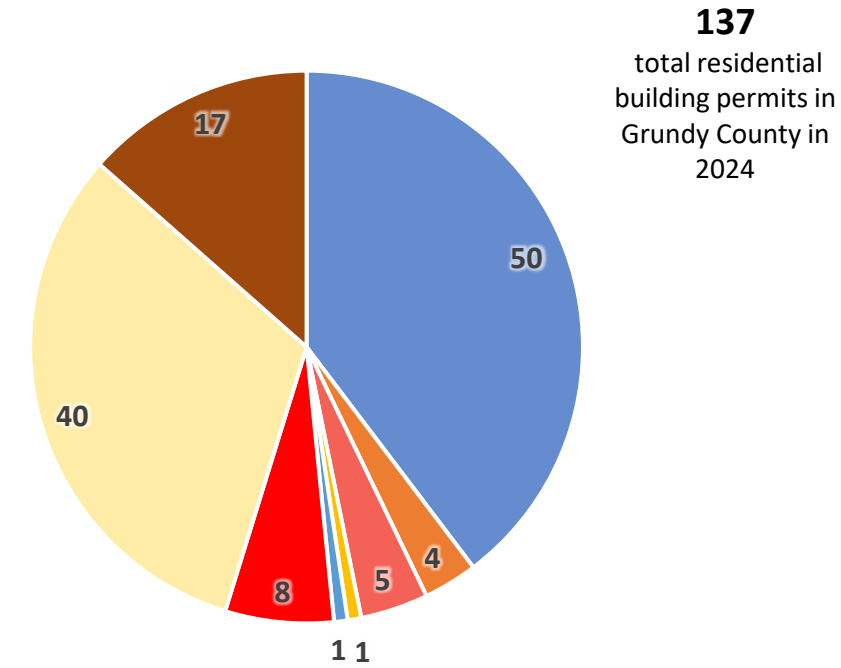
Grundy County New Residential Building Permits



Source: GEDC. Local Grundy Municipal Staff, updated Q2 2025.

2024 Grundy County New Residential Building Permits by Community

- Channahon
- Coal City
- Diamond
- Gardner
- Mazon
- Minooka
- Morris
- Unincorporated Grundy
- 



Source: GEDC. Local Grundy Municipal Staff, collected Q2 2025.

Realtor.com considers Grundy's real estate market to be a **seller's market** as of **April 2025**, with low inventory available.

# Residential Real Estate

**\$369.9K**

**Median Listing Home Price**  
April 2025  
Up 15.7% YOY

**\$349K**

**Median Sold Home Price**  
April 2025

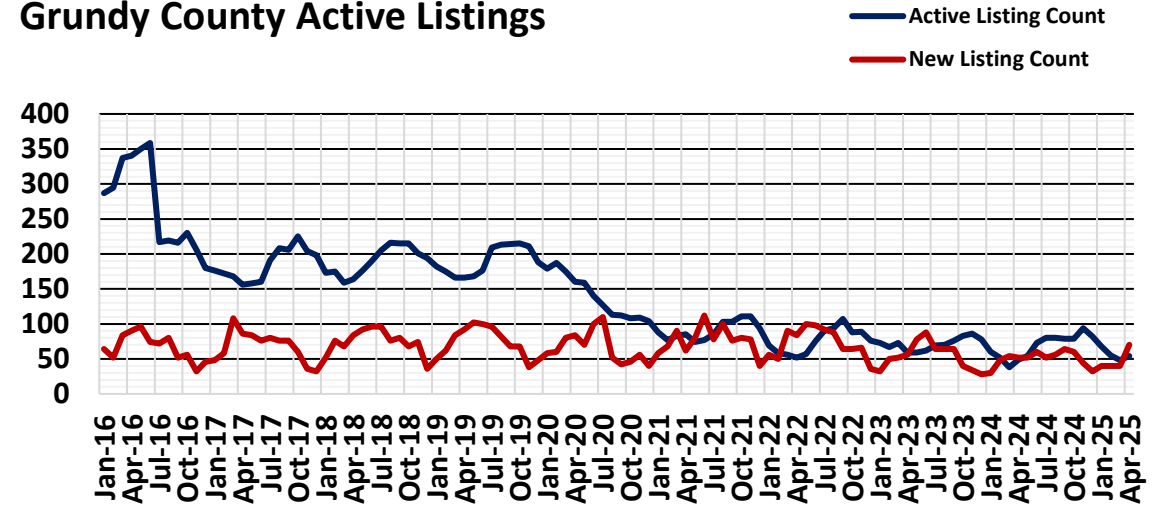
**100%**

**Sales to list price ratio**  
April 2025

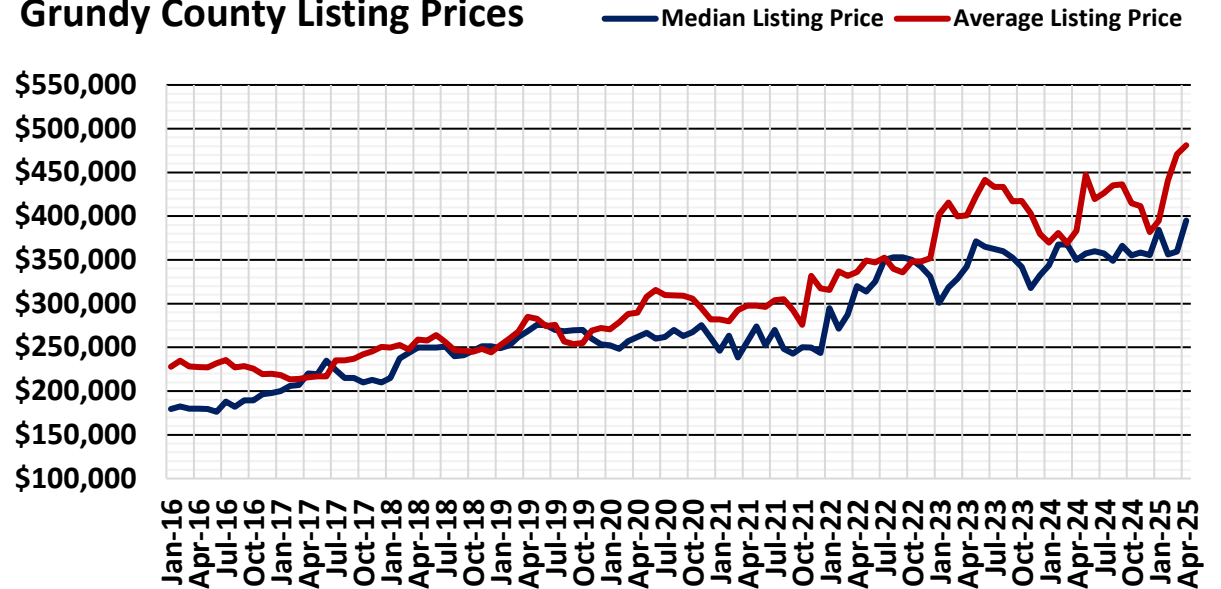
**29**

**Median days on the market**  
April 2025, down from 30 days in April 2024

**Grundy County Active Listings**



**Grundy County Listing Prices**

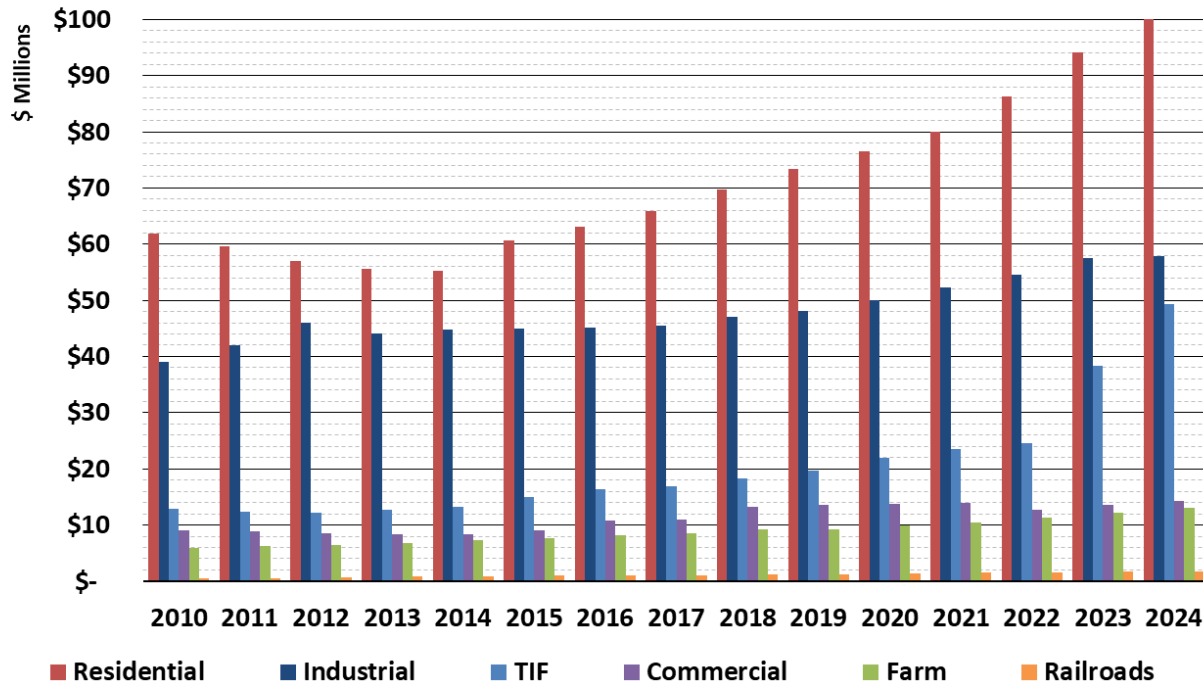


# Property Taxes/Values

# \$3,511,947,448

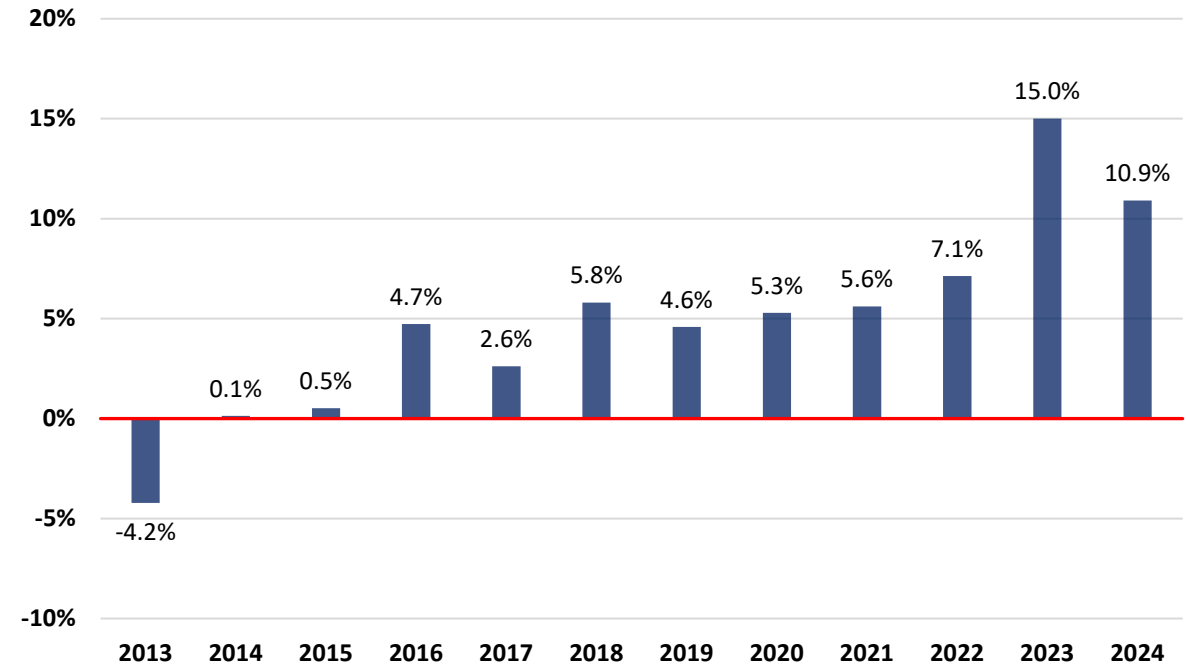
2024 Grundy County  
Total Equalized Assessed Value  
Up **10.92%** from 2023

Grundy County Property Taxes by Type



Source: Grundy County Clerk

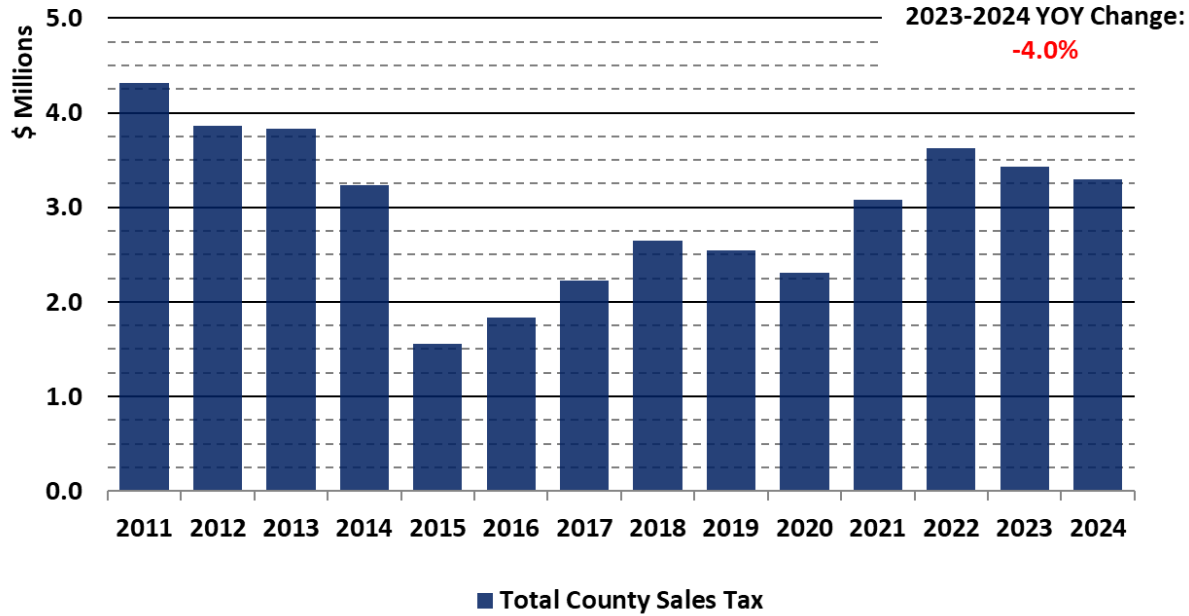
Total Grundy County EAV % Change by Year



Source: Grundy County Clerk

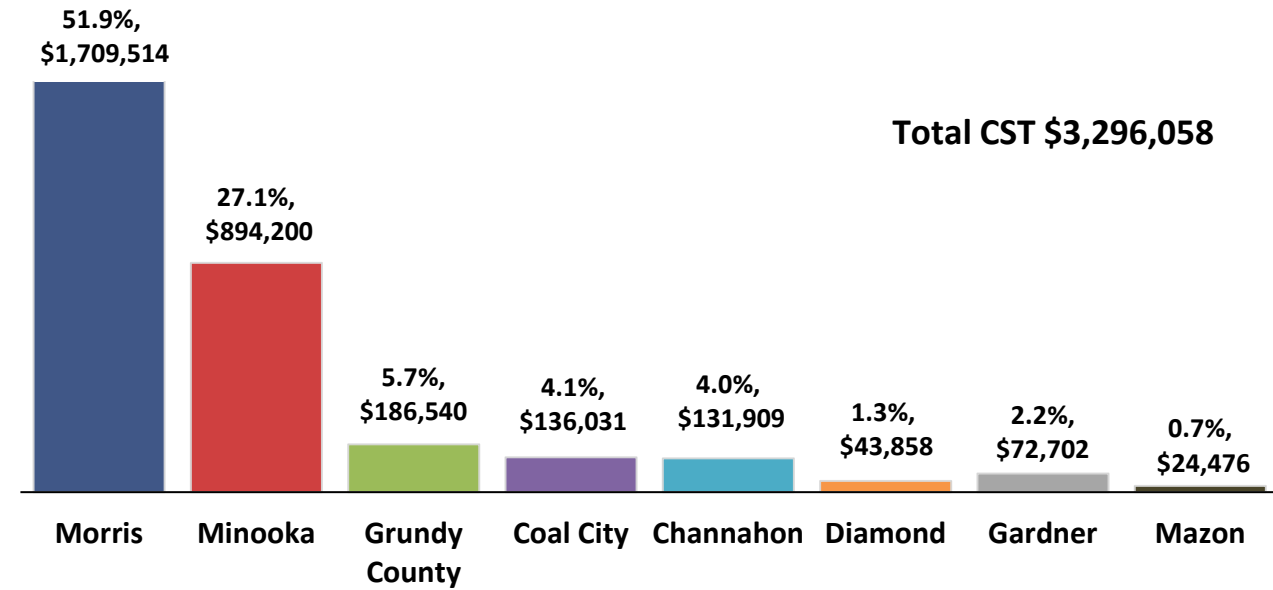
# County Sales Tax

## Grundy County Sales Tax



Source: Illinois Department of Revenue

## 2024 Grundy Yearly County Sales Tax by Community



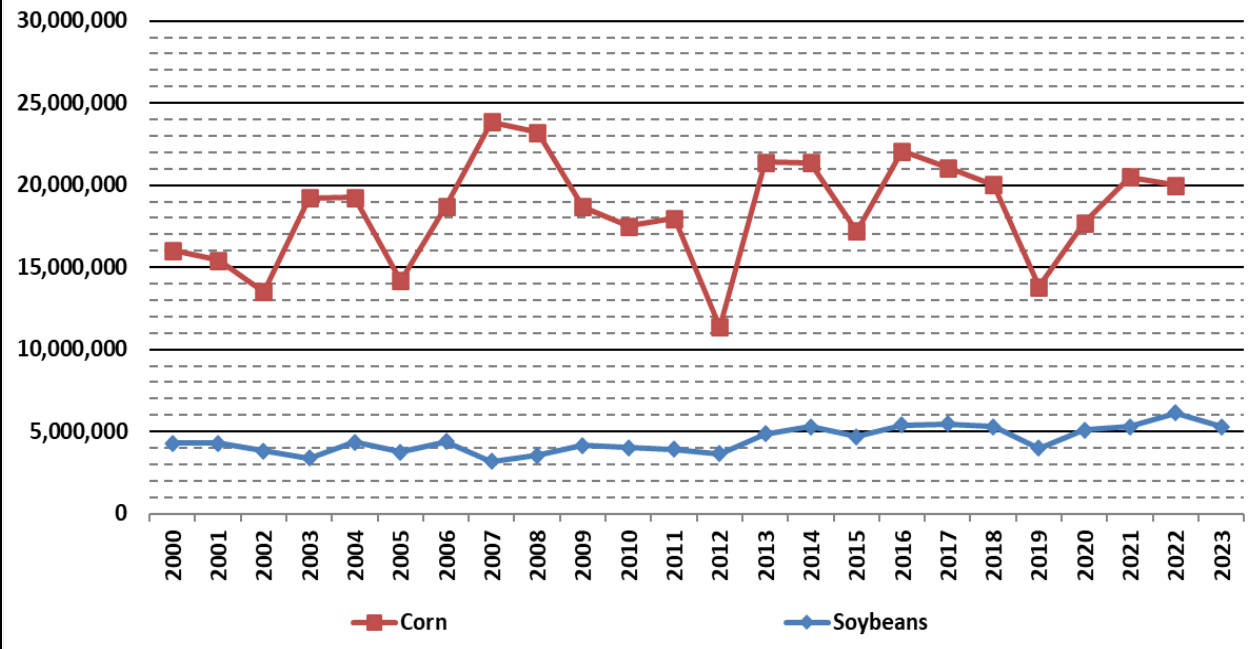
Source: Illinois Department of Revenue

**\$3,296,058**  
Total 2024  
County Sales Tax Revenue

**-4.0%**  
Total CST decrease of \$138,024  
from 2023-2024

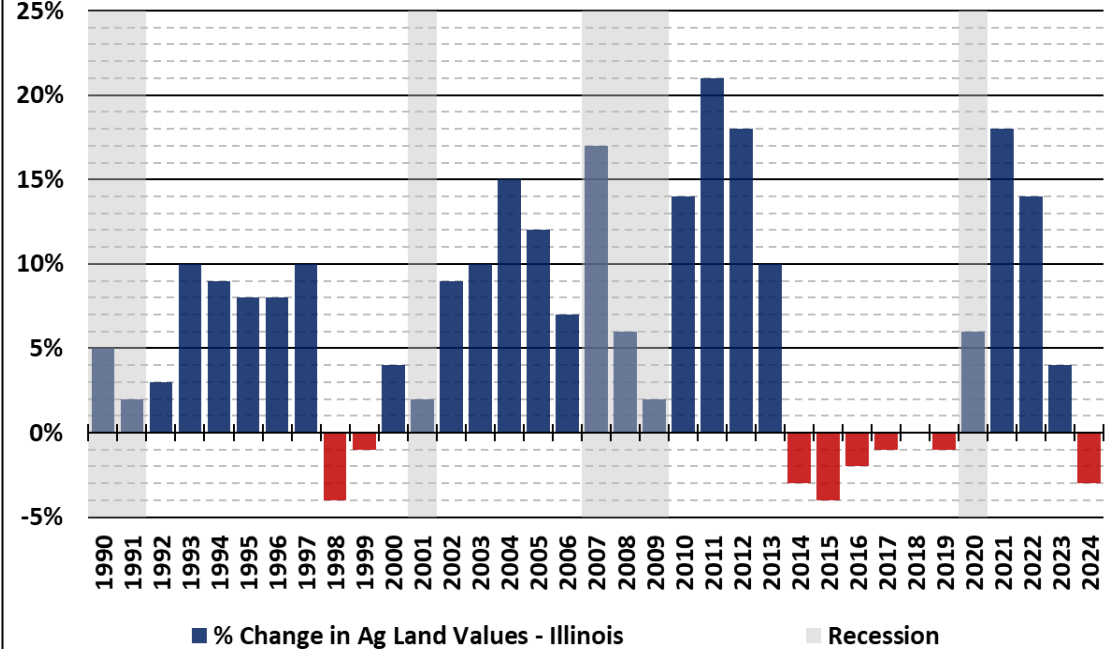
# Agriculture

Grundy County Agricultural Production (bushels)



Source: National Agricultural Statistics Service

Yearly Change in Ag Land Values - Illinois



Source: Federal Reserve Bank of Chicago

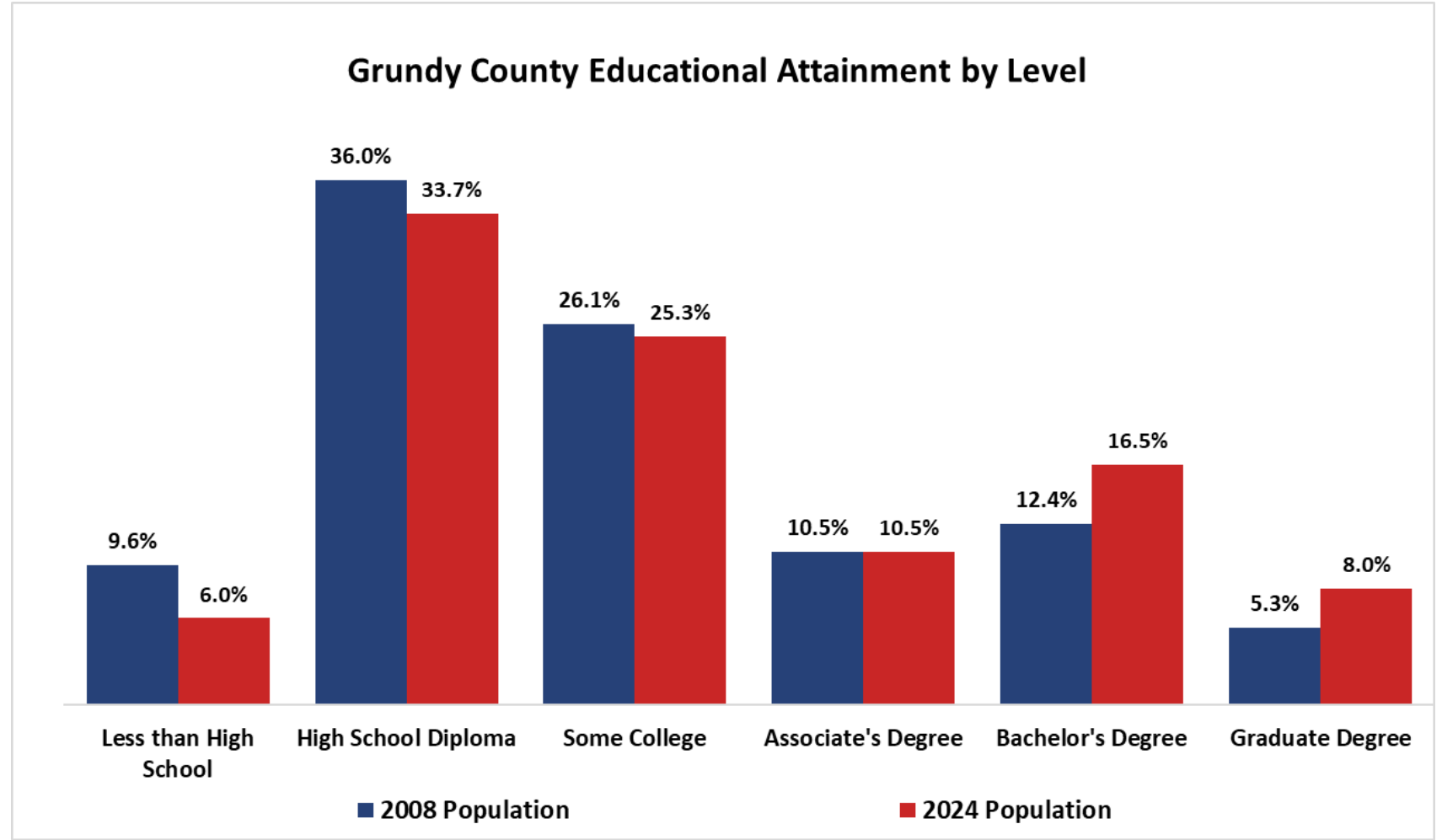
# Educational Attainment

**59%**

of Grundy County residents had a High School Diploma or Some College in 2024

**35%**

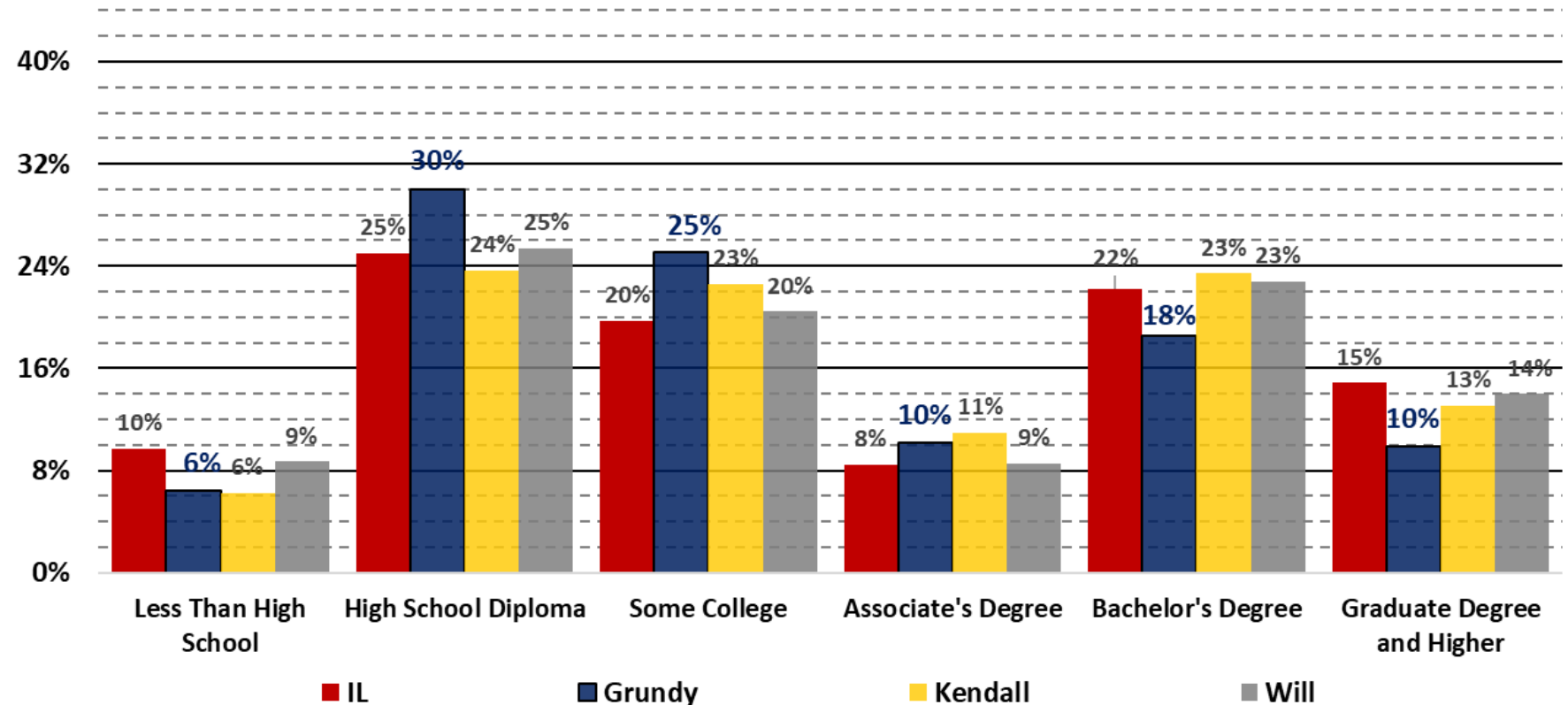
of Grundy County residents had an Associate's Degree or higher in 2024



# Educational Attainment

## 2024 Educational Attainment by Level - County Comparison

**60%**  
of Grundy County  
residents have  
completed at least  
some college



Source: Lightcast Educational Attainment Overview. Accessed June 2025.

Grundy has increased higher education levels but still lags state and neighboring counties.