



Economic Snapshot

July 2026 Update

Executive Summary

- Population grew by 8.2% from 2010-2025, 2nd of 102 counties
- High median household income at \$96,937, 9th of 102 Illinois counties in 2024
- From 2020 to 2025, jobs increased by 9.3%, compared to state at 7.6% and US at 10.6%
- Median listing home price in April 2026 was \$375K, up 1.4% year-over-year. Median home sold price was \$349K.
- 2025's Total Equalized Assessed Value (EAV) grew by 6.55% from 2024, reaching \$3,742,109,749.
- County Sales Tax increased by 55.7% from 2024 to 2025. *See page 11 for explanation

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Population

54,178
Grundy County total
population
2025

8.2%
Estimated Grundy County
population growth
2010 – 2025
4,115 estimated additional residents

Grundy County is
second
out of 102 IL counties
in growth by
percentage,
2010 - 2025

9%
Grundy County
projected population
growth
2019-2029
4,471 additional residents

Grundy County Population Change

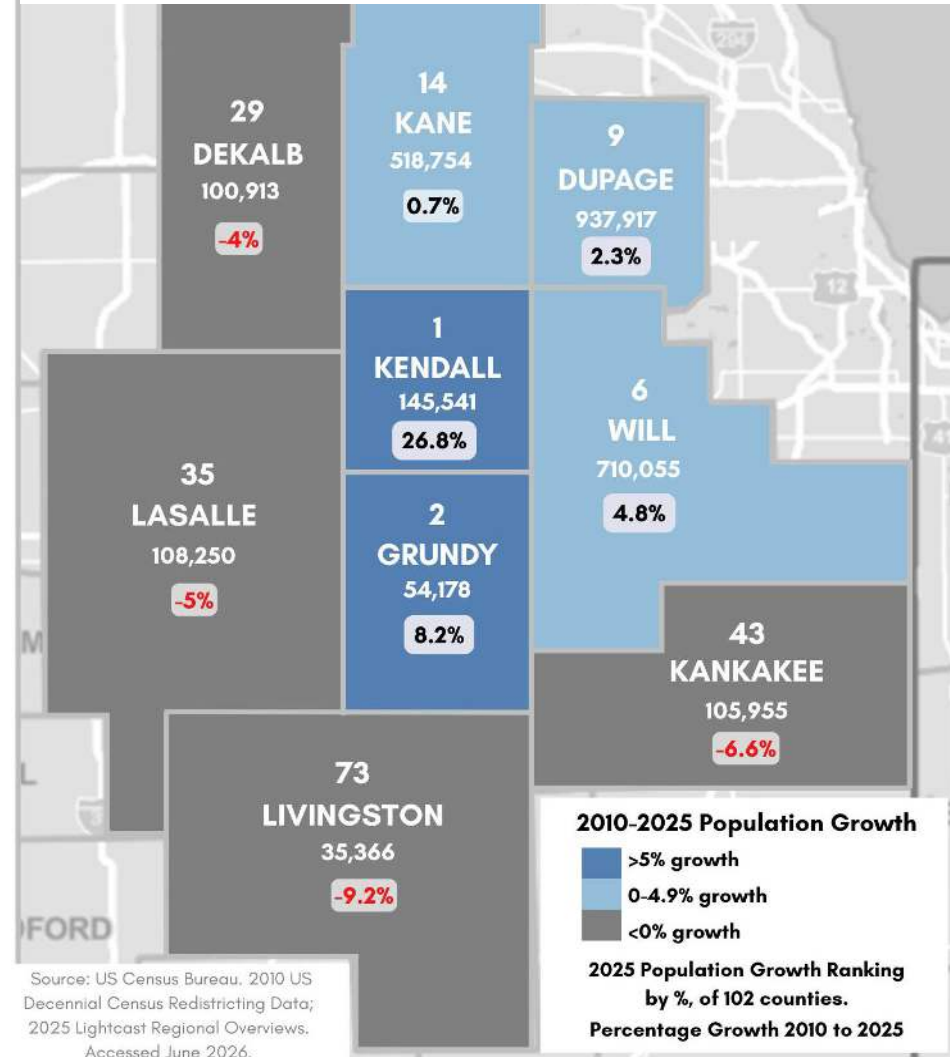
1990: 32,337

2000: 37,535 – 16.1% growth

2010: 50,063 – 33.4% growth

2020: 52,533 – 4.9% growth

2025 Population and Growth by County



Median Household Income

\$96,937

2024 Grundy County
6.2% gain from 2023

\$83,327

2024 Illinois

\$81,604

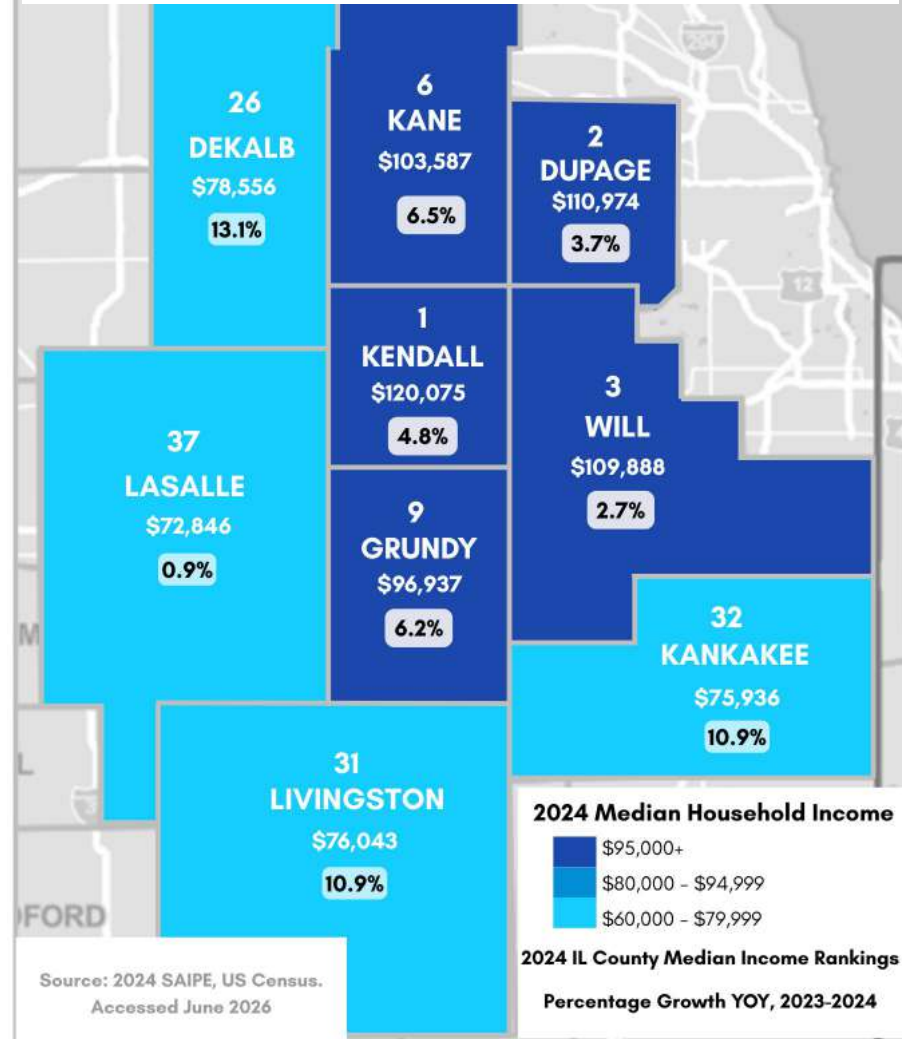
2024 United States

9th highest
median income in Illinois by county

16% greater
than the state

19% greater
than the national

2024 Median Household Income by County



Employment & Labor Force

9.3%

increase in Grundy
County Jobs 2020 – 2025
(from 22,082 to 24,146)
II 7.6% and US 10.6%

28,860

Grundy County labor
force
May 2026

-2% decrease May 2025 – May 2026

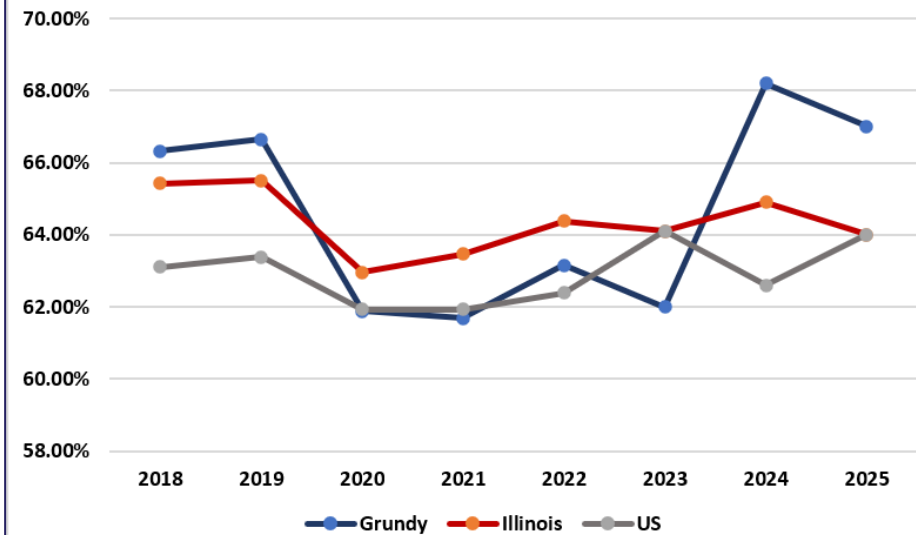
4.6%

May 2026
unemployment rate
12-month moving average: 4.6%

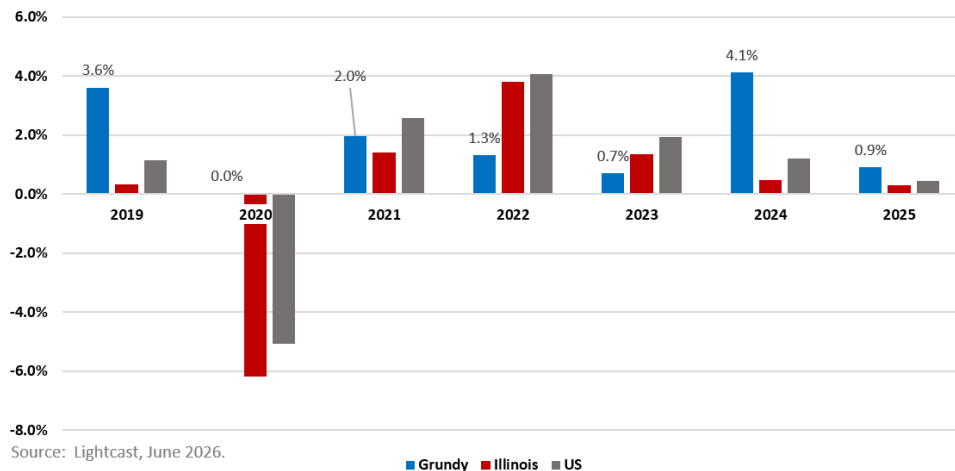
Sectors with the most job growth, 2012-2025:

General merchandise retailers
Truck transportation
Health and Personal Care Retailers
Oil and gas extraction
Construction
Warehousing and storage
Repair and Maintenance

Labor Force Participation Rate Trends

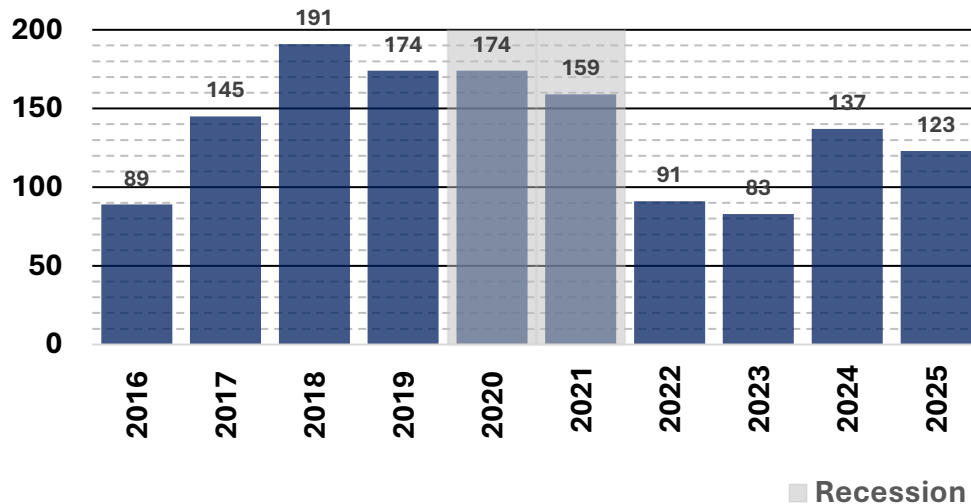


Jobs, Percent Change YOY



Residential Real Estate

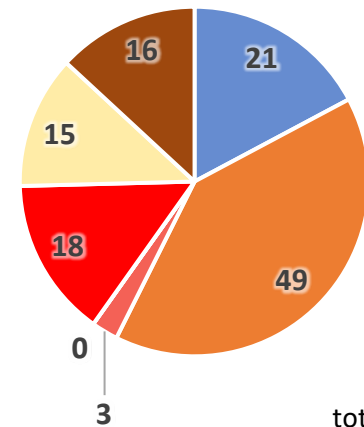
Grundy County New Residential Building Permits



Source: GEDC. Local Grundy Municipal Staff, updated Q2 2026.

2025 Grundy County New Residential Building Permits by Community

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



123
total residential
building permits
in Grundy

Source: GEDC. Local Grundy Municipal Staff, collected Q2 2026.

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

Residential Real Estate

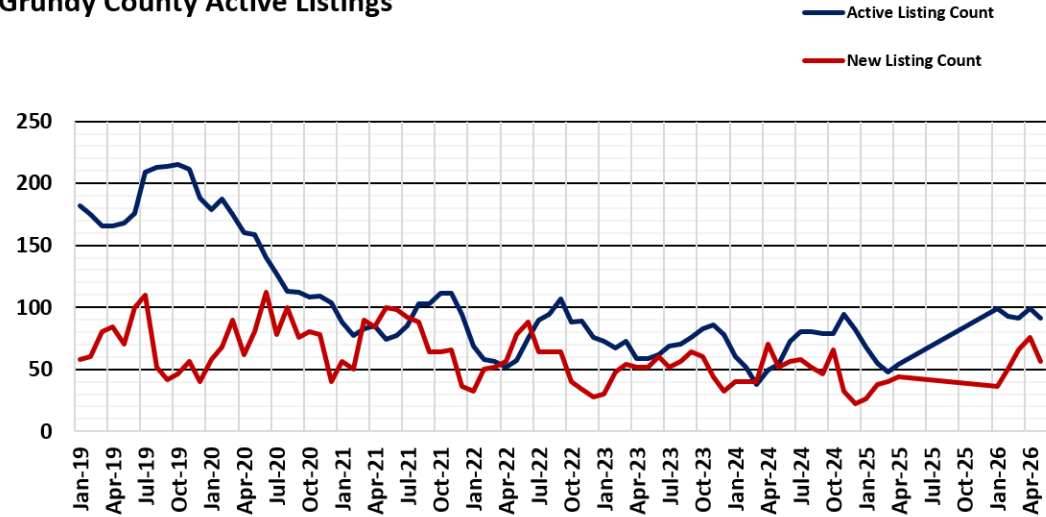
\$375.1K
Median listing
home price
April 2026
Up 7.19% YOY

\$349K
Median sold
home price
April 2025

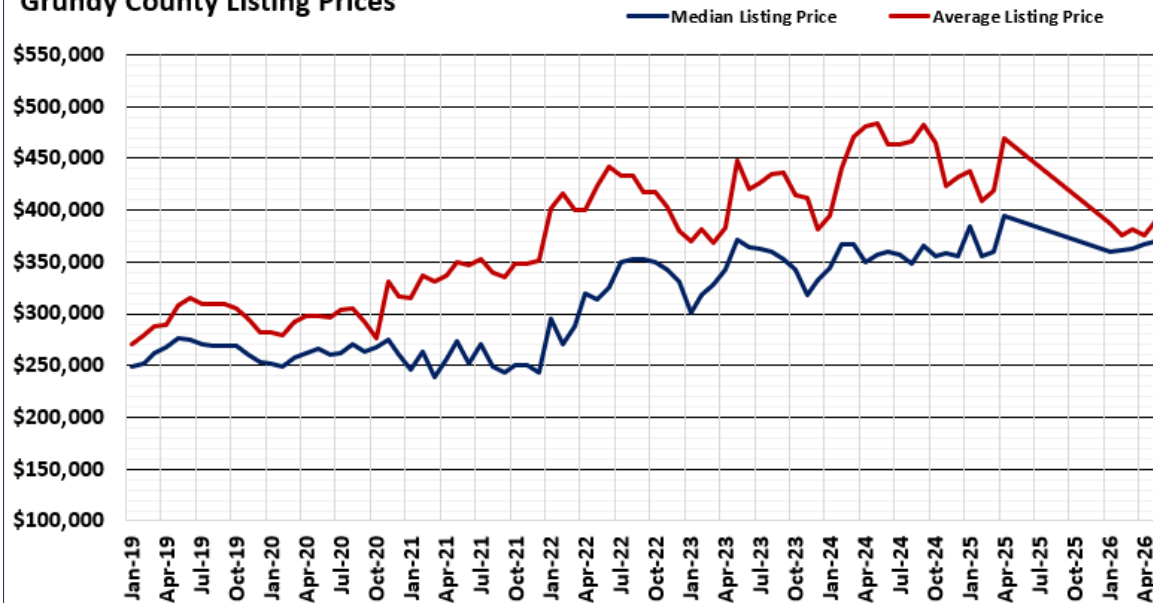
100%
Sales to list
price ratio
April 2025

38
Median days on the
market
*April 2026, up from 27 days
in April 2025*

Grundy County Active Listings

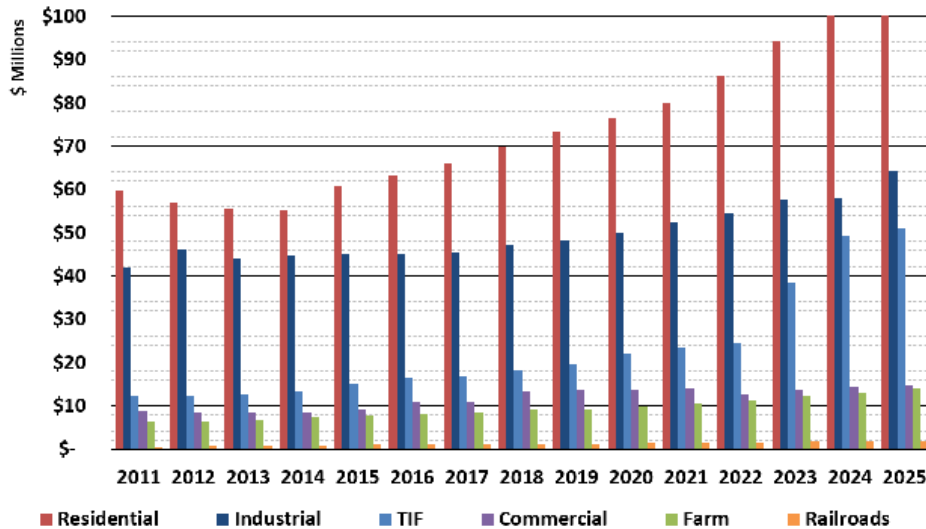


Grundy County Listing Prices



Property Taxes/Values

Grundy County Property Taxes by Type



Source: Grundy County Clerk

\$3,742,109,749

2025

Equalized Assessed Value

6.55% YOY Increase

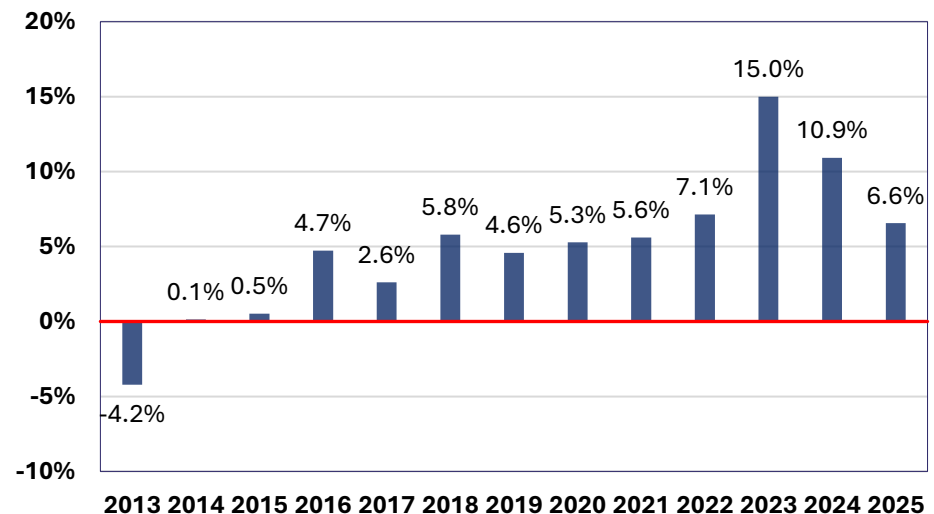
Last Ten Years:

Residential - up 70%

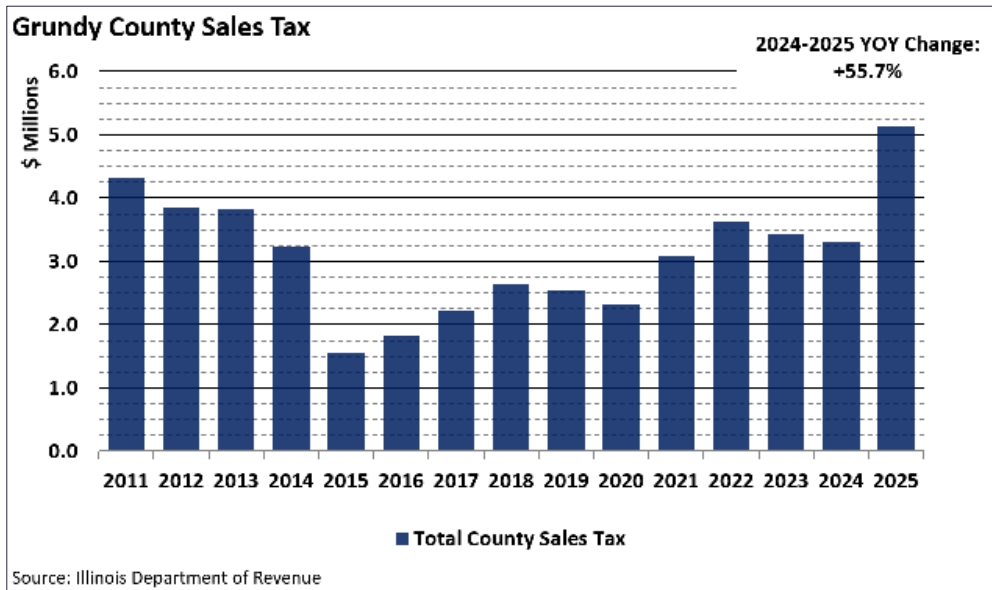
Industrial - up 43%

Commercial – up 37%

Total Grundy County EAV % Change by Year



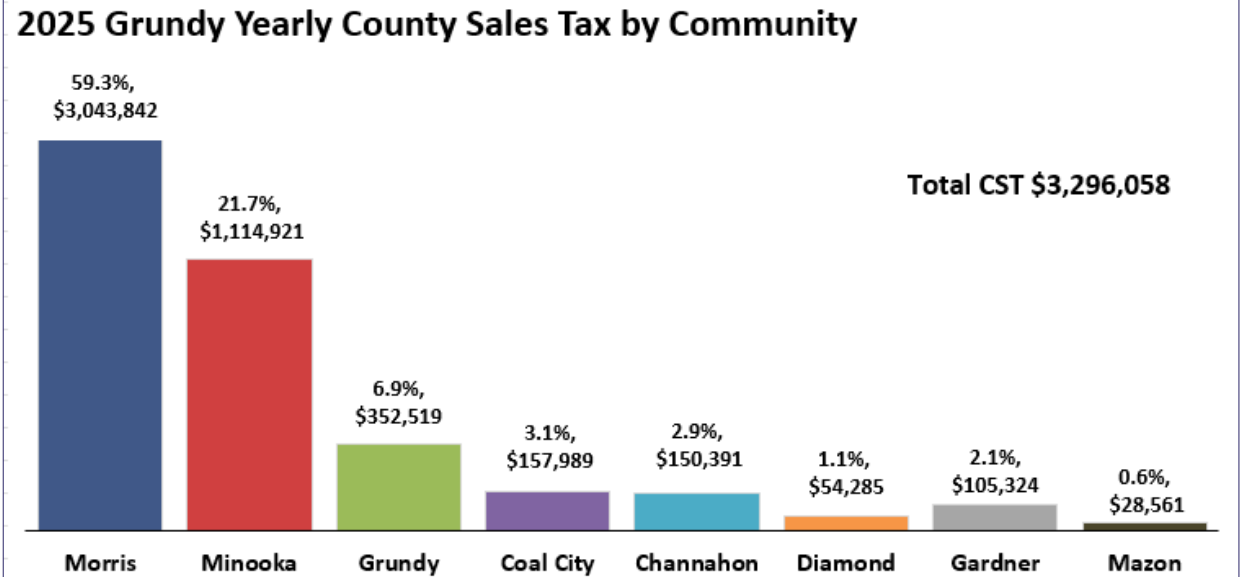
County Sales Tax



\$5,132,369
2025 Sales Tax Revenue

55.7%
Total CST increase of \$1,836,311
from 2024-2025

**see note on next page for explanation of increase*



County Sales Tax Note

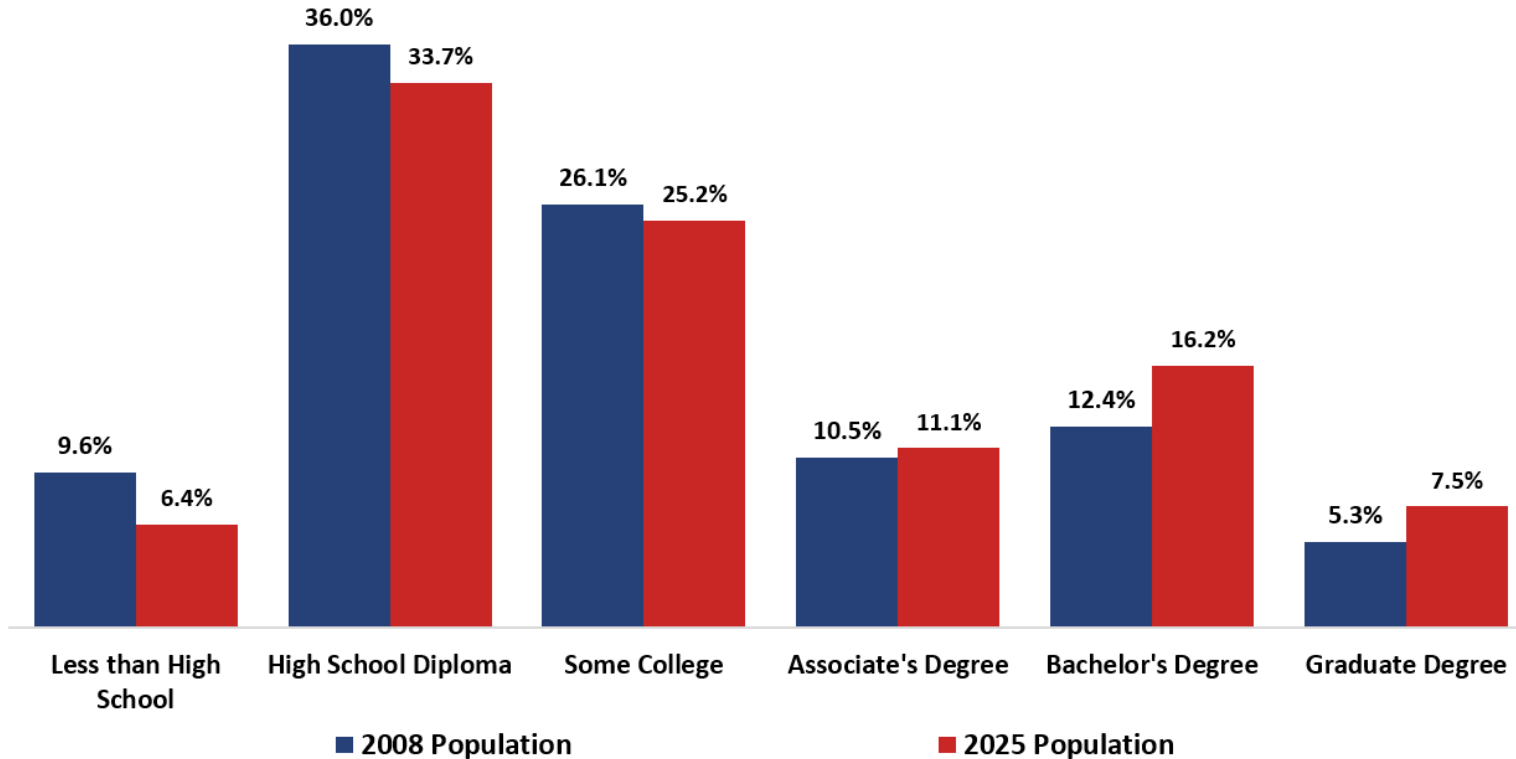
Changes in Use Tax & ROT Allocations

Beginning January 1, 2025, Public Act 103-0983 mandated that all retail sales originating from outside of Illinois and made to Illinois customers by retailers with physical presence nexus with Illinois are now subject to destination-based Retailers' Occupation Tax (ROT) rather than Use Tax (UT).

It is important to note that each unit of local government will be affected differently by this change in the law. Previously, Use Tax was collected statewide and allocated to local governments based on population, regardless of the shopping habits of residents. Now, ROT (sales tax) collections and allocations are determined by the jurisdiction where the item is shipped or delivered or at which possession is taken by the purchaser. As a result, local governments may experience fluctuations in allocations.

Educational Attainment

Grundy County Educational Attainment by Level



59%

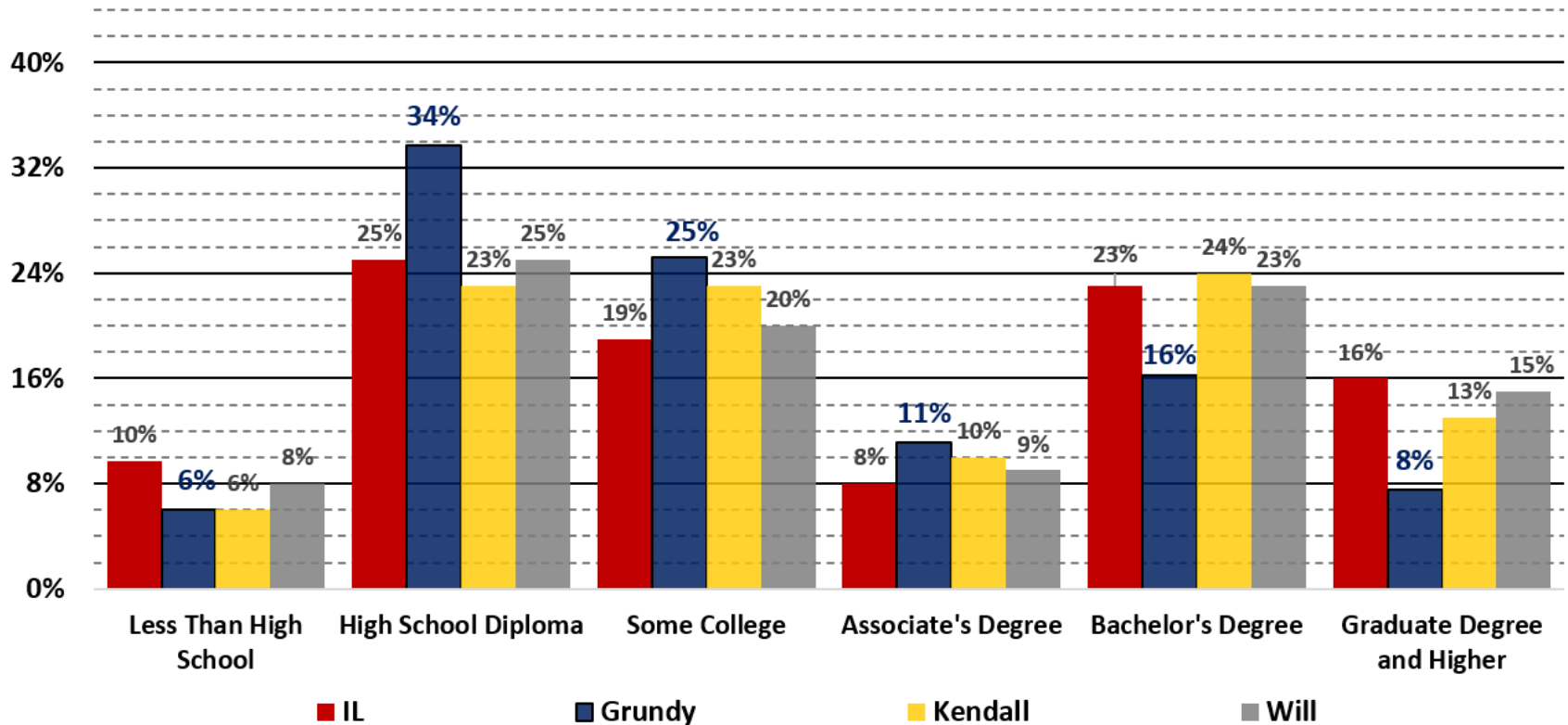
of Grundy County residents
had a High School Diploma or
some college in 2025

35%

of Grundy County residents
had an Associate's Degree or
higher in 2025

Educational Attainment

2025 Educational Attainment by Level - County Comparison



Source: Lightcast Educational Attainment Overview. Accessed June 2026.

59%
Of Grundy County
residents have completed
at least some college

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



Thank you!

Nancy E. Norton
President & CEO

For more information, visit www.gedc.com