



Batavia, Illinois.

Current market data.

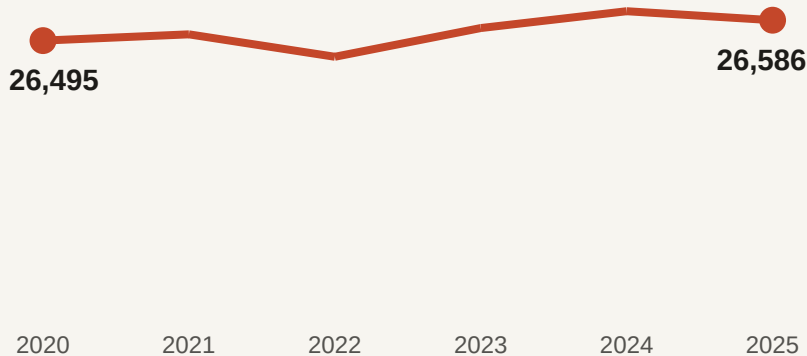
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

26,586

people, the 83rd-largest of Illinois's cities and towns.

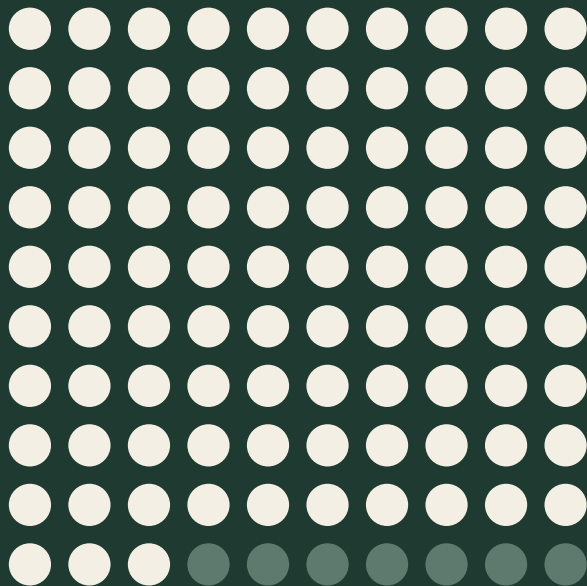


THE WORKDAY

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

92.7%

of 18,650 jobs located in Batavia are filled by in-commuters.



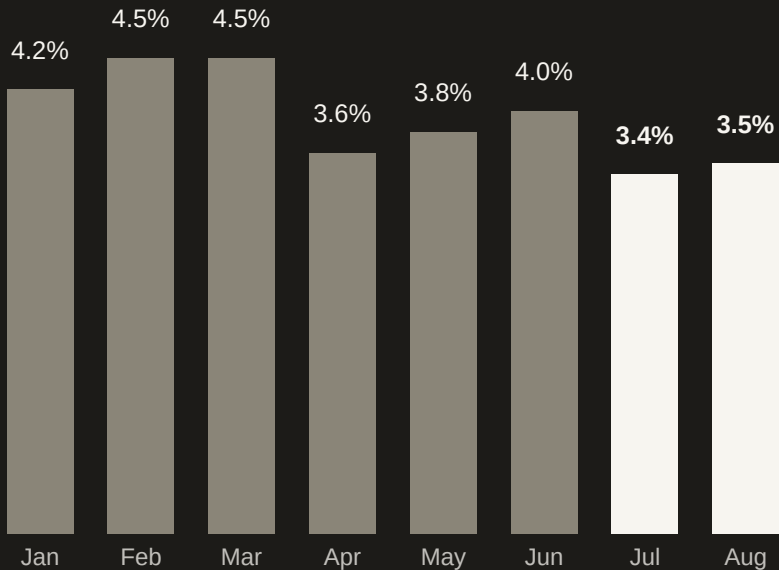
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
3.4%.

3.5%

in August 2026, the latest month released. A year earlier it was 4.4%.

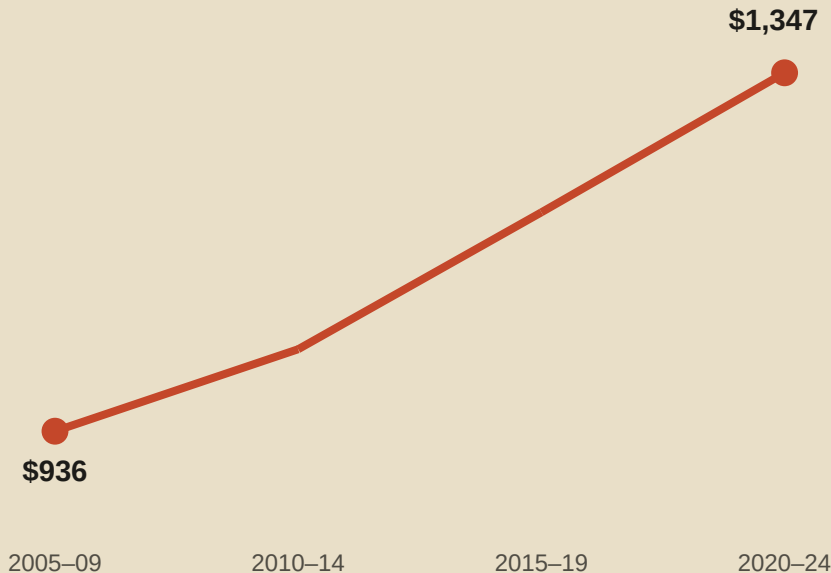


RENT

Median rent is up 44%
since the 2005–2009
survey, before inflation.

\$1,347

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,077 gap between neighbors, the sharpest rent edge between adjacent tracts in Kane County.

TRACT 8545.09

\$1,361

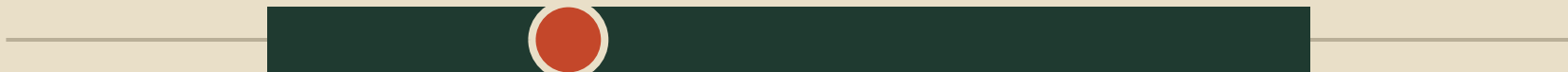
TRACT 8545.08

\$3,438

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,177–\$1,765



\$1,347 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

655

homes permitted in ten years,
2016–2025

60%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.7% to the 10,840 homes here.

25–187

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



HOME VALUE

A median home costs 47% more than Illinois's.

\$387,400

median home value in Batavia.

Batavia



\$387,400

Illinois



\$263,300

U.S.



\$332,700

THAT WAS BATAVIA'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/batavia/**](https://almanacdata.ai/e/il/batavia/)

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