



Bay View Gardens, Illinois.

Current market data.

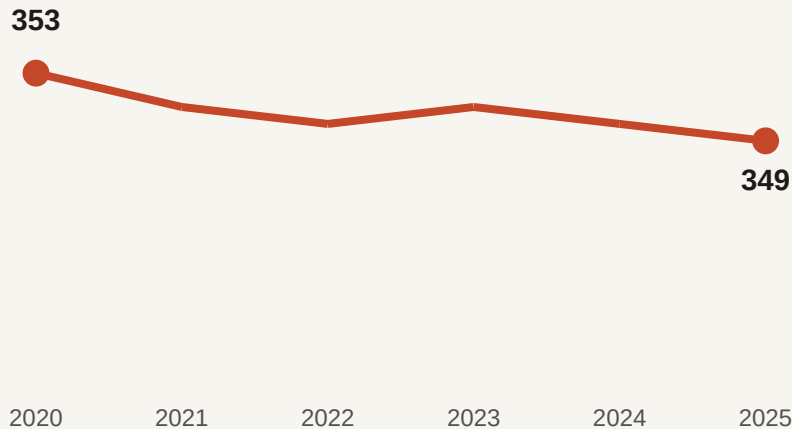
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.1% since 2020.

349

people, the 964th-largest of Illinois's cities and towns.



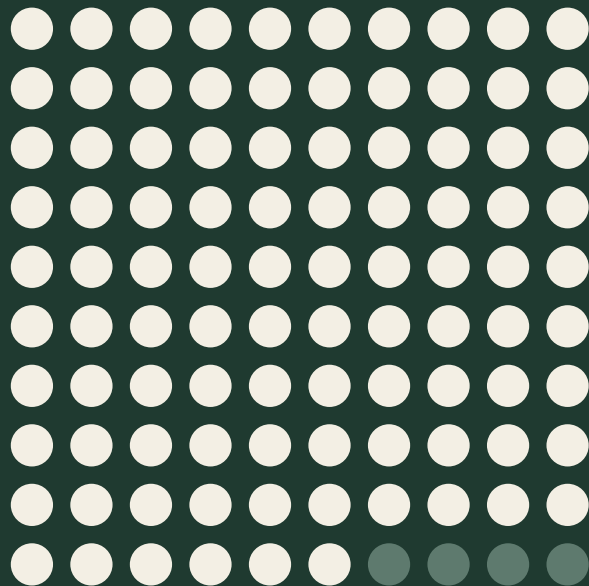
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.7%

of 23 jobs located in Bay View Gardens are filled by
in-commuters.

Source: Census LEHD LODES, 2023



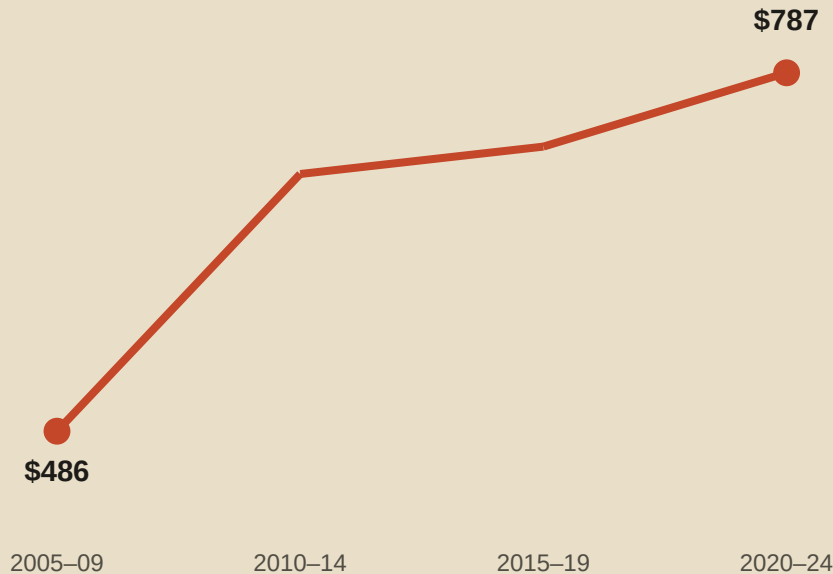
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$787

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





THE SEAM

Cross one tract line and median rent jumps \$460.

A \$460 gap between neighbors, the sharpest rent edge between adjacent tracts in Woodford County.

TRACT 306.01

\$702

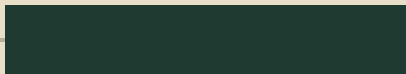
TRACT 303

\$1,162

ROOM TO BUILD

The median rent is above what local wages can carry.

\$332–\$498



\$787 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

86%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 53% less than Illinois's.

\$122,800

median home value in Bay View Gardens.

Bay View Gardens



\$122,800

Illinois



\$263,300

U.S.



\$332,700

THAT WAS BAY VIEW GARDENS'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/bay-view-gardens/**](https://almanacdata.ai/e/il/bay-view-gardens/)

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