



Beecher, Illinois.

Current market data.

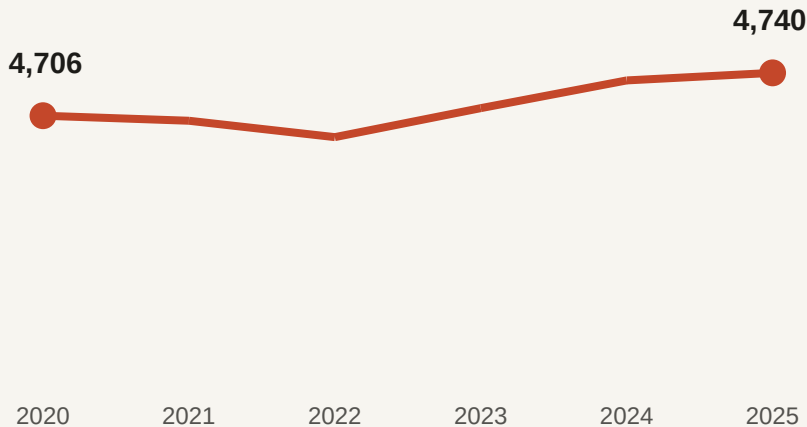
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

4,740

people, the 340th-largest of Illinois's cities and towns.

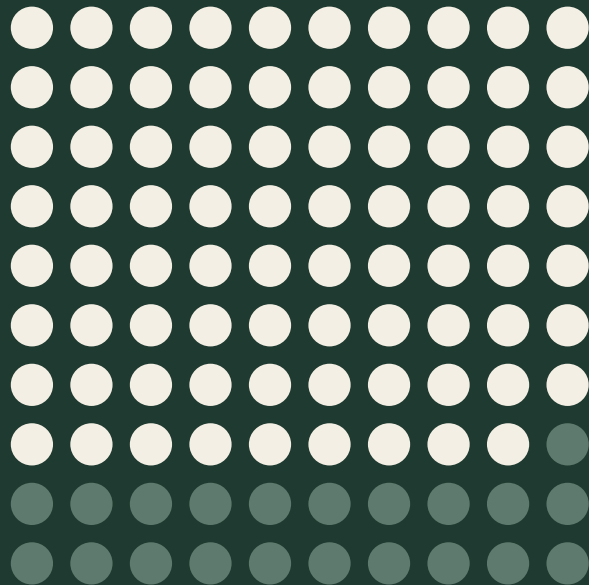


THE WORKDAY

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

79.0%

of 1,194 jobs located in Beecher are filled by in-commuters.



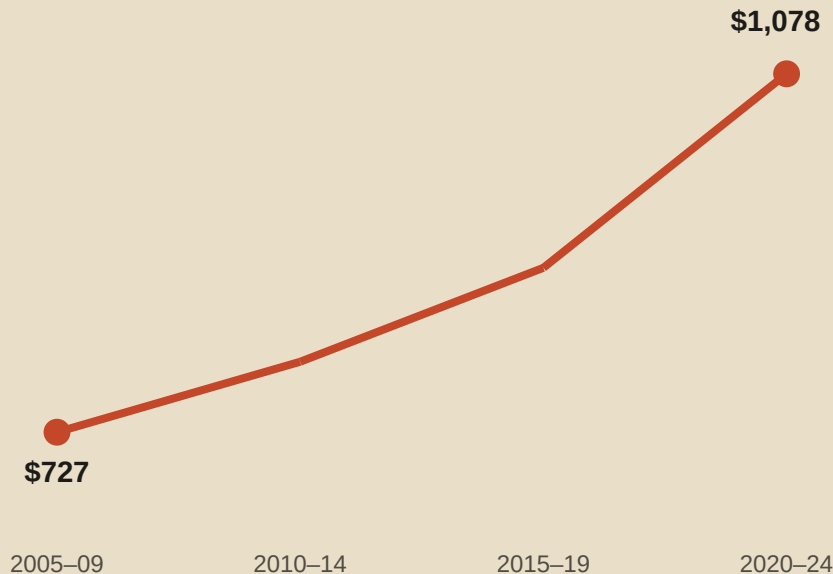
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 48%
since the 2005–2009
survey, before inflation.

\$1,078

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,976 gap between neighbors, the sharpest rent edge between adjacent tracts in Will County.

TRACT 8810.05

\$1,525

TRACT 8810.11

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$845–\$1,267



\$1,078 median

is the monthly rent range local workforce wages support.

BUILDING

51% of the housing here was built before 2000.

117

homes permitted in ten years,
2016–2025

5%

of those were in multifamily
buildings

51%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 1,803 homes here.

2–12

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



HOME VALUE

A median home costs 2% more than Illinois's.

\$269,500

median home value in Beecher.

Beecher



\$269,500

Illinois



\$263,300

U.S.



\$332,700

THAT WAS BEECHER'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/beecher/

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