



# Berkeley, Illinois.

Current market data.

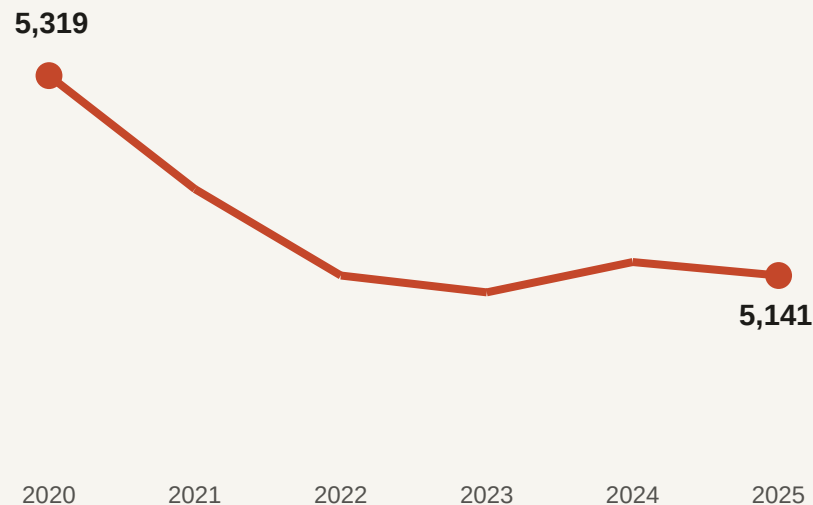
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.3% since 2020.

5,141

people, the 324th-largest of Illinois's cities and towns.



THE WORKDAY

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

96.6%

of 1,295 jobs located in Berkeley are filled by in-commuters.



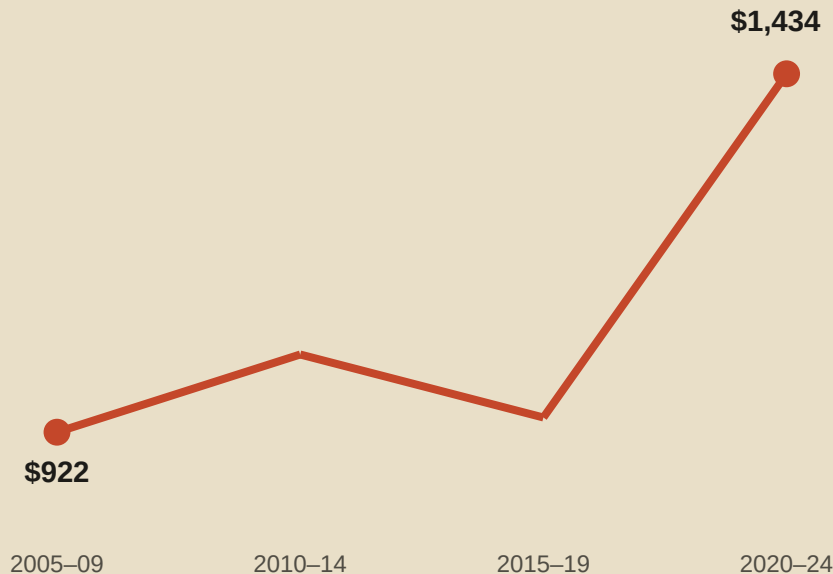
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 56%  
since the 2005–2009  
survey, before inflation.

**\$1,434**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$3,070 gap between neighbors, the sharpest rent edge between adjacent tracts in Cook County.

TRACT 1301

**\$431**

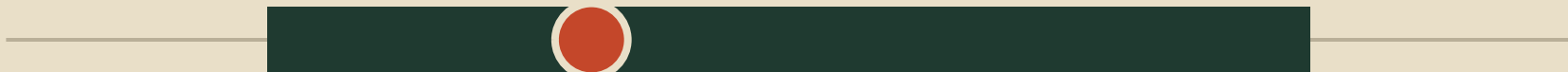
TRACT 8080.02

**\$3,501**

ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$1,241–\$1,861**



**\$1,434 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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9

homes permitted in ten years,  
2016–2025

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89%

of those were in multifamily  
buildings

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99%

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.2–0.7% to the 1,845 homes here.**

**4–13**

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



## HOME VALUE

A median home costs 6% less than Illinois's.

**\$246,900**

median home value in Berkeley.

Berkeley



\$246,900

Illinois



\$263,300

U.S.



\$332,700

THAT WAS BERKELEY'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/berkeley/](https://almanacdata.ai/e/il/berkeley/)

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