



Buffalo Grove, Illinois.

Current market data.

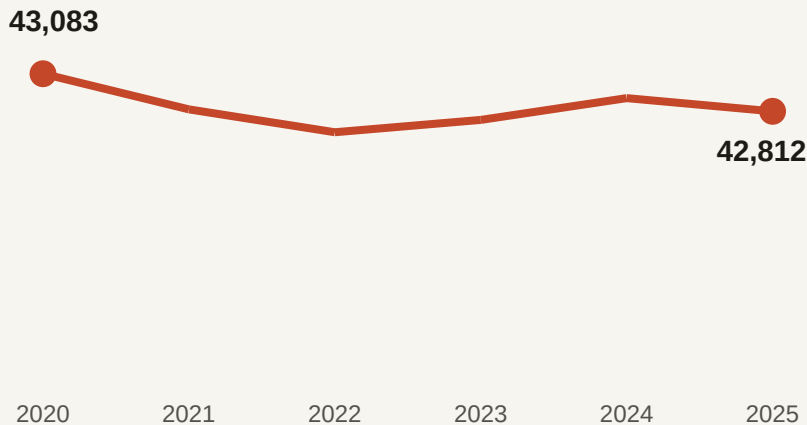
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

42,812

people, the 35th-largest of Illinois's cities and towns.



THE WORKDAY

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

91.9%

of 15,750 jobs located in Buffalo Grove are filled by in-commuters.



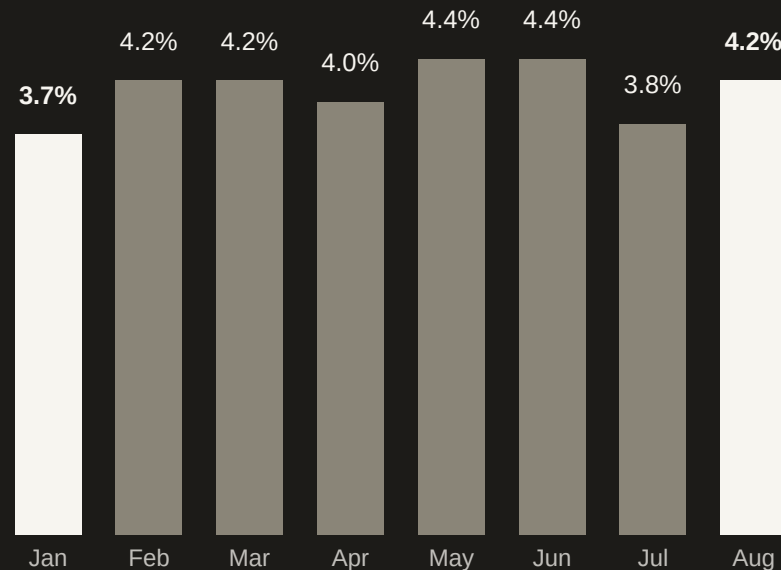
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in January:
3.7%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.2%.

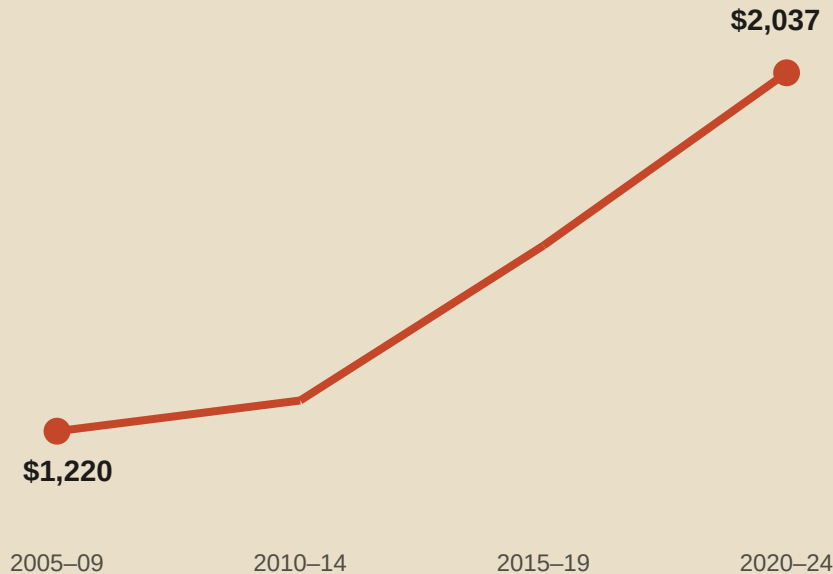


RENT

Median rent is up 67%
since the 2005–2009
survey, before inflation.

\$2,037

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,026 gap between neighbors, the sharpest rent edge between adjacent tracts in Lake County.

TRACT 8646.01

\$1,475

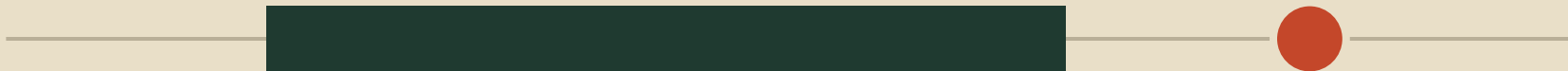
TRACT 8662

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,233–\$1,849



\$2,037 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

241

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.0% to the 16,593 homes here.

36–158

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



HOME VALUE

A median home costs 57% more than Illinois's.

\$412,300

median home value in Buffalo Grove.

Buffalo Grove



\$412,300

Illinois



\$263,300

U.S.



\$332,700

THAT WAS BUFFALO GROVE'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/buffalo-grove/

The Almanac · your hyper-diligent research partner