



Carpentersville, Illinois.

Current market data.

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

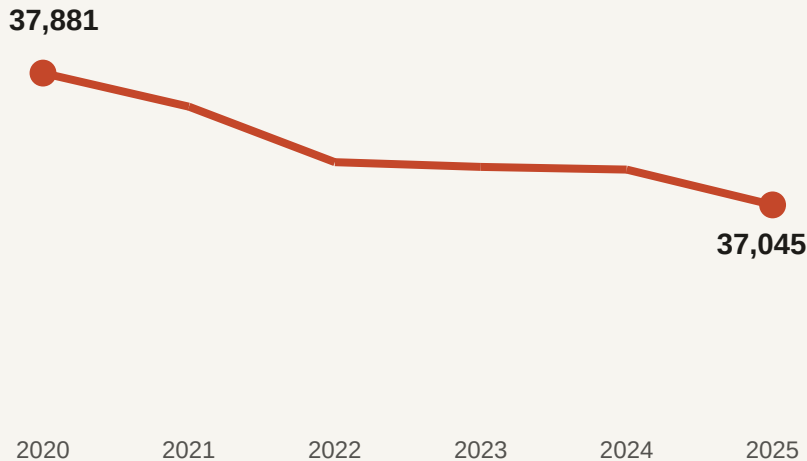


POPULATION

Down 2.2% since 2020.

37,045

people, the 49th-largest of Illinois's cities and towns.



THE WORKDAY

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

86.3%

of 8,148 jobs located in Carpentersville are filled by
in-commuters.



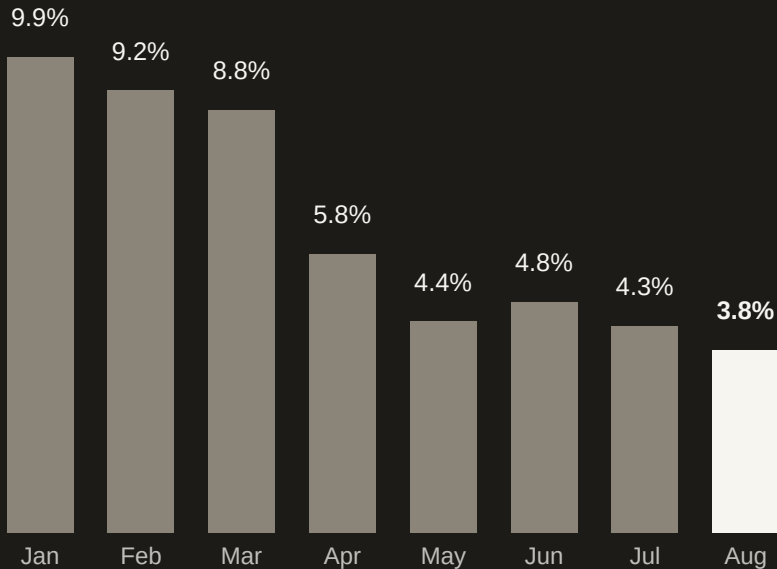
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
3.8%.

3.8%

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

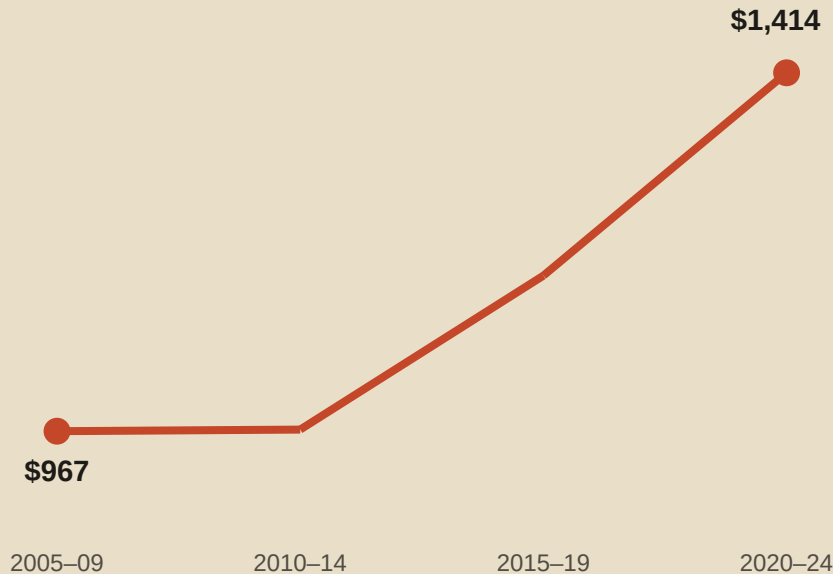


RENT

Median rent is up 46%
since the 2005–2009
survey, before inflation.

\$1,414

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

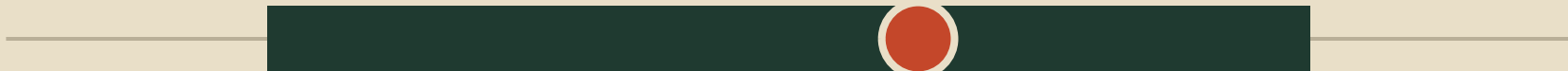
TRACT 8545.08

\$3,438

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,078–\$1,616



\$1,414 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

5

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.7% to the 11,863 homes here.

44–81

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



HOME VALUE

A median home costs 11% less than Illinois's.

\$234,100

median home value in Carpentersville.

Carpentersville



\$234,100

Illinois



\$263,300

U.S.



\$332,700

THAT WAS CARPENTERSVILLE'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/carpentersville/**](https://almanacdata.ai/e/il/carpentersville/)

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