



Dixon, Illinois.

Current market data.

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

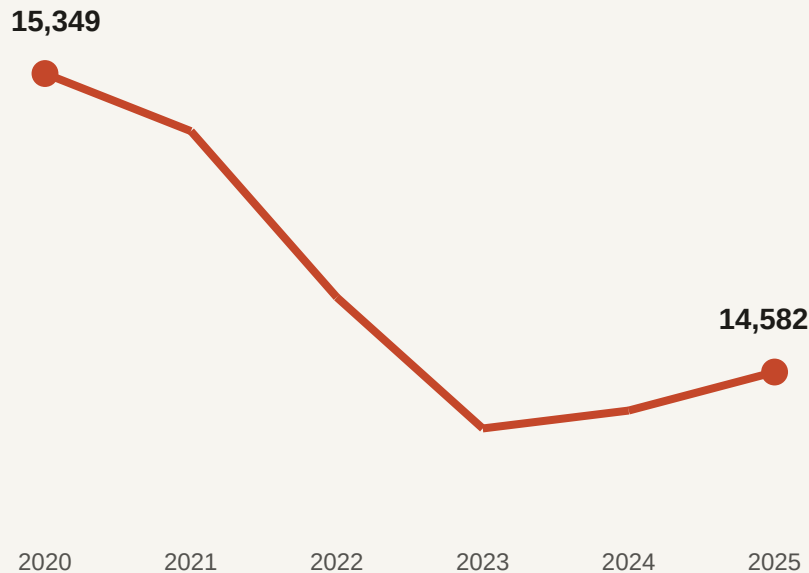


POPULATION

Down 5.0% since 2020.

14,582

people, the 167th-largest of Illinois's cities and towns.

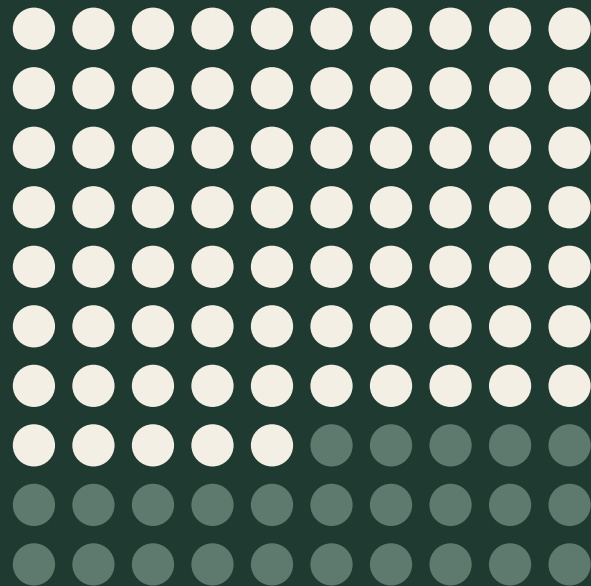


THE WORKDAY

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

75.2%

of 7,787 jobs located in Dixon are filled by in-commuters.



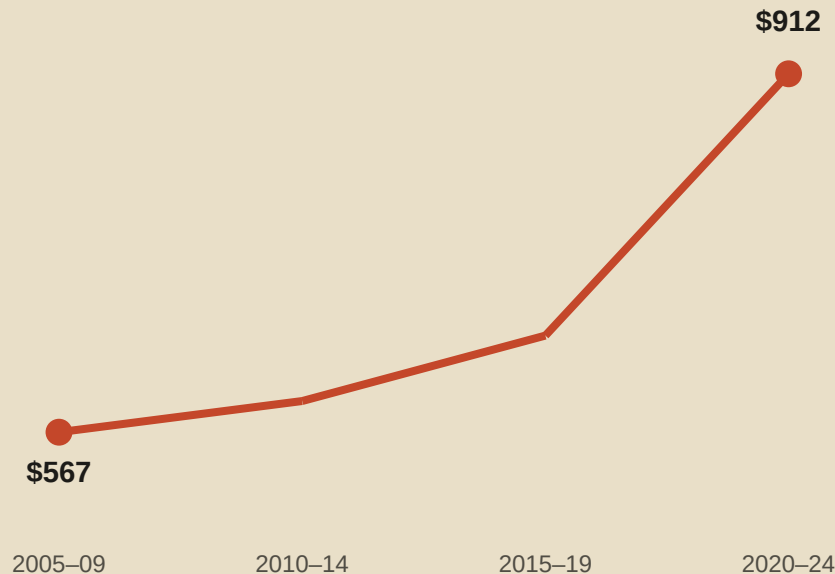
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$912

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



THE SEAM

Cross one tract line and median rent jumps \$204.

A \$204 gap between neighbors, the sharpest rent edge between adjacent tracts in Lee County.

TRACT 5

\$734

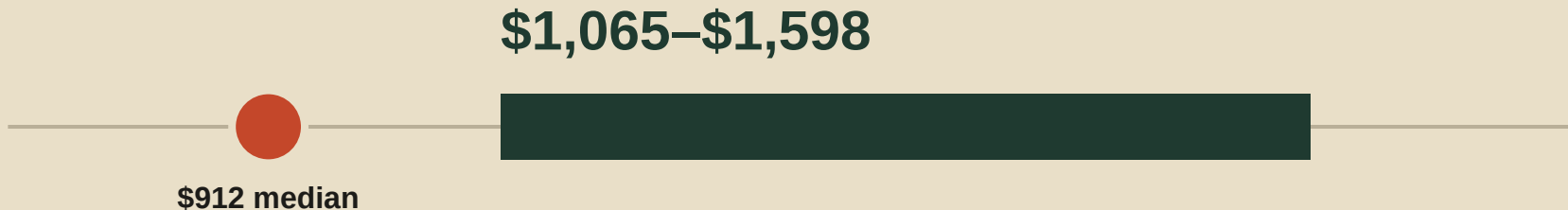
TRACT 4

\$938



ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

63

homes permitted, 2022–2025

38%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.2% to the 6,394 homes here.

22–78

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



HOME VALUE

A median home costs 54% less than Illinois's.

\$120,800

median home value in Dixon.

Dixon



\$120,800

Illinois



\$263,300

U.S.



\$332,700

THAT WAS DIXON'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/dixon/**](https://almanacdata.ai/e/il/dixon/)

The Almanac · your hyper-diligent research partner