



# East Dundee, Illinois.

Current market data.

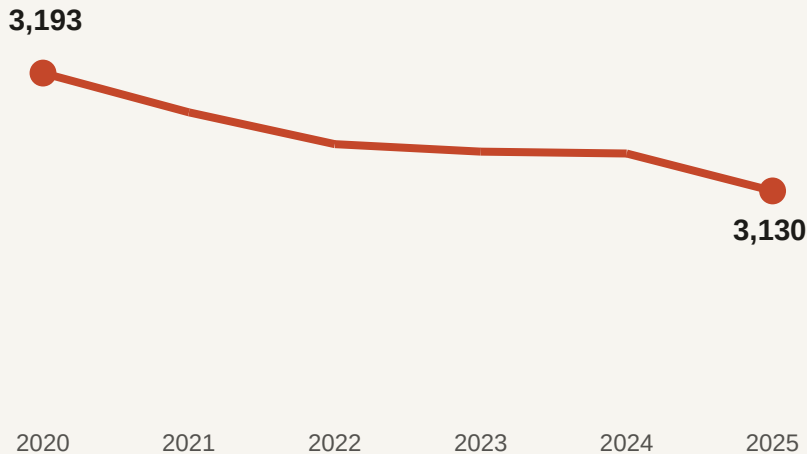
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.0% since 2020.

3,130

people, the 408th-largest of Illinois's cities and towns.



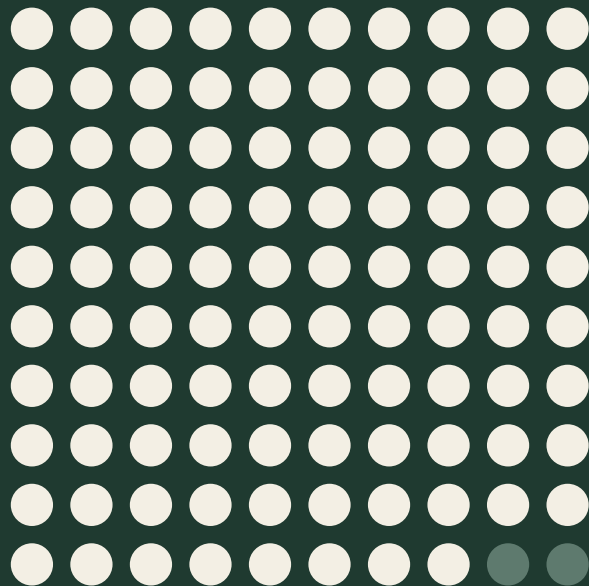
## THE WORKDAY

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

98.1%

of 4,714 jobs located in East Dundee are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



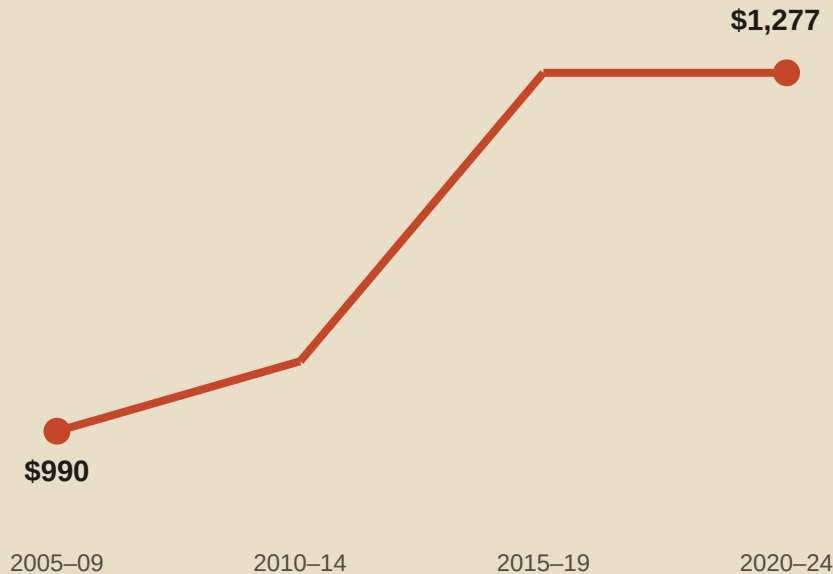
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 29%  
since the 2005–2009  
survey, before inflation.

**\$1,277**

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

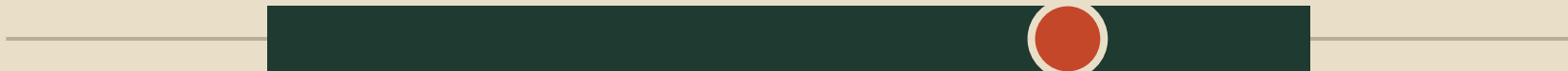
**\$3,438**



## ROOM TO BUILD

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

**\$923–\$1,384**



**\$1,277 median**

is the monthly rent range local workforce wages support.

## BUILDING

# 62% of the housing here was built before 2000.

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## 22

homes permitted in ten years,  
2016–2025

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## 100%

of those were in multifamily  
buildings

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## 62%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.2–3.0% to the 1,543 homes here.**

**3–47**

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



## HOME VALUE

A median home costs 14%  
more than Illinois's.

**\$300,000**

median home value in East Dundee.

East Dundee



\$300,000

Illinois



\$263,300

U.S.



\$332,700

THAT WAS EAST DUNDEE'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/east-dundee/](https://almanacdata.ai/e/il/east-dundee/)

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