



Elburn, Illinois.

Current market data.

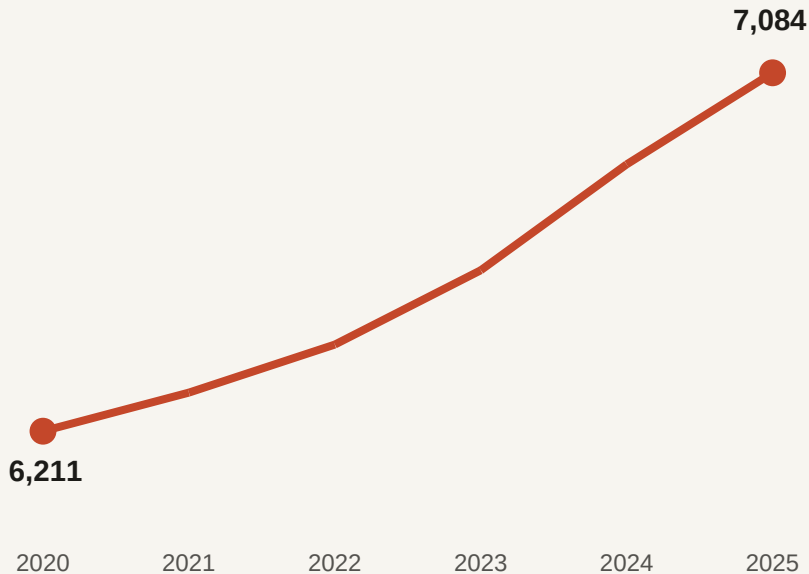
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 14.1% since 2020.

7,084

people, the 279th-largest of Illinois's cities and towns.

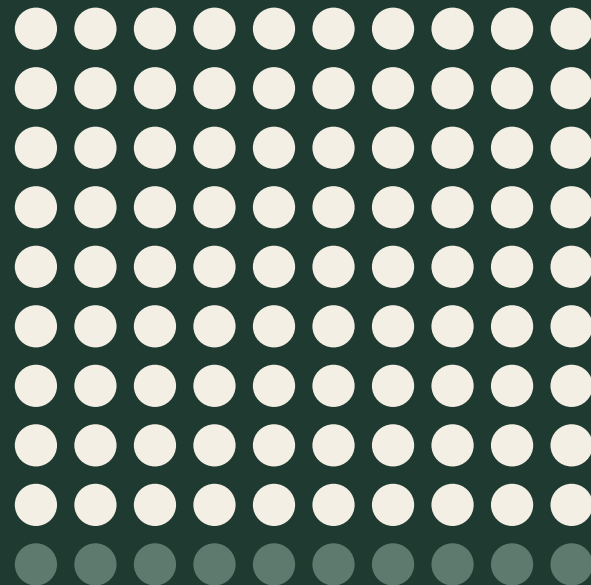


THE WORKDAY

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

90.0%

of 2,024 jobs located in Elburn are filled by in-commuters.



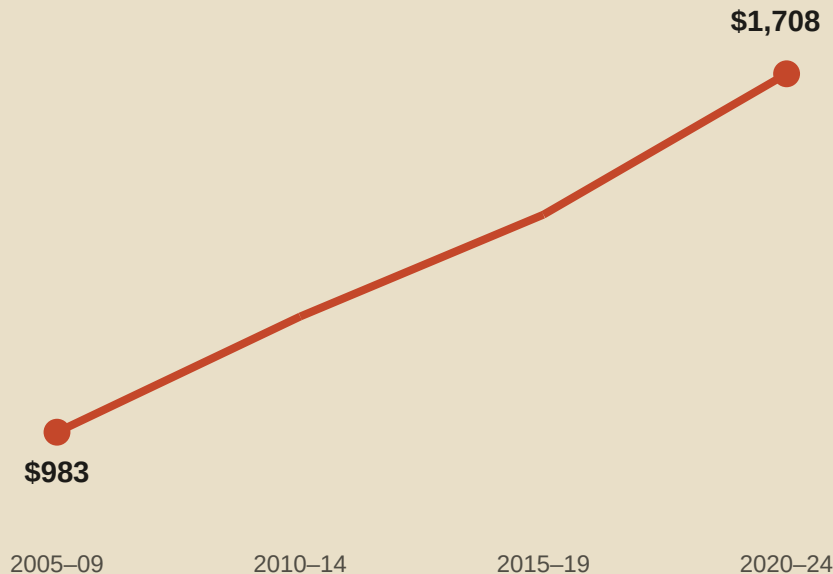
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 74%
since the 2005–2009
survey, before inflation.

\$1,708

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

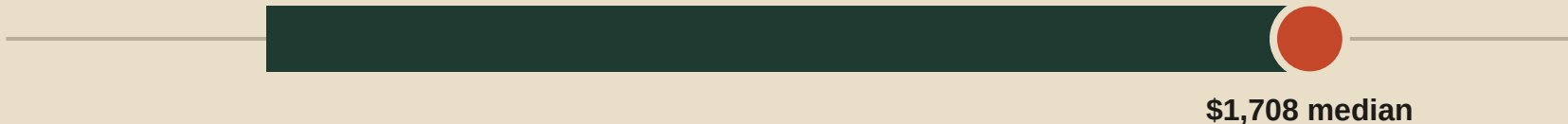
\$3,438



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,134–\$1,700



is the monthly rent range local workforce wages support.

BUILDING

49% of the housing here was built before 2000.

608

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

49%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 2,731 homes here.

3–20

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



HOME VALUE

A median home costs 48%
more than Illinois's.

\$389,300

median home value in Elburn.

Elburn



\$389,300

Illinois



\$263,300

U.S.



\$332,700

THAT WAS ELBURN'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/elburn/**](https://almanacdata.ai/e/il/elburn/)

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