



Elgin, Illinois.

Current market data.

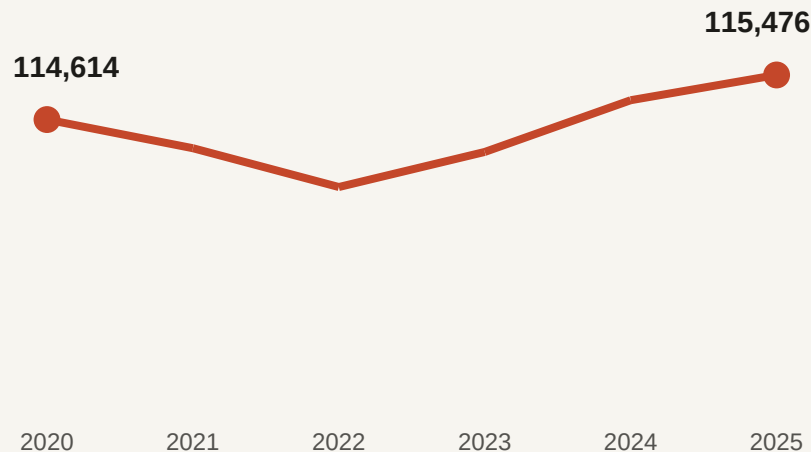
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.8% since 2020.

115,476

people, the 6th-largest of Illinois's cities and towns.

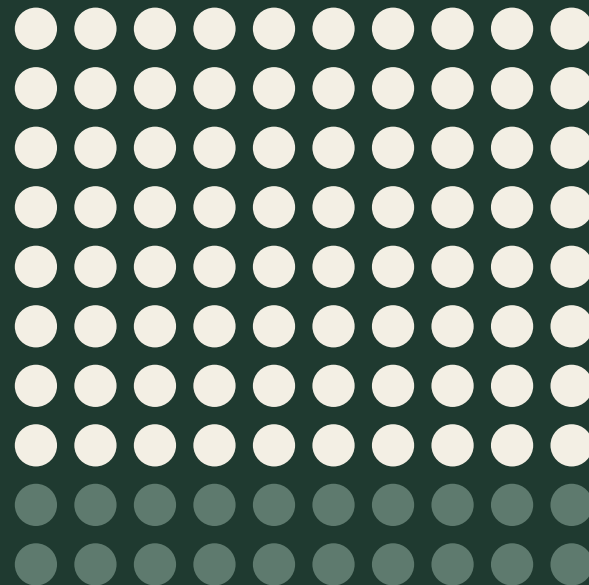


THE WORKDAY

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

80.1%

of 57,521 jobs located in Elgin are filled by in-commuters.



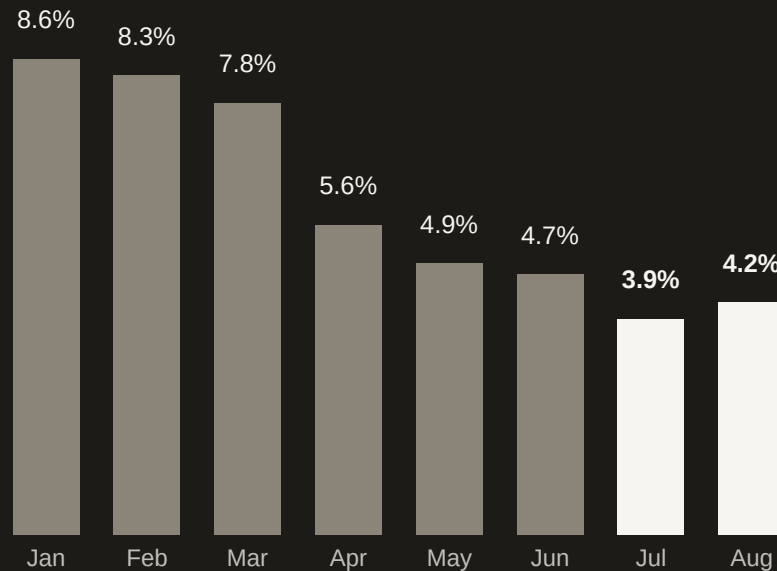
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
3.9%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.7%.

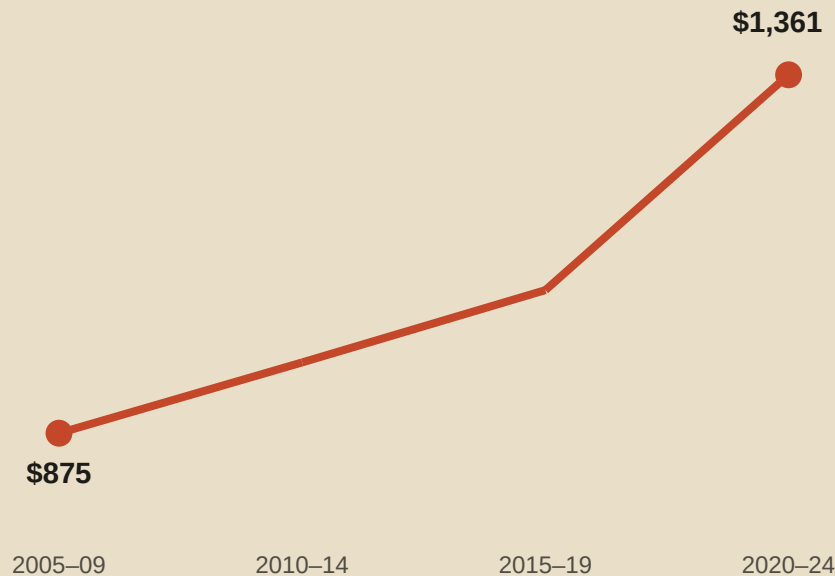


RENT

**Median rent is up 56%
since the 2005–2009
survey, before inflation.**

\$1,361

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

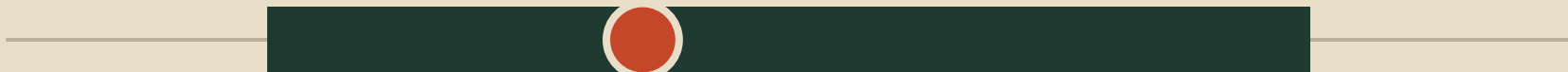
TRACT 8545.08

\$3,438

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,153–\$1,730



\$1,361 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2,203

homes permitted in ten years,
2016–2025

13%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.4% to the 40,523 homes here.

134–575

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



HOME VALUE

A median home costs 4% more than Illinois's.

\$273,000

median home value in Elgin.

Elgin



\$273,000

Illinois



\$263,300

U.S.



\$332,700

THAT WAS ELGIN'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/elgin/

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