



Evanston, Illinois.

Current market data.

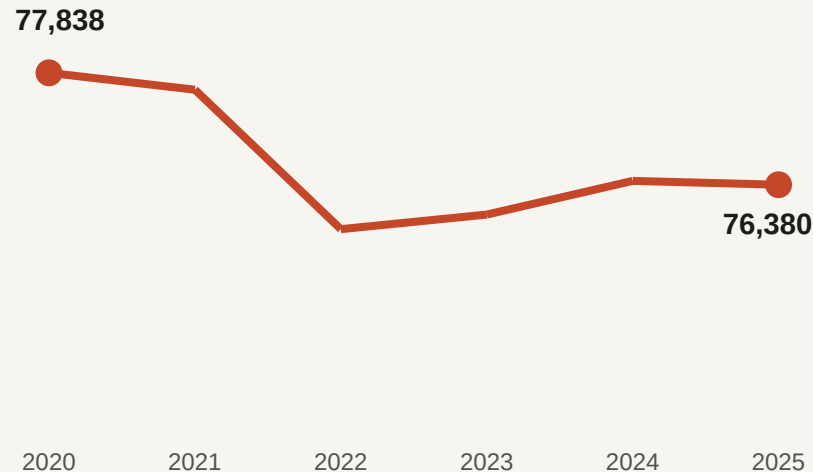
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.9% since 2020.

76,380

people, the 14th-largest of Illinois's cities and towns.

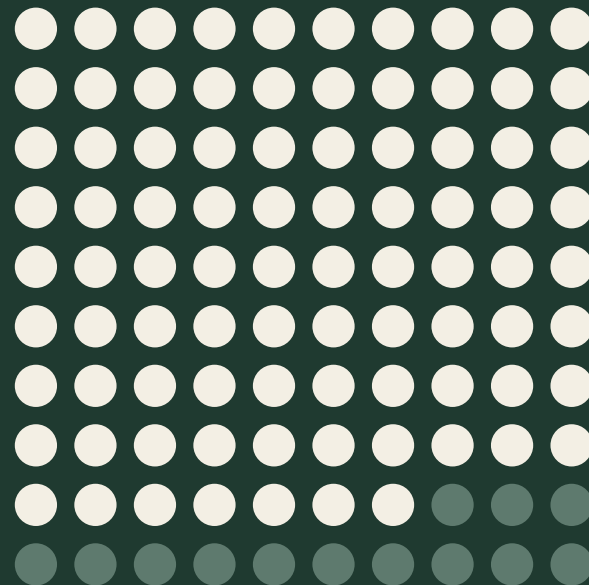


THE WORKDAY

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

86.7%

of 45,776 jobs located in Evanston are filled by in-commuters.



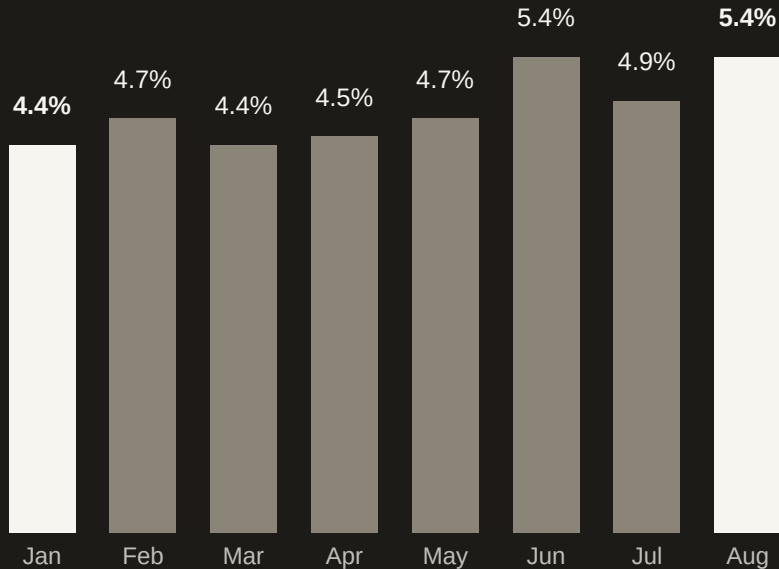
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in January:
4.4%.

5.4%

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

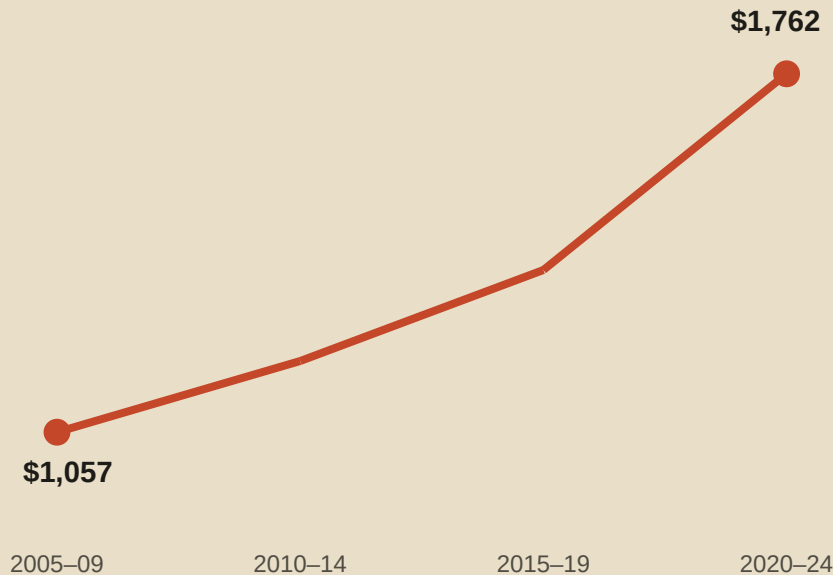


RENT

**Median rent is up 67%
since the 2005–2009
survey, before inflation.**

\$1,762

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





THE SEAM

Cross one tract line and median rent doubles.

A \$3,070 gap between neighbors, the sharpest rent edge between adjacent tracts in Cook County.

TRACT 1301

\$431

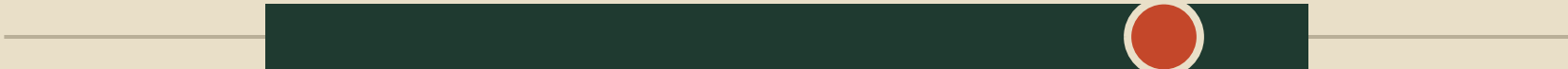
TRACT 8080.02

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,231–\$1,847



\$1,762 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

481

homes permitted in ten years,
2016–2025

84%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 34,095 homes here.

139–458

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



HOME VALUE

A median home costs 83%
more than Illinois's.

\$481,200

median home value in Evanston.

Evanston



\$481,200

Illinois



\$263,300

U.S.



\$332,700

THAT WAS EVANSTON'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/evanston/

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