



Fairview Heights, Illinois.

Current market data.

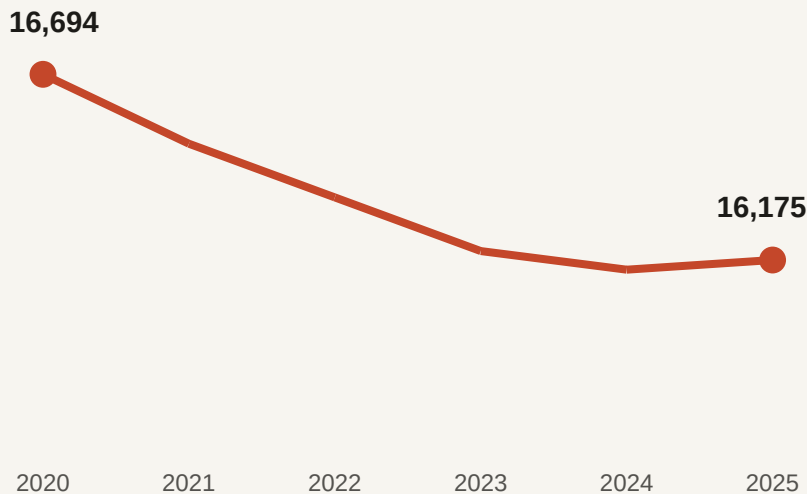
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.1% since 2020.

16,175

people, the 156th-largest of Illinois's cities and towns.

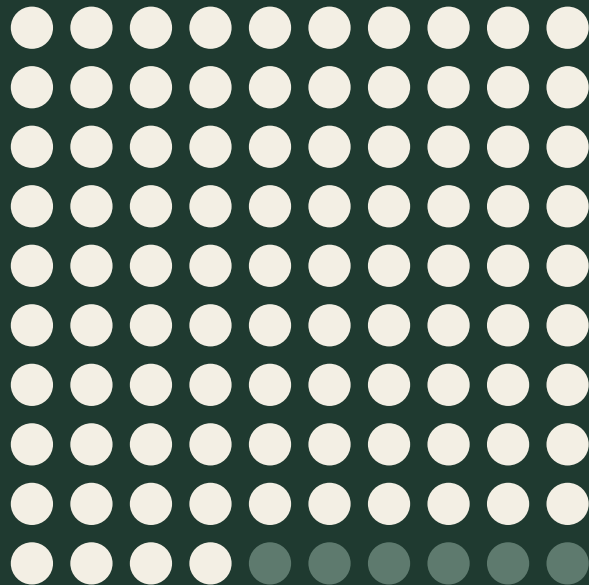


THE WORKDAY

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

93.8%

of 11,176 jobs located in Fairview Heights are filled by in-commuters.



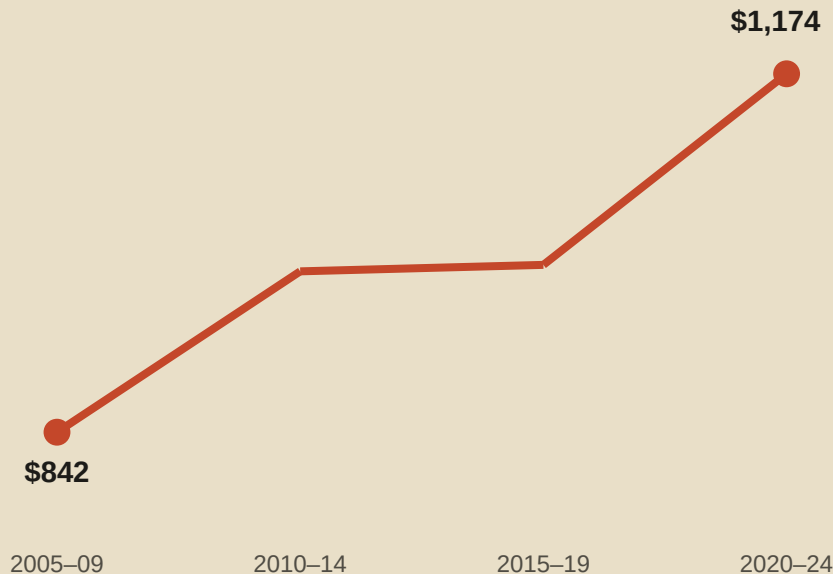
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 39%
since the 2005–2009
survey, before inflation.

\$1,174

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,364 gap between neighbors, the sharpest rent edge between adjacent tracts in St. Clair County.

TRACT 5043.58

\$949

TRACT 5043.53

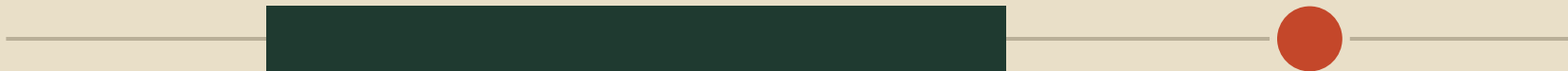
\$2,313



ROOM TO BUILD

The median rent is above what local wages can carry.

\$689–\$1,033



\$1,174 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

135

homes permitted in ten years,
2016–2025

31%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.4% to the 8,179 homes here.

20–112

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



HOME VALUE

A median home costs 33% less than Illinois's.

\$177,700

median home value in Fairview Heights.

Fairview Heights



\$177,700

Illinois



\$263,300

U.S.



\$332,700

THAT WAS FAIRVIEW HEIGHTS'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/fairview-heights/

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