



Fox River Grove, Illinois.

Current market data.

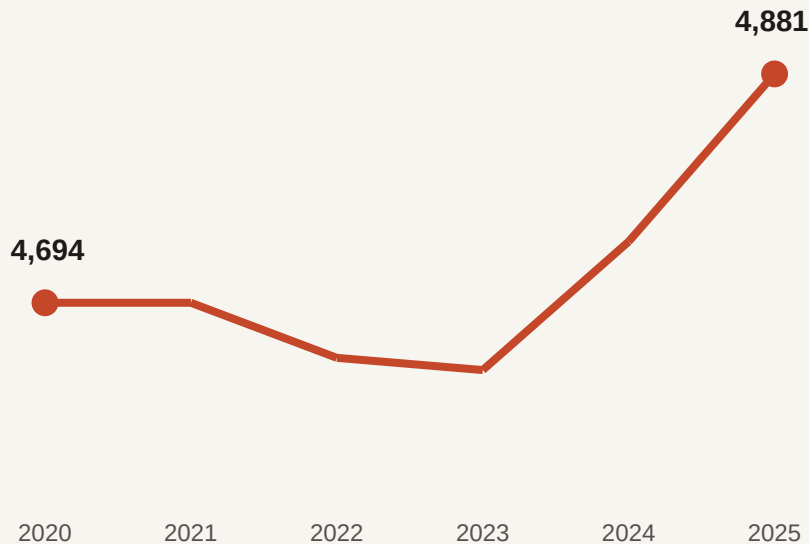
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.0% since 2020.

4,881

people, the 335th-largest of Illinois's cities and towns.



THE WORKDAY

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

92.6%

of 902 jobs located in Fox River Grove are filled by in-commuters.



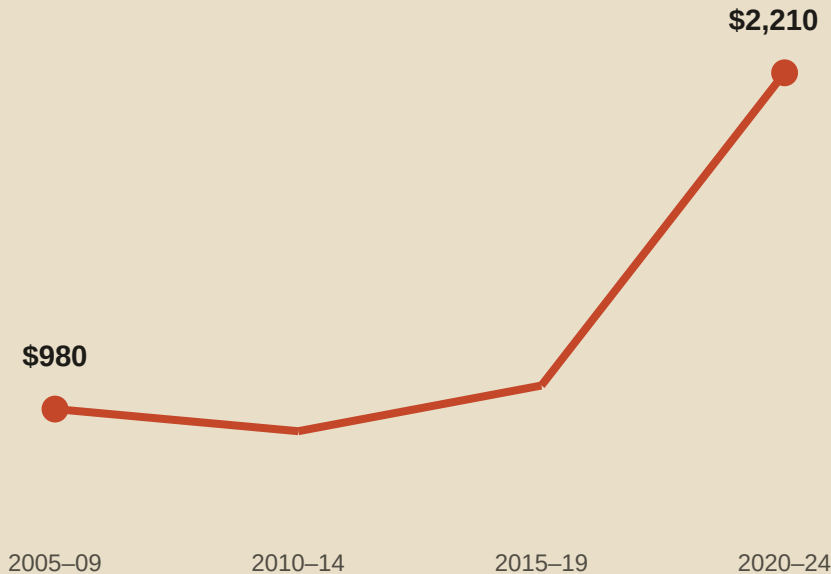
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 126%
since the 2005–2009
survey, before inflation.

\$2,210

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,310 gap between neighbors, the sharpest rent edge between adjacent tracts in McHenry County.

TRACT 8713.04

\$950

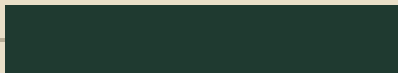
TRACT 8713.12

\$2,260

ROOM TO BUILD

The median rent is above what local wages can carry.

\$920–\$1,381



\$2,210 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

111

homes permitted in ten years,
2016–2025

97%

of those were in multifamily
buildings

87%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 1,787 homes here.

2–9

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.

\$298,900

median home value in Fox River Grove.

Fox River Grove



\$298,900

Illinois



\$263,300

U.S.



\$332,700

THAT WAS FOX RIVER GROVE'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/fox-river-grove/

The Almanac · your hyper-diligent research partner