



Geneva, Illinois.

Current market data.

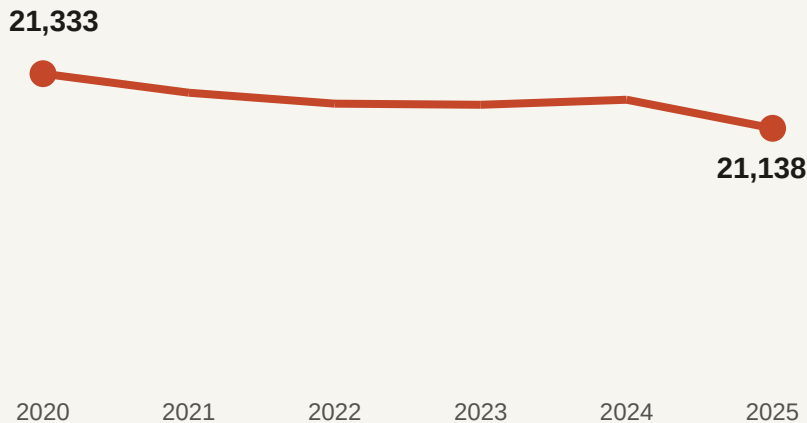
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

21,138

people, the 115th-largest of Illinois's cities and towns.



THE WORKDAY

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

92.0%

of 18,637 jobs located in Geneva are filled by in-commuters.



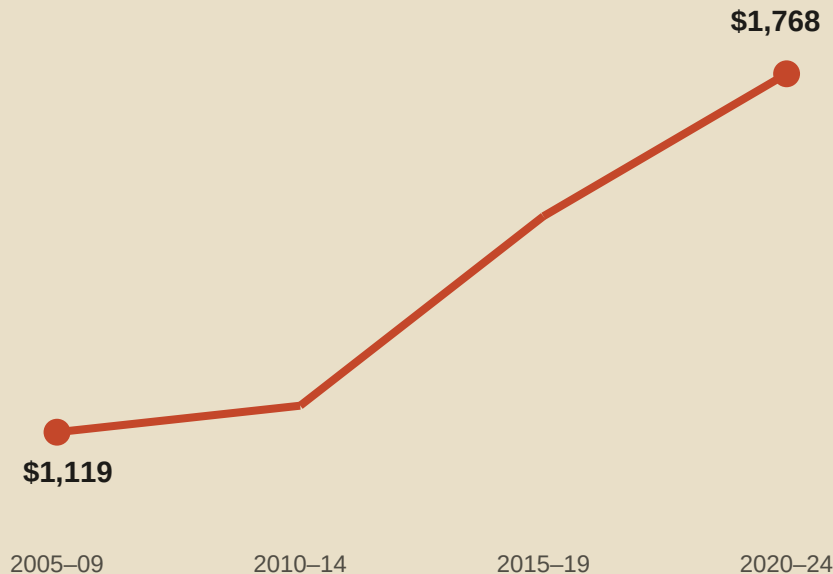
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 58%
since the 2005–2009
survey, before inflation.

\$1,768

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

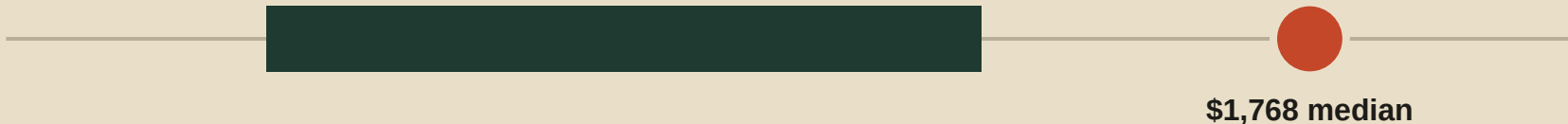
\$3,438



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,022–\$1,533



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

335

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–2.1% to the 8,704 homes here.

13–186

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



HOME VALUE

A median home costs 68% more than Illinois's.

\$441,400

median home value in Geneva.

Geneva



\$441,400

Illinois



\$263,300

U.S.



\$332,700

THAT WAS GENEVA'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/geneva/

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