



Gilberts, Illinois.

Current market data.

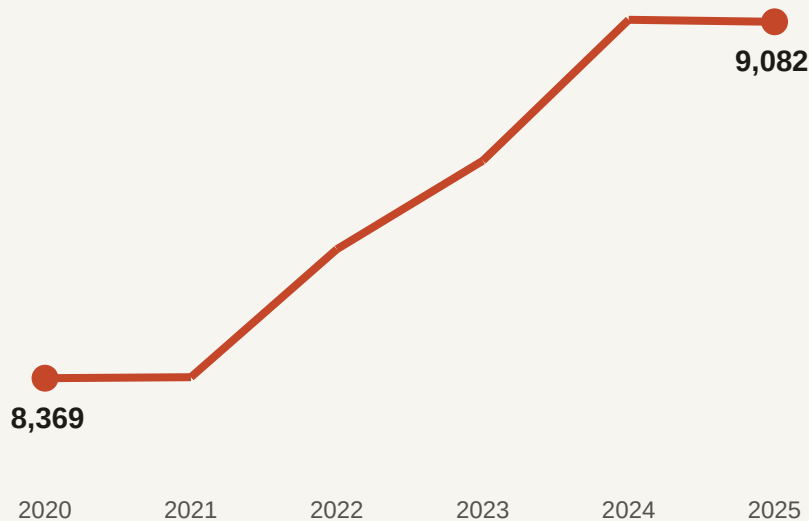
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.5% since 2020.

9,082

people, the 243rd-largest of Illinois's cities and towns.

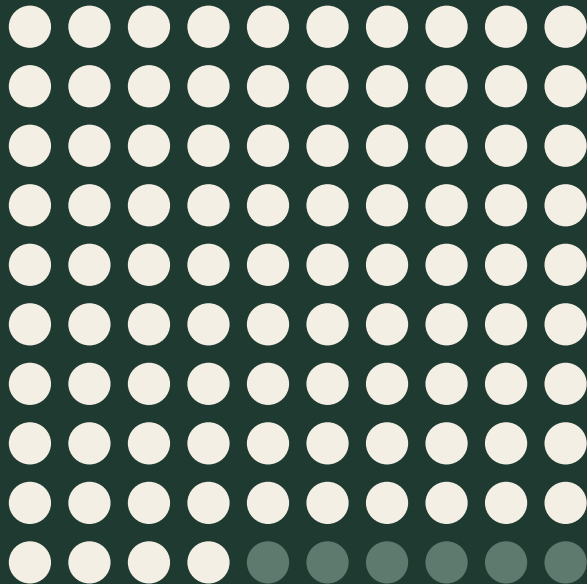


THE WORKDAY

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

93.5%

of 1,395 jobs located in Gilberts are filled by in-commuters.



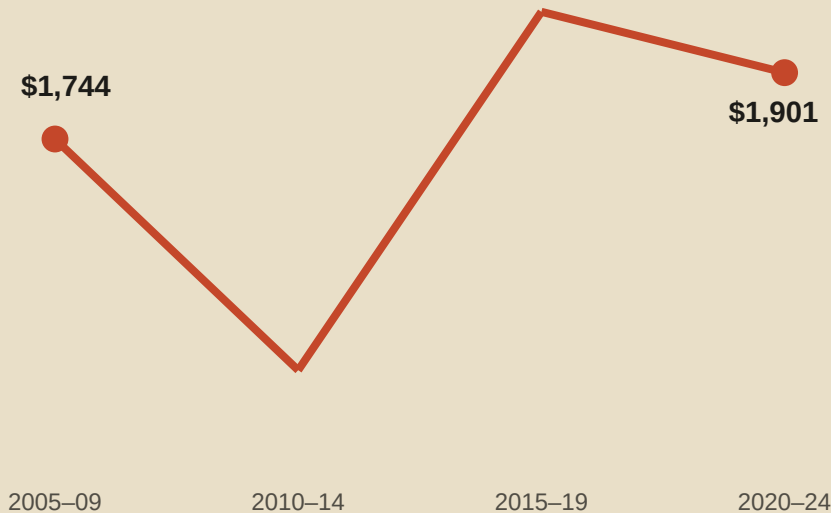
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 9%
since the 2005–2009
survey, before inflation.

\$1,901

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

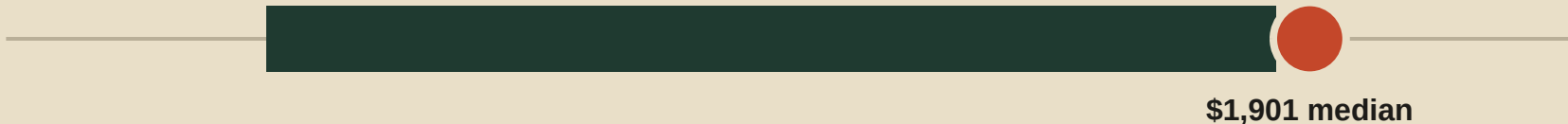
\$3,438



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,253–\$1,880



is the monthly rent range local workforce wages support.

BUILDING

26% of the housing here was built before 2000.

570

homes permitted in ten years,
2016–2025

29%

of those were in multifamily
buildings

26%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 3,029 homes here.

2–14

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



HOME VALUE

A median home costs 32% more than Illinois's.

\$347,300

median home value in Gilberts.

Gilberts



\$347,300

Illinois



\$263,300

U.S.



\$332,700



THAT WAS GILBERTS'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/gilberts/

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