



Harvard, Illinois.

Current market data.

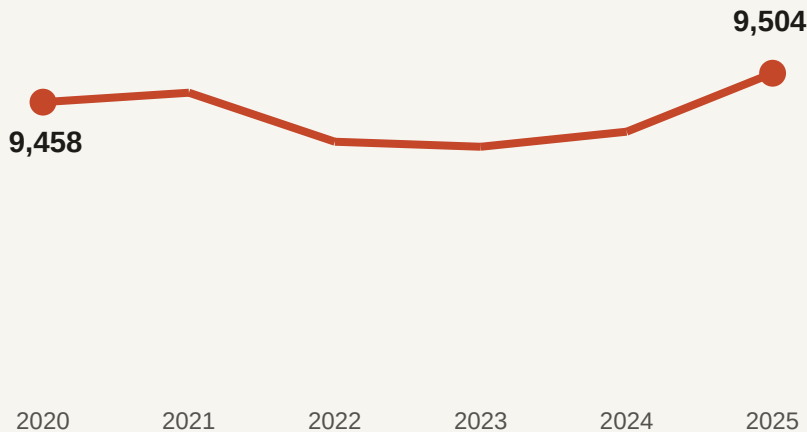
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

9,504

people, the 229th-largest of Illinois's cities and towns.

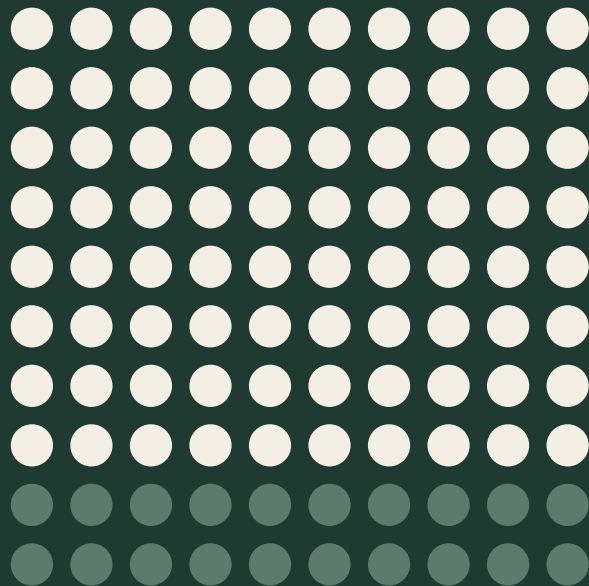


THE WORKDAY

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

80.4%

of 3,228 jobs located in Harvard are filled by in-commuters.



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

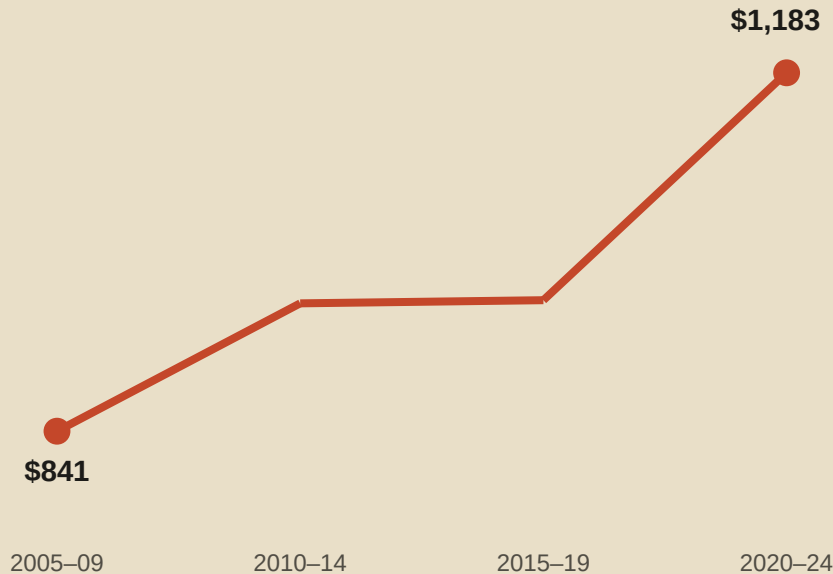


RENT

Median rent is up 41%
since the 2005–2009
survey, before inflation.

\$1,183

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

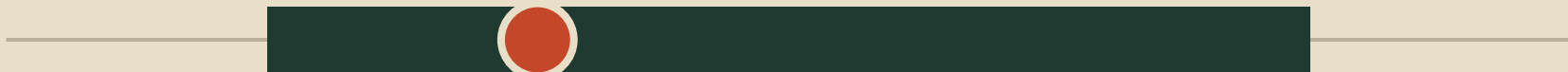
TRACT 8713.12

\$2,260

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,047–\$1,571



\$1,183 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

74

homes permitted in ten years,
2016–2025

51%

of those were in multifamily
buildings

78%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–1.0% to the 3,285 homes here.

16–32

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.

\$175,400

median home value in Harvard.

Harvard



\$175,400

Illinois



\$263,300

U.S.



\$332,700

THAT WAS HARVARD'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/harvard/

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