Hawthorn Woods, Illinois.

Current market data.

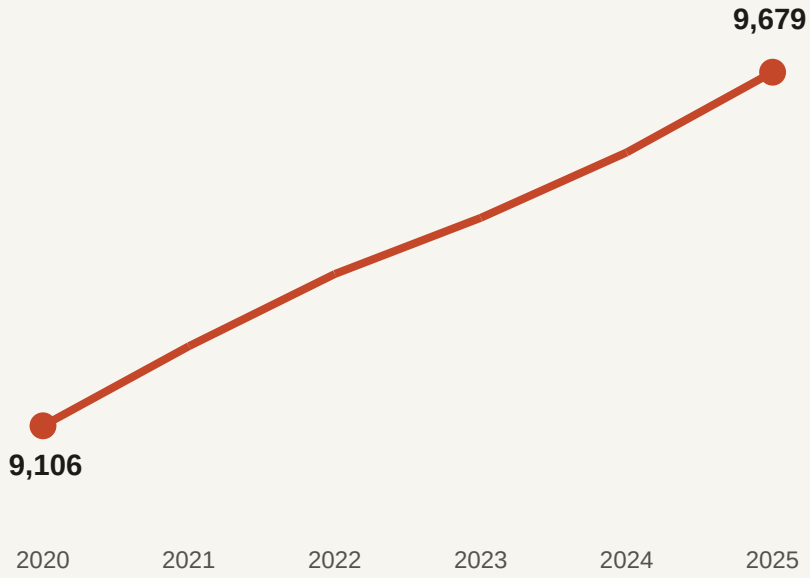
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.3% since 2020.

9,679

people, the 227th-largest of Illinois's cities and towns.



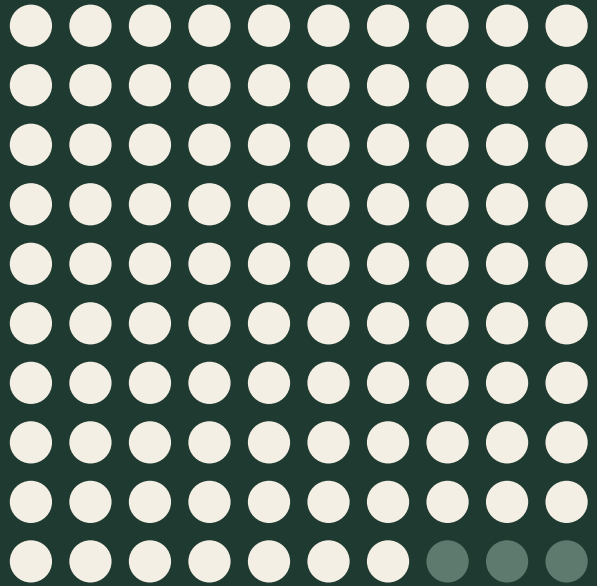
Source: Census Population Estimates, 2025

THE WORKDAY

Nearly every job here goes to someone who lives somewhere else.

97.2%

of 964 jobs located in Hawthorn Woods are filled by in-commuters.



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

Source: Census LEHD LODES, 2023

RENT

Median rent is $2,001 a month.

$2,001

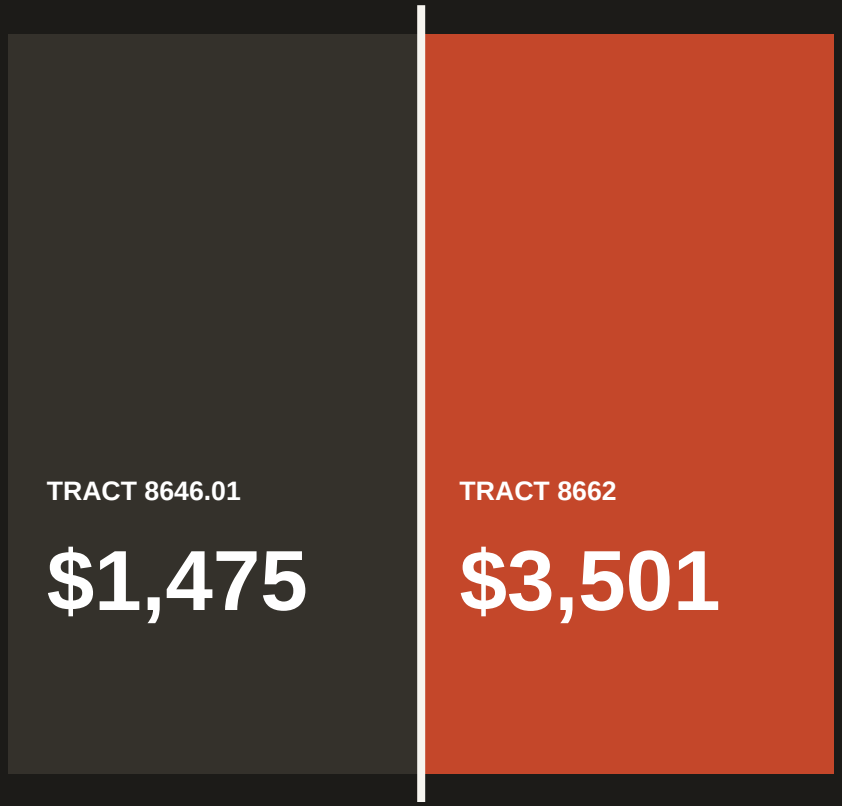
a month. Illinois's median is $1,274.

Source: Census ACS 5-year, 2005-2009

THE SEAM

Cross one tract line and median rent doubles.

A $2,026 gap between neighbors, the sharpest rent edge between adjacent tracts in Lake County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2005-2009

BUILDING

54% of the housing here was built before 2000.

564

homes permitted in ten years, 2016–2025

4%

of those were in multifamily buildings

54%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.0–0.3% to the 3,026 homes here.

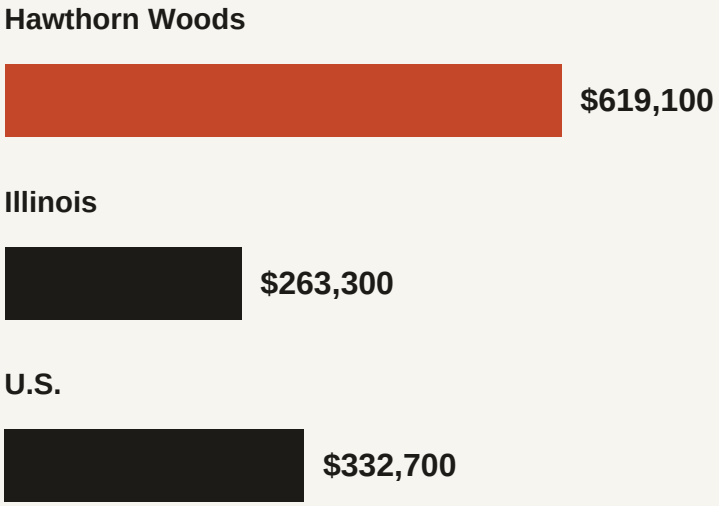
1–10

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 135% more than Illinois's.



$619,100

median home value in Hawthorn Woods.

Source: Census ACS 5-year, 2020-2024

THAT WAS HAWTHORN WOODS'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/hawthorn-woods/**