Hickory Hills, Illinois.

Current market data.

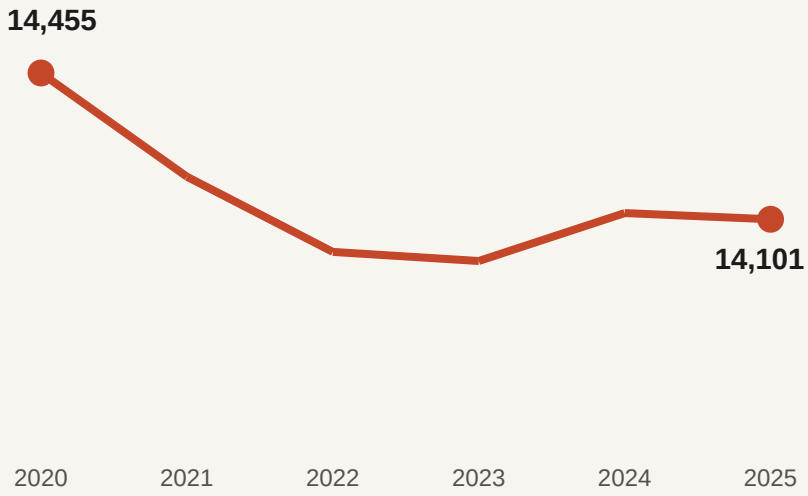
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.4% since 2020.

14,101

people, the 175th-largest of Illinois's cities and towns.



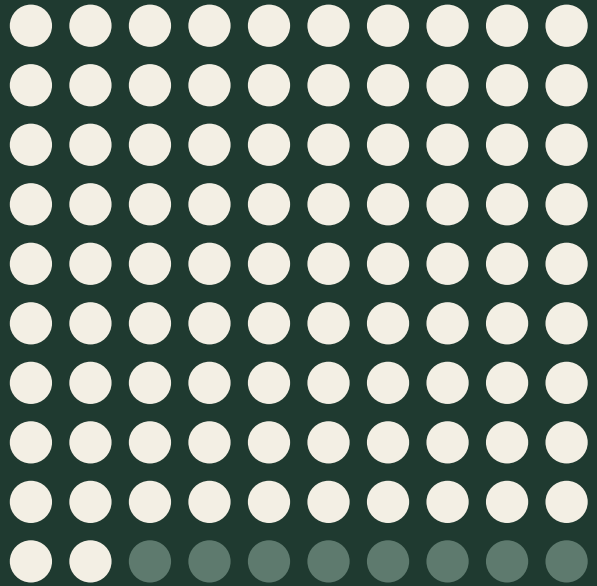
Source: Census Population Estimates, 2025

THE WORKDAY

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

92.0%

of 3,375 jobs located in Hickory Hills are filled by in-commuters.



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

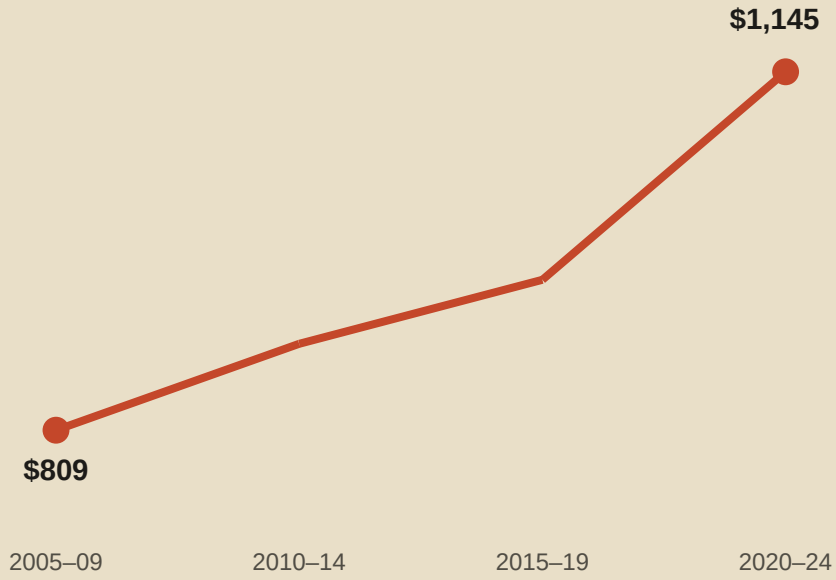
Source: Census LEHD LODES, 2023

RENT

Median rent is up 42% since the 2005–2009 survey, before inflation.

$1,145

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

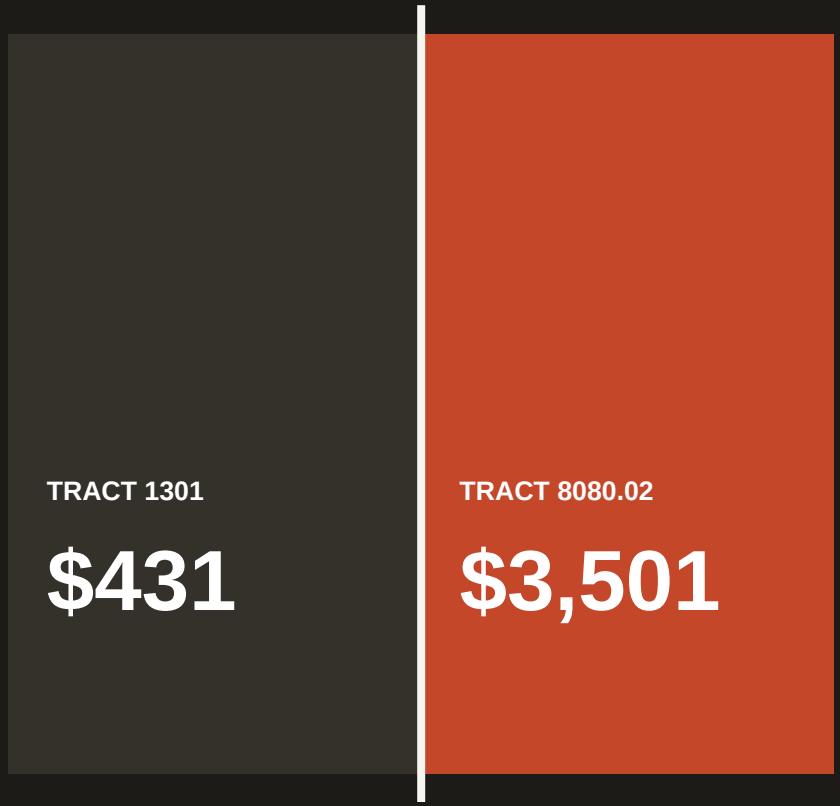


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

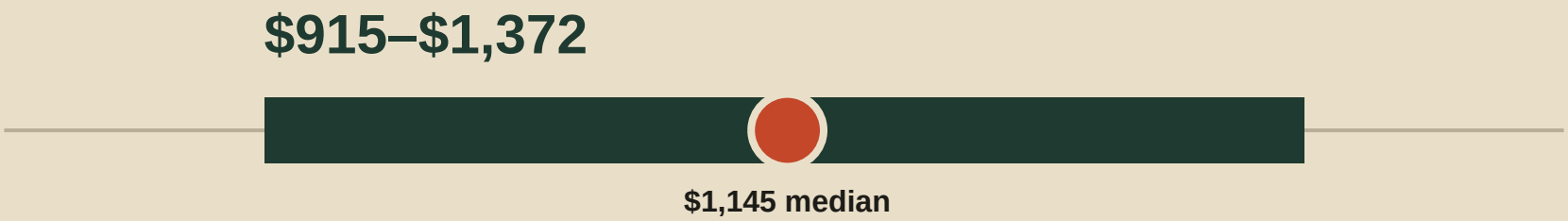
A $3,070 gap between neighbors, the sharpest rent edge between adjacent tracts in Cook County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

60

homes permitted in ten years, 2016–2025

30%

of those were in multifamily buildings

95%

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 0.3–0.6% to the 5,748 homes here.

17–34

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

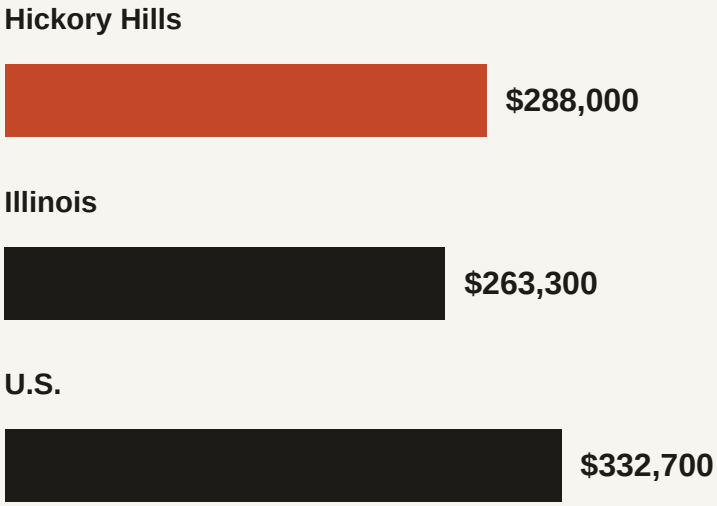
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 9% more than Illinois's.

$288,000

median home value in Hickory Hills.



Source: Census ACS 5-year, 2020-2024

THAT WAS HICKORY HILLS'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/hickory-hills/**