



Highland, Illinois.

Current market data.

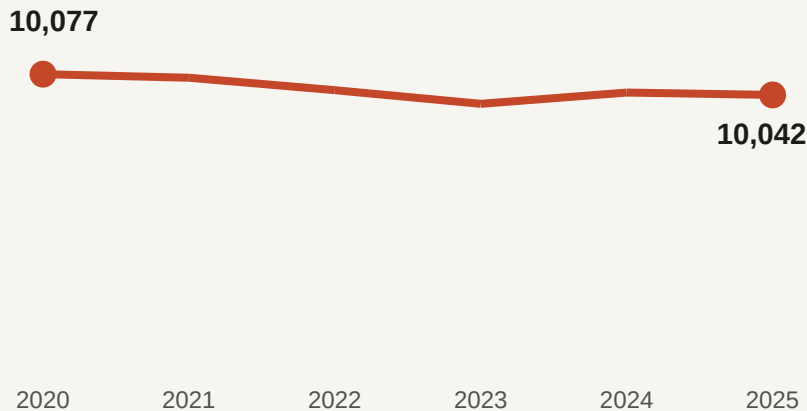
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

10,042

people, the 225th-largest of Illinois's cities and towns.

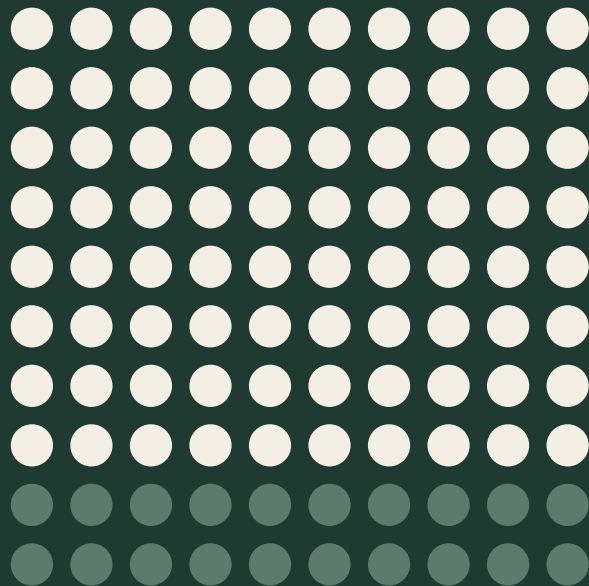


THE WORKDAY

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

80.4%

of 6,227 jobs located in Highland are filled by in-commuters.



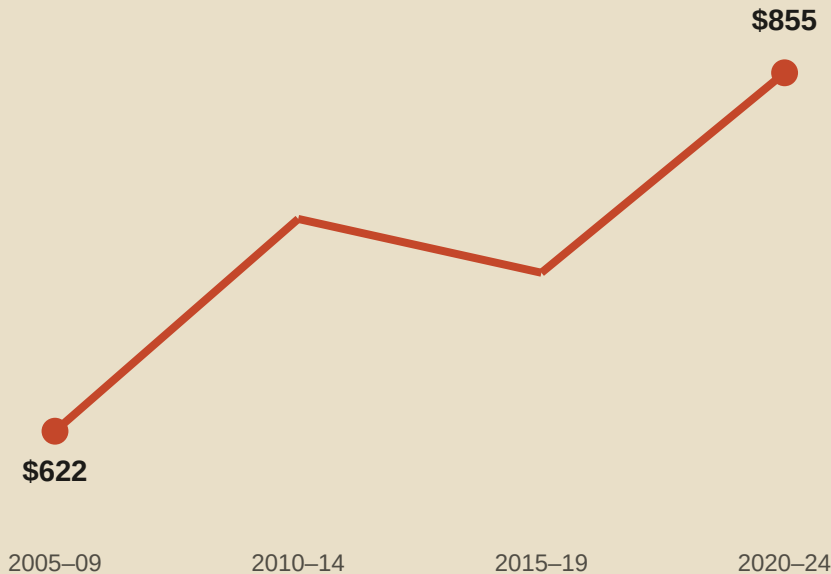
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 37%
since the 2005–2009
survey, before inflation.

\$855

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



THE SEAM

Cross one tract line and median rent doubles.

A \$946 gap between neighbors, the sharpest rent edge between adjacent tracts in Madison County.

TRACT 4017.22

\$765

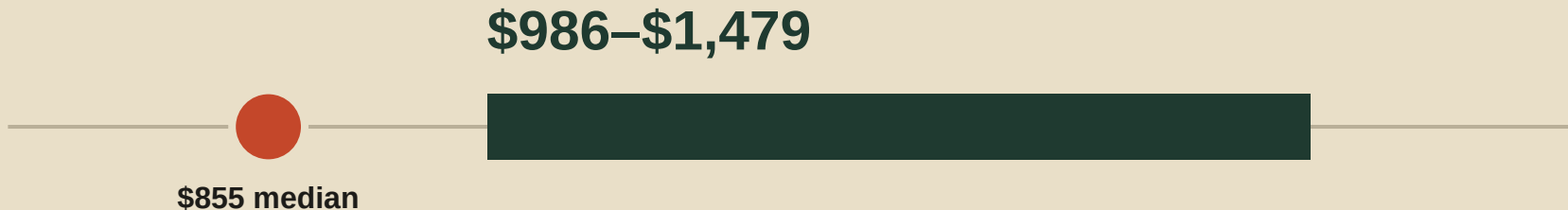
TRACT 4028.05

\$1,711



ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

75% of the housing here was built before 2000.

345

homes permitted in ten years,
2016–2025

46%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.2% to the 5,137 homes here.

11–62

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



HOME VALUE

A median home costs 23% less than Illinois's.

\$202,900

median home value in Highland.

Highland



\$202,900

Illinois



\$263,300

U.S.



\$332,700

THAT WAS HIGHLAND'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/highland/**](https://almanacdata.ai/e/il/highland/)

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