



Highwood, Illinois.

Current market data.

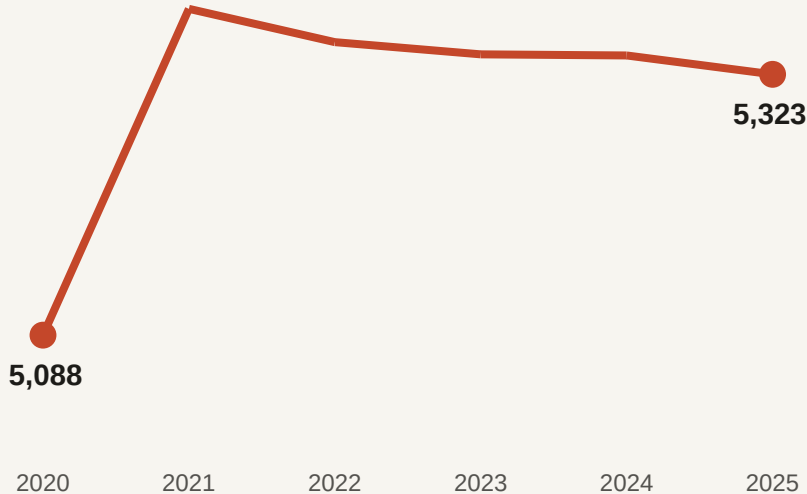
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.6% since 2020.

5,323

people, the 322nd-largest of Illinois's cities and towns.

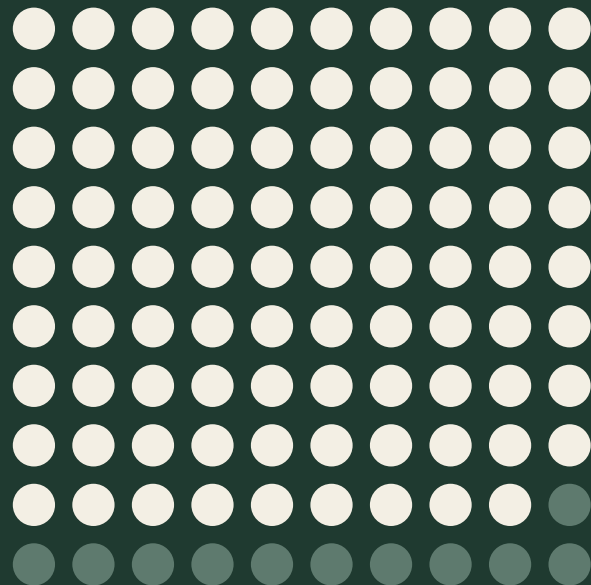


THE WORKDAY

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

89.0%

of 1,265 jobs located in Highwood are filled by in-commuters.



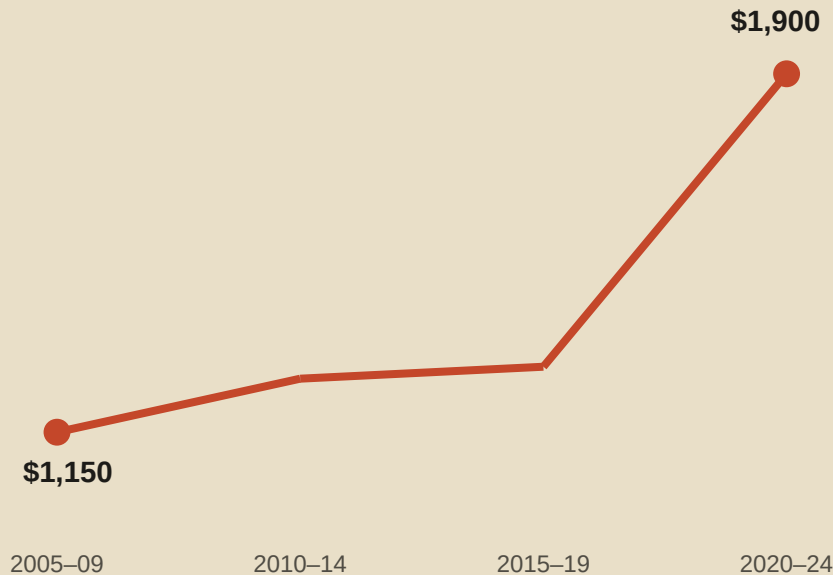
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$1,900

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





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.

TRACT 8646.01

\$1,475

TRACT 8662

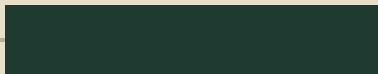
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$769–\$1,153



\$1,900 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

179

homes permitted in ten years,
2016–2025

89%

of those were in multifamily
buildings

92%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–0.6% to the 2,076 homes here.

10–13

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



HOME VALUE

A median home costs 54% more than Illinois's.

\$405,400

median home value in Highwood.

Highwood



\$405,400

Illinois



\$263,300

U.S.



\$332,700

THAT WAS HIGHWOOD'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/highwood/

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