



Kirkland, Illinois.

Current market data.

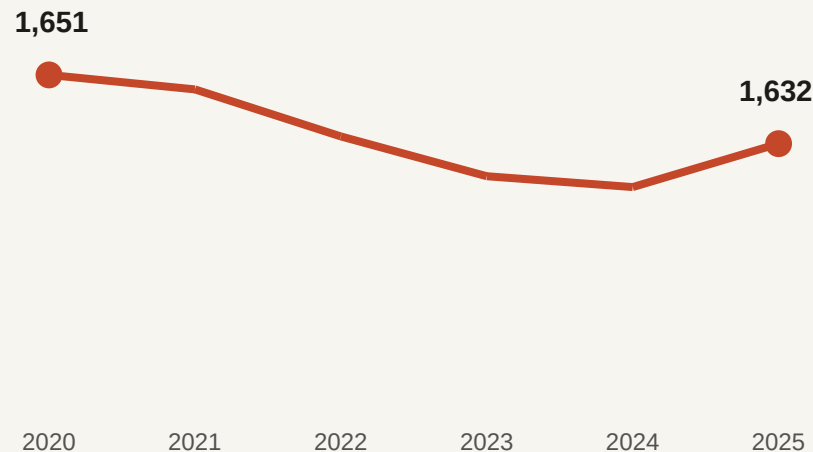
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.2% since 2020.

1,632

people, the 517th-largest of Illinois's cities and towns.



THE WORKDAY

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

90.8%

of 260 jobs located in Kirkland are filled by in-commuters.



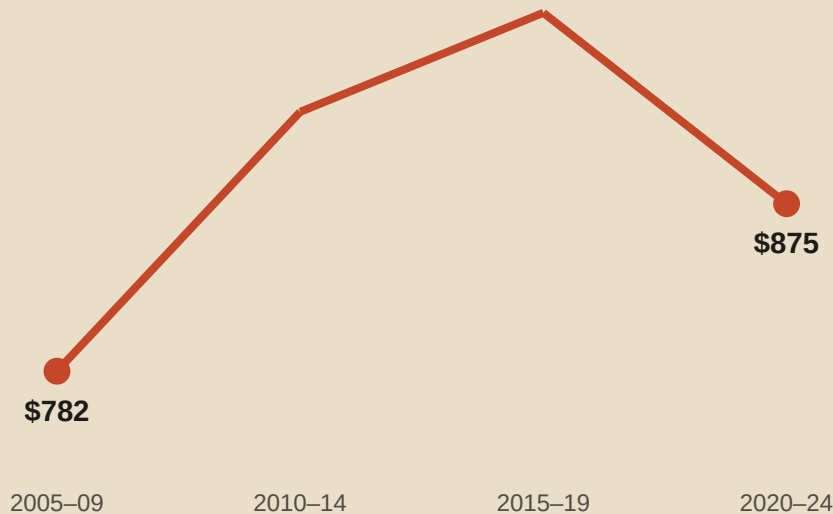
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 12%
since the 2005–2009
survey, before inflation.

\$875

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



THE SEAM

Cross one tract line and median rent doubles.

A \$887 gap between neighbors, the sharpest rent edge between adjacent tracts in DeKalb County.

TRACT 6

\$931

TRACT 16

\$1,818

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 625 homes here.

1–3

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



HOME VALUE

A median home costs 27% less than Illinois's.

\$191,600

median home value in Kirkland.

Kirkland



\$191,600

Illinois



\$263,300

U.S.



\$332,700

THAT WAS KIRKLAND'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/kirkland/

The Almanac · your hyper-diligent research partner