



Kirkwood, Illinois.

Current market data.

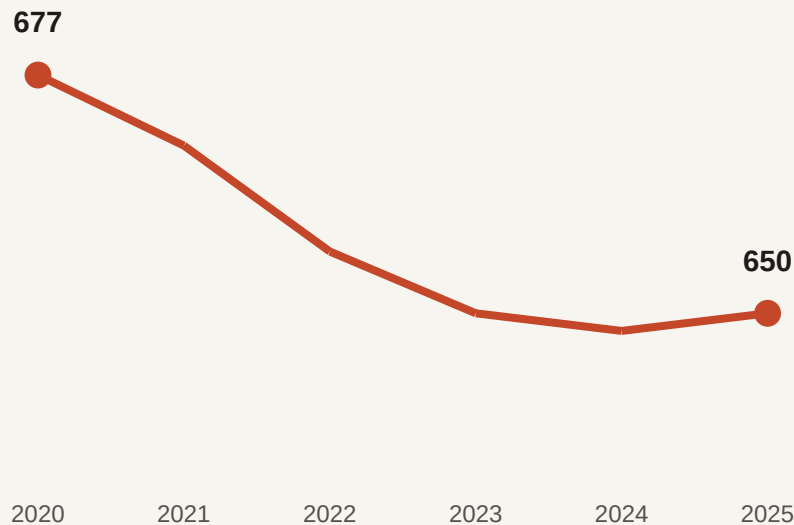
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.0% since 2020.

650

people, the 771st-largest of Illinois's cities and towns.

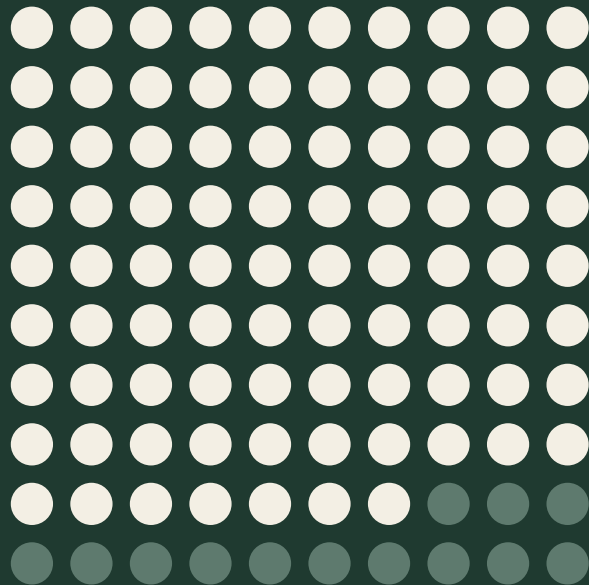


THE WORKDAY

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

86.7%

of 15 jobs located in Kirkwood are filled by in-commuters.



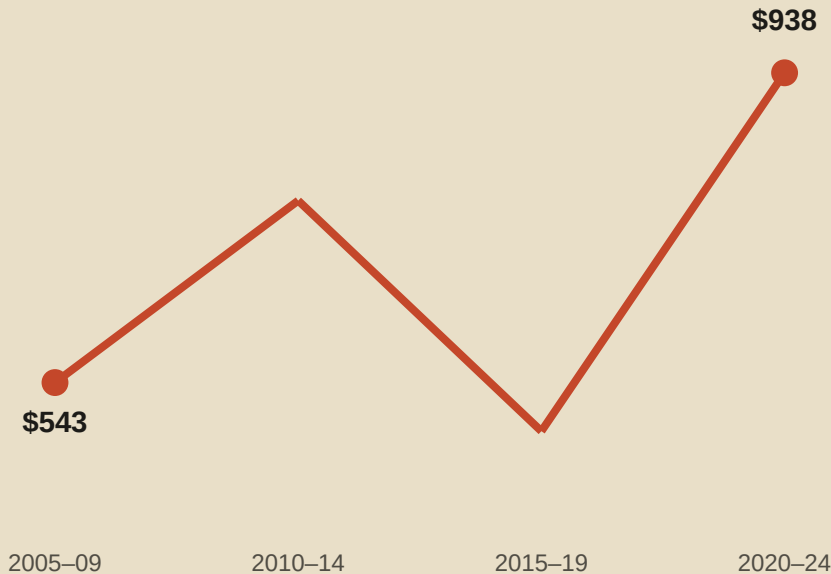
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 73%
since the 2005–2009
survey, before inflation.

\$938

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



THE SEAM

Cross one tract line and median rent jumps \$351.

A \$351 gap between neighbors, the sharpest rent edge between adjacent tracts in Warren County.

TRACT 8704

\$597

TRACT 8701

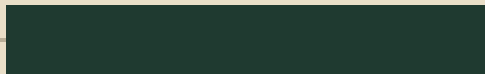
\$948



ROOM TO BUILD

The median rent is above what local wages can carry.

\$438–\$656



\$938 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 306 homes here.

0–1

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



HOME VALUE

A median home costs 66% less than Illinois's.

\$89,100

median home value in Kirkwood.

Kirkwood



\$89,100

Illinois



\$263,300

U.S.



\$332,700

THAT WAS KIRKWOOD'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/kirkwood/

The Almanac · your hyper-diligent research partner