



# Lyons, Illinois.

Current market data.

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

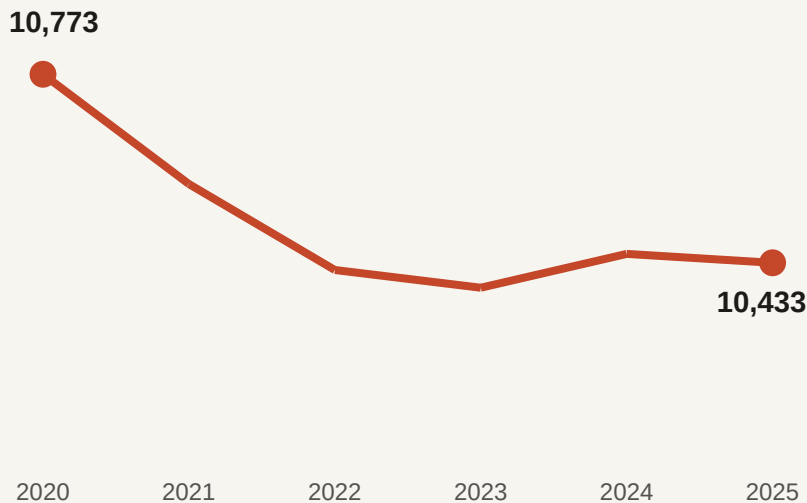


## POPULATION

Down 3.2% since 2020.

10,433

people, the 220th-largest of Illinois's cities and towns.



THE WORKDAY

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

93.9%

of 3,141 jobs located in Lyons are filled by in-commuters.



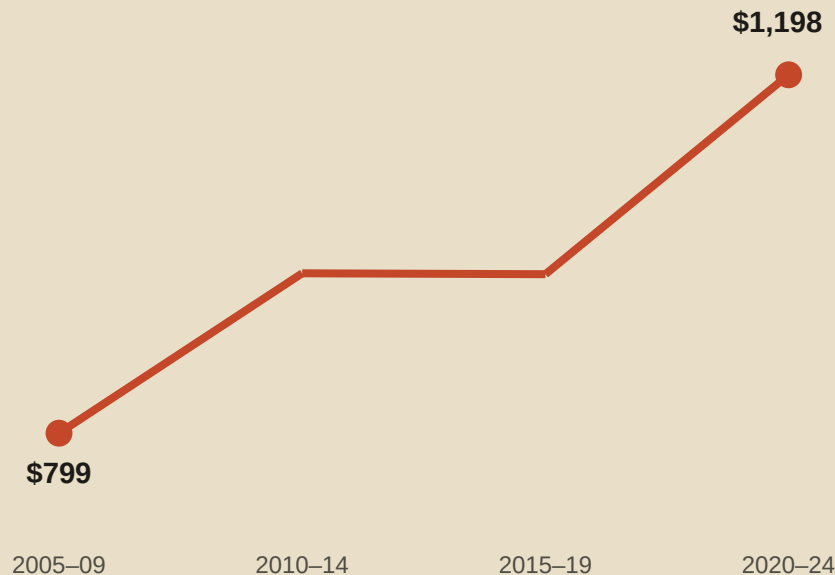
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 50%  
since the 2005–2009  
survey, before inflation.

**\$1,198**

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



## 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.

TRACT 1301

**\$431**

TRACT 8080.02

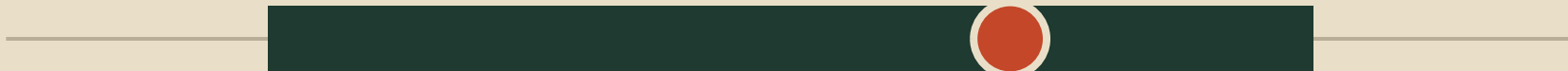
**\$3,501**



## ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$884–\$1,326**



**\$1,198 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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12

homes permitted in ten years,  
2016–2025

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0%

of those were in multifamily  
buildings

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89%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–0.7% to the 4,390 homes here.**

**16–31**

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



## HOME VALUE

A median home costs 2%  
less than Illinois's.

**\$257,300**

median home value in Lyons.

Lyons



\$257,300

Illinois



\$263,300

U.S.



\$332,700

THAT WAS LYONS'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/lyons/](https://almanacdata.ai/e/il/lyons/)

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