Niles, Illinois.

Current market data.

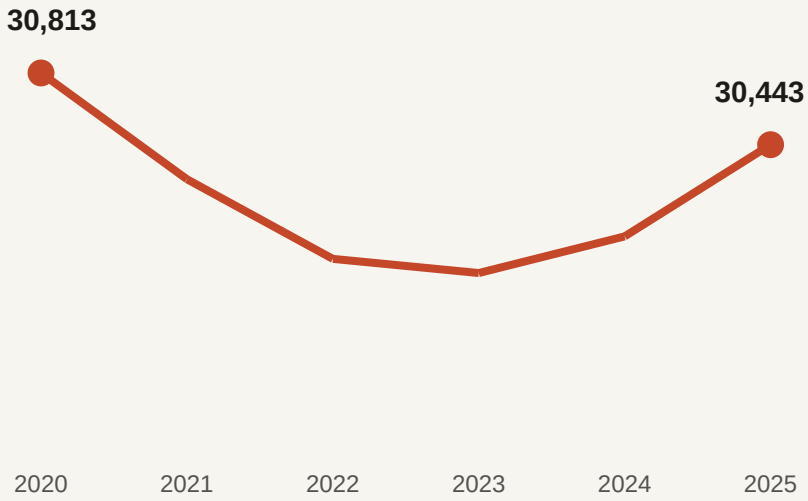
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.2% since 2020.

30,443

people, the 66th-largest of Illinois's cities and towns.



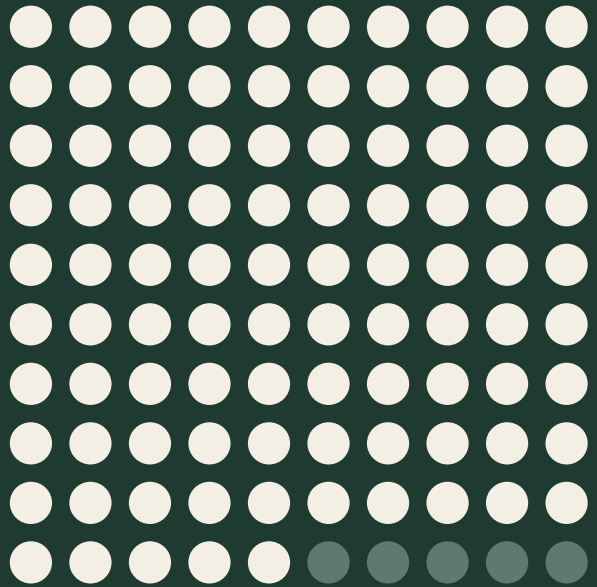
Source: Census Population Estimates, 2025

THE WORKDAY

Nearly every job here goes to someone who lives somewhere else.

95.2%

of 24,224 jobs located in Niles are filled by in-commuters.



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

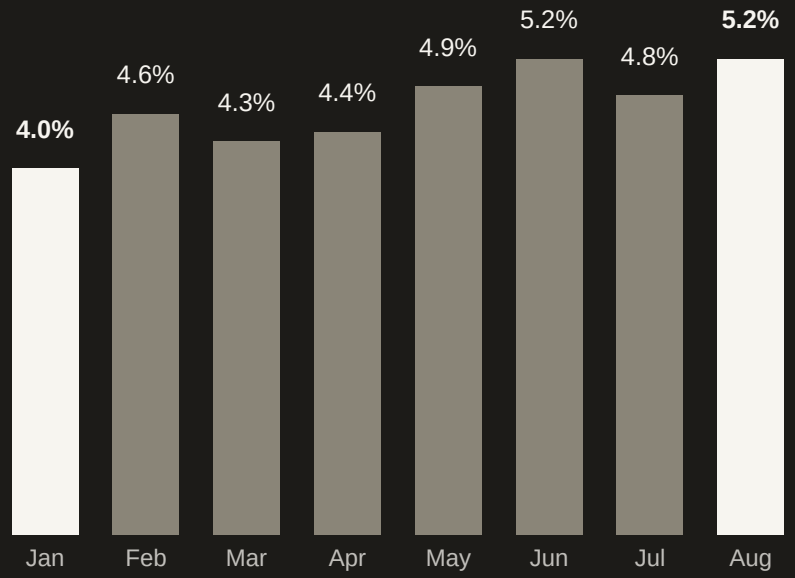
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in January: 4.0%.

5.2%

in August 2026, the latest month released. A year earlier it was 4.1%.



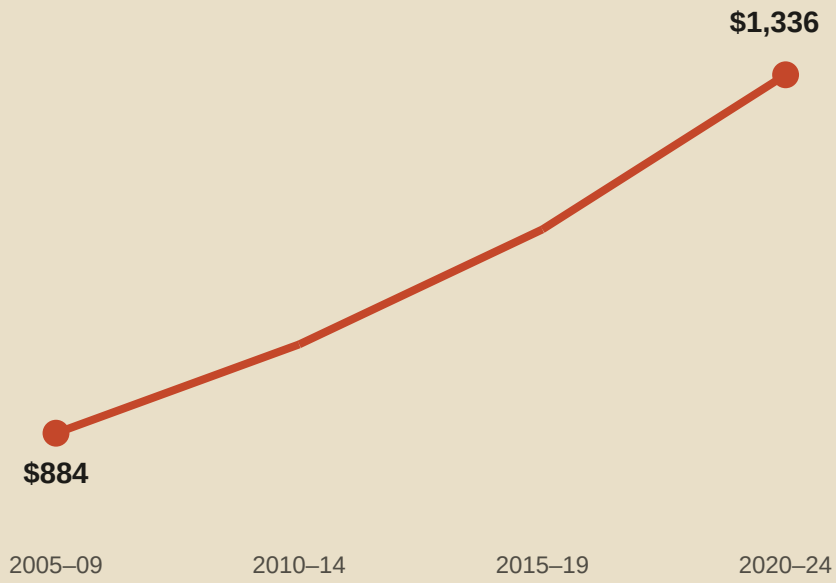
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 51% since the 2005–2009 survey, before inflation.

$1,336

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

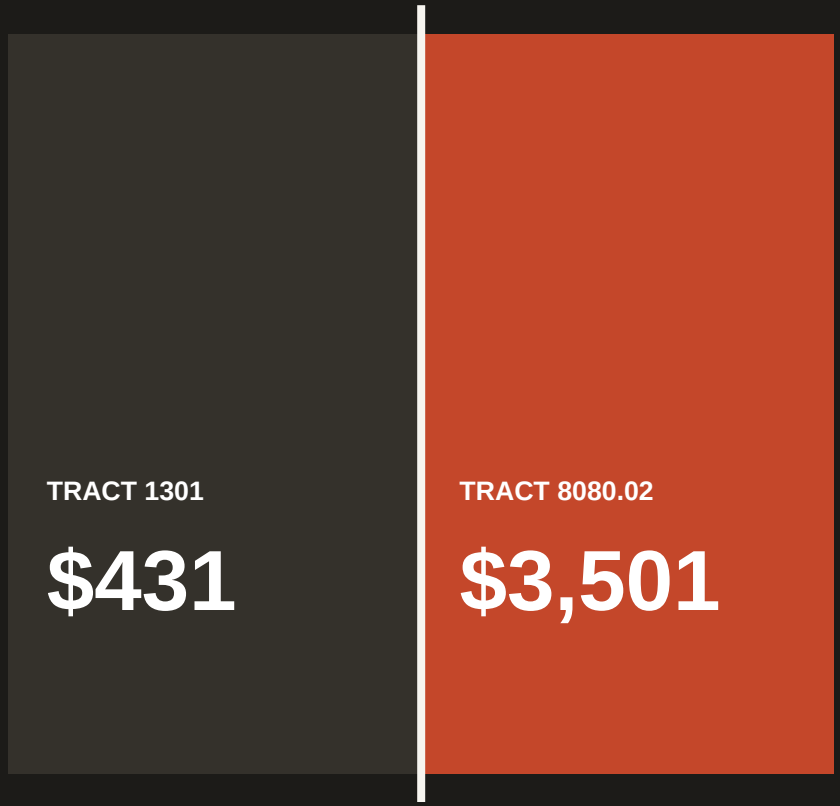


Source: Census ACS 5-year, 2020-2024

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.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

228

homes permitted in ten years, 2016–2025

91%

of those were in multifamily buildings

94%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–2.0% to the 12,172 homes here.

32–242

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

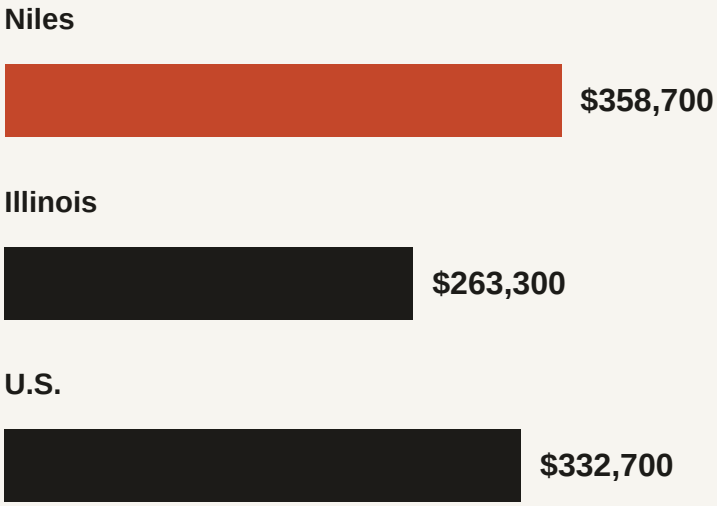
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 36% more than Illinois's.

$358,700

median home value in Niles.



Source: Census ACS 5-year, 2020-2024

THAT WAS NILES'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/niles/**